

Chairperson Werth called the meeting to order at 4:30 P.M.

I. Roll Call

Present: Sandra Werth, Chairperson
Steve Reno, Vice Chairperson
Matt Ray, Secretary
Tony Bartolotta, Commissioner
Dave Kramer, Commissioner
Scott Sintkowski, Commissioner
Colleen Murphy, Commissioner

Also Present: Jeffrey Polkowski, Superintendent/Planning
Scott Alef, Planner II
Amy Williams, Departmental Aide
Rob Merinsky, Director/Engineering

II. Approval of the January 28, 2020 Planning Commission meeting minutes as printed.

MOTION AND VOTE

Moved by Reno

*Supported by Bartolotta; Resolved to **APPROVE** the Minutes of the January 28, 2020 Planning Commission Meeting.*

MOTION CARRIED UNANIMOUSLY

(7-0)

III. Approval of February 25, 2020 Planning Commission meeting agenda.

MOTION AND VOTE

Moved by Kramer

*Supported by Reno; Resolved to **APPROVE** the February 25, 2020 Planning Commission Meeting Agenda.*

MOTION CARRIED UNANIMOUSLY

(7-0)

IV. Approval of Consent Agenda

MOTION AND VOTE

Moved by Reno

*Supported by Kramer; Resolved to **APPROVE** the Consent Agenda.*

**MOTION CARRIED UNANIMOUSLY
(7-0)**

V. Public Hearings

1.) Special Approval. 20-01-02, Best 4 Less RV's (Staff Reviewer – Scott Alef)

Location: 4080 Dixie Hwy
Request: Special Approval under Section 3-705.5.Q(1) and 4-006 of the Waterford Zoning Ordinance to permit a Used Vehicle Dealer with outdoor display and storage within the C-3, General Business District.
Parcel I.D. No.: 13-10-437-011
Applicant: Best 4 Less RV's – Jessica Marks

Applicant or representative present: Jessica Marks

Mr. Alef gave a brief visual presentation and history of the property that has been non-conforming for some time. The applicant would like to make it a used RV vehicle lot. The current C-3 zoning does not allow for outdoor storage/display without special approval. The current use, Office, is not very practical for. The proposed use will still fit the needs of the surrounding area. To meet current landscape standards, they would lose one-half of their space. Staff is proposing to keep landscaping and greenbelt along the water and to repair or fix lighting issues and repair sign.

During the public portion of the meeting, the following spoke regarding this request.

Tamara Millmine of 4085 Solvay spoke up to address concerns regarding the current condition of the property. There are squatters living in the manufactured homes. She would like to see a buffer near the water and address lighting issues.

The applicant, Jessica Marks spoke to address these issues. The property has been vacant for some time and she plans to have the modular homes moved, brush cleaned up but leave a green area near the water. She plans to put up a fence to section off the front parking area as a buffer. They will update and fix lighting issues and provide more security.

MOTION AND VOTE

Moved by Kramer

Supported by Reno; Resolved to approve with conditions the request for special approval in Case No.20-01-02 based on the following findings and conclusions under the Ordinance review criteria and considerations, which are based on assessment of the

information and statements presented in this case by or for the Township Staff, Applicant, and members of the public.

Findings:

- A. *The proposed use is not in accordance with the objectives of the Master Plan and with future land use plans for the area as adopted or maintained by the Planning Commission.*
- B.1 *The proposed use will be compatible with adjacent uses of land in terms of building and activity location, scope of activity, character, hours of operation, and compliance with the performance standards required under ARTICLE II, Division 2-2.*
- B.2 *The proposed use will not have an adverse effect on the environment or adjacent properties beyond the normal effects of permitted principal uses in the same zoning district.*
- B.3 *The proposed use will not result in an impairment, pollution, and/or destruction of air, water, natural resources and/or the public trust therein.*
- C. *The proposed use is not located in any Special Approval use service areas identified and adopted by the Planning Commission.*
- D. *The proposed use will not impose an unreasonable burden upon public services and utilities.*
- E. *The proposed use will be in compliance with the regulations of the Zoning District in which it is proposed to be located.*

Conclusions:

- A.1 *The proposed use is of such location, size and character as to be compatible with the orderly development of the Zoning District in which it is proposed to be situated.*
- A.2 *The proposed use will be compatible with the orderly development or use of adjacent zoning lots.*
- A.3 *Pedestrian circulation will not be hindered by the proposed use.*