

**CITY OF WIXOM
49045 PONTIAC TRAIL
PLANNING COMMISSION MEETING
MONDAY, AUGUST 26, 2019**

APPROVED

September 23, 2019

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, Joe Barts, Ray Cousineau and Sandro Grossi
ABSENT: Anthony Lawrence (Excused) and Peter Sharpe (Excused)
OTHERS: Kelly McIntyre (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 July 22, 2019 Planning Commission Meeting Minutes:

MOTION and seconded by Commissioners Carter and Grossi to approve the July 22, 2019 Planning Commission Meeting Minutes.

VOTE:

MOTION CARRIED

Correspondence:

August 13, 2019 City Manager Update

Call to the Public:

Mike Dornan, 2192 Heddingham Boulevard, Wixom. He has some comments regarding the Master Plan. He provided the Commissioners and Ms. McIntyre with handouts encompassing his comments and suggestions. On page 20 of the Master Plan, he noted that the objectives are inaccurate and that this has previously been brought to the attention of City staff. There are six levels of residential density and actually seven if you include manufactured homes. He thinks that one of the pictures on the lower left portion of that page should be removed and substituted with a picture of a large lot home from a subdivision like Wexford Mews. He noted that Commissioner Grossi had previously suggested doing this. There was previously discussion about removing the picture of Adept Plastic on page 22 although he is glad to see that it was left in. He suggested replacing pictures under the section entitled 'Business Areas' with pictures of actual Wixom businesses such as Scrip Plaza or Shakers Plaza. He noted that there is a pagination issue on the following page. On page 27, under the section 'Single Family Residential', that paragraph needs to be clarified. He noted that it is easier to see that on the northwest corner of Charms and Wixom there is a cluster development (he referred to his notes which he provided the Commissioners). He noted that the items he hand checked on the legend of the Final Master Land Use Map require correction. Under 'Public Buildings', there are problems with the locations of the cemetery, sewer treatment plant (#4) and the waste treatment facility (#8). One of the latter two should be eliminated. There are two No. 5's on this map. The library needs to be taken out of Stone Ridge Apartments and put in the civic area. There are two No. 9's; the one on Puda's needs to be moved west. You can fit one on the Wire House. They included the vocational school and the high school in the legend of the last Master Plan. It makes sense to do that. Those are two big facilities. Page 11 of the Master Plan is the facility map. You may want to add the vocational school and high school to that map too. In the past they had two categories of residential: single-family and multi-family and that was it. That is okay as long as they understand that when you break it up into these four categories some interesting aberrations take

place. Is the Village really low density? Suburban residential is colored yellow. In R-3 areas, someone plopped that new category there. Medium density residential is not Wexford Mews in the heart of it. Then there is traditional residential--which is Indian Springs and Indian Wells? The Master Plan document does not define those four new classifications. On page 34, there is a statement that there are three different densities when in reality there are four. R-3 accommodates a minimum lot size of 12,500 square feet and R-4, the highest density, accommodates a 7,200 square foot lot. It needs to be corrected before it goes to a public hearing and before the Master Plan is finalized. In the area of the Master Plan where it discusses single-family residential and says 'recognizes the need' at the top of the page, who says? He hand wrote his proposed edit: "This Plan also provides for smaller lot single-family residential neighborhoods within the Village Center Area (VCA) which will accommodate those desiring quality owner occupied houses with less maintenance". He suggests avoiding use of the term 'empty nesters'. He is really pleased that the Master Plan is finally being updated.

Commissioner Carter sought clarification regarding the pagination (a blank page issue) from Mr. Dornan and noted that he pulled this page up during the meeting and that pages 20-24 looks fine in the online form. He noted that with page 24 in there, the pages start getting goofy and they are one page higher than they should be; i.e., the computer version is advanced one page. Commissioner Carter said that it appears to be accurate when he views it online during tonight's meeting.

Unfinished Business:

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

New Business:

- 1. WAIVER REQUEST: SPR #30-010-19, Milana Estates:** Waiver request from Milana Estates to allow a development sign that is larger than permitted under the current Zoning Ordinance. Waivers or "modifications" are needed from the Planning Commission for this sign request to be permitted as proposed. **Section 18.16.50** defines a "real estate development sign" as a temporary sign. As such, the Ordinance has strict size and placement criteria for temporary signs in residential districts including a 4-foot height maximum and a 14-square foot maximum area per parcel. Further, the Ordinance requires that temporary signs shall not be erected in a right-of-way and shall not be in place for more than 60 days per 120-day cycle. It is our opinion that the applicant will need a waiver for both the size of the proposed two-sided sign (32 sq. ft./side) as well as the length of time to which the signs will be displayed. The property is located at 3019 W. Maple Road and the tax identification number is 96-17-32-176-024.

