

**PLANNING COMMISSION SPECIAL MEETING
TO INCLUDE A WORKSHOP STUDY SESSION
CITY OF WIXOM
49045 PONTIAC TRAIL
MONDAY, APRIL 28, 2008 – 7:30 PM**

Chairman Day called the meeting to order at 7:35 pm.

The Pledge to the Flag was given.

PRESENT:

William Day, Chairman
Phillip Carter
Jim Crowley
Kurt Gottschall
Cory Lupinacci
William Henning
Guy York

CITY CONSULTANT:

Carmine Avantini, LSL

CITY STAFF:

John R. Lipchik, Building Official

RECORDING SECRETARY:

Jennifer Garrett

ABSENT:

James Maher (excused)
Patrick Fitzpatrick (excused)

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

CHANGES OR ADDITIONS TO THE AGENDA:

Chairman Day indicated he had a request that we amend the agenda to set a public hearing for composting at the DPW.

MOTION and second by Mr. Gottschall and Mr. Lupinacci to amend the agenda to add set a public hearing for composting at the DPW.

VOTE:

MOTION CARRIED

APPROVAL OF MINUTES:

March 24, 2008 Workshop

April 7, 2008 Regular

Mr. Carter noted that in the March 24, 2008 Workshop minutes on page 17 in the last comment on the page to himself, the last sentence was actually a question to the commission and not a statement.

MOTION and second by Mr. Gottschall and Mr. Lupinacci to accept the March 24, 2008 Workshop and April 4, 2008 Regular minutes as corrected.

VOTE:

MOTION CARRIED

CORRESPONDENCE:

Wixom Municipal Code Inserts

CALL TO THE PUBLIC:

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

Chairman Day asked if there was anyone from the public that would like to address the commission at this time. There being no comments from the public, the Call to the Public was closed at 7:38 pm.

CONSENT AGENDA:

There were no items listed under the consent agenda for this meeting.

TABLED MOTIONS:

There were no tabled items listed on this agenda.

UNFINISHED BUSINESS:

There was no unfinished business listed on tonight's agenda.

NEW BUSINESS:

WAIVER REQUEST #07-013: ALEX'S PIZZERIA – DINO GROSSI, 49115 PONTIAC TRAIL, WIXOM, MI 48393: The applicant is seeking a waiver request from the VCA Signage Requirements in order to increase the size of the sign by 12½ square feet. Wixom Municipal Code, Section 18.75.070 P requires approval from the Planning Commission for this request. The property is located at 49000 Pontiac Trail and zoned VCA, Village Center Area. The tax parcel number is 17-32-354-008.

Mr. Avantini stated you have our letter dated April 24, 2008 for this request and said as you may recall at the previous Planning Commission meeting the applicants had proposed a larger sign which was also internally illuminated with bulbs that were running down the face of the sign. He explained that they have redesigned the sign so it is smaller, and they have also taken the bulbs off and the internal illumination of the sign. They are now proposing that it be lit from the exterior with gooseneck lighting similar to many of the other signs across the street in the Tribute commercial development. In our letter we have pointed out some of the requirements, and we have outlined just the change here. The other thing we wanted to point out too is the applicant is allowed a 42 square foot sign on the wall facing Pontiac Trail, a 10.5 square foot sign on the wall facing Center Street and two 6 square foot projecting signs. Now, they are not proposing any wall signs at this point in time; but what we would recommend is that, in exchange for the waiver to allow them to have the sign they are proposing, only one projecting sign be allowed as opposed to two which they are allowed under the ordinance. So in terms of the total square footage, if they have two projecting signs it would be a total of 24 square feet; and the one sign they are proposing is approximately 25 square feet because we measure it as a cut out. It is not actually a full 25 square feet in area; it is just the way it cuts out.

Mr. Avantini indicated another point he wanted to bring up is the illumination. They are showing in the drawing a light from the bottom and a light from the top. They are going to need lighting from both sides, and we are just recommending that it would probably look better if they just had a gooseneck on each side maybe up towards the top a little bit more but in from both sides as opposed to having one on the top and bottom that will illuminate it. It looks a little bit awkward, and also anything projecting has to be 8 feet above the ground for clearance for people walking and moving things by so you don't hit the bottom of it.

Mr. Avantini stated that with that being said we think the proposal is a vast improvement over their previous submission, and this sign will be made basically out of aluminum. It won't have the internal lighting attached to it. We are recommending that the waiver be granted with the changes, including the following condition: The bottom of the sign must be at least eight feet from the surface of the sidewalk; the two gooseneck lights should be mounted at the same height on both sides, and this is the only

permitted projecting sign for this particular use. He then offered to answer any questions the commissioners may have in terms of their review.

Mr. Henning stated it states in our ordinance that lighting intensity should be illumination of 8 to 10 foot candles. Is that possibly what this is for, each side?

Mr. Avantini replied yes. That is one of those things that when we make a recommendation like that we look for the sign company to come back. The main thing is that they are shielded so that they are not creating off-site glare. If they are not creating off-site glare then the big issue becomes what it takes to properly light the sign. It doesn't do them any good to have a sign there at night if you can't see it, especially since it is externally illuminated. That could even change, but the big thing we will be concerned about is when you drive by that there is no off-site glare.

Dino Grossi, 49115 Pontiac Trail, Wixom, MI 48393, passed around new photos showing the sign eight feet above the surface of the sidewalk and the lighting on the sides of the sign.

Mr. York asked based on that sketch if they expect to lower that sign as much as permissible such that the arrow head is at 8 feet above the sidewalk.

