

**CITY OF WIXOM
49045 PONTIAC TRAIL
PLANNING COMMISSION MEETING
MONDAY, OCTOBER 28, 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, Anthony Lawrence, Peter Sharpe and Sandro Grossi
ABSENT: Joe Barts (Excused) and Ray Cousineau (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 September 4, 2019 Planning Commission/City Council Meeting Minutes and the October 7, 2019 Planning Commission Meeting Minutes:

MOTION and seconded by Commissioners Sharpe and Lawrence to approve the September 4, 2019 Planning Commission/City Council Meeting Minutes and the October 7, 2019 Planning Commission Meeting Minutes.

VOTE:

MOTION CARRIED

Correspondence:

City Manager Update – October 8, 2019
City Manager Update – October 22, 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. MASTER PLAN REVIEW:

Ms. McIntyre stated that the Commissioners last looked at the Master Plan on August 26, 2019 when corrections were suggested and public comments were made. She referred to her October 23, 2019 letter itemizing some of those corrections. She noted that two additional corrections were made. One is on page 12 of the Plan under 'Implementation Strategies', the fifth bullet point regarding the name of the Michigan Department of Environmental Quality (DEQ), whose name has been changed to EGLE (Environmental Great Lakes and Energy). On page 34 of the Plan under 'Future Land Use', the first bullet point of Low-Density Residential, it accommodates 20,000 square feet or two units per acre and not 4 units per acre.

Chairman Day confirmed with Ms. McIntyre that all of the other corrections which were made to the Master Plan are contained in her October 23, 2019 letter. Ms. McIntyre noted that she is still proofreading the document and will correct any minor typographical errors.

Commissioner Carter noted that in Ms. McIntyre's October 23, 2019 letter, under Item No. 6, it should be five single-family and not four. He noted that he sees the new low-density residential on the Master Plan; however, he does not see it on the map. Does the City have that anymore? Ms. McIntyre said not at this point. Commissioner Carter asked whether the list of changes to the Master Plan (Nos. 1-12) should be on there. Ms. McIntyre said that she will bullet it instead of using numbers. Commissioner Carter noted that on page 33 in the middle paragraph under 'Future Land Use Map', it should be 'decision-making' including the hyphen.

Chairman Day noted that the color of the northwest corner of Charms and Wixom and the Freeway Service appear to be the same as reflected on the map. Is it supposed to be mixed use? Ms. McIntyre said that it is. Commissioner Carter noted that from afar it does look the same. Chairman Day noted that he cannot see the lines on the legend. Ms. McIntyre noted that the maps will be blown up.

Commissioner Grossi noted that on page 29 under 'Land Use/Multiple Family Residential', it says 21 percent of housing stock is multi-family. Does that include apartments? Ms. McIntyre said yes; it is anything with two or more units. She noted that 21 percent of housing stock/housing units within the City is multi-family and 79 percent of that is single-family residential. Chairman Day asked whether attached condos are considered multi-family. Ms. McIntyre said that they are. Chairman Day confirmed with Ms. McIntyre that detached condos are not. Ms. McIntyre said that the figures cited come from Southeast Michigan Council of Government (SEMCOG).

Commissioner Grossi drew attention to page 34 under 'Future Land Use/Single Family Residential'. To make things clear between the Zoning Map and the Future Land Use Maps, should density designations be included for R-1 and R-2? Ms. McIntyre said that they do correspond but technically the Master Plan should not be the same as the Zoning Ordinance. They do actually coordinate with R-1 and R-2.

Commissioner Grossi objected to the label 'empty nesters' on page 35 of the Plan. He does not like labels. He considered changing that to "those desiring quality owner-occupied houses with less maintenance".

Commissioner Carter noted that he never noticed that the little light green section on the southeast corner of Beck and Twelve Mile Road is medium-density on the Master Plan and Future Land Use Map. Commissioner Grossi noted that it used to be a summer day camp 20 years ago. Master Plan-wise, do they want to keep it? Chairman Day noted that it is probably in line with the current zoning. Commissioner Grossi asked whether that is not a zoning issue. Ms. McIntyre said that only if they want to rezone that property would they look at the Master Plan to see what it is designated as. Chairman Day noted it would probably be best zoned as Industrial Research Office (IRO). Commissioner Grossi said it is a weird parcel with wetlands and a huge pond. Commissioner Carter said that he recalls years ago someone talked about doing a hotel there. Chairman Day noted that the portion south of Twelve Mile is part of the interchange. Commissioner Grossi thinks it might be parking for Michigan Department of Transportation (MDOT) and Share-A-Ride. Ms. McIntyre supports the Commissioners' recommendation to change this parcel to IRO. She noted it will not affect the property as it is today and would only affect future development.

Ms. McIntyre noted that the next step in the Master Plan review process is to set a public hearing date. It will come back before the Planning Commission, they will make a recommendation to City Council and then Council will approve it. Chairman Day asked whether a public hearing date will be set tonight. Ms. McIntyre said yes; it would probably be the second week in November. It is usually noticed in *The Spinal Column*. Chairman Day asked whether that would provide adequate notice. Commissioner Grossi noted that is the week of the Thanksgiving holiday. Commissioner Lawrence and Chairman Day suggested holding the public hearing on December 2nd. Commissioner Carter noted that he will be unable to present that night. Chairman Day said that he does not expect a huge public turnout but he does not want to preclude any public input.

MOTION and second by Commissioners Sharpe and Carter to set the public hearing date for the proposed Master Plan for the Planning Commission meeting scheduled for December 2, 2019 with the corrections noted tonight to have been incorporated.

VOTE:

MOTION CARRIED

Call to the Public:

None.

Staff Comments:

There were no comments made by the staff.

Commission Comments:

Commissioner Lawrence noted that he will not be in attendance for the November 6, 2019 Planning Commission meeting.

ADJOURNMENT:

This meeting of the Planning Commission was motioned and adjourned at 7:52 p.m.

Nancy Fisher
Recording Secretary

APPROVED 12.2.19