

**CITY OF WIXOM
PLANNING COMMISSION MEETING
1345 WIXOM ROAD
THURSDAY, MAY 4, 2006 – 7:30 PM.**

Chairman Day called the meeting to order at 7: 36 pm.

The Pledge to the Flag was given.

PRESENT:

William Day, Chairman
Kurt Gottschall, Vice Chair
John Lee
James Maher
Cheryl Tacy
Guy York
Patrick Fitzpatrick

CITY CONSULTANT:

Rob Nesbitt, LSL

CITY STAFF:

John R. Lipchik, Building Official

RECORDING SECRETARY:

Jennifer Garrett

ABSENT:

Phillip Carter (excused)
Jim Crowley (excused)

There being a quorum, the meeting was declared in session.

APPROVAL OF MINUTES:

There were no minutes listed on the agenda for approval for this meeting.

CORRESPONDENCE:

There was no correspondence received for this meeting.

CALL TO THE PUBLIC:

Recording Secretary, Jennifer Garrett, read the Rules of Conduct.

CONSENT AGENDA:

MOTION and second by Mr. Lee and Mr. Gottschall to approve all items under the consent agenda which included setting a public hearing date for the June 5, 2006 meeting for **Special Use #06-009, Iron Workers, Schonsheck Inc., 51331 Pontiac Trail, Wixom MI 48393** (a request for special use approval for outside storage of training mock-ups, consisting of steel frames within an M-1, Light Industrial District. The Wixom Municipal Code, Section 18.64.030 E requires special use approval from the Planning Commission for this request. The property is located at 50490 Pontiac Trail and is zoned M-1, Light Industrial. The tax parcel number is 17-31-351-026).

VOTE:

MOTION CARRIED

UNFINISHED BUSINESS:

PUBLIC HEARING FOR SPECIAL USE #05-009: GKS ENTERPRIZES, 1137 HOMESTEAD DRIVE, MILFORD, MI 48381: The applicant is seeking special use approval in order to have outside storage of raw product material and boats and recreational vehicles. The Wixom Municipal Code,

Section 18.64.030 D requires approval from the Planning Commission for this request. The property is located at 51200 Pontiac Trail and zoned M-1, Light Industrial. The tax parcel number is 17-31-351-015.

Chairman Day stated it was his understanding that this item needs to be tabled to the August 2006 regular meeting.

MOTION and second by Mr. York and Mr. Gottschall to table Special Use #05-009 to the August 2006 regular meeting.

VOTE:

MOTION CARRIED

Mr. Lee inquired if this has to be advertised again so people know it is occurring.

Mr. Lipchik replied that he can advertise it again. He didn't think it is mandatory, but he will advertise it again.

NEW BUSINESS:

PUBLIC HEARING FOR SPECIAL USE #06-007: SDA ARCHITECTS, INC., 42490 GARFIELD, SUITE 204, CLINTON TWP., MI 48038: The applicant is seeking special use approval to construct a T & C Federal Credit Union with a drive-thru. The Wixom Municipal Code, Section 18.75.060 A (4), requires approval from the Planning Commission for this request. The property is located at 124 N. Wixom Road and zoned VCA, Village Center Area. The tax parcel number is 17-32-351-028.

Mr. Nesbitt stated the proposed use is for a 3,140 square foot credit union with three drive-thru windows, one of which is proposed will be for an ATM. Office uses including the credit union are permitted as special land uses in the VCA and are subject to the requirements and standards in the ordinance. He said LSL had provided a letter dated April 11, 2006 that reviewed the application and he would touch on a few key points in the letter and then certainly would welcome any questions the Planning Commission may have.

Mr. Nesbitt stated with regard to the review criteria, the first criteria (whether or not the use involved is consistent with and promotes intent and purpose of the zoning ordinance) their comment there is that the proposed credit union meets the intent of the VCA; and it is intended to be an integrated and mixed use development. The use meets the intent and can provide services to the nearby existing anticipated residential development that comprises part of the VCA development. The last note under that criterion is that there has been provided on the drive site plan vehicular connections as well as pedestrian connections from that site to other properties within the VCA.

Mr. Nesbitt stated secondly, whether or not the use involved is compatible with adjacent uses of land, the natural environment and capacities of public services and facilities, their comments there are that the proposed use is compatible with the adjacent commercial uses and will result in little if any impact to the natural environment and public infrastructure and services. Coordinated development consistent with the VCA design guidelines will ensure compatibility with adjacent uses. He commented that in a number of their comments through the criteria they toss some of their comments back to the site plan which can be gotten into in a little bit more detail, and that is also on the agenda tonight. He remarked that on that criterion it does come down to some of the design guidelines being applied to the building.

Mr. Nesbitt stated thirdly, whether or not the use involved is consistent with the public, health, safety and welfare of the city, their comments there are that the internal layout of the site is well designed and traffic can efficiently circulate through the site utilizing two connections. The use, if developed in accordance with VCA design guidelines, is therefore consistent with public, health, safety and welfare of the city.

Continuing, Mr. Nesbitt stated there are specific criteria for office uses within the VCA that he wanted to touch on briefly. All uses shall be developed in keeping with the traditional neighborhood design principals and in accordance with the objectives of the master plan for the village center area. Buildings shall provide distinct and prominent architectural features of enhanced character and visibility, which reflect the importance of the buildings location and which create a positive visual landmark. He said their comment there is that conditional upon alterations to the building design the proposed development would be in keeping with the use and layout shown on the preliminary VCA plan. The well designed site will also provide an enhancement to one of the entryways into the VCA area.

Mr. Nesbitt stated secondly, office and commercial uses, with the exception of the civic buildings, civic squares and churches, shall be located primarily in areas south of the Coe Railroad, unless it is shown that such uses can be adequately accommodated to serve primarily residents of the VCA without creating excessive traffic from the residential neighborhoods. He said their comments there are that the subject site is south of the railroad.

Mr. Nesbitt stated item number three, unless otherwise provided in this chapter, the requirements for lot size, lot width and yard setbacks shall comply with B-1 local business standards, as specified in Chapter 18.76, Table 18.76.010. He said their chart starts at the bottom of the page and continues over to page three. Comments under that are that it was encouraged for the proposed building to be as close to the corner as possible, again to reinforce the village character that is being promoted; and that is why you see at the bottom of page two a smaller setback for the building and the parking area. On the rest of the chart everything else (as far as setbacks) front, side and rear are in compliance. The information on lot coverage and building height simply needs to be shown on the plans submitted by the applicants.

Mr. Nesbitt stated item number four deals with civic squares and that is not applicable and we are not dealing with that type of use. Item number five, on existing properties, in or abutting the VCA District, where buildings are set back in accordance with Chapter 18.76, Table 18.76.010, new construction of buildings, abutting such existing buildings, shall be set back in accordance with Chapter 18.76, Table 18.76.010. Our comments there are that again, the proposed building is set back five feet from Wixom Road, consistent with the proposed Tribute development.

Mr. Nesbitt stated item number six, buildings along the block frontage shall be aligned to create street edge, while retaining ample sidewalk area for street trees and plantings, as well as pedestrian space. Building entrances and windows shall front upon streets where the buildings abut those streets. Buildings on corner lots shall provide setbacks adequate to allow clear traffic vision at the street intersection. He said their comments there are that there is room in the Wixom Road setback for the sidewalk, hedge in front of the building and a screen wall in front of the parking. The entrance to the building is on the south side, visible from Wixom Road. The west elevation is of a finished nature, containing pre-finished sash windows with decorative mountings.