Mr. Grossi answered yes, whatever the code is.

Mr. York commented that what he had heard was that it needed to be *at least*, and it says 8 foot minimum. He was curious and said it was kind of a minor point. He guesses you want to look at it from the lighting standpoint. It seems to him if the lighting is pushed upward towards the sign that causes less glare than downward towards the sign, but that is just a vision he has as opposed to anything that was calculated or actually looked at.

Mr. Grossi said he guesses that was an issue about the light from the bottom so that is why they changed it and just put lights at the top shining down at an angle.

Mr. Carter asked if this would be two lights shining on one side and one on the other, and Mr. Grossi replied yes.

Mr. Avantini stated we will work with them on the lighting. They may even be able to mount some lights that barely come out of the building and shine from the side up that give better illumination without having the goosenecks sticking out like that. Something like that might even be more appropriate. We want to illuminate the sign and have it as unobtrusive as possible. So maybe not using goosenecks would be a better alternative, something once again that has a low profile that won't create glare but yet lights the sign. But that is something we can do administratively with them as long the commission understands and is okay with what we are trying to accomplish here.

Chairman Day frankly thinks the sign would have more impact with a less obvious light.

Mr. Lupinacci asked to what extent the street trees have been looked at from the standpoint of the installation of the sign and the extent to which the trees may obstruct the view of the sign.

Mr. Avantini stated one thing he can say is that in terms of the tree that is closest to this sign he knows we have had conversations with the developer of the project about even moving those outward. He doesn't know if you folks have talked to them at all about that, but the thought was that they are so close to the

front of the building that if there is a desire to ever have outdoor seating there are trees in the way. So they have actually talked about moving those outward a bit closer to the road which there is room for it.

Mr. Lipchik thinks since it is right on the corner it kind of falls about half way between them, so he thinks you would still be able to see the sign.

Mr. Avantini said but once again that could happen. He knows we have had conversations about it.

MOTION and second by Mr. Lupinacci and Mr. Gottschall to grant the waiver request #07-013 for Alex's Pizzeria being requested by Dino Grossi for purposes of obtaining a waiver of the VCA Signage Requirements to increase the size of the sign by 12.5 square feet for the property located at 49000 Pontiac Trail, subject to conditions within the letter from LSL which states that the bottom of the sign must be at least 8 feet up from the surface of the sidewalk, the two gooseneck lights should be mounted at the same height as shown on the amended drawing and to be worked out administratively, and that this would be the only permitted projecting sign for this use.

VOTE:

MOTION CARRIED

REVISED DRAFT ZONING ORDINANCE:

Chairman Day stated it was his understanding that originally we had asked that the zoning ordinance as revised come to us in the revised form by April 18th which proved to be impossible. So we didn't have the two weekends to review it, and he understands in light of the fact that Mr. Purdy is not here tonight to go over the review that it has been suggested that this review actually be done at the next regularly scheduled meeting which is a week from Wednesday.

Mr. Avantini told him that was correct. We wanted to make sure you had enough time to review it. Basically it has gone through two reviews because we did turn it around, and then administratively there were some folks that wanted to take a look at it again too because there were a lot of changes. Then we kicked it out to you guys and wanted to make sure you had enough time to also review it. So there wasn't any sense in bringing Mr. Purdy here tonight. One thing he did want to mention, however, is that we did make a minor change too. We have been dealing with the issue, and we wanted to make sure we had it covered in the ordinance. Not only pawn shops which are covered in there, but right now a new common thing is the purchase of precious metals like gold and silver. When prices go up it becomes a big thing, and when prices go down they disappear again. We just wanted to make sure we were addressing that particular use in the ordinance. What we are doing is for those uses where it is a stand-alone business where that is the primary purpose for the business, we are putting it under the same category as and in the definition of pawn shops; but if it is an incidental activity (like if you are a jewelry store and you are buying it and it is just something else you are doing) then it is not going to be included under the pawn shops. It will fall in as an accessory use for commercial operations like that. So there is going to be some administration involved, but we wanted to make sure that it was clear in the proposed ordinance. So what you will be seeing we will highlight and hand out an extra sheet so you will be able to see what it is and what we have done with that.

Chairman Day commented that a question he had in the review he was able to do was that there is a section dealing with tattoo parlors which says they can't be open past 10:00 pm. There are no similar restrictions with regard to amusement arcades, and he was just wondering if that is not something we would want to consider for similar reasons.

Mr. Gottschall said he thinks an arcade by its very nature has later night clientele.

Chairman Day stated if it is place like Lucky's in Novi where it is a restaurant establishment where the arcade use is not incidental or at least where it is not the sole use. If it just a store front filled up with pinball machines and video games he is not sure that we wouldn't want to have restrictions on it instead of it being a hangout for late night activities or after the bar activity.

Mr. Avantini stated that is really the issue. Is the use becoming a hangout for after drinking activities?

SET A PUBLIC HEARING FOR COMPOSTING AT THE DPW:

MOTION and second by Mr. Gottschall and Mr. York to set a public hearing for composting at the DPW for the next workshop meeting.

VOTE:

MOTION CARRIED

DISCUSSION:

There was no discussion on the agenda for this meeting.

CALL TO THE PUBLIC:

There were no public comments.

COMMISSION COMMENTS:

There were no comments made by the commission.

STAFF COMMENTS:

There were no comments made by staff.

ADJOURNMENT:

This meeting of the Wixom Planning Commission was adjourned on motion and second by Mr. Gottschall and Mr. Crowley at 7:55 pm.

Jennifer Garrett
Recording Secretary
April 29, 2008