

AGENDA

Planning Commission Meeting
Zoom Meetings
Monday, August 24, 2020
7:30 p.m.



CALL TO ORDER:

PLEDGE OF ALLEGIANCE:

ROLL CALL:

DETERMINATION OF QUORUM:

Planning Chairman:	W. Day
Vice Chair:	P. Carter
Commission:	R. Cousineau
	A. Lawrence
	S. Grossi
	C. Tacy
	M. Lada

CHANGES OR ADDITIONS TO THE AGENDA:

APPROVAL OF MINUTES:

August 5, 2020 Planning Commission Minutes

CORRESPONDENCE:

August 11, 2020 City Manager Update

CALL TO THE PUBLIC: (Limited to 5 minutes per speaker, addressing Agenda items only)

OLD BUSINESS:

- 1. SITE PLAN AMENDMENT, MARATHON ADDITION, 2167 WIXOM ROAD WIXOM, MI 48393 SPR #30-009-18:** The applicant is seeking site plan amendment to permit a change in approved facade materials. The parcel number is 96-17-30-200-016.

NEW BUSINESS:

- 1. SITE PLAN REVIEW, CAPRI COURT CONDOMINIUMS, 936 N. WIXOM, WIXOM MI 48393, SPR #32-001-20:** Consideration of final site plan approval for the development of 10 single-family residential units. The property is zoned R-3, One-Family Residential District and is vacant. Single family houses are permitted uses in that district. The parcel number is 17-32-101-120.
- 2. PUBLIC HEARING FOR SLU #20-001: GRAND RIVER PLAZA, 49761 GRAND RIVER, WIXOM, MI, 48393:** The applicant is seeking a special land use permit to permit a drive-through coffee establishment. Section 18.06.040-Standards applicable to specific uses, establishes specific standards for drive-through restaurants. Section 18.18.020 Procedures requires a public hearing for all special land uses. The property is zoned B-3, General Business, where drive-through facilities are permitted as a special land use in that district. The parcel number is 96-22-07-476-006.

- 3. WAIVER REQUEST: SPR #32-008-20, Stonegate Village:** Waiver request from Stonegate Village to permit the reduction in rear yard setback for Lot 39, 1945 Emerald Lane. Waivers or “modifications” are needed from the Planning Commission for this request to be permitted as proposed. The applicant is requesting that a small portion of the proposed residence be allowed to encroach into the required rear yard, which is 35 feet. The proposed rear yard setback is 32.99 feet. The footprint area of house including the garage is 2,173 square feet.

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 being held via Zoom unless further notified.)

Tuesday August 25, 2020 7:00pm City Council 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.

NOTE: THIS MEETING WILL BE HELD ELECTRONICALLY AS AUTHORIZED UNDER EXECUTIVE ORDER 2020-129 SIGNED BY GOVERNOR WHITMER. MEMBERS OF THE PUBLIC BODY AND MEMBERS OF THE PUBLIC MAY PARTICIPATE ELECTRONICALLY, AS DESCRIBED BELOW.

Reason for allowing participation by electronic means:

As set forth in Executive Order 2020-129, “To mitigate the spread of COVID-19, protect the public health, and provide essential protections to vulnerable Michiganders, it is crucial that all Michiganders take steps to limit in-person contact. These critical mitigation measures include social distancing and limiting the number of people interacting at public gatherings.” This includes public meetings.

Procedure for public participation by electronic means:

Under Executive Order 2020-129, in order for the City to allow electronic participation in the meeting, there must be full opportunity for both the general public and the members of the public body to both hear and be heard at appropriate times during the meeting: “A meeting of a public body held electronically must be conducted in a manner that permits two-way communication so that members of the public body can hear and be heard by other members of the public body and so that general public participants can hear members of the public body and can be heard by members of the public body and other participants during a public comment period.”

The City will be utilizing the video/audio conferencing platform ZOOM. Members of the public body will be able to hear and speak to each other for the entire meeting. Except for any closed session portions of the meeting, members of the public will be able to hear (and possibly see) members of the public body during the entire meeting but will only be able to speak during a public comment period.

In order to connect to the meeting through ZOOM and a laptop, PC or smart phone, a member of the public may need to do the following:

- Install Zoom App on mobile device or phone. Download Zoom Client at <https://zoom.us/download> and install on a PC or Mac

You would then access the meeting (Webinar ID 878 1971 3130) through this URL:

<https://us02web.zoom.us/j/87819713130>

Alternatively, a member of the public can dial in to the meeting using different numbers. If long distance costs are not a concern, i.e. long distance is included at no cost on your service plan, please call:

- 646-558-8656 or 312-626-6799
- 301-715-8592 or 346-248-7799
- 669-900-9128 or 253-215-8782

If long distance costs are an issue, you can call one of the toll-free numbers below:

- 888-475-4499
- 877-853-5257

Members of the public participating in the public comment via-ZOOM will wait in a virtual queue until called during the public comment period.

When public comment is permitted, members of the public will be called one at a time, as would happen during an in-person meeting. The Mayor will determine the order of public speakers. If you want to speak, you must use the "Raise Hand" feature in the Zoom app or press *9 on a telephone keypad to raise your hand virtually in order for the Mayor to know you want to be unmuted. When you are unmuted,

you will have up to five (5) minutes to share your comments to the public body. At the conclusion of your comments or your five (5) minutes, you will be re-muted and then removed from the queue.

Participants may also choose to submit comments that can be read into the record. Comments can be submitted via an email to planningadmin@wixomgov.org. Comments shall be done prior to 3 p.m. on the day of the meeting.

Procedures for participation by persons with disabilities.

The City will be following its normal procedures for accommodation of persons with disabilities. **Those individuals needing accommodations for effective participation in this meeting should contact the City Clerk (248) 624-0894 in advance of the meeting. An attempt will be made to make reasonable accommodations.**