Mr. Nesbitt stated item number seven (office and commercial buildings) storefronts shall meet the following requirements:

- A. Quality of materials on the exterior finish (LSL Comment: All sides of the building will be constructed of face brick.)
- B. Blank walls shall not face a public street (LSL Comment: All sides of the building contain windows and doors.)
- C. Storefronts may be supplemented by awnings (LSL Comment: No awnings are proposed on this building.)

- D. Storefronts shall have windows, doorways and signage which are integrally designed and painted (LSL Comment: Although it is not a storefront, the windows, door and signage must blend in with the traditional design of the building that is being sought.)
- E. Glass areas on storefronts shall be clear, or lightly tinted. Mirrored glass is prohibited. (LSL Comment: Applicant should provide details on the proposed glass that is being provided.)
- F. Sliding doors and sliding windows are prohibited (LSL Comment: There simply needs to be a note on the plan stating that there will be no sliding doors or windows.)
- G. Balconies, railings and porch structures (LSL Comment: There are no balconies, railings or porches proposed on the structure.)
- H. Restaurants and cafes (LSL Comment: Not applicable.)
- I. Off street parking provided in accordance with the ordinance. (LSL Comment: While 25 parking spaces are required, 21 spaces are proposed on the site. Shared parking with the adjacent development to the east will be utilized and parking is located along Wixom Road. A screen wall with brick piers similar to the adjacent VCA development is proposed. A detail is provided on sheet A2 of the site plan. A hedge row must also be planted along Wixom Road next the southernmost entry to screen the parking lot.)
- J. Sidewalks of appropriate materials. (LSL Comment: A five-foot-wide sidewalk is proposed at the building entrance and as indicated in our site plan letter, a patio-type seating area is recommended at the southwest corner of the building.)
- K. Landscaping of the property (LSL Comment: Additional landscape comments are indicated in our site plan review letter.)
- L. Lighting and providing pedestrian level street lighting of a decorative nature. (LSL Comment: Although the site plan indicates the use of the city specified light standards a complete lighting plan must be submitted.)
- M. Trash dumpsters or receptacles (LSL Comment: There are no dumpsters or trash containers illustrated on the site plan. If trash receptacles or compactors are proposed within the building, it must be noted on the plan.)
- N. Mechanical equipment and screening such equipment. (LSL Comment: The location of all ground, building and roof mounted mechanical equipment and utilities must be noted. Screening details must be included. A note must be added to the plan stating that all building, ground and roof mounted mechanical equipment will be screened.)
- O. Wetland and woodland provisions of the city ordinance. (LSL Comment: Wetland and woodland affidavits must be provided.)
- P. Signage (LSL Comment duplicates all the requirements of the VCA area on page eight. This again is addressed in our review letter on the preliminary site plan. The site plan provides detail for the proposed signs, which can be reviewed in detail when we get to the site plan.)

Mr. Nesbitt said based on the comments above, the Planning Commission may wish to approve the special use request. Any approval should be conditioned upon the submittal of a revised site plan addressing the items noted above, those in LSL's site plan review of 4/11/06, and those of any other agency or department. Mr. Nesbitt indicated he had also handed out a follow up site plan review letter on the preliminary site plan that brings up to date some of the changes the applicant has done since their first site plan letter.

Eric Salswedel, 42490 Garfield, Suite 204, Clinton Township, MI 48038, stated they addressed many of Mr. Nesbitt's comments. He wasn't sure if the board wanted him to go through and tell how they addressed each of the ones that were applicable. He thinks it would be more appropriate to wait until the site plan review.

Chairman Day asked if there was anyone from the audience that would like to address this case. There being no comments from the audience, the public hearing for special use #06-007 was closed at 7:52 pm.

MOTION and second by Mr. Gottschall and Mr. York to approve special use #06-007, SDA Architects Inc.

VOTE:

MOTION CARRIED

PUBLIC HEARING FOR SPECIAL USE #06-008: FIRST HOLDING MANAGEMENT COMPANY, 6960 ORCHARD LAKE, SUITE 300, WEST BLOOMFIELD, MI 48322:

The applicant is seeking special use approval to conduct a Fitness Center within an M-1, Light Industrial District. The Wixom Municipal Code, Section 18.64.030 I, requires Planning Commission approval for this request. The property is located at 50240 Dennis Court and zoned M-1, Light Industrial. The tax parcel number is 17-31-351-010.

Chairman Day indicated the applicant was requesting that this be tabled to the June 5, 2006 meeting.

MOTION and second by Mr. York and Mr. Lee to table special use #06-008, First Holding Management Company, until the June 5, 2006 Regular meeting.

VOTE:

MOTION CARRIED

SPR #32-900-06: T & C FEDERAL CREDIT UNION, SDA ARCHITECTS, INC., 42490 GARFIELD, SUITE 204, CLINTON TOWNSHIP, MI 48038:

The applicant is seeking to construct a 3,140 square foot credit union with a drive-thru that will employ 10 people. The property is located at 124 Wixom Road and is zoned VCA, Village Center Area. The tax parcel number is 17-32-351-028.

Mr. Nesbitt said the commissioners had a letter he handed out. Again, when we are at the preliminary site plan stage any of the other issues based on their earlier letter may still apply; but they just wanted to bring the Planning Commission up to date on some of the outstanding issues and how the applicant has attempted to deal with those:

- 1) Site lighting (LSL Comment: Although the light intensity under the canopy exceeds 22 foot candles, the intensity should drop below that level after about one month of the lighting being installed. Manufacturers detail sheet will be needed for all light fixtures as part of the final plan submission.)
- 2) Parking lot screening (LSL Comment: A screen wall has been added along Wixom Road in front of the southernmost bank of parking.)
- 3) Entryway location (LSL Comment: We still believe the entryway on Renton Road must be relocated slightly to the west to align with the entrance of the future use on the north. Those accesses are still offset by some distance, and we would like to see that dropped much more.)
- 4) Corner brick wall (LSL Comment: It is noted on the site plan as an optional wall, and we are suggesting that it shouldn't be optional; it should be provided.)
- 5) Pedestrian seating area on Wixom Road (LSL Comment: We continue to recommend that a patio-style seating area be provided at the southwest corner of the building. The use of pavers, benches, and planter boxes would add to the appeal of the facility and would make an inviting pedestrian connection from the Wixom Road sidewalk.)
- 6) Building design (LSL Comment: Although the applicants have extended outward the overhang for the entrance of the building and added two additional columns, we continue to recommend that the entryway should be brought out farther toward the parking lot and made more prominent. In fact, the sidewalk should run under the entry canopy and the pillars be made larger and more substantial through the use of masonry materials.)
- 7) Signage (LSL Comment: Two non-illuminated wall signs are proposed.
 - A. Sign on west wall - a sign consisting of aluminum letters that will be individually mounted to wall is proposed on the west side of the building. The sign will consist of aluminum letters that will be individually mounted to the wall. The letters will range from 26.5 inches to 9 inches in height. The overall size of the sign conforms to the VCA sign regulations; however, the letters

are supposed to be a maximum of 18 inches in height. As the Planning Commission is aware, waivers from the sign regulations may be granted when a sign promotes the objectives and intent of the VCA District. The sign's proposed design, high quality material, and lack of illumination would warrant consideration of such a waiver. To ensure the sign meets the intent of sign regulations, we suggest that the "T" and "C" letters be permitted to be taller than 18 inches, while "FEDERAL" be reduced to 18 inches tall.