Commissioner Grossi noted that he must recuse himself from tonight's New Business Agenda Item No. 1 (Milana Estates) due to the fact that he has a family relationship with the applicant. He left the meeting room.

Commissioner Cousineau noted that he previously recused himself from this matter due to a prior contractual relationship he had with the Soaves. However, that is no longer in force. Chairman Day said that there is no need for Commissioner Cousineau to recuse himself from discussion of tonight's case then.

Ms. McIntyre referred to her August 21, 2019 review letter. She noted that that City's Ordinance does not provide information for new developments. Consequently, this is before the Planning Commission tonight for a waiver or modification. The closest thing in the Ordinance is for a real estate sign which does not do justice to tonight's applicant, a developer. She supports the applicant's request for a waiver. The applicant is proposing a two-sided, 32-square foot sign which is 10 feet tall. She noted

that in January of this year, Stonegate came before the Planning Commission for a sign waiver for a 38-square foot sign which was approved. Chairman Day noted that it is difficult to tell where the applicant's sign will be placed by looking at the map provided. He noted that Stonegate's signs were on major roadways.

Lori Beatty, Lyon Family Homes, 49857 Grand River, Wixom. She represents the applicant and noted that the map shows where the sign will go. It is 10 feet from the new road on the west side and 10 feet from the sidewalk on Maple Road. Commissioner Carter noted that is the parcel right next to the power lines. Chairman Day confirmed with the applicant that it will be situated on Maple Road.

Commissioner Cousineau noted that he looked at the Robertson Brothers' signs and they have at least four signs; however, that development has four different access points. The applicant does not have as many. The Robertson sign is 8 feet off the ground and is double-sided. It was probably approved a long time ago. He does not have an issue with the applicant's request. Chairman Day said that he does not have an issue with the applicant's request as much as he has an issue with the Sign Ordinance having to be amended to cover this situation.

Ms. McIntyre noted that the Robertson Brothers signs were erected without permits. That is being handled by the Code Enforcement Officer. Commissioner Cousineau asked whether the sign will be 10 feet off the roadway or right-of-way. It was noted that Robertsons' sign is actually in the right-of-way. The applicant said that their signs will be on the north and northwest side 10 feet from the new road and 10 feet from the sidewalk on Maple Road. Commissioner Barts noted that they need a big sign there. Commissioner Carter noted that there is no problem with the length of time that the sign will remain up, usually until the last home is sold.

MOTION and second by Commissioners Carter and Barts to approve SPR #30-010-19, Milana Estates' request for a waiver request to allow a development sign that is larger than permitted under the current Zoning Ordinance as requested by the applicant. The sign will remain in place until the last housing unit is sold. The property is located at 3019 W. Maple Road and the tax identification number is 96-17-32-176-024.

VOTE:

MOTION CARRIED

2. MASTER PLAN REVIEW

Ms. McIntyre thanked Mr. Dornan for his comments and input regarding the Master Plan update. She referred to the colored copies of pages containing photos. She noted that the July, 2018 Joint Meeting addressed the Master Plan update and that the September, 2018 Planning Commission meeting made some revisions which went on to City Council for Council's review. In January, 2019 the Planning Commission approved the Master Plan for distribution. There was a comment period during which feedback from neighboring communities and residents was solicited. The City received three comments from residents. In March, 2019 the County responded to the proposed Master Plan with a letter and there was an April, 2019 meeting. The County found that the document is not inconsistent which essentially means it is fine. The City will now set a public hearing date. Michigan law states that the Planning Commission has the final say and that City Council will formally adopt the Master Plan. The City does not do the mapping itself so she will get with the staff and make the corrections on the map. One of the big changes involved the former Ford Motor plant, changing it to mixed use. The Commissioners should see something in the next month on that for rezoning. There will be commercial development on the east side of Wixom Road. Page 42 tells how the terms are classified. Low density is a 20,000 square foot minimum.

