

**CITY OF WIXOM
49045 PONTIAC TRAIL
PLANNING COMMISSION MEETING
WEDNESDAY, NOVEMBER 6, 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, Ray Cousineau and Sandro Grossi
ABSENT: Anthony Lawrence (Excused), Joe Barts (Excused) and Peter Sharpe (Excused)
OTHERS: Carmine Avantini (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.

Correspondence:

There was no correspondence to be reviewed.

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. **PUBLIC HEARING FOR SPECIAL LAND USE SLU #19-002, DIXON MOTORSPORTS:** The applicant is seeking approval of a special land use for a classic car indoor dealership, falling under the use of Commercial, Retail, and Service Uses. **Section 18.06.020, Table 9.02** requires approval from the Planning Commission for this request. The property is zoned M-1, Light Industrial, where auto sales are allowed as a Special Land Use in that district. The property is located at 49684 and 49692 Martin Drive, Wixom, Michigan 48393 and the parcel number is 96-22-06-400-017.

Mr. Avantini referred to his October 21, 2019 review letter. This is an indoor classic car dealership. It is pretty straightforward since this is the fourth or fifth similar use and the same conditions apply. He recommends approval. The conditions he recommends for approval include: 1) outdoor storage of car, parts or materials shall be prohibited; 2) all vehicle servicing or repair shall be conducted within an enclosed building; 3) used tire storage shall be limited to 25 tires and all tires shall be stored inside a building; 4) any dismantling or sale of auto parts shall be prohibited unless otherwise approved as part of this special land use; 5) the parking lot for the property shall be repaired or replaced; 6) the existing dumpster enclosure shall be brought into compliance; 7) any other items required by other City departments or agencies; 8) a license from the State of Michigan must be provided; and 9) submittal of a site plan sketch for administrative review. He noted that if there are site maintenance items which need taking care of, this is an opportunity to fix some items. These items can be handled administratively if the Planning Commissioners are in agreement.

Chairman Day noted that the documentation says that the applicant will reoccupy this property. Were they there before and they are coming back? Mr. Avantini said that he does not know since Ms. McIntyre was handling this. He deferred to the applicant. Chairman Day sought to clarify that

the prohibition on part sales is to avoid having the property turned into a scrap yard and that it would not preclude selling accessories or new cars. Mr. Avantini noted that would take place inside the new building. He is most concerned about the outdoor appearance. He noted that this has not been a concern with other similar facilities within the City.

Phil Dixon and Colby Hubbard, 49692 and 49684 Martin Drive, Wixom. They just started moving in in the beginning of October but they have not previously occupied these buildings. Mr. Hubbard confirmed that the business name is on the window. Chairman Day confirmed with Mr. Hubbard that they can meet the conditions set forth in Mr. Avantini's October 23, 2019 staff report. Mr. Hubbard said that he will talk it over with the landlord to make sure. They are continually improving the property. Chairman Day asked what is occurring with the parking lot. Mr. Hubbard said that work has been done but that he does not know the specifics.

Commissioner Cousineau noted that requiring a complete reconstruction of a 6,000-square foot facility would be excessive. He feels that is the landlord's responsibility. Although the parking lot requires patching or repairs, he does not know whether it needs to be completely reconstructed. It should, however, be patched at the very least. Chairman Day noted that there is no leverage over the landlord other than the special land use.

Chairman Day asked what the plan is regarding the sale of auto parts. Mr. Dixon said they do not plan to sell parts and that requires a special license. Chairman Day asked about outdoor storage. Mr. Dixon said that it is not allowed. Chairman Day asked what they will do regarding cars waiting in the queue. Mr. Dixon said that there are 12 spots out front between the two facilities. He showed the Commissioners a hand-drawn depiction. Chairman Day asked what kind of service will be performed. Will it be mechanical or body work? Mr. Dixon said that it will be mechanical. Mr. Hubbard said that there will be no painting of any kind.

Commissioner Cousineau asked whether they are specializing in certain types of cars. Mr. Dixon said that for repairs, it will be European and classics. For sales, it will be classics which he defines as pre-1986. Mr. Hubbard noted that they will carry muscle cars and exotics as they expand.

Chairman Day noted that the dumpster enclosure is a common one for the building; however, this is the landlord's responsibility. He asked Mr. Avantini what the issue with the dumpster enclosure is. Mr. Avantini said that he believes that the gates may require repair or replacement. He noted that he visited the site but it was too dark to see much. It is something that needs to be done regardless of what use is there. He noted that Ken will follow up as part of the approval process. Also, the City needs to sign off on the dealer license.

Chairman Day confirmed with the applicants that service and repair will be done indoors. He noted that the facility is 6,000 square feet. How much will be showroom and how much will be repair facilities? Mr. Dixon said that the unit on the left will be the showroom and the one on the right will be for repairs. Mr. Hubbard said that each of the units is approximately 2,500 square feet and there will be a 500-square foot office in each building.

Mr. Avantini noted that he just received a text from Ms. McIntyre and that the issue with the dumpster enclosure is that the gates are missing.

Chairman Day agrees with Commissioner Cousineau that asking the applicant to be responsible for the parking lot repairs is burdensome. He also does not know why the applicant should have to bring the dumpster into compliance since it is a common dumpster for the entire building. Commissioner

Cousineau noted that the actual application for the special land use required the signature of the property owner so the owner is a party to this proposal. He thinks the City can work with the landlord to address both the parking lot and the dumpster. Commissioner Carter asked whether this should be made part of tonight's motion. Commissioner Cousineau believes that it should.

MOTION and second by Commissioners Cousineau and Grossi to approve SLU #19-002, Dixon Motorsports' request for special land use for a classic car indoor dealership, falling under the use of Commercial, Retail, and Service Uses. This approval is conditioned upon the items set forth in Mr. Avantini's October 23, 2019 staff report. It will be the responsibility of the property owner/landlord to make the repairs of the parking lot and trash dumpster and the City staff will work with the landlord to effectuate those repairs. The property is zoned M-1, Light Industrial, is located at 49684 and 49692 Martin Drive, Wixom, Michigan 48393 and the parcel number is 96-22-06-400-017.

VOTE:

MOTION CARRIED

Call to the Public:

There were no comments made by the public.

Staff Comments:

Mr. Avantini noted that the planning staff has spent a lot of time recently dividing up responsibilities and assigning them to the proper person for that job. Ms. McIntyre is overseeing the office hours and is working closely with City Attorney Carol Maise. Mr. Avantini is working on special projects. He noted that the next Planning Commission meeting will be devoted to emergency Zoning Ordinance amendments in order to make the development process work better and make changes for the potential rezoning of the former Ford Motor property. He has been working with City Manager Brown and ICP regarding the redevelopment of the Ford Motor property. He noted that Ms. Barker is no longer employed by the City and that City Manager Brown may be picking up some of her former duties.

Mr. Avantini said that he has been working on the BP station which will go before City Council. With the change in the Consent Judgment, any future changes to the property will go to the Planning Commission instead of City Council.

Mr. Avantini noted that he has also been working on the Stonegate designs. Also, they received the grant from the State for the Redevelopment Ready Communities Program to update and streamline the VCA district requirements since they are over 20 years old. There are two or three different design guidelines, some of which are in the Ordinance while others are not. They do not match up. The Planning Commission will be involved in that with updating the Downtown Development Authority (DDA) plan and the marketing/branding plan as part of the economic development strategy.

Mr. Avantini noted that Mr. Sprague is working on the economic development projects. They now have a staff of four full-time and two part-time people. Elana is new and she is doing economic development.

Mr. Avantini wanted to pass on something from the City Attorney. If the Commissioners receive a call from an applicant or someone either for or against a project, the Commissioners should not be talking to that individual, either before or after the public meeting. Everything should be deliberated publicly. Doing otherwise makes it more difficult to defend any actions taken by the Planning Commission. There were four Commissioners seen talking to Mr. Dornan after the meeting and four Commissioners constitute a quorum.

Commission Comments:

Chairman Day asked whether there has been any follow-up from the applicant proposing the racetrack. Mr. Avantini said that there has not. He noted that ICP is still talking to the applicant. He does not know whether discussions are revolving around costs but does not believe the use itself is an issue. He noted it is the least valuable piece of property on the site. The bigger challenge is getting ICP to move forward. They are doing things but very slowly. The City is trying to keep the project moving along since they believe it will make it more developable. ICP needs to get some buildings up, even if they are 300,000-square foot spec buildings since buyers want building to put people in. He noted that there are some quasi-retail uses along Wixom Road and that it does not help the tax base or employment-wise to keep it in this state.

Commissioner Cousineau noted that the Commissioners have repeatedly requested to have building material samples and colors submitted to them during site plan reviews. He would like to see that required under the Ordinance which is currently being revised. Chairman Day concurred and noted that he has been disappointed in a few recent projects including the hotel. Mr. Avantini said that he is disappointed that they have not done the rooftop mechanical screening. He noted that the Commissioners will get the interim amendments and then follow up with the ones they have worked on in the last 3 years. It is a good time to do this in the next 6-8 months.

ADJOURNMENT:

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

Nancy Fisher
Recording Secretary

APPROVED 12/19