

**CITY OF WIXOM  
49045 PONTIAC TRAIL  
PLANNING COMMISSION MEETING  
MONDAY, DECEMBER 3, 2018**

APPROVED

1.7.19

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, Ray Cousineau and Sandro Grossi

**ABSENT:** None

**OTHERS:** Justin Sprague (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 the October 29, 2018 Joint Meeting Minutes:**

**MOTION** and seconded by Commissioners Lawrence and Grossi to approve the October 29, 2018 Joint Meeting Minutes.

**VOTE:**

**MOTION CARRIED**

**Correspondence:**

City Manager's Update – November 17, 2018

**Call to the Public:**

There were no comments made by the public.

**Unfinished Business:**

- 1. 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.

Mr. Sprague noted that the Planning Commission previously had lengthy debate about tonight's site plan review and special land use. They conditionally approved Meijer's site plan amendment but asked to see changes. They tabled it and asked the applicant to come back with a number of changes. He referenced Michael McPherson's November 30, 2018 email highlighting the changes made to the site plan for Bridgestone and Meijer. The applicant added one parking space. Mr. Sprague wanted to get them to 38 spaces for overnight storage of vehicles for service but they could not get there. They have indicated where the vehicles will be stored. The dumpster enclosure will now be parallel and snug to the building. A sidewalk was added along the north property line to go along the ring road and would be required for additional phases continuing to the west. The applicant will utilize additional evergreens to screen Grand River. Tonight the applicant will present new elevation and sight lines for the building façade with a new treatment over the overhead doors. A shared drive along the outlots is shown for the Meijer site plan. Now, all that is seen is the proposed ring road with the three outlots. The applicant added truck turning radii to show that the largest semi will work with the proposed routes. The applicant still has to go before the ZBA for a variance to store used tires. Other than that, they have met the requirements and he recommends approval conditioned upon: 1) site plan approval; 2) approval of the Meijer site plan amendment; 3) approval of the land division by the Assessor's Office; 4) a variance from the ZBA to allow more than 25

used tires to be stored on the property; 5) screening of the overhead doors and pedestrian circulation being addressed as part of site plan review; and 6) review and approval of other departments, consultants and agencies.

Chairman Day noted that both the special land use and the site plan review should be included in the Commissioners' discussion tonight. He referred to tonight's agenda item No. 2. He noted that he thought that the applicant was trying to get to 36 spaces. However, as presented, there will only be 29 spaces. Mr. Sprague said there were 33 spaces proposed for the actual site plan. Chairman Day asked if 28 spaces are required. Mr. Sprague 26 is the requirement. Chairman Day said that is pretty close and noted that if the applicant thinks that the parking will be sufficient, he will not disagree. The ones that have to be set aside for storage is for 48 hours' duration. He does not believe there will be many vehicles stored for 3 nights. He does not have a problem with the parking configuration.

Commissioner Cousineau noted that there was a public hearing on the special land use at the last Planning Commission meeting. He asked whether another is required. Mr. Sprague said tonight should involve deliberation with a motion by the Commissioners to deny, approve or approve with conditions.

Todd Hamula, Zaremba Group, 14600 Detroit Avenue, Lakewood, Ohio. He agrees with everything Mr. Sprague said. He handed out the elevation for the site line study to the Commissioners for their review. He noted that the trees he added in the front are evergreens as well as on the side where the sign is proposed. He also showed on the plan the areas where trees were not added (in front of the store). They rotated the dumpster and reconfigured things there. They will landscape the four islands. The islands going the other way will be the responsibility of the other outlot owners. They will properly install the ring road, rip out the pavement and utilize pavement intended for heavy-duty truck traffic as well as stripe it. As the outparcels become occupied, they will continue the sidewalk and the pavement. In terms of dressing up the door bays, he discovered that the trend has been to move away from the previously suggested gooseneck lighting. He showed the Commissioners a large-scale site line of the doors and noted that he added some additional breakup of the horizontal band above the bay doors which is a continuation of a stone-like material which was proposed by the architect. He thinks it will look nice. It will play off the doors and you only see the top half of the doors.

Commissioner Cousineau referred to condition No. 6 in the City Planner's review letter pertaining to the sidewalk connection to Grand River and the internal connections to Meijer. However, he thought that the Commissioners did not think it was necessary or practical. He does not believe there should be a connection to the Grand River sidewalk. The applicant said he is creating a new internal sidewalk system. Chairman Day asked whether there will be pedestrian walkways or striping of the area toward Meijer. The applicant said that the added crosswalk will take you up to Meijer. Commissioner Cousineau confirmed with the applicant that it will build the roadway, stripe it to delineate it as part of the site plan as well as do the striping to the west. Mr. Sprague said that he is satisfied with the crosswalk to the Meijer store. The only other thing to consider is to put a yellow pedestrian crossing sign in the green space in case the striping ever fades. Chairman Day said that if the other two outlots develop with crosswalks, there would be three signs. Mr. Sprague admitted that would potentially be the case and is something the Commissioners will want to consider. Commissioner Barts said that because of that concern about the crosswalk, it is up to people to actually use the crosswalk. Commissioner Cousineau noted that the Planning Commission can review additional crosswalks as the future sites come before it. Commissioner Carter asked whether it would be a standalone sign. Would it have flashing lights? Commissioner Barts noted those are typically for public thoroughfares.