Chairman Day noted that the pages that Ms. McIntyre gave them are different from the ones contained in their meeting packet. Ms. McIntyre said that is correct because the photos have been updated. She agrees with Mr. Dornan that there are four single-family residential categories and not three. The packet that the Commissioners have in front of them tonight says there are four. Commissioner Grossi said that it actually says that there are three.

Chairman Day asked whether Pier One is a Wixom-based business. Ms. McIntyre said that it is not. She has been trying to find a photograph of a business that will work. The photo of Pier One will be replaced.

Commissioner Barts referred to Mr. Dornan's comment about the removal of the photo for Adept Plastics. Chairman Day noted that it no longer goes by the name Adept. Commissioner Carter noted that it is not necessarily a representation of Wixom businesses; however, it is a representation of the quality of construction city-wide. He thinks it is a good idea to incorporate more of who we are. Chairman Day believes it should be a Wixom business.

Ms. McIntyre thought that it would be nice to include a photo of a more mature neighborhood. Commissioner Cousineau referred to Mr. Thomas' property that the Commissioners dealt with at their last meeting. He noted that property is classified as suburban residential. Under R-2, those are 15,000 square foot lots. This Master Plan will specifically identify the square footage associated with lots. Ms. McIntyre said that is the goal—to have more specificity. Chairman Day noted that it is currently zoned R-3 which is medium residential. Mr. Dornan noted this is why it gets tricky. Chairman Day noted that the lot behind the elementary school should not be suburban residential but R-3 instead. Commissioner Grossi said that it should go from suburban residential to medium residential. Commissioner Carter asked whether they are referring to the Master Plan map or the Zoning Map. Chairman Day stated that the Zoning Map and the Master Plan should be read in tandem. He does not think they would want to go to R-2 or R-3. Commissioner Cousineau noted that would almost be rezoning it. Chairman Day noted that there has been no discussion of wanting this to be R-2. The Master Plan should reflect the current zoning. Mr. Dornan questioned breaking them up into four categories and said that it might be better to have two categories--single-family as one color and multi-family as another. Leave the Master Plan flexible as long as they and their successors (future Planning Commissioners) realize that the Master Plan only designates single-family homes and that the Zoning Ordinance has all the other classifications; otherwise you will have to look at every subdivision. The one that is interesting is low density residential. Chairman Day agreed with having the map just showing single family and multi. Commissioner Carter asked whether it was expressed at the joint meeting that something like this was desired. Ms. McIntyre said yes. Between 20,000 square feet and 7,200 square feet is a wide array. Most Master Plans break it down into various densities. They decide where they want it and what it is going to be. This is what they would like to see in the future but it does not mandate a rezoning.

Chairman Day noted that the Village Apartments are described as low density. Commissioner Cousineau noted that this map may need a thorough review. Commissioner Carter concurred and said that should certainly occur before the Commissioners approve the Master Plan. Ms. McIntyre said that she will recheck it against the Zoning Map. Chairman Day noted that all the apartments throughout the City are classified as low density.

Commissioner Barts asked Ms. McIntyre whether it is appropriate to add the development at Charms and Wixom Roads to the map since all the streets have been laid out. Ms. McIntyre said that she will see if she has the GIS data.

Commissioner Carter noted that there is nothing contained in the legend about multi-family. He assumes the ones colorcoded orange are multi-family. Ms. McIntyre said that was an error.

Commissioner Barts noted that there is a little box in the corner of Wixom and Charms; however, that is a separate zone for a commercial business. Commissioner Grossi asked whether that is a neighborhood business. Chairman Day said that it should be shown as a neighborhood business per the Consent Judgment.

Commissioner Grossi asked whether the location of the sewage treatment plant and the waste water treatment facility are the same. Commissioner Carter noted that they are co-located. Commissioner Cousineau said that there is a composting center that could be different. Mr. Dornan said that there is a sewer treatment facility, Department of Public Works (DPW) and composting to the west but there is no water treatment facility that is any different. It is one and the same. He suggested labeling the composting facility as No. 8. Commissioner Carter suggested targeting the identifying numbers right under the center of the property.

Commissioner Grossi noted that the composter is being run by a private company and that property is leased. Could that use change over time? Commissioner Carter said removing it is fine. He is not against putting the school locations on there. Ms. McIntyre noted that the schools are mentioned within the text of the Master Plan.