- B. Sign on south wall - a sign consisting of lettering attached to a background is proposed on the south side of the building. The overall size of the sign conforms to the VCA sign regulations and the lettering on the sign is less than 18 inches in height. The sign will essentially function as directional sign for pedestrians and vehicles. Therefore, we recommend that the sign be permitted provided the sign is constructed of quality materials, as is of an appearance and color that is compatible to the building and the intended character of the VCA District.

Details regarding the colors for both signs and materials to be used on the south wall sign must be provided.)

Mr. Nesbitt stated lastly, the Planning Commission must decide upon these remaining items prior to acting upon a preliminary site plan submission.

Mr. Lee commented on item number three that we talked about the alignment on Renton for across the street to the proposed location and to have them fix that entranceway onto Renton Street and were led to believe the intention would be to realign that with their driveway. He inquired if we have indication statuses if that will resolve issues discussed.

Mr. Nesbitt stated their only concern in regard to the two driveways is to ensure that they are aligned or closely aligned as much as possible. Again, the concern they have with offset driveways is the potential for vehicles turning left out of each one then confronting one another as they are making their turning movements.

Mr. Lee asked if we may have heard anything from the police department regarding the pedestrian seating area that is being encouraged by LSL because if he's not mistaken, the comments were that they believed this is a security issue with people entering and leaving the facility.

Mr. Lipchik replied that is what the police department did indicate.

With respect to the seating, Mr. York noted that on the site plan there are two benches by the sidewalk. He questioned if this is consistent with what he has seen for an improvement or if he is looking for something a little bit more elaborate.

Mr. Nesbitt stated they are looking for a little bit more pronounced, and that is why they are suggesting the treatment of brick pavers and some of the other accents, something that identifies it as a focal point of an entryway.

Ms. Tacy mentioned that item 9A states the building should be further redesigned to reinforce its identity as a bank and to make it more traditional in appearance. She commented that traditional banks typically had a bolder, more institutional look. She asked if he can narrow that in, in terms of what he is looking for.

Mr. Nesbitt said he believed this was more in keeping of what is being asked for.

Mr. Lipchik stated originally the architect brought forward a drawing when we had a meeting, and we had A and B. He said this is closer to the one the commissioners liked. He would probably have to ask though if this is what she envisions in her downtown.

Ms. Tacy replied that she guesses the thing she thinks LSL was going for in their comment was to see more pre-revival or more elements added to the architectural plan.

Mr. Nesbitt commented he thought there was an attempt to try and make it look a little bit more, as far as something without the peaked roof.

Ms. Tacy remarked less cottage style, and Mr. Nesbitt stated that was the original starting point.

Eric Salswedel, 42490 Garfield, Suite 204, Clinton Township, MI 48038, stated he would like to address the comments. He would go through and address LSL Planning's comments and said in terms of the lighting they will provide manufacturing details. That is no problem.

In terms of the entryway location, Mr. Salswedel introduced Keith Rogers and said he is a neighboring developer. They have spoken in terms of lining up the entry drives. He indicated they had a few concerns on their side in terms of the function of their site by shifting that drive over and skewing it, with the fact that you have one-way traffic coming out of the drive-thru and two-way traffic coming in. By turning in the driveway and having to connect their internal driveway and having it connect at 90 degrees is more of a safer version of coming on the site. They understand the concerns of wanting the drives to line up, but they had internal concerns.

Keith Rogers, 33493 Fourteen Mile Road, Farmington Hills, MI, stated the driveway to the north is a temporary driveway for guests of their sales office. It wasn't intended to be a driveway or a parking lot.

Ms. Tacy commented that in other words this development is going to set the precedence for what is to come in the future.

Mr. Rogers stated his development is sitting where the driveway is going to go, and distance-wise to Wixom Road is a fairly shallow distance.

Mr. Maher asked what is considered temporary from a standpoint of timing.

Mr. Rogers answered until the units sell or they develop that parcel.

Mr. Salswedel indicated in terms of the corner brick wall they were having their first meeting, and the owner brought up that it would be cool if they could do this kind of scenario; and everyone at the table agreed yes it would be really nice. The owner has budgetary concerns with everything that has had to happen to the site to get them to where they are now on top of this. That is why they would like to leave it as an option. At the point where there are budgetary concerns it is something they can remove.

Mr. Rogers stated they have spoken to their landscape architect and said the corner treatment in terms of landscaping would be just about the same as it is now. They would still have trees that would turn the corner at 45 degrees, and so it would still remain decorative in accents. In addition, the latest survey they got shows a sanitary line which would be right underneath where that corner feature would sit. They want to be able to set back that corner wall before they do the north side and south side and match them up. They are not entirely sure where the utilities are going to be on the north side. He knows where they are on the south side which is really close to that corner. What they have decided to do with the development in Tribute is they moved their development corners back so you will see there are two walls there on

each corner and then bring you into the Tribute residential section, and there will be another wall like landscaping leaning into their two walls, have their knee wall connected to the knee wall to the north. They are continuing that wall treatment on the south side of Renton as they did north of the railroad tracks.

Mr. Salswedel said in terms of the seating area, they have addressed this with the credit union multiple times. Their biggest concern is security; not so much that the people sitting there would necessarily be bad people, but it would be rather disconcerting to their customers to have this large patio seating area right next to their main entrance. They feel comfortable providing a couple of small bench seating areas that face Wixom Road, and that is why they really kind of stayed with that treatment although Mr. Avantini has left that on all his review letters. The owner feels very strongly about having that type of a seating area right next to their main entrance. So from that standpoint they prefer to leave the two small seating areas that they have along Wixom Road and provide just those.

Mr. Salswedel stated in terms of the building design, what the owner is concerned with here is that these are branding issues. The newer branches have a kind of a single colonial traditional appearance and their intent is to really maintain that at this site. They made some significant changes to the look of the building to help give it more a downtown appearance while still maintaining the flavor of their newer branches. He's not sure. He had the same questions as the commission did from Mr. Avantini in terms of what he is looking for in terms of a bolder, more institutional look. That was against the concept of the credit union which is trying to have a more friendly outward appearance to their customers and lose the stark institutional look that a bank may have.

Mr. Salswedel went on to say in terms of the main entrance they have modified this several times to bring it out further to the point where they feel they are comfortable meeting between what LSL is asking for and what the owner is wanting to provide in terms of their main entrance. Specifically speaking, he pointed out on a plan that they are talking about this element and the sidewalk. Out at this point they want us to extend this entry out this far capsulating the walk going across the front of the parking lot. This entry is several feet farther than most of their typical branches.

Mr. Salswedel stated in terms of the building design what you see on the plan in terms of the grey/beige brick is the brick that T & C uses on their branches and what they would like to do in order to incorporate the brick which has been used on all the low walls and the other areas. That brick would obviously be used for the screen wall and would be used for the corner features to be constructed. In addition to that there is a stone band that wraps around the lower portion of the building all the way around and about ¼ of the building will be this stone band. Then they would tie the whole thing together as opposed to beige/grey brick. He also pointed out the color of the roof shingle which is kind of a warm grey color and said the trim color would be semi (halfway between a tan and an off-white). He indicated he used something relatively close to their other branches.

