

**CITY OF WIXOM
49045 PONTIAC TRAIL
PLANNING COMMISSION MEETING
MONDAY, OCTOBER 1, 2018**

APPROVED

11.8.18

The meeting was called to order by Chairman Day of the Planning Commission at 7:30 p.m. at which time allegiance was pledged to the American flag.

PRESENT: William Day (Chairman), Phillip Carter, Anthony Lawrence, Joe Barts, Peter Sharpe and Ray Cousineau
ABSENT: Sandro Grossi (Excused)
OTHERS: Carmine Avantini (CIB Planning), and Nancy Fisher (Recording Secretary)

Determination of a Quorum:

A quorum of the Planning Commission was present for this meeting.

Agenda:

No additions or changes were made to the agenda.

Approval of Planning Commission Meeting Minutes:

There were no Minutes to be approved.

Correspondence:

City Manager's Update – September 25, 2018

Call to the Public:

There were no comments made by the public.

Unfinished Business:

There was no unfinished business listed on the agenda for this meeting.

New Business:

1. PUBLIC HEARING FOR SPECIAL USE #18-005: ETNA SUPPLY COMPANY, 28266 BECK ROAD, WIXOM, MI, 48393: The applicant is seeking special land use approval for the outdoor storage of fabricated steel pipe. The Municipal Code, Section **18.09.020, Table 9.02**, requires approval from the Planning Commission for this request. The property is located on the east side of Beck Road, north of Twelve Mile, and accessed from Progress Drive. The proposed development includes utilizing existing pavement for outdoor storage at the side and rear of the building and a gate across the front access point. The property is zoned M-1, Light Industrial, where outdoor storage is allowed as a special land use in that district. The parcel number is 96-22-09-300-035.

Mr. Avantini referred to his September 26, 2018 review letter. The applicant wants to obtain another facility which has been vacant for a while and they would like to store pipes outdoors. He needs to confirm with the applicant that the pipes will not exceed the 12-foot high requirement. He also wants to make sure it is screened with a black vinyl-coated mesh fabric like the one used by Magna Towing. The site will need pavement repairs as necessary. The Fire Department will need to approve it for their ease of access.

He recommends approval of the applicant's request conditioned upon: 1) the applicant must provide information on the height of the stored items and height over 12 feet must be approved by the Planning Commission; 2) a black vinyl-coated fence with screen fabric attached must be provided around the front and sides of the storage unit for screening; 3) pavement repairs as determined by the Building Department; 4) additional information being provided for Fire Department review and approval on the layout of the storage area and associated fire lane; 5) any expansion of the outdoor storage beyond the pavement will require site plan review; and 6) review and approval from other applicable consultants, departments and agencies. He noted that there is additional land at the back of this site which is not currently developed. If the applicant wants to go into that area, it will have to come in with a revised request for site plan review.

Bill Meldrum, Director of Operations, Etna Supply Company, 28266 Beck Road, Wixom. He noted that Etna has facilities in Michigan, Ohio, Indiana and Oklahoma. Chris Persons, also present tonight, is the branch manager of the Wixom facility. There is an operation behind the existing building which produces fabricated fire protection piping. The congestion on their own property was too much and they found the building on Progress. The outside storage needs of their building will be of less impact to the surrounding businesses due to the woods. The steel pipe is 21 feet long, cut down to as short as 10 feet and fabricated but the longest length will be 21 feet. The facilities will cut and weld in sockets to the specifications for southeast Michigan contractors. The turnaround time is 2 weeks and trucks will haul the product to the end users. They will use a cantilevered rack with 8 feet by 10 feet cantilevered arms and the pipes will be stored on that. The truckload of steel which they receive from the manufacturer weighs 40,000 lbs. It will be predominantly on the backside of the building. The company owner is aware that the parking lot needs to be redone.