Chairman Day noted that he does not see a problem with incorporating Mr. Dornan's comments regarding the last paragraph on page 73. It makes sense to him. Mr. Dornan said if they add the two schools, the schools should be added to the community map on page 11. Chairman Day agrees with Mr. Dornan that using the term 'empty nesters' on page 34 is unnecessary. He suggested utilizing a more generic term. Commissioner Carter suggested including the planned unit development alternatively.

Commissioner Carter noted that he has a host of suggested edits and corrections to typographical errors as follows:

Page 7 – Under 'Historical Resources of the Community Resources section, delete the word 'with'

Page 13 – In the second line of the last paragraph of the Transportation section, they do not actually call it Map 2 transportation conditions. Call it 'Road Type'

Page 15 – In the very last sentence of the Non-Motorized section regarding the pathway on Johanna Ware, what is the reference to realignment? Commissioner Barts noted that it is an unnecessary carryover from previous drafts

Page 17 – Earlier in the description it referred to Map 2 to see different road classifications including major and local streets; however, when he goes to that map, he sees 'public/private unknown'. That is inconsistent

Page 19 – Under 'Neighborhoods', the blue bar has page justification issues. Chairman Day noted that the multi-family is a small percentage. It is odd.

Page 22 – Three quarters of the way down the page, change 'interchanged' to 'interchange'

Page 32 – In the sentence that is three lines up from the bottom of the page where it says 'decision-space making', remove the dash. Commissioner Barts noted that there should not be a line break in there anyway since it is a continuation of the paragraph

Page 38 – In the top paragraph about half way down, replace 'Ford gateway' with the new name 'Assembly Park'

Page 39 – There is a small indent on the title 'Parks and preservation land'. Move it over

Page 42 – The matrix is green on one screen; however, on others it is brown. Also, why is every single one listed as Public? Ms. McIntyre said that they allow public uses. It could be a school or anything that serves the public. Commissioner Carter asked whether the things highlighted green under the VCA column are VCA and M-1/Light Industrial. That is not what they intended.

Page 44 – Under 'Implementation/Immediate Actions', where it says 'Begin the process of becoming redevelopment ready', hasn't that been started already? Change that. Ms. McIntyre said that the City is working toward recertification regarding One Stop Ready.

Commissioner Carter noted that under 'Long-term and Mid-term', there is a long discussion of the impact of worsening traffic conditions within the City including Wixom Road. What can be done to make it a plan of action that we are trying to do something about? Can we make it a goal? He sees nothing mentioned about trying to alleviate it. Ms. McIntyre said that it is a County road; however, she can insert some language indicating that they are aware of the issue.

Commissioner Barts noted that Commissioner Carter's suggestions were good.

Chairman Day noted that given the number of required edits, he suggested foregoing action on the Master Plan tonight. Commissioner Carter noted that the map alone needs a lot of attention. Chairman Day said that the map is the first thing that people look at. Ms. McIntyre noted that she will make the requested edits and can bring this back before the Commissioners at their September 4, 2019 meeting. At that point, they would set a public hearing. Chairman Day suggested tabling this matter for tonight.

Commissioner Barts requested that the Commissioners be provided with a coversheet of all the changes made after tonight's meeting which incorporate the requested edits.

MOTION and second by Commissioners Carter and Cousineau to table the Master Plan review until the September 4, 2019 Planning Commission meeting.

VOTE:

MOTION CARRIED

3. APPROVAL OF 2020 PLANNING COMMISSION MEETING DATES

MOTION and second by Barts and Grossi to approve the 2020 Planning Commission meeting dates schedule as published.

VOTE:

MOTION CARRIED

Call to the Public:

Mike Dornan, 2192 Heddingham Boulevard, Wixom. He is pleased with the work done tonight and the fact that he was allowed input prior to the public hearing. That is how the team works together. He enjoyed listening to the Commissioners' debates and discussions. He thanked the Commissioners. Chairman Day thanked Mr. Dornan for the time and effort he has put into this.

Staff Comments:

There were no comments made by the staff.

Commission Comments:

Chairman Day apologized to the Commissioners, especially to Commissioner Carter, and to the public for his failure to attend the last Planning Commission meeting without notice.

Commissioner Barts noted that he may have inadvertently created confusion about whether he would be attending tonight's meeting by only replying to key members of the Commission in order to streamline communications. In the future, he will 'reply all' on Commission emails concerning meeting attendance.

ADJOURNMENT:

This meeting of the Planning Commission was motioned and adjourned at 8:37 p.m.

Nancy Fisher
Recording Secretary