

**CITY OF WIXOM  
49045 PONTIAC TRAIL  
JOINT CITY COUNCIL, DOWNTOWN DEVELOPMENT AUTHORITY,  
PLANNING COMMISSION &  
ZONING BOARD OF APPEALS MEETING  
MONDAY, OCTOBER 29, 2018**

The meeting was called to order by Mayor Ziegler at 7:00 p.m. at which time allegiance was pledged to the American flag.

**PRESENT:**

**City Council:** Richard Ziegler (Mayor), Patrick Beagle (Deputy Mayor), Thomas Rzeznik, Robert Smiley and Keenan Gottschall

**ZBA:** Jeff Caplan (Chairman), Joe Barts, Peter Behrmann, Roy Thorsell, Michael Schira (7:25 p.m.) and Steve Winters (7:05 p.m.)

**Planning Comm.:** William Day (Chairman), Phillip Carter, Joe Barts, Peter Sharpe and Anthony Lawrence

**DDA:** Richard Ziegler (Mayor), Anthony Moscone (Chairman), Caleb Sheng, John Smith, Wes Umlor and Kristen Rzeznik

**Absent:** Brent Leder (City Council) [Excused], Nick Kennedy (City Council) [Excused], Ray Cousineau (Planning Commission) [Excused], Sandro Grossi (Planning Commission) [Excused], Tom Marcucci (ZBA) [Excused], Dave Berry (ZBA) [Excused], Melanie Klebba-Cheney (DDA) [Excused], David Gavron (DDA) [Excused], Dino Grossi (DDA) [Excused], Amanda Habbouche (DDA) [Excused], Steve Brown (City Manager) [Excused], Carmine Avantini (City Planner) [Excused], and Cathy Buck (City Clerk) [Excused]

**City Staff:** Justin Sprague (City Planner), Debra Barker (Economic & Community Development Director), Tim Sikma [Public Works Director], Sheryl Lucas (Administrative Assistant to City Manager) and Monica Raddatz (Planning & Zoning Secretary)

**Others:** Nancy Fisher (Recording Secretary)

**Determination of Quorum:**

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

**Changes or Additions to the Agenda:**

No changes were made to the agenda.

Approval of the June 18, 2018 Joint City Council, DDA, Planning Commission and Zoning Board of Appeals Meeting Minutes:

MOTION and seconded by Councilman Beagle and Planning Commission Chairman Day to approve the June 18, 2018 Joint Meeting Minutes.

**VOTE:**

**MOTION CARRIED**

Correspondence:

There was no correspondence to review.

Call to the Public

There were no comments made by the public.

Old Business:

There was no old business.

New Business:

Mayor Ziegler asked Ms. Barker to provide an update on the former Ford Motor property. He also noted that students are present tonight from both Milford and Lakeland High Schools.

**1. 2019 Joint Meeting Dates – schedule attached**

Mayor Ziegler noted that everyone present received a copy of the 2019 meeting dates.

MOTION and seconded by Councilmen Smiley and Beagle to approve the 2019 Joint Meeting Dates schedule.

**VOTE:**

**MOTION CARRIED**

**2. RRC: P3 (Public Participation Strategy) Discussion**

Mayor Ziegler asked Ms. Barker and Mr. Sprague to provide an update. Mr. Sprague noted that he wanted to update the information from the Michigan Economic Development Corporation (MEDC). The RRC program is put on by the MEDC in order to certify communities as developer friendly, open for business and open to the public. There are six best practices that have to be met for certification. Once certified, the State offers resources including financial assistance, gap incentives, private development opportunities and technical advisory resources. An evaluation was completed which was a baseline report touching on each of the best practices. They are color coded as to whether they have met the criteria, are on their way to meeting them or have a long way to go. The City has been doing well and they are 50 percent complete. They hope to complete the rest of the requirements within the next 6-12 months. The capital improvements is good and clear for 2017-2017. The City's Zoning Ordinance is friendly to different types of housing, is flexible and has standards which developers can visualize. When a project comes before City staff, they typically process requests within 30-45 days which is fast. Things that are still in progress include the Master Plan, public participation plan, looking at development review guide and for residents' building needs. The public participation plan guides how the City interacts with the public overall. The City has done well with this. He cited the Master Plan open house which was held, the homeowner meetings regarding Creekside and the joint City Council/Planning Commission meeting which allowed the City to shape policy. It includes several platforms and identifies when public

engagement should be solicited and what platforms will be used. It identifies metrics for improvement. There is a public hearing scheduled for next Wednesday with the Planning Commission to recommend authorization and distribution of the Master Plan. It would be sent to all the City utilities, taxing jurisdictions, all the surrounding communities and the County. Once City Council authorizes the Master Plan, there is a 60-day waiting period for each of the entities for the City to consider before its final adoption. Then the Planning Commission has a final public hearing when they can make changes and recommend that City Council adopt the Master Plan.