In terms of the signs, Mr. Salswedel said he would like to clarify that the signs are not back lit or internally lit. They will be lit externally so you will be able to see them at night. It is the same thing for the small sign proposed on the side. They worked really hard to get to this point and are significantly further from where they started. The owner realizes the investment, and they are willing to make that investment. They want this location to happen but not at the expense of losing an image they are working so hard for. He said basically we are standing here tonight looking for your approval for the branch that we have designed.

Ms. Tacy stated after reading through the reviewer's comments and coming upon the question, she did go on the internet and pull up the links that were of federal and revival in style. Although she can see where a bank building typically has a two-story, very solid, strong presence, after seeing the rendering in color

she's not sure that she personally wants to see that big solid building sitting on the edge of town, so to speak. She can picture it better in the heart of it. She commented if you notice the top left of the unit is very similar to this style. She likes the color, and she likes the fact that it offers something different so we don't look like cookie cutters. She said she's a little skeptical about seeing the color band although from a distance. She said she was about to ask how come there is a knee wall depicted and she's not seeing it on her plans but she sees that optically it is going to look like there is a knee wall there even though there isn't because it is a color band on the building.

Ms. Tacy stated she does, however, like the idea of putting the brick cornering on; and she understands where they are coming from as far as this is residential and they are kind of sited back. But she likes the delineation of this as a business district with a pedestrian thoroughfare. Personal preference, she likes seeing wall and also thinks the corner would be just a nice focal point into the entrance to our downtown.

Mr. Salswedel, just to bring up a valid point, said on their side of the table this building is a nice transition for a one-and-a-half story with the tall corners to turn the corner into the residential portion of the development. In addition, this being master planned for some type of a financial institute, you have to give developers a mixed use. You are going to have a financial institution plopped in the middle with a whole lot of circulation and space around it. Even if it were a two-story building it is still not going to have an urban feel, so they are trying to make a nice transition here. With this being their property line and their south property line being over here somewhere, they limit too the open space. No matter what financial institution moves there, if you had a two-story building just plopped right here it still is going to look like a two-story building there.

Ms. Tacy indicated we talked about this too; and we were originally looking at two variations of the roof line, and we looked at the transition as it stepped up into the downtown. She thinks we were a little more comfortable with the scale this one offered. In looking at the plans, the color does a lot for it because just the black and white on it looked a lot like a Bill Knapp's restaurant. She understands too that their intent is that they are not a bank. They are a credit union so there is a different demographic.

Chairman Day commented it looks better than the National City building.

Mr. Salswedel said he is not in favor of having a flat roof.

Chairman Day stated he is not big on having a two-story building there.

Ms. Tacy asked if he would be more comfortable with the columns we saw. That is the only problem she has because you are not seeing the actual front of the building.

Chairman Day said you see the Wixom Road elevation which is going to be really the entryway elevation.

Ms. Tacy said that is what she means. We are used to seeing on a front of a financial institution the pillars. She doesn't see those, although the drive-by traffic sees this side.

Chairman Day stated he has a problem with the Wixom Road elevation not having the columns or the pillars, something to give more dimension.

Mr. Salswedel stated the concern there was also identifying where in fact the entry to the building is itself.

Chairman Day stated when people park they are going to see where the entrance is. Obviously this is a very visible landmark to the entrance to the Tribute center, and he would like to see the building more inviting.

Ms. Tacy stated given the color rendering of an actual side of the building, that does have two columns. She also is curious if there is any way to tell as you are driving north on Wixom Road how much of the building you will actually see. You will have a good shot of it since this parking lot is between the doctor's office, so it's not like it is set back so far and so tight to the other building that you are not going to see the front.

Chairman Day said he knows but to him that is kind of like the veterinarian building on Pontiac Trail.

Mr. Salswedel stated the whole idea is capsulating the store front through here to give a store front kind of a feel without making it too distinguished to make people think that is where the entrance is. He said he understands the comments with people pulling in the parking lot and seeing the entrance there. Building entrances can be deceiving even if you think that is the entrance if they are driving by and see these big pillars which again are not in keeping with this financial institution. They may get the idea that is the entrance, and this is more of a branding issue as to how this credit union appears to their customers.

Mr. Maher asked if it is a possibility that maybe this building is not fit for this area.

Mr. Salswedel said he didn't know whether he can answer that, which would be more of an owner issue. He knows that is pretty much where they are going to go. His discussion with the owner was that she was done just spending money. It is not doing anything for them. They are already putting in decorative light poles, and they have already reconfigured their standard floor plan.

Mr. Maher commented this is for the community, not for the Planning Commission.

Chairman Day stated maybe if the T&C Federal Credit Union sign wasn't out on the side of the building like that he would be more comfortable to see that as the side of the building instead of the front.

Ms. Tacy stated that was why she was thinking of pulling that roof line out and putting on columns that give it the illusion.

Mr. Salswedel stated with the columns it is going to give a different height. They don't want to make it look like an entrance. He thinks what they are looking at is the starkness of the wall, and he is just wondering if it can be done with landscaping in the areas between the windows.

Mr. Rogers pointed out on the plan that this isn't a flat wall and showed where it would be located. He said this is a section that he thinks is causing concern.

Mr. Salswedel stated he doesn't find this stark at all. When suggesting the look of Volare's, for them to put awnings would be stark; and then it really does look like a Bill Knapp's, and then it doesn't look like any of their other branches. They have the detailing around the windows, and this huge corner work is underneath the overhang with all that being in keeping of a traditional downtown.

Chairman Day commented he doesn't get the downtown appearance from that. He gets Livonia/Six Mile and Middlebelt appearance. It doesn't look downtown to him. It doesn't look neo-traditional.

Mr. Maher stated maybe a suggestion would be where the large window is on both sides maybe just bringing that brick out even just a foot or something to kind of give it an illusion to give it enough off set to where maybe it can give it a different look.

Mr. Gottschall remarked that he liked idea of the plantings because you can always give the illusion of an entranceway.

Mr. Maher showed what he was talking about and said if you look on each side of the large window if we actually brought those out just a foot and kept the same color brick to just kind of give it a break-up of that and maybe give you the illusion of pillar per se.

Mr. Lee asked if he was thinking about the potential of looking at your corner details on that section, and Mr. Maher said maybe.

Mr. Salswedel stated they actually had a scheme that had the form of a pilaster like that of which he was speaking, but they needed a determination point at the top of the windows because of the signage so the signage could be flat.

Mr. Maher asked if they would be able to do that though and stop it right about where the sign is at and maybe dress that top pillar with crown or something.

Ms. Tacy explained he was talking about bringing the brick out so it looks like created pillars with the brick when in fact they are actually the wall.

Mr. Maher stated he was not opposed to their design. He understands their company image is important but maybe just a little fine-tuning.

Mr. Salswedel stated this image all throughout is what has brought us to this point. He can't speak to the extent of how much further they are going to go. But from his standpoint yes, he could try some new things. What he does want to have happen is what Mr. Maher said. He liked it and believed they were close, and he said he can do some minor tweaking and come back. He didn't even get the feeling that we were even close.

Chairman Day said no, he wasn't saying they're not close. He asked on the corner if that is the same brick brought out a little bit, and Mr. Salswedel replied yes.

Chairman Day then said even just doing that out to the height of the window, just bringing it out a little ways from the wall there. He was thinking perhaps when we are talking about columns it is having something that is actually flush with the wall.

Ms Tacy stated if they brought the brick out between the big window and the small window and showed Mr. Salswedel what she was talking about.

