

**CITY OF WIXOM
49045 PONTIAC TRAIL
PLANNING COMMISSION MEETING
MONDAY, SEPTEMBER 23, 2019**

The meeting was called to order by Vice Chairman Carter of the Planning Commission at 7:30 p.m. at which time allegiance was pledged to the American flag.

PRESENT: Phillip Carter (Vice Chairman), Anthony Lawrence, Joe Barts and Ray Cousineau
ABSENT: William Day (Excused), Peter Sharpe (Excused) and Sandro Grossi (Excused)
OTHERS: Kelly McIntyre (CIB Planning) and Nancy Fisher (Recording Secretary)
PUBLIC: Perla Garcia, Abbey Ray, Lily O'Kane and Itzel Torres

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 August 26, 2019 Planning Commission Meeting Minutes:

MOTION and seconded by Commissioners Barts and Lawrence to approve the August 26, 2019 Planning Commission Meeting Minutes.

VOTE:

MOTION CARRIED

Correspondence:

City Manager Update - August 27, 2019

City Manager Update - September 10, 2019

Call to the Public:

There were no comments made by the public.

Unfinished Business:

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

New Business:

- 1. SITE PLAN REVIEW: SPR #06-014-19, 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 include: 65 parking spaces (including 2 barrier-free); 1 truck well; 1 overhead door; a trash enclosure and a detention pond. Phase 2 improvements include: 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 four 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.

Ms. McIntyre referred to her review letter dated September 9, 2019. She noted that the Planning Commissioners have previously seen this site plan since they reviewed and approved it on July 6, 2016. The applicant received a 1-year extension in 2017 which expired in 2018. However, since it has expired, the applicant had to come back before the Planning Commission tonight. Tonight's plan is the exact same plan as the one they previously submitted. She recommends that the Commissioners approve this plan conditioned upon: 1) obtaining a front yard setback variance for Phase 2 of the project; 2) review and approval of a more detailed truck circulation plan by the City traffic consultant to verify that truck turning movements can be met; and 3) review and approval from other applicable City consultants, departments and agencies.

Vice Chairman Carter noted that Item 2 in Section 11 of the landscaping plans mentions the greenbelt on Oak Creek Drive along with canopy trees. He noted that it details a lot of different things. Does that mean 37 total canopy trees, 37 ornamental trees and 227 shrubs would be required? Is that 25 existing canopy trees with 13 new trees in order to meet the requirement? Is the referenced 227 required shrubs a typographical error? It says 127 elsewhere. Ms. McIntyre said that she believes it is a typographical error since there is no comment indicating that is nonconforming.

Commissioner Cousineau confirmed with Ms. McIntyre that even though this project is being constructed in two phases, it involves only one site plan approval. Ms. McIntyre noted that if it is approved tonight it would last one year and the applicant is only eligible for one extension.

Kevin Schonscheck, Schonscheck, Inc., 50555 Pontiac Trail, Wixom. He referred the Commissioners to the two large-scale drawings he brought with him tonight. This is a phased project although he now believes it may be completed simultaneously. Vice Chairman Carter confirmed with the applicant that the main reason for the variance is the architectural detail on the building and not the building itself. The applicant highlighted those architectural features on the large-scale drawings. Vice Chairman Carter noted that those are very nice features and that he sees no reason to decline the applicant's request due to that.

Commissioner Cousineau asked the applicant to detail the exterior façade building materials. The applicant noted that it will be split-face block which will be pre-colored. The siding will be insulated metal paneling that is 3 inches thick. The roofs will be rubber. They hope to bring in natural light. They will employ steel architectural features on the headquarters which mimic tall grasses. Commissioner Cousineau confirmed with the applicant that both buildings will be similar in materials and colors. Commissioner Lawrence asked about the color scheme. The applicant said that it will be primarily black and grey.

Commissioner Barts asked whether the variance for the second phase goes 3 years back. The applicant noted that it was not applied for due to a slow down and it was simply tabled at that point.

Vice Chairman Carter noted that the hard copy of tonight's meeting packet delivered to him contained only every other page so he had to rely on the electronic copy.

MOTION and second by Commissioners Lawrence and Barts to approve Site Plan Review, SPR #06-014-19, US Real Properties' request for site plan 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. This approval is conditioned upon: 1) obtaining a front yard setback variance for Phase 2 of the project; 2) review and approval of a more detailed truck circulation plan by the City traffic consultant to verify that truck turning movements can be met;

and 3) review and approval from other applicable City consultants, departments and agencies. The property is located at 31211 Oak Creek Drive, Wixom Michigan 48393, is zoned M-1, Light Industrial District and the parcel ID is 22-06-201-002.