Chairman Day confirmed with the applicant that it agrees to the conditions set forth in Mr. Avantini's September 26, 2018 review letter. The applicant did say that they were not aware of the fencing requirement and did not anticipate that. He noted that there is fencing around the facility and that it is a trucking company next door. Mr. Avantini noted that the last neighbor there was "souping" up cars. The applicant said that he did not anticipate the fencing expense given the fact that it is zoned Light Industrial; however, he has always complied with the City's requirements since 1988. He will do what is required. The outdoor storage should be 12 feet high. He will run this by the company owners. Mr. Avantini noted that the stored items will be stacked 6-8 feet. He noted that he picked out the least expensive option instead of requiring them to remove the asphalt. The applicant noted that a lot of the pipe is stored on the ground. The piping on the rack will be brand new pipe awaiting fabrication. Wixom will still be one of the main facilities to store the pipe. Chairman Day confirmed with the applicant that it will make the pavement repairs and they will not expand beyond the paved area. The applicant noted that it wants to put some of the fabricated pipe inside the building so it does not rust.

Commissioner Sharpe asked Mr. Avantini whether there is any flexibility regarding the fencing requirements. He noted that he drove by the site and that the neighbor has acetylene tanks; however, those are not screened. Fencing on the south of the building seems redundant if not punitive. Mr. Avantini noted that the Ordinance calls for it. He can make sure that the next door neighbors are not doing something they should not be. The fence was just a recommendation and there is some flexibility around how to screen it. He looked at the easiest screening method.

Commissioner Cousineau noted that the north property line has natural screening and the east property line backs up to the wooded greenbelt. It seems like they would want to make use of the existing natural buffers. If they are required to install fencing on the north side, they would necessarily have to remove natural vegetation. Mr. Avantini noted that it would be the south and west facing sides but not all the way around, only where it is visible. Chairman Day suggested that the Commissioners could stipulate that the screening be administratively approved. Commissioner Sharpe confirmed with the applicant that there is fencing around the yard and that it is just a matter of the screening itself. Mr. Avantini said that if the fence is in good enough condition, the applicant would not have to do anything but put the mesh up. Otherwise, it could be painted. They do not want a cyclone fence since it would be a maintenance nightmare. He directed the applicant to look at the fence on Magna Towing's property.

MOTION and second by Commissioners Sharpe and Cousineau to approve Special Use #18-005, Etna Supply Company's request for outdoor storage of fabricated steel pipe. This approval is conditioned upon: 1) the applicant must provide information on the height of the stored items and height over 12 feet must be approved by the Planning Commission; 2) a black vinyl-coated fence with screen fabric attached must be provided around the front and sides of the storage unit for screening. The fencing and screening can be approved administratively; 3) pavement repairs as determined by the Building Department; 4) additional information being provided for Fire Department review and approval on the layout of the storage area and associated fire lane; 5) any expansion of the outdoor storage beyond the pavement will require site plan review; and 6) review and approval from other applicable consultants, departments and agencies. The property is located at 28266 Beck Road, Wixom, Michigan 48393, is zoned M-1, Light Industrial, and the parcel number is 96-22-09-300-035. Motion **AMENDED** by Commissioners Barts and Sharpe that the black vinyl-coated fence with screen fabric attached, or an alternate means of screening, to be approved by the City Planner, must be provided around the south and west sides only of the applicant's property. Also, the applicant will provide information regarding the height of the cantilevered rack to Mr. Avantini.

VOTE:**MOTION CARRIED**

- 2. PUBLIC HEARING FOR SPECIAL LAND USE #18-006: MATRIX, 31111 OLD WIXOM ROAD, WIXOM, MI, 48393:** The applicant is seeking approval to allow outdoor storage and overnight parking of semi-truck trailers as part of their business operations. Proposed development includes expanding the existing front yard pavement for the overnight outdoor storage of 40 trucks and trailers, the installation of new fencing, and planting of evergreen trees to screen the trucks from Gibson Drive. The Municipal Code, Section **18.09.020, Table 9.02**, requires approval from the Planning Commission for this request. The property is zoned M-1, Light Industrial, where outdoor storage is permitted as a special land use in that district. The parcel number is 96-22-06-200-044.

Mr. Avantini referred to his September 26, 2018 review letter. The Commissioners previously saw this project during a conceptual review. The applicant still has to go before the Zoning Board of Appeals (ZBA) next Monday since they are seeking a variance. That hearing was supposed to be held a month ago but there was a failure on the City's part to properly provide notice to the adjacent property owners. The applicant wants to put in a truck parking lot storage area and screening along Gibson Drive. He recommends approval of the applicant's request conditioned upon: 1) approval of the front yard setback variance by the ZBA; 2) site plan approval by the Planning Commission; 3) the outdoor storage is limited only to trucks and trailers owned by the occupant of the building or for use during the transport; 4) the height of the trucks may exceed 12 feet; 5) complete screening of the truck parking area shall be provided with evergreen trees, a black vinyl-coated fence along Gibson Drive and supplemental evergreen trees the east side of the existing parking lot; 6) pavement repairs to the existing parking lot, as determined by the Building Department; 7) Fire Department approval of the fire lane and any needed striping or signage.

