

AGENDA

Planning Commission Meeting
Wixom Council Chambers, 49045 Pontiac Trail
Monday November 26, 2018
7:30 p.m.

CALL TO ORDER:

PLEDGE OF ALLEGIANCE:

ROLL CALL:

DETERMINATION OF QUORUM:

Planning Chairman: W. Day
Commission: P. Carter (Vice Chair)
J. Barts
R. Cousineau
A. Lawrence
P. Sharpe
S. Grossi

CHANGES OR ADDITIONS TO THE AGENDA:

APPROVAL OF MINUTES:

November 7, 2018

CORRESPONDENCE:

November 13, 2018 City Manager Update

CALL TO THE PUBLIC: (Limited to 5 minutes per speaker, addressing Agenda items only)

OLD BUSINESS: NO OLD BUSINESS

NEW BUSINESS:

- 1. SITE PLAN REVIEW, SPR07-018-18, MEIJER, 49900 GRAND RIVER AVE, WIXOM, MI 48393:** Site Plan Amendment to create three outlots for Meijer at 49900 Grand River Ave. The property is located on the north side of Grand River, west of Wixom Road. The property contains a Meijer retail supercenter and Meijer gas station. The property is zoned B-3, General Business District.
- 2. PUBLIC HEARING FOR SPECIAL USE #18-007: 49950 BRIDGESTONE, GRAND RIVER AVENUE, WIXOM, MI, 48393:** The applicant is seeking approval of a special land use to develop a new Bridgestone Automotive tire store. The Municipal Code, Section **18.06.010, Table 6.02**, requires approval from the Planning Commission for this request. The property is zoned B-3, General Business District, where the tire stores are allowed as a special land use in that district. Since this will be a new parcel split from a parent parcel (Meijer) a parcel number or address is not currently available. The parent parcel number is 22-07-401-045. The parent parcel address is 49900 Grand River Avenue, Wixom, MI 48393
- 3. SITE PLAN REVIEW, SPR07-017-18, BRIDGESTONE, 49950 GRAND RIVER AVE, WIXOM, MI 48393:** Site plan for a tire and automobile repair facility for Bridgestone on a proposed Meijer outlot, located on the north side of Grand River, west of Wixom Road. A 6,116-sq. ft. building, 32 parking spaces, trash and tire enclosure, lighting, and landscaping are proposed. The property

is zoned B-3, General Business District, where minor automobile repair is considered a special land use in the district subject to the standards of *Section 18.06.040.1*.

4. Proposed 2019 Joint Meeting Dates

5. Discussion of changeable message signs in residential districts for institutional uses

CALL TO THE PUBLIC:

STAFF COMMENTS:

COMMISSION COMMENTS:

ADJOURNMENT:

RULES FOR PUBLIC SPEAKING:

Call to the Public:

- The public shall address the Planning Commission during the "Call to the Public" which shall be included on the agenda immediately after Correspondence and again immediately after New Business. The first Call to the Public immediately after Correspondence shall be limited to agenda items only.
- A person shall not address the Planning Commission in excess of five minutes unless the time is extended by a majority vote of the Planning Commission present.
- Persons wishing to address the Planning Commission shall identify themselves and their place of residence and shall state their reason for addressing the Planning Commission.
- All comments by the public shall be made directly to the Planning Commission.

Public Hearing:

- Persons desiring to address the Planning Commission shall state their name and address.
- Individual persons shall be allowed five minutes to address the Planning Commission.
- There shall be no questioning by the audience of persons addressing the Planning Commission. However, the Planning Commission members may question persons addressing the Planning Commission.
- No person shall be allowed to address the Planning Commission more than once.

SCHEDULED MEETINGS: *(All meetings are at City Hall unless otherwise noted.)*

Tues	11.27.2018	7:00 pm	City Council Meeting
Mon	12.3.2018	7:30 pm	Planning Commission Meeting
Mon	12.10.2018	7:30 pm	Zoning Board of Appeals Meeting
Tues	12.11.2018	7:00 pm	City Council Meeting
Tues	12.18.2018	7:00 pm	City Council Meeting
Wed	12.26.2018	7:30 pm	Planning Commission Meeting**

NOTE:

Anyone planning to attend the meeting who is in need of special assistance under the Americans with Disabilities Act (ADA) is asked to contact the Building Department at (248) 624-0880. Our staff will be pleased to make the necessary arrangements (large print agendas or minutes, etc.) with proper notice given prior to the meeting.