VOTE:**MOTION CARRIED**

- 2. SITE PLAN REVIEW: SPR #32-013-19, FIRST BAPTIST CHURCH, 620 NORTH WIXOM ROAD, WIXOM MI 48393:** The applicant is seeking site plan approval for the construction of a 1,803-square foot 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.

Ms. McIntyre referred to her September 9, 2019 review letter. The application is for a 1,803-square foot entrance vestibule on the church. It meets all of the area and bulk standards. It will be constructed of 4" by 16" block masonry units which will match the existing building. It does not generate any additional parking. The landscaping will stay as is. The pedestrian circulation will only be modified with a handicap ramp at the entrance. City staff needs information regarding ground and roof-mounted mechanical units to be screened along with a photometric plan for the lighting. She recommends approval conditioned upon: 1) a lighting plan, including fixture details to be submitted; 2) all ground and roof-mounted mechanical units must be screened where practical; and 3) review and approval from other applicable City consultants, departments and agencies.

Commissioner Barts noted that Item No. 11 is a dedication of the right-of-way. Has City staff discussed this with the Church? Ms. McIntyre said that she has not. She does not think it is an issue. Vice Chairman Carter noted that it seems to be a convenience item.

Commissioner Lawrence noted that he went by the church and took pictures. He noted that the rendering showing the exterior south elevation shows four panels of windows to the left of that. Are all of those presently in the building? Ms. McIntyre said it is part of the new addition and is a great improvement. Commissioner Lawrence noted that the windows going west are new.

Tom Curran, Curran Development Co., 4600 Arrowhead Road, West Bloomfield and Steve Kwasnik, Architectural Intelligence, P.O. Box 20914, Ferndale. Mr. Curran said that the windows will be solid bronze anodized.

Commissioner Cousineau said that he is glad that both of the applicants tonight have brought with them colored renderings as well as descriptions of the exterior building materials. That gives the Commissioners something to hang their hats on. Commissioner Lawrence noted that he had several questions and that all of them were answered by the renderings provided. He noted this is a good-looking building and is a big improvement. Mr. Kwasnik noted that the entry to the church is not distinguishable as is and as a result is not easily located by visitors to the church.

MOTION and second by Commissioners Lawrence and Cousineau to approve SPR #32-013-19, First Baptist Church's request for a site plan for the construction of a 1,803-square foot entrance addition for The First Baptist Church. This approval is conditioned upon: 1) a lighting plan, including fixture details to be submitted; 2) all ground and roof-mounted mechanical units must be screened where practical; and 3) review and approval from other applicable City consultants, departments and agencies. The property is located at 620 North Wixom Road, Wixom, Michigan 48393, is zoned VCA and the parcel ID is 96-17-32-301-035.

VOTE:**MOTION CARRIED**

Mr. Curran asked the Commissioners to guide him through the sequence of the outstanding issues. Does he need approval to proceed or does he need to undergo internal reviews? Vice Chairman Carter noted that at this point the applicant is only subject to administrative review. He advised the applicant to work with the City Planner. The Planning Commissioners would only see this matter again if there was some sort of disagreement or issues.

Call to the Public:

None.

Staff Comments:

Ms. McIntyre noted that there are some high school students present tonight who have requested that they be photographed with the Planning Commissioners in order to validate their attendance if the Commissioners are in agreement.

Commission Comments:

Vice Chairman Carter asked Ms. McIntyre about the status of the Master Plan. Ms. McIntyre said that she is trying to gather the necessary pieces of data for Votech and the other school and she is in the process of securing that data now from the County. It should be brought back before the Commissioners at the next Planning Commission meeting.

Commissioner Barts noted that he wishes there was some way to save on the amount of printed materials that the Commissioners receive in their packets for the meetings in order to save paper. Is it possible to have electronic copies only? Vice Chairman Carter said that he tends to prefer the printed copies although he agrees with Commissioner Bart's sentiment about saving paper and recycling. Commissioner Cousineau noted that there are very specific requirements regarding the submission of documents for site plan approval. The Commissioners have to see the entire package, whether that is in electronic or paper form. They have the purview to see all of it and it is important that they see it in its entirety. There are very few communities which will allow electronic documents without also having a backup hard copy.

ADJOURNMENT:

This meeting of the Planning Commission was motioned and adjourned at 7:58 p.m.

Nancy Fisher
Recording Secretary