Chairman Day noted that Public Safety Director, Ron Moore, raised some concerns at the time of the conceptual review. Have his comments been addressed? Mr. Avantini noted that there was a communication mix up since the applicant thought it would have to go to the ZBA first which meant they did not get their application until very late. They still have a number of site plan items which need to be addressed. The traffic consultant said that there will be a few tweaks but it will not change the general layout. If the Planning Commission is comfortable with this, it can be handled administratively. Commissioner Cousineau noted that in the past when there are both special land uses and site plans, the Planning Commissioners go through the public hearing for the both before taking action on either.

MOTION and second by Commissioners Cousineau and Barts to defer action on Special Land Use #18-006 of Matrix until after deliberation of Matrix's Site Plan Review, SPR #30-009-18.

VOTE:**MOTION CARRIED**

Brian Biskner, Powell Engineering, 4700 Cornerstone Drive, White Lake. The company owner, Mr. Kiefer, is also present tonight. Mr. Biskner is representing Matrix. He thanked Mr. Avantini for his presentation. The applicant is looking to expand the overnight parking area for tractor-trailer parking, to be screened by a 6-foot tall black vinyl fence. This site plan is contingent upon the ZBA hearing next week. Drainage and grading issues are very minor and are part of the site plan process. He has talked to Mike Darga. He should be able to meet the City's requirements.

Chairman Day confirmed with Mr. Biskner that he agrees to the conditions contained within Mr. Avantini's September 26, 2018 review letter. The applicant said they will have a full landscape plan screening the public right-of-way.

Commissioner Cousineau noted that there is one drawing in his meeting package which is a site plan. Tonight's hearing involves a special land use and a site plan. Is this the complete site plan package? Mr. Avantini noted that there are other required sheets but they mostly involve details like pavement, curbing and a landscape plan indicating species. Due to the mix up, all the information was not in in time. He will review it and make sure it is acceptable. If he runs into a glitch, it will come back to the Planning Commission. The traffic consultant might want tweaks to the drive in. The applicant can submit the details and come back for an additional meeting. Mr. Biskner noted that when they were set up for a special land use hearing, they submitted the information and thought they would go to the ZBA. That is why the site plan is still conceptual. Tonight's plan reflects the traffic consultant's comments. Chairman Day confirmed with the applicant that it was not expecting to have a site plan review tonight. He said he was surprised.

Commissioner Carter asked whether the gates are manual or electric. Mr. Kiefer said that the gates will slide and not swing.

MOTION and second by Commissioners Lawrence and Carter to approve Special Land Use #18-006, Matrix's request for outdoor storage and overnight parking for up to 40 semi-truck trailers as part of their business operations. This approval is conditioned upon: 1) approval of the front yard setback variance by the ZBA; 2) site plan approval by the Planning Commission; 3) the outdoor storage is limited only to trucks and trailers owned by the occupant of the building or involved in the operation of the business; 4) the height of the trucks may exceed 12 feet; 5) complete screening of the truck parking area shall be provided with evergreen trees, a black vinyl-coated fence along Gibson Drive and supplemental evergreen trees on the east side of the existing parking lot; 6) pavement repairs to the existing parking lot, as determined by the Building Department; 7) Fire Department approval of the fire lane and any needed striping or signage. The property is located at 31111 Old Wixom Road, Wixom, Michigan 48393, is zoned M-1, Light Industrial, and the parcel number is 96-22-06-200-044.

VOTE:**MOTION CARRIED**

- 3. SITE PLAN REVIEW, SPR #30-009-18, MATRIX, 31111 OLD WIXOM ROAD, WIXOM, MI, 48393:** The applicant is seeking site plan approval to construct a parking lot to allow outdoor storage and overnight parking of semi-truck trailers as part of their business operations. Proposed development includes expanding the existing front yard pavement for the overnight outdoor storage of 40 trucks and trailers, the installation of new fencing, and planting of evergreen trees to screen the trucks from Gibson Drive. The property is located on the west side of N. Wixom Road, at the intersection with Gibson Drive.