Mr. Salswedel asked how they stop it and still allow flat relief here for signage and said it can be investigated more.

Mr. Lee stated he wanted to offer the commission the thought of these coach lights. It looks like these coach lights were put there to add detail to that wall to give it that connection feel, and he thinks with coach lights what it might be doing with this architecture is actually making it look more like a house than the building and maybe if we had a different type of detail there instead of the coach light, like a planter.

Mr. York stated he has been listening to this conversation and happens to like to look of it. Probably the thing that troubles him the most is the stark contrast between the brick color of the gardening wall and the color of the building. While he really likes that color brick he is not so sure he likes the contrast. He

wondered how the others felt about it and asked if they like that contrast, that particular color combination.

Mr. Salswedel stated the real colors in real life and in real sunlight look very nice together. The rendering may not necessarily be 100% recommended about the colors, and that is the advice he gave the owner and they are thinking about doing it. Fluorescent light doesn't help anything. It is going to bring out purple in the red brick and make it look even darker, so he is comfortable with it. In fact, the owner's original brick was a super smooth brick which was too much of a contrast. That kind has a handmade feel and this is a wire cut which has more of the aggregate exposed and has a much more comfortable feel between the two of them. So to answer the question in terms of looking at this, yes he would probably agree but he feels comfortable with the colors in natural day light.

Mr. York commented he thought as we are talking about trying to create some other relief or some other columnar visual effect, maybe that is in the pilasters with the brick and finding another way of engaging this whole wall brick into the base of the building.

Ms. Tacy remarked it wouldn't match any of the other columns.

Chairman Day said he really liked Mr. Lee's idea of putting some other architectural feature's relief. To him that makes a lot of sense just to give it a little more visual impact.

Mr. York stated the other thing that occurred to me too, and he thinks about it often when he is looking at these buildings. We are spending an awful lot of time looking at that west elevation which obviously is the street elevation, but most of what the pedestrians and motorists are going to see is the south and the north elevations. The south elevation is very similar to the west elevation, but the north leaves him blah. He's not looking to ask the owner to spend a lot of money to make that as architecturally attractive as the south and the north prior to the west because he understands what they are trying to achieve, and yet there is something missing.

Mr. Salswedel indicated they don't have a number of windows on the elevation because the mechanical stuff has to go somewhere, and this building basically has four fronts in this scenario. In fact, all credit unions or banks with drive-thru's have four fronts. When facing that as architects they don't want to do things that aren't real or don't make sense, and don't want to play with fake windows and put decorations where they don't necessarily make sense in keeping of the architecture. They are not turning their selves from that elevation. They worked on the masking and are still doing the chimney, and they tried to align the window that is in that elevation so it has a sense of scale and balance within that window elevation. On top of that there is a significant amount of landscaping. That is the one side that the owner didn't necessarily need any type of visibility. With that elevation there is only so much they can do with it other than trying to redo the inside again, and it is kind of down to a science the way they have it now.

Chairman Day said given the landscaping, he doesn't have a problem with the north elevation.

Mr. Lee agreed with that and said he understands the concerns that LSL has for the patio area, and he fully appreciates the security feeling as well. This option knee wall in that corner, it really makes sense to pull back those trees there so you can clear those for the utilities and then put a pocket park rest area across the corner so it provides that pedestrian feel we are looking for.

Mr. Salswedel stated right now it is almost a 20x20 triangle in that corner and that might be a nice place to put that seating area. It would certainly eliminate the security issue.

Mr. York asked, in order to do that and eliminate that corner wall, if the banding is required then.

Mr. Salswedel stated the thought they had was that if the utilities became an issue rather than doing brick pier, simulated wrought iron, brick on the corner, the simulated wrought iron again to use just the wrought iron and the brick piers. Then if there is a utility you can expand that and figure out a way to configure it around the utilities, and any foundations wouldn't then interfere with them. From that standpoint then you would have the color inside and the banding still complies. He agreed that if this were gone as a feature the color on the bottom becomes questionable.

Ms. Tacy stated they have other brick piers though in the parking area and then just before you get to the corner there is still brick.

Mr. Salswedel stated those piers with this simulated wrought iron fencing between. He thinks using the piers and the wrought iron fencing is the best way to do it, and then you are not doing so much of a subdivision entrance. Then it becomes more of a pedestrian comfort seating area that you are speaking of, and it is always nice to have something behind you so you don't feel like you are sitting in the middle of a football field.

Mr. Rogers stated they pulled their entrance back into the residential section on purpose.

Mr. Nesbitt stated he thinks you are still going to want the wall along the parking spaces and if you revise the wall for the corner, he thinks the piers would have to be substantial enough that the piers connected back into what is trying to be replicated down along the parking area because otherwise it is going to look very disjointed.

Ms. Tacy commented it is not going to balance.

Mr. Rogers stated maybe we could do an angle wall on that side only, a pier, a fence, a pier and then a wall on an angle, then a pier and a fence and a pier on the flat side facing the road.

Mr. Nesbitt said he didn't think you are gaining a whole lot because if you are still talking about the wall along the corner, that is the larger of that area. So all we are gaining is the two wing walls that aren't certainly substantial on the end.

Mr. Salswedel and Mr. Rogers showed Mr. Nesbitt what they were talking about with the angled walls.

The Commission recessed at 8:52 pm and resumed the meeting at 9:00 pm

Mr. Gottschall asked Mr. Lee to explain what he was suggesting for the corner.

Mr. Lee stated if we were to take and pull these trees back and eliminate all of this and take the fencing out of the scenario and then just take and pull this back and put our seating in here against the trees and have some sort of a walk that kind of cuts across this way so you still have the green space around it and it can be of pavers of the same color and give us that relief that we are looking at and eliminate the need for these pilasters and these walls, just handle it with the landscaping so it becomes sort of a pedestrian oasis. It eliminates the need for the walls.

Mr. Lipchik stated then it is not a threat to your security.

Mr. Lee stated it even helps out the condition we are talking about here because it further blinds that starkness of that north wall.

Mr. Salswedel stated they talked about that, and Chris is comfortable with that because of the lack of seating along that area.

Mr. Lee stated the pocket park kind of gives a relief point that gives that transition for the pedestrians.

Chairman Day commented that then the question comes up about the band of the darker color.

Using the rendering Mr. Salswedel stated they didn't really discuss that as much. It is really a continuation of this and that and this, and if you drop that and you guys suggest we leave the color right here, he can see a reason to keep the band here himself but it is underneath here.

Chairman Day remarked that he kind of liked the band just because it is a little different, but he doesn't have a problem with dropping the band either. He thinks putting a walkway there with pavers of the same color as the wall.

Ms. Tacy asked if there is a conflict with dropping the knee wall or anything with what our ordinance is for that area. The parking has to be screened because that is the only area we actually require. All the other walls we currently see are decorative. In front of the townhouses they are just optional features.

Mr. Gottschall asked if he was proposing dropping along this wall, and Mr. Salswedel replied yes this right here.

Ms. Tacy said she would still prefer to see this here so you originally have balance.

Mr. Gottschall stated as was said put pillars here and here and then just go straight across.

Mr. Salswedel stated it would be balanced if you have the color along this wall. He asked what would be the balance if you leave it blond.

When Mr. Maher asked if it is possible to get sketches or renderings of some different options, Chairman Day pointed out this is a preliminary approval.