There are still a few things to complete including recruitment, education and training for the Boards and City Council. They try to provide training for the Boardmembers and Commissioners at least every other year. He wants to create ways to recruit new Boardmembers and Commissioners. They are looking to identify redevelopment ready sites that are important to the City. They will then develop marketing materials to area developers with the assistance of the MEDC. He wants to look at an economic development strategy which was last completed in 2014 and tie that to the Downtown Development Authority (DDA's) efforts. It is the guiding document for growth. It needs to match the Master Plan.

Ms. Barker noted that she and Mr. Sprague have been working on this project for the last 6-9 months. In the basic plan that was submitted at City Council, there are a few key things that were noted. The public participation strategy was one of the most important. The public feedback is important. Taxpayers deserve to be heard. Three of the last four DDA boardmembers told her they wanted to be on the DDA Board. There is a new resident here tonight who wants to know more about the Economic Vitality Committee and they met tonight. He moved here from another bike town in Indiana. One of the properties they want to develop is the Landrow property which had a lot of water issues. The City's key properties include the former Ford Motor property. That will be marketed and the City will be joining forces with the new property owner. As mentioned, the Landrow property has been plagued by water issues. They cleaned out a ditch and did some underground engineering. It is now viable. There is a lot of building occurring that is not all reflected on the City's website; however, she hopes to get that updated soon. She is getting phone calls from people expressing interest. CIB Planning hired another person to handle the organization and keep things flowing.

Mayor Ziegler asked Ms. Barker to speak about other properties. Ms. Barker noted that Teriyaki Madness is a chain and will go in where the Sherwin Williams and AT&T is located. Also, a restaurant is seriously looking at the Menards' property which will be great for the community. Anderson Materials has two buildings on Anderson Court off Beck Road. They just submitted a site plan and tax abatement application for a new building on Wixom Road just north of the railroad tracks. There will be a meeting of the tax abatement review committee tomorrow with Industrial Commercial Properties (ICP), the buyer of the former Ford Motor property. ICP's environmental consultant, PM Technologies, has been working with the County and Michigan Department of Environmental Quality (MDEQ) to create a new brownfield plan for this property which has been a costly endeavor. The Tax Abatement Committee will make a recommendation to City Council on November 5<sup>th</sup>. Then they hope to see equipment on the property. The brownfield plan has taken a lot longer than anticipated. The City still collects taxes on the property as it is today. Because of the different values and land divisions over the last 2-3 years, the County and the State said "We need to go back a few years and start with the values from 2011 when it was a whole piece of property which will use larger numbers". That is helpful to the City.

Ms. Barker noted that there has been a lot of building including two hotels. There has been some reconfiguration of the parking lots due to more employees. She gets regular phone calls on residential properties. Now that the bridge across I-5 is done for the bike trail, she gets phone calls. She got a call last Friday from a business. Once the east side of the trail has been paved, things will really happen. The City will help with unwilling property owners.

Councilman Rzeznik asked whether there has been any movement on the eastern retail. Ms. Barker said he is coming in Thursday of this week for fence repairs. She will work her way over to that meeting. He tends to change his ideas.

Councilman Rzeznik asked how many Menards outlots are left. Ms. Barker said that she has not seen the site plan for the restaurant. They may only want a portion of the large outlot. If that is the case, that would leave three outlots.

**Staff Comments:**

Mr. Sprague noted that the Menards outlot is on a future agenda for the Planning Commission. Also, Meijer's will amend to add four outlots on Grand River. Things are picking back up on the retail side for sure.

**Board/Commissioner Comments**

There were no comments made by the Boardmembers.

**City Council Comments**

Mayor Ziegler said that he welcomes suggestions for speakers at future joint meetings and encouraged people to submit those to him.

Councilman Beagle thanked everyone for attending tonight.

Councilman Rzeznik noted that he recently read that the Nissan Foundation had trouble finding places giving monies to in the State. He encouraged the DDA to see if they would be an eligible recipient. Ms. Barker noted that she will follow up.

**Call to the Public**

An unidentified man asked whether there is a plan for paving. Ms. Barker said the eastern portion (Wixom Road to Beck Road) will be done in March, 2019.

Max Kurtz, 883 Byron Drive, Milford. He is a Milford high school student. What is ICP? Ms. Barker said that ICP is Industrial Commercial Properties who has purchased the former Ford Motor property. Mayor Ziegler noted that the Ford assembly plant was abandoned about 10 years ago. It sat vacant and was purchased by ICP who will redevelop it for its tax base.

**ADJOURNMENT:**

This joint meeting of City Council, the Downtown Development Authority, the Planning Commission and Zoning Board of Appeals was motioned and adjourned at 7:40 p.m.

Nancy Fisher  
Recording Secretary

**APPROVED**

11-27-18