Commissioner Carter noted that there is a discrepancy between the case numbers used in some of the materials in tonight's meeting packet. The agenda cites the case number as #30-009-18; however, it is noted elsewhere as #06-014-18.

Mr. Avantini noted that the biggest details are landscaping plans, fencing, lighting details and miscellaneous things (any mechanical units and their screening). He will have the traffic consultant look at the parking lot layout. She thought the one-way truck direction was good but was concerned with the passenger vehicles. There are no major flaws with the layout. It is a parking lot. They just need to focus on screening and meet the City's engineering standards.

Commissioner Cousineau made reference to the absence of detailed grading or landscaping plans and noted that conifer trees will be used for screening but there is no indication as to their size. What does the contouring consist of? Is it a berm? Mr. Biskner said that it is a retention basin. Commissioner Cousineau noted that the only screening will be the trees. Mr. Avantini said you need to look at the trees' ultimate spacing. It could be a staggered row. They will need to be fairly substantially sized (12 feet tall). Commissioner Cousineau noted that the 6-foot vinyl fence is coated without mesh. Commissioner Cousineau noted that he does not have an issue with the site plan proposal but he would like to see a complete site plan package. If this issue comes up again, he would prefer to have the entire site plan package in the meeting packet. Chairman Day said that as a rule, the Planning Commission should have a site plan package for site plans. Mr. Biskner noted that he expected to get a variance from the ZBA and then base his site plan on that. Mr. Avantini asked the applicant when he intends to build. The applicant said this year.

Commissioner Lawrence sought to confirm that if the Planning Commission proceeds, it will be approving the preliminary site plan. Mr. Avantini said it is the final site plan and he will handle everything administratively. He can email it to the Commissioners and they can contact him if they have any questions. Chairman Day noted that this involves an outdoor storage area and not construction of a building. Commissioner Carter noted that the new fence will only be on essentially two sides. Mr. Biskner said that it will extend from the building out to the parking and connect to the existing fence. Commissioner Carter noted that the new area will be effectively surrounded by the fence. Commissioner Cousineau confirmed with the applicant that it owns both parcels and that they will be combined into one.

Commissioner Sharpe noted that the pavement looks brand new. Mr. Kiefer noted that it was just resealed 3 weeks ago. Commissioner Carter noted that when the Planning Commission met in August for the conceptual review there was

discussion over curbing and that it is required. There was some back and forth discussion at that time about using bumper blocks. Will it be an uncurbed parking lot? Mr. Avantini said that the engineering standards govern that and the ZBA would have to waive it. It would be considered part of the administrative review in Planning and Engineering. Mr. Biskner said that he intends to meet Mr. Avantini's recommendations. Mr. Kiefer said that the budget includes curbs for the parking lot. Chairman Day confirmed that will be part of the administrative review of the site plan. Mr. Avantini noted that Conditions 1-5 in his review letter will be reviewed administratively. He noted that where there are no sidewalks, the Ordinance requires that they be put in. The only time that is waived is when there is some type of physical feature which prevents it and then those monies are escrowed. Part of this was the City's project.

MOTION and second by Commissioners Lawrence and Carter to approve SPR #30-009-18, Matrix's request for site plan approval to construct a parking lot to allow outdoor storage and overnight parking of semi-truck trailers as part of their business operations. The property is located at 31111 Old Wixom Road, Wixom, Michigan 48393, is zoned M-1, Light Industrial, and the parcel number is 96-22-06-200-044.

VOTE:**MOTION CARRIED****4. SITE PLAN REVIEW, SPR #31-014-18, GRAND STEEL, 51100 PONTIAC TRAIL, WIXOM, MI, 48393:**

The applicant is seeking site plan approval for a 945-sq. ft. office addition and 34,000-sq. ft. warehouse expansion at 51100 Pontiac Trail, between Wixom and Old Plank Roads. With the additions, the building will be 74,925-sq. ft. in area. The subject site is on the north side of Pontiac Trail and occupied by Grand Steel Products, Inc. Proposed site improvements include: 9 new front yard parking spaces and 35 rear yard parking spaces; 1 truck well and 2 overhead doors at the rear of the building; a masonry trash enclosure; a detention pond; and lighting. The property is located at 51100 Pontiac Trail, Wixom, Michigan 48393, is zoned M-1, Light Industrial District, where light industrial buildings including warehouse, manufacturing, research and development, and accessory office space, are permitted uses in that district.

