

AGENDA

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



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: [September 23, 2019 Planning Commission Meeting Minutes](#)

CORRESPONDENCE: [September 24, 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: SCHONSHECK, INC., 31331 OLD WIXOM ROAD, WIXOM MI 48393: The applicant is proposing to construct a 4,400 square foot addition to the existing 3,182 square foot retail and convenience building. The addition will expand the convenience store use. To construct this addition, the property owner proposes to split a 0.677-acre piece of land from Parcel B (96-22-06-200-035, 31201 Old Wixom Road) and combine it with the 1.423-acre Parcel A (96-22-06-200-036, 31331 Old Wixom Road). (Both parcels are owned by the applicant). With the addition, the applicant also proposes to install 1000-gallon Diesel Emissions Fluid Tank (DEF) on the west side (rear) of the building. The applicant notes three (3) employees maximum during operating hours, but this could expand to 6 employees. Hours of operation will continue from 5:30 am to 11:00 pm, daily. This review will primarily focus on the proposed retail area/addition and will not focus on the existing building and site (as dictated by the consent judgement).

2. SITE PLAN REVIEW: DEANO DAMAS, 28529 BECK ROAD, WIXOM MI 48393: The applicant is proposing to construct two (2), 18,000-square foot industrial buildings at 28529 Beck Road. The subject site is on the west side of Beck Road between I-96 and West Road, across from Liberty Dr. Other proposed site improvements include: a cross access connection with the property to the north; 107 parking spaces; two trash enclosures; a detention area; retaining wall; and various landscape improvements. The parcel number is 96-22-08-426-035.

3. SITE PLAN REVIEW: EDIN COURT CAPITAL, LLC, 28639 S. WIXOM ROAD, WIXOM MI, 48393: The applicant is requesting the the construction of a 5,465-sq. ft. Longhorn Steakhouse restaurant and 6,025-sq. ft. retail/restaurant building, at 28703 Wixom Road, which is on the west side of Wixom Road on Assembly Park Drive in the Assembly Park development. The development is proposed on a 3.18-acre outlot south of Aldi and east of Menard's and At Home. Access to the site will be from Assembly Park Drive, an interior private service road with connections to Wixom Road. The property is zoned GPUD, General Planned Unit Development District, where retail businesses less than 60,000 sq. ft. and restaurants are allowed as permitted land uses in that district. The parcel numbe is 96-22-07-200-016.

4. MASTER PLAN REVIEW

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	October 8, 2019	7:00pm	City Council Meeting
Monday	October 14, 2019	7:30pm	Zoning Board of Appeals Meeting
Monday	October 21, 2019	7:00pm	Joint CC/DDA/PC/ZBA Meeting
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.