

**CITY OF WIXOM  
ZONING BOARD OF APPEALS MEETING  
49045 PONTIAC TRAIL  
MONDAY, JUNE 10, 2019**

APPROVED  
OCT. 14, 2019

The meeting was called to order by Chairman Caplan of the Zoning Board of Appeals at 7:30 p.m. at which time allegiance was pledged to the American flag.

**BOARD:** Jeff Caplan (Chairman), David Berry, Peter Behrmann and Tom Marcucci

**ABSENT:** Joe Barts (Excused); Michael Schira (Excused); Steve Winters

**OTHERS:** Carol Maise (CIB Planning) and Mona Freiburger (Recording Secretary)

**Determination of a Quorum:**

A quorum of the Zoning Board of Appeals was present for this meeting.

**Agenda:**

No additions or changes were made to the agenda.

**Approval of the April 15, 2019 Zoning Board of Appeals Meeting Minutes:**

MOTION and seconded by Board Members Berry and Marcucci to approve the April 15, 2019 Zoning Board of Appeals Meeting Minutes, as amended.

Ms. Maise indicated there was a change on page two, third paragraph on the bottom, where it mentions that the trucks coming in will carry 13,000 gallons, it should be reflected that it is actually 3,000 to 6,000 gallons that the trucks will carry.

**VOTE: MOTION CARRIED**

**CORRESPONDENCE/INFORMATION**

City Manager Update - May 14, 2019

City Manager Update - May 28, 2019

**CALL TO THE PUBLIC**

There were no comments made by the public.

**UNFINISHED BUSINESS:**

No Old Business.

**NEW BUSINESS:**

1. **PUBLIC HEARING FOR VARIANCE #003-19: SHOOT POINT BLANK, 48900 W. 12 MILE, WIXOM, MI, 48393:** The applicant is seeking a variance from Section 18.06.050 (note b) Height and Placement Requirements to allow a ten-foot two-inch (10'2") encroachment into the required 20-foot (20') front-yard parking setback. The Wixom Municipal Code requires approval of a dimensional variance from the Zoning Board of Appeals when it can be shown that ordinance standards have been met. The property is zoned B-3, General Business, where retail sales is permitted in that district. The parcel number is 96-22-08-376-018.

Mr. Jason Vanryn, Nederveld, engineers and surveyors for this project, 3037 Miller Road, Ann Arbor, MI, thanked the Board for this opportunity. Mr. Vanryn brought a board to describe the variance request.

Mr. Vanryn stated the parcel is located at 12 Mile which curves into Grand River. There is a very limited access point where they can connect into 12 Mile Road. They had gone through the site plan process already with the City and received site plan approval for this site and for 85 parking spaces. As part of that process, the City asked them to reconfigure the drive due to the proximity of the existing driveway on the adjacent parcel. The only area that there is to make a connection is to the adjacent parcel. The City asked them to configure the drive in a way that would allow a future boulevard connection when the adjacent parcel gets redeveloped. This plan would include one way into their site and then one way out to help with traffic flow. As a result of this change, the applicant lost the ability to add parking spaces at this location, so they are moving them which will be an encroachment into the required front setback. It is a result of the shape of the lot and the request of the City to reconfigure the driveway. These are the hardships for asking for this variance.

Mr. Vanryn showed the Board the plans with the future connections dashed and indicated that one of the items that came out of the Planning Commission review was that they are granting a shared access. Essentially, the layout is the same; the applicant lost some parking spaces to account for the future redevelopment of the adjacent parcel. In the approved plans, the engineer plans would show the cross connection. It is important to note that the parking spaces are over 135 feet off of Grand River but they would be encroaching only 70 feet off of 12 Mile Road. The property is currently vacant.

Board Member Behrmann questioned if the property would be a warehouse, gun range and gun sales? Mr. Vanryn stated gun sales, yes. Gun sales are probably a bigger part than the range. This is the first location in Michigan for them and there are approximately 15 locations through Ohio and Kentucky.

Chairman Caplan asked if there were any questions for the applicant. Chairman Caplan stated the request looks simple, however, there are some conditions that the planner had wanted to make sure were all read and seen. It sounded like the applicant collaborated with the City to make the shared driveway work.

Ms. Maise indicated the shared driveway was probably the biggest issue and they are very grateful that it got worked out. The property next door is for sale, so when somebody decides to redevelop that parcel, it will already be in place.

Chairman Caplan indicated it is an irregular shaped lot; there was no choice but to do the plan the way they had done it.

Board Members Marcucci and Behrmann stated they had no issue with the applicant's request.

**MOTION** and second by Board members Behrmann and Marcucci to grant Variance #003-19, Shoot Point Blank's request for a variance from Section 18.06.050 (note b) Height and Placement Requirements to allow a ten-foot two-inch (10'2") encroachment into the required 20-foot (20') front-yard parking setback. The Wixom Municipal Code requires approval of a dimensional variance from the Zoning Board of Appeals when it can be shown that ordinance standards have been met. The property is zoned B-3, General Business, where retail sales is permitted in that district. The parcel number is 96-22-08-376-018. The variance is needed due to the irregular shape of the lot facing 12 Mile Road.

**VOTE:**

**MOTION CARRIED**

**CALL TO THE PUBLIC:**

No comments.

**STAFF COMMENTS:**

No comments.

**COMMISSION COMMENTS:**

Mr. Behrmann stated he was appointed as an alternate to the Zoning Board of Appeals since he is running for City Council. They asked him if he would step down in this position so that they could appoint Mr. Thorsell to the Zoning Board of Appeals.

**ADJOURNMENT:**

The meeting of the Zoning Board of Appeals was motioned and adjourned at 7:45 p.m.

Mona Freiburger  
Recording Secretary