Mr. Avantini referred to his September 26, 2018 review letter. This is an addition for warehouse and office space. The applicant is allowed a certain number of trucks based on the number of overhead doors. They have some existing outdoor storage. However, if they plan to expand beyond that, they will require special land use approval. There is a minor discrepancy on the required parking which is dependent on how the office addition will be used. He thinks they are allowed 55 spaces and Engineering thinks that it may be less. It is an existing building and the addition must match the characteristics of the existing building. The applicant will need to contribute to the City's Tree Fund. This is similar to the property next door with the detention basin in the very back. The Planning Commission waived the landscaping requirements around the detention basin for the neighboring property. The right-of-way was deeded to the City in that case. It will be the same conditions here. The applicant is asking for a waiver of the required landscaping since it will not be visible. They are proposing new lighting which complies with the Ordinance. The primary building material will be pre-finished metal siding and decorative block in the front on the office portion.

Mr. Avantini recommends approval of the applicant's request conditioned upon: 1) outdoor storage is limited to an existing scrap gondola and 5 trucks; any additional outdoor storage will require special land use approval; 2) payment of \$2,550 to the City Tree Fund (6 trees at \$425/tree) and to be verified by the Director of Public Works; 3) waivers to the front parking lot screening and detention pond plan landscaping requirements; 4) a revised site plan must be provided for administrative review addressing the following: a) any proposed overnight truck parking areas; b) revised parking calculations based on consistent use area calculations; and c) revised landscape plan including existing and relocated plantings, requested waivers and reference to the City; 5) dedication of Pontiac Trail right-of-way during engineering review; and 6) review and approval from other applicable consultants, departments and agencies. Commissioner Cousineau noted that the adjacent property owner to the west has shared parking lot access with the applicant. Is there a retention basin on both parcels? He assumes that there is an easement. Mr. Avantini said that he knows about the access from when they reviewed Hallmark's project. Commissioner Cousineau said that he would like to see something which allows them to share the detention basin and have shared maintenance. He complimented Mr. Avantini on ensuring that the Pontiac Trail right-of-way is part of the site plan approval.

Commissioner Carter noted that there is a discrepancy in the case numbers cited for this matter. Mr. Avantini noted that the correct case number is 31-014-18.

Ken McQuade, ACS Build, Inc., 28525 Beck Road, Suite 118, Wixom and Jason Fleis, Green Tech Engineering. Mr. McQuade noted that Mr. Avantini described the project very well. He has represented Hallmark many times before the City. He has been working with the applicant who has been cooperating with its neighbor throughout the process. These are two very narrow but deep properties. They need a common cross access agreement to allow truck traffic to flow in a U-shape throughout the two parcels. They have a small detention pond on Pontiac Trail. The new project created a need for a pond near the rear. They will eliminate the berm dividing the two ponds and it will become one. It is a tentative agreement. The new building facilities will match the existing building. It is shown as being sheeted. The old one was concrete form which is stamped concrete to grade. The new energy code requires certain insulation element for walls and roofs. However, those values cannot be met with a non-insulated wall that is 8 feet tall. That is why there is a discrepancy in the building's appearance. There will be an insulated sandwich panel which is 6 inches thick. That will be insulated metal from grade up to the gutter. It will also have an insulated roof which now equates to R-42/R-43. They have no problem with the right-of-way agreement and he agrees with all of the conditions set by Mr. Avantini.

Mr. Fleis said that they have addressed the parking discrepancy. There is 7,793 square feet of parking. 9.46 spaces are required so he rounded up to 10 spaces. The addition of the warehouse parking equates to 49 spaces which is what they are providing. They will not exceed the outdoor storage. He is not requesting a special land use. Mr. McQuade noted that there is no outside storage required; however, there will be company vehicles (five trucks and a scrap gondola).

Commissioner Carter noted that the building addition will probably decrease the need for outdoor storage. Mr. McQuade said that the applicant's business is coiled steel which comes in 6 foot widths. They have a slitter operation inside which can put it into two to three coils of different widths. Humidity and moisture is the enemy. Commissioner Sharpe complimented the applicant on the attractiveness of the front of the building.

MOTION and second by Commissioners Carter and Lawrence to approve SPR #31-014-18, Grand Steel's request for site plan approval for a 945-sq. ft. office addition and 34,000-sq. ft. warehouse expansion. This approval is conditioned upon: 1) outdoor storage is limited to an existing scrap gondola and 5 trucks; any additional outdoor storage will require special land use approval; 2) payment of \$2,550 to the City Tree Fund (6 trees at \$425/tree) and to be verified by the Director of Public Works; 3) waivers to the front parking lot screening and detention pond plan landscaping requirements; 4) a revised site plan must be provided for administrative review addressing the following: a) any proposed overnight truck parking areas; b) revised parking calculations based on consistent use area calculations; and c) revised landscape plan including existing and relocated plantings, requested waivers and reference to the City; 5) dedication of Pontiac Trail right-of-way during engineering review; and 6) review and approval from other applicable consultants, departments and agencies. The property is located at 51100 Pontiac Trail, Wixom, Michigan, 48393, is zoned M-1, Light Industrial District, and the parcel number is 17-31-351-016.

VOTE:

MOTION CARRIED

Call to the Public:

None.

Staff Comments:

Mr. Avantini noted that Ms. Raddatz has returned from maternity leave and they are glad to have her back. He thanked Ms. Gallo for covering during Ms. Raddatz's absence. They have never had so many concurrent ZBA applications. The Planning Commissioners will likely continue to see one to two plans per month and the rest of the agendas should remain busy. A Master Plan public hearing will be held on November 5, 2018 at which time the Planning Commission will decide whether to recommend that City Council vote to distribute the plan for comment.

Commission Comments:

Chairman Day asked whether the City has heard from the developer who is proposing the water park. Mr. Avantini said that he has not but perhaps they will have some word from them by spring.

Chairman Day noted that the Planning Commission approved the prefabricated spec building on Beck Road. However, it is an eyesore. He would be loathe to approve another building of that type on that thoroughfare. He has received complaints from his friends and neighbors. Mr. Avantini noted they are not quite as bad when they are sitting back a distance and that if it were back another 100-200 feet, it would not be as bad. Chairman Day noted that it really stands out amongst some very nice buildings. Mr. Avantini said that it would be a nice building in the right setting; it is the same building as Tremec. Commissioner Carter noted that it looked good on paper. Mr. Avantini said that he has not seen a building with that material that close to the road. Chairman Day referenced the current veterinarian building which does not front on Pontiac Trail. They insisted that the Klebba building had frontage. He feels this was a learning experience. Mr. Avantini mentioned that the tilt-up panels are the same as those in the At Home building. Chairman Day noted that the At Home building sits back a distance and has signage and glass.

Commissioner Lawrence noted that the last time an applicant was charged for replacement trees the cost was \$200. However, it seems to have soared to \$425. Mr. Avantini said it is for commercial when they are required to landscape and there is not enough room. Chairman Day noted it is referred to as a 'donation'. Can it be a requirement? Mr. Avantini said that the replacement trees may not be planted on the same site and can be planted elsewhere in the City.

Commissioner Lawrence asked about the status of the sale of the Ford property and noted that he has seen 'available' signs. Chairman Day said that they were supposed to move quickly on removing the concrete. Mr. Avantini noted that there have been inquiries by certain users. They need to ensure it is a quality use of that property. He does not want a huge building but not a lot of jobs. Commissioner Lawrence noted that it seems like they do not know what to do with the property.

Commissioner Carter asked whether there has been any more discussion about the east retail across the street. Mr. Avantini said that it has been discussed and they have been pushing to get someone else to buy and develop it since the current owner seems unmotivated. It is an ongoing discussion. He wants to see a building go up. Commissioner Lawrence mentioned that a coffee shop is needed in that area, particularly with the residential development there.

ADJOURNMENT:

This meeting of the Planning Commission was motioned and adjourned at 8:56 p.m.

Nancy Fisher
Recording Secretary