Mr. York said he thought that makes sense too to maintain that band around the bottom which is fine because you can't just stop. Maybe that means you continue the rhythm part way and go to the post.

There was discussion amongst the commission members about the colored band, the pillars and the pocket park area.

Ms. Tacy stated you have wall here. This is what we keep seeing as an optical illusion. This is the part she doesn't see completely obliterated because if this goes away to her it just doesn't balance right. She needs to see something of scale of the knee wall height on the corners and have it over here as well. She has it all the way down to here.

Mr. Gottschall stated maybe continue with this avenue, and this will be part of the shopping and put this pillion here and then take it across the corner.

Mr. Salswedel stated what they were suggesting (because there are line utilities in that area) is just going with the piers and fencing but make the piers a little more substantial. So you'd have the brick color and then you'd have the fencing to get the corner kind of treatment, but at the same time the wall is the problem.

Chairman Day said he liked the idea of opening it up.

Ms. Tacy stated yes, she didn't mind that; but she would still like to see the wall incorporated in it.

Mr. Nesbitt asked if the sewer easement didn't run all the way down that side.

Mr. Lipchik replied yes and said there is also an easement out in the front on Wixom Road.

Mr. Nesbitt commented that what was being talked about wouldn't necessarily be interfering with that if this were pulled back tight to the building.

Ms. Tacy said yes that way you still have that continuing visually, and this section actually appears to have piers in that corner. This is an area that doesn't have a window, so start your brick wall where that first section is that has no window, nothing to give any relief. Put the brick wall there and run the brick wall right there and then run the park in the corner that way, and you still have the visual of the brick wall. It still has the brick. She likes it beefed up and if we can't have that, at least give us the beefed up brick. It would balance and tie all together; and it wouldn't feel like a forgotten corner, like they ran out of brick and didn't know what to do. She said she likes this though; this is plenty. Just build the brick out and get rid of the carriage lights.

Mr. Gottschall stated bring some kind of relief and put something else in there.

Mr. Lipchik offered that you could do it like the address on Mr. Gottschall's house, just a stone inset, like a limestone relief. They make really nice stone that you can set in a wall that actually looks like maple leaves or grape vines.

Ms. Tacy commented she still thinks if we used the brick itself we could get enough relief there because she doesn't want to introduce too much.

Mr. Salswedel remarked if you start getting it too busy it starts to look like they just did that to put something there, and that is what they are trying to avoid. What he would do is take these windows out ever so slightly in this direction and to try to provide some sort of relief.

Chairman Day asked if there were any other issues besides the issues we had been discussing. He commented that he heard the signage and that we have the issue of the size of the sign.

Mr. Nesbitt offered that we can certainly deal with that at the next stage.

Chairman Day said he would like to give the petitioner some idea of whether or not we are moving in that direction instead of having them come back blind sighted. He asked what the feeling is on the having the sign's letters be higher than 18 inches. To him, in terms of what Mr. Nesbitt suggested where we keep the Federal down, he thinks we have to keep the T&C in scale with the Federal on that side of the building.

Mr. Nesbitt stated we don't have a problem with the height overall because of the nature of the materials and the character, but if you recall there has been a lot of discussion about trying to keep to the 18 inches elsewhere in the VCA. So they don't want to divert too far from it just because we tried to be consistent, but they do see in this case the type of sign that is being proposed is certainly promoting the VCA character. So if there is a little bit of give and take they (LSL) are certainly not opposed to that.

Mr. Salswedel advised that the T&C is 26.5 inches; the Federal is 19 inches high. The signage designer was trying to keep all of this lettering proportionate to the logo of the credit union. It is not an issue here or there, and he doesn't think it is going to make that big of a difference. Those were the proportions that they were trying to keep.

Chairman Day stated if we could get Federal down to 18 inch it would help us in terms of other buildings and signs in the future and then just keep the T&C larger.

Mr. York stated going back to the site plan for a second, we already discussed the alignment of the curb cut off on the north but he was curious about down to the south. They have this retention pond and we have a lot of things going on down there at the south that are unknown at this time. He I understands the provision for alignment into some future development down there. He's wondering if it makes sense to show that island to the west of the 24-foot drive being a future island and just to take the curb on the south curb line straight across to the landscaping over there on the east and make that island a future island. By the same token, you can make the same comment about the continuation of the drive to the east. If it were to appear that a shared parking area by the developer if that is eminent to be developed it makes sense to do that. If not he would suggest just a continuation of that curb and show that as a future issue.

Mr. Nesbitt stated there is no problem with doing that. He thinks what needs to be clearly shown on the plan when it is approved is that it is dotted in or something that shows clearly that it has been approved as a future connection so when you do add development on adjacent properties there is no question about where to extend it. There would also have to be a clear understanding of the applicant that the cost of doing that change in the future would be borne by them.

Mr. Salswedel stated they had it drawn that way at first and were asked to show it like this. They actually had the driveway just curving around as a two-way driveway, and then both the connection to the east and the south they had dashed in.

Mr. Nesbitt commented you do have differences of opinion. In some places they have them built so there isn't any doubt that they will be built when it comes around because you don't have any money in hand. That is the problem, and developers sometimes won't commit to it in the future. Some traffic engineers say it should be built because that will avoid any uncertainty when the connection is made in the future. The problem often is if that becomes a landscaped area there is resistance to tearing up landscaping.

Mr. Rogers stated certainty to the west he agreed. On the south entrance, to the south of the driveway, it can be used as parking spaces for now. On the east side they can make that a landscaping area. To the south, Dr. Duffy's property goes past the end of the site and into where they have on their conceptual site plan where that parking is where they need to pick up her storm sewer and drainage system. That is all part of their engineering to be able to do that. He doesn't have an agreement to do that and that is what he is working on. He thinks it would help her and help them if there was an access between the two sites.

Mr. Nesbitt stated it would have to be clearly noted on the plan that the extension of the driveway at the time it becomes needed for cross connection would be borne by the existing owners of this property so we don't run into a problem with the hesitancy of tearing out landscaping.

Mr. Lipchik added if T&C is so successful at that location and they want to build a bigger building elsewhere and sell that off to someone then we are not in a jam.

Mr. Nesbitt stated they may. It depends on how familiar they are with the site plan. It is a little different than having something deeded on the site plan or registered on the property. So, unless they are diligent enough to search out the site plan that was approved they may not be aware of it.

Mr. Rogers stated they need a cross easement agreement because that is their property that he is going onto, so that is what he was going to mention. They will put it in a cross easement agreement so that way it will be recorded.

Mr. York said he guessed that was more of a question in his mind than a recommendation that. Whether it makes sense to build it now or build it later, it just always looks funny to him to have that dead end. The other way of looking at it is that this is progress. This is hope for the future, and this is expansion that may make sense to the community if there are plans for the future. So having it in there is fine too.

Chairman Day commented it is exactly like the one by Taco Bell where it has taken us to no place for years. He then asked if there was anything else the commission needed to cover.

Mr. Salswedel said (at the risk of opening a can of worms) he knows they don't have a rendering of the parking lot elevation but LSL's concern with their entrance and their entry canopy. They feel like the changes they made from where they started are a vast improvement although they are not reaching the standards LSL was looking for originally for an entrance. Personally, he was thinking the south elevation.

Ms. Tacy stated she was too.

Chairman Day commented he was too. He thinks bringing it further out is going to look funny.

Ms. Tacy asked what we need to do.

Mr. Lipchik replied you need to take action on a preliminary site plan and said to remember from this point it is going to come back to the commission as a final site plan, once again to be seen.

Ms. Tacy remarked so we want to approve with the last hour and a half of discussion.

Chairman Day commented we approve it (preliminary approval) subject to changes we discussed.

Mr. Lipchik stated what is going to occur after that step is allow them to get documentation for Council together for the VCA agreement while they work on that final site plan.

Chairman Day stated we might want to have them come to us in a workshop meeting before it comes up for the final approval so that way we are not coming at final and having to table it because there are a couple places we don't agree on.

Mr. Lipchik said we can certainly do that.

MOTION and second by Mr. Lee and Mr. Gottschall to approve preliminary SPR approval to site plan #32-900-06 T&C Federal Credit Union subject to compliance with reviewer comments and subject to the changes discussed tonight being implemented before final approval is given.

VOTE:

MOTION CARRIED

FINAL SITE PLAN REVIEW- SPR #32-902-06: FIRST BAPTIST CHURCH ADDITION, GENE KRACHENFELS, 620 WIXOM ROAD, WIXOM, MI 48393: The applicant is seeking to construct a 17,704 square foot addition to the church, which will employ approximately 30 people. The property is located at 620 Wixom Road and zoned VCA, Village Center Area. The tax parcel number is 17-32-301-035.

Chairman Day stated we have a letter from the project manager requesting that this be tabled to the next Planning Commission meeting of June 5, 2006.

MOTION and second by Mr. Gottschall and Mr. Maher to table SPR #32-902-06 to the June 5, 2006 Planning Commission Meeting.

VOTE:

MOTION CARRIED

CALL TO THE PUBLIC:

There was no public present for public comment.

COMMISSION COMMENTS:

Ms. Tacy asked the commissioners to remember when the gentlemen were here for the VCA update and wanted to come up with a mid rise building. Mr. Lipchik had shown her this, and she said what if you only did like the first five floors which would be something more like this behind our retail, starting here as a starting point to give them some direction. You are dealing with a building that looks more in place for a downtown and has some height and some focal point features to it. She suggested before they plan it out and give us something why don't we proactively give them ideas. It is more of what you would see in a downtown. That other building looked like it was a barn. These buildings have a lot more character, even moreso if you did something where the windows are at least differentiated yet diamond points at the brick at the top. Even on the simplest form, this one has a different scheme of windows that makes it interesting. She asked if the others would be opposed to firing off an email and saying hey what about considering these types of buildings as things that you might model that mid rise after?

Chairman Day stated that was fine with him; go for it.

Mr. Lee stated he just wanted to publicly thank the commission for their patience with him at the last meeting. He wanted to apologize for coming in late and having to leave early. As he explained to most by this time he did have somewhat of a family emergency to take care of that he certainly did not plan and keeps those events to a bare minimum. He said he appreciates their patience and appreciates them for postponing discussion on the Wixom Ford Plant property. He wasn't sure if it was because he wasn't here or because of the late hour, but either way he appreciates it.

STAFF COMMENTS:

Poota's Retail/Country Corners Update

Mr. Lipchik stated we were looking at this coming workshop to bring in the three different proposals for the RFP and if we follow the format where we said 30 minutes to talk about it and 10 minutes to question and answer. He said he was wondering if it is a possibility if he got his hands on some food if there is any way we can start the meeting earlier so we don't wind up being here at 11:30 at night.

Ms. Tacy stated that is what we did before.

Mr. Maher commented that he thought the other thing too is that Mr. Avantini had mentioned likely 30 minutes might be too long.

Mr. Lipchik stated we discussed it administratively, and we are thinking 30 minutes is what it should be. He has already sent letters out telling them we want them to appear and they are going to have to have 30 minutes of some kind of presentation and said there would be a question and answer for ten minutes. He indicated he would copy the commission on everything he sent out. His thought is that if we could start early like 6:00 pm then we are not going to be here all night, and then there might be enough time for Ford Motor Company discussion.

Chairman Day said 6:00 pm is fine with him.

Mr. Lipchik also wanted to comment about information in the packet about Poota's retail at Country Corners and the left hand turns. On June 5, they are going to come before Planning and ask for relief on that. He thinks in the meantime it gives the members plenty of time to get out there at different times of the day, take a look and formulate an opinion as to where they stand.

Mr. Maher inquired if this is the pulling out, and Mr. Lipchik replied yes. It is the left hand turn out of the east driveway by the coffee shop.

Ms. Tacy commented when we originally approved this we said no.

Mr. Lipchik stated that was right. The commission will have a couple of letters from HRC, one saying no you shouldn't do and the other one saying well maybe during certain times of the day. They have employed a traffic engineer and have a report, and that is why it is going to wait until June 5th.

Ms. Tacy asked if part of that report will cover the potential she sees if we were to set it up on time constraints only. What is the likelihood that people are going to stick with those time constraints? She sees it at the school. Don't park in the traffic circle in front of the school between this hour and that hour because the buses are coming in, but people don't adhere to it. They are somehow special she guesses. She is curious to see in areas where those types of signs are posted saying no turn from such and such time to such and such time what incident of traffic difficulties is noticed by people not adhering to it.

Chairman Day commented he thought those same people would not adhere to it even if it were no left turn at all.

Ms. Tacy said so you don't think it would really make a difference, and Chairman Day stated he really didn't think so and added that is his experience.

Mr. Nesbitt thought their experience in doing access management plans is that signage to direct people in no turning movements are not very effective.

Ms. Tacy stated that is why she is thinking moreso if you are going to tell them specific hours. You might as well not tell them anyways because they are not going to listen to the hours. She doesn't mean not telling to either make it a no left turn or make it during restricted hours because she personally doesn't think that will be very effective.

Mr. Maher asked what it is currently, just open.

Mr. Lipchik said well, that's one item on their site plan they haven't completed; and that was brought up both by the Planning Commission and the Council. So it is time to get it resolved one way or the other.

Mr. Maher asked if it is becoming a problem right now.

Mr. Lipchik stated he was not quite sure how to answer that because there are problems with left hand turns any time.

Mr. Maher said okay, because he guesses the only time he uses that is in the evening going up to get pizza or what have you.

Mr. Lipchik asked if he came out through the light or the east drive.

Mr. Maher replied the east drive and said at 7:00 or 8:00 at night it appears to be safe, but he could imagine rush hour being different.

Mr. York commented he was there last night at 6:00 in the left hand turn lane and was trying to observe what he thought of at night. You are in a downtown area; and you are trying to create traffic calming, not getting people through downtown at 45 mph. Part of him said if someone wants to get out of the parking lot it would be nice to let them in. There are issues, so he is interested in what the experts have to say. We pay them a lot of money to make wise decisions, so he thinks it is important to hear it.

Chairman Day agreed with Mr. York in being interested in seeing what the experts have to say. In terms of if it is a time of day when traffic is really heavy people are not going to sit there waiting to make a left turn. They are going to go out at the light, and if not they will be able to make their left turn over there.

Mr. Maher asked who is doing the traffic study.

Mr. Lipchik said for Mr. Poota he wasn't sure.

Mr. York stated on the other hand the city employs HRC to give us the wisdom of their recommendations, and they work for us so we need to hear what they have to say.

Mr. Maher stated absolutely. That is why he didn't know if HRC was actually doing a traffic study.

Mr. Lipchik said no, they have looked at this.

Chairman Day assumes HRC will get a report from their traffic engineer.

Mr. Lipchik wanted to make one more comment before leaving, but Mr. York asked if we could continue on Poota for a second. When Mr. Lipchik said sure, he asked if it would be taboo for us to bring up covering up those ugly looking meters at the same time in the corridor.

Mr. Lipchik said he thinks you are free to bring up anything you want.

Mr. York commented those things are the ugliest looking things he has ever seen. We talked for two hours with these poor people how that bank looks, and those meters are ugly. Then there are the famous bike racks we talked about before. If it is free for discussion he would sure like to bring that up.

Chairman Day indicated he can say whatever is on his mind.

Mr. York stated he didn't know if he was putting a burden on Mr. Lipchik or not but he would like to know if we knew when the site plan was approved in the first place that those things were going to be there or if this was a deviation or something that was omitted in their submittal.

Mr. Lipchik told him originally they were going to have a mechanical room, and then as this thing progressed and they looked at it the mechanical room didn't become a reality. They were also going to have one unit where they could access the roof. So that means if your neighbor has a problem, he is coming into your store to access the roof. Between those two items, administratively we allowed them because it certainly meets the building code to place the meters in the hall and that the meters would not be obscured.

Mr. Maher asked if it isn't in the ordinance to have them screened.

Mr. Lipchik advised it says to have utilities screened. He doesn't know if he can count meters as utilities. He can count HVAC as utility, but a meter is generally placed by whoever you are purchasing the pilot from.

Ms. Tacy commented so basically a note to LSL. Next time you are reviewing if you see a meter make sure it looks pretty.

Mr. Lipchik said on the VCA building if you go in the parking lot behind there and take a look at it you will see two areas where they have recessed the walls, but the meters are all there in plain sight. He has had discussion with them and knows that Mr. Nowicki has about quite possibly putting roller doors to obscure that. He is going to have to do some digging through the original site plans and see how those were depicted, but he doesn't ever recall them being depicted as saying we are going to have meters hanging out here.

Mr. York stated when LSL rewrites our ordinance they can start looking at how it says how other extremities on the base of the building need to be identified.

Mr. Nesbitt asked if they couldn't have clustered the meters and then screened them.

Mr. Lipchik indicated that is what they did. They clustered them, and you have a dozen of them.

Mr. Maher stated with strip centers and any type of retail that is an issue you have where you cluster 12 or 20 of them together and they are just exposed.

Mr. York commented what is interesting is as we begin and give these guys a hard time for certain features we can walk through our subdivisions and can see some real ugliness. He wonders if those things aren't the issues we need to pay as much attention to rather than some of the features on the face of a building.

When Chairman Day said it is harder to do something about what is already there, Mr. York stated we can prevent it from happening again.

Mr. Gottschall asked if pods for storage falls under outside storage.

Mr. Lipchik stated it certainly would. Now, most of the time pods are used for people that are moving as opposed to outside storage that is being kept. It is like parking a moving truck in your drive way, loading it up; then generally speaking they are gone. He does know that at one point we had a house fire, and they did put some of the stuff they were able to save in a pod; but it was inside a fenced yard.

Mr. Gottschall stated this was sitting somewhere along Wixom Road in a commercial area. He thinks it was on the east side of Wixom Road on the track area north of GFS, but it just struck him that it wasn't something he had seen before.

Mr. Lipchik told him for something like that give him a phone call, and he will send one of the guys out to take a look and get back to you.

Mr. Gottschall commented he sees the convention this year is at the Renaissance Center.

Mr. Lipchik stated we are going to set up a bus tour of the VCA, and certainly the commissioners have been so involved that we want them with us and they can point out to these different communities what we went through. Next Thursday the folks from Brownstown are coming out to walk our VCA with Mr. Avantini because apparently they are getting ready to do something very similar.

Mr. Lipchik stated one more item, and he can stop. He mentioned that he is having a real hard time with these packets being a week ahead. What occurs is he has five meetings every month and being a week ahead of time they fall on a week when he is trying to get stuff together for another meeting. It makes it extremely difficult on him and his staff. He has tried it. We have looked at drop dead dates, tried to adjust things; and if it is a week ahead of time it is a problem for him. If he didn't have five meetings to meet every month, he could do it. He said he wanted to throw that out on the table. The commission can do whatever they want to do, but he's letting them know it is extremely difficult because not only does he have outgoing packets but he has incoming packets that have to be distributed to all the reviewers; and it is a nightmare.

Mr. York asked if it is the Friday before or a week before, and Chairman Day stated it is when Mr. Lipchik can get it to us.

Ms. Tacy stated what we brought up at one of the meetings was because of the fact that Mr. Lee was out of town and didn't get a chance to review his and she was gone. It is the same kind of thing. If you have plans to be gone and don't get in until Sunday night, when are you going to look at it? She can look at it a little longer because she is a stay at home mom. No big deal, but for those who work outside of the home when do you get a chance to review it?

Mr. Gottschall asked what the CD was for, and Mr. Lipchik told him Mr. Fitzpatrick was nice enough to make copies for us. It is about six minutes and is about masonry.

Mr. Fitzpatrick stated it is about how it is not affected by fire like sheet rock and other materials are.

Mr. Lee asked if there was anything sacred about the meeting dates we have had. Is it by charter or by convention?

Mr. Lipchik stated it is by convention.

Mr. Lee said he noticed the last two meetings we had have been on Thursdays.

Mr. Lipchik stated that is because we adopted a calendar at the beginning of the year, and the reason it is on Thursday this time is because of the school board election. The reason we had it here last time was because of budget meetings.

Mr. Lee asked if the schedule cannot change because of Mr. Lipchik's other demands if it is possible to change the meeting date so we still get that one week period so it doesn't put any more strain on him and his staff, doing it the way he always was but meeting a week later so we get a chance to look at it.

Ms. Tacy felt that was a good thought. Mr. Lipchik goes back to his old packet schedule, but our meetings fall differently.

Mr. Lee asked if that is possible.

Mr. Lipchik replied that he sees what he is saying but he would have to look at that and get back to him.

Ms. Tacy stated so maybe we get our packets on Fridays but our meetings aren't until Thursdays.

Mr. Lipchik stated he would have to look at it on a calendar instead of trying to think off the top of his head. He has three Monday meetings a month and two Council meetings he has to prepare stuff for and some times attend depending. Those are on Tuesday, so he doesn't know but will take a look.

Ms. Tacy said instead of setting us up into a different week, instead of always meeting on Monday nights we could meet on Thursday nights so the packet production falls the same time it used to and we still get our packets on Friday. That gives us the weekend and/or Monday, Tuesday and Wednesday to look at it. If you're out of town on the weekend at least you have week nights to get through the packet before the meeting.

Mr. Lipchik stated he would certainly take a look at it. He has to do something one way or the other.

Mr. Maher asked if they are hiring summer help.

Mr. Lipchik stated never. With Ford Motor Company leaving the City every position that becomes vacant doesn't get filled, not necessarily eliminated but it doesn't get filled right now; and there is no room for that, unfortunately. He did have a kid this past winter that worked voluntarily one day a week for about four hours on Friday which was nice. That helped but no, it is not in the cards.

ADJOURNMENT:

This meeting of the Wixom Planning Commission was adjourned on motion by Mr. Gottschall and Mr. Maher at 9:55pm.

Jennifer Garrett
Recording Secretary
May 10, 2006