The applicant noted that there are no stop signs at the end of the drive aisles and noted that too many signs can get crazy in large lots. Chairman Day confirmed with Mr. Sprague that the six conditions he is proposing are the ones contained in the November 19, 2018 review letter. From Chairman Day's standpoint, the special land use has been covered and no conditions are required beyond the first four listed. If they want to include the pedestrian crossing sign, that would be under the site plan. He noted that the Meijer split has already been done. It would be a land division and the ZBA variance for storage. For the site plan, it would be land division approval, special land use and the ZBA variance. They have moved the loading area so that was taken care of. From his perspective, they have taken care of the landscaping. So, what is left is the land division, the pedestrian crossing sign and the ZBA variance.

Commissioner Carter asked what happens to the current paved areas in Parcels B and C. Will it be ripped up and left green? The applicant said it will be left as parking spaces. The rows will continue to exist which he pointed out on the

large-scale diagram. The road will go through it and the islands will terminate it. He will mark out and black over all those spaces. Chairman Day said that he is satisfied with the changes made in the elevations.

**MOTION** and second by Commissioners Cousineau and Barts to approve Special Use #18-007, 49950 Bridgestone's request for approval of a special land use to develop a new Bridgestone Automotive tire store. This approval is conditioned upon: 1) site plan approval; 2) approval of the Meijer site plan amendment; 3) approval of the land division by the Assessor's Office; 4) a variance from the ZBA to allow more than 25 used tires to be stored on the property. The property is zoned B-3, General Business 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. **MOTION AMENDED** by Commissioners Lawrence and Carter to correct the typographical error in tonight's agenda to reflect that the proper Case number for this Special Land Use is #18-006.

**VOTE:****MOTION CARRIED**

- 2. SITE PLAN REVIEW, SPR #07-017-18, BRIDGESTONE, 49950 GRAND RIVER AVENUE, 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.I*.

**MOTION** and second by Commissioners Cousineau and Lawrence to approve SPR #07-017-18, Bridgestone's 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. This approval is conditioned upon: 1) approval of the land division by the Assessor's Office; 2) a variance from the ZBA to allow more than 25 used tires to be stored on the property; and 3) addition of a pedestrian crosswalk sign at the crosswalk. The property is zoned B-3, General Business District.

**VOTE:****MOTION CARRIED****New Business:**

There was no new business to be heard.

**Call to the Public:**

None.

**Staff Comments:**

Mr. Sprague noted that the Commissioners will see a few projects in January including The Learning Center and the Consent Judgment on Charms Road. The latter was supposed to be on tonight's agenda but the plans were not ready in time.

**Commission Comments:**

Chairman Day noted that he read an article in *The Oakland Press* about a preliminary site plan for the former Ford Motor property having gone to the County. Mr. Sprague said that he has seen nothing and there have not been any pre-development meetings. He noted that ICP is the purchaser. Chairman Day noted that City Manager Steve Brown said that it was going to the County for brown field remediation. Mr. Sprague said that there has been some discussion and there is the potential for a brownfield tax increment finance if it is developed. However, usually there is a pre-development meeting including all of the department heads (fire, DPW, engineering, etc.) and to date that has not occurred. *The Oakland Press* article estimated a buildout by 2021. Mr. Sprague said that if there is a Public Act tax abatement, it would have to be approved by the State and they would have to put together a preliminary plan for utilizing brownfield tax increment dollars. The applicant would have to come before the Planning Commission. He does not know if they want a preliminary PUD. However, it could show up after the first of the New Year.

Commissioner Grossi noted that before the start of tonight's meeting the Commissioners were discussing the conditions of some of the parking lots within the City. Is there an Ordinance governing that? Mr. Sprague said that if they are in a terrible condition, it could go to public health and safety which would be under the general Ordinance. If the lots are not being maintained in compliance with their site plan, he can look into that. However, someone would have to file a complaint through the Building Department in order to start a Code violation.

Commissioner Carter noted that he travels north through the new multi-family units just north of the City's commons area. As you approach and enter the little ring, there is no stop sign there in either direction. He has witnessed several very close calls on more than one occasion. There is no signage. He does not know whether this was missed during site plan review or whether there is a missing sign. Mr. Sprague said that he will make a note of it and discuss it with the City Manager. Perhaps a yield sign would be helpful in that location. Even though it is a horseshoe, it should be treated as a roundabout. There would have to be a yield to entering traffic. Commissioner Carter asked whether that is something that is normally looked at during site plan review. Is traffic flow considered? Mr. Sprague said that from Planning's side, they look at circulation but it falls on the City Engineering on the construction side. It is the Engineer's responsibility to identify circulation concerns along with related signage.

Chairman Day wished everyone a Merry Christmas and a Happy New Year.

**ADJOURNMENT:**

This meeting of the Planning Commission was motioned and adjourned at 8:07 p.m.

Nancy Fisher  
Recording Secretary