

## **AGENDA**

Planning Commission Meeting  
City Council Meeting  
Wixom Council Chambers, 49045 Pontiac Trail  
**Monday, September 23, 2019**  
7:30 p.m.



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### **CALL TO ORDER:**

### **PLEDGE OF ALLEGIANCE:**

### **ROLL CALL:**

### **DETERMINATION OF QUORUM:**

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

### **CHANGES OR ADDITIONS TO THE AGENDA:**

### **APPROVAL OF MINUTES:**

[August 26, 2019 Planning Commission Meeting Minutes](#)

### **CORRESPONDENCE:**

[August 27, 2019 City Manager Update](#)  
[September 10, 2019 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: SPR06-014-19, US REAL PROPERTIES, 31211 OAK CREEK DRIVE, WIXOM MI 48393:** The applicant is seeking site plan approval for the construction of a two-building corporate center including a 20,824 sq. ft. headquarters office/warehouse building and a 70,619-sq. ft. spec light industrial/warehouse building, at 31211 Oak Creek Drive. The development is proposed in two phases with the headquarters building being Phase 1 and the spec building being Phase 2. Proposed site improvements for Phase 1 includes: 65 parking spaces, including 2 barrier-free; 1 truck well; 1 overhead door; a trash enclosure and a detention pond. Phase 2 improvements includes: 135 parking spaces; 4 truck wells; 1 overhead door; future truck wells and overhead doors; a trash enclosure; and a detention pond. Access to the site will be from 4 driveways on Oak Creek Drive. The property is zoned M-1, Light Industrial District, where light industrial buildings, warehouses, and accessory office space, are permitted uses in that District. The parcel ID is 22-06-201-002.
- 2. SITE PLAN REVIEW: SPR32-013-19, FIRST BAPTIST CHURCH, 620 NORTH WIXOM ROAD, WIXOM MI 48393:** The applicant is seeking site plan approval for the construction of a 1,803-squarefoot entrance addition for The First Baptist Church. The property is located on the east side of N. Wixom Road south of Maple Road. The property is zoned VCA, Village Center Area where churches are considered permitted uses. The parcel ID is 96-17-32-301-035.

**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.)*

Tuesday	September 24, 2019	7:00pm	City Council Meeting
Monday	October 7, 2019	7:30pm	Planning Commission Meeting
Tuesday	October 8, 2019	7:00pm	City Council Meeting
Monday	October 14, 2019	7:30pm	Zoning Board of Appeals Meeting
<b>Monday</b>	<b>October 21, 2019</b>	<b>7:00pm</b>	<b>Joint CC/DDA/PC/ZBA Meeting</b>
Tuesday	October 22, 2019	7:00pm	City Council Meeting
Monday	October 28, 2019	7:30pm	Planning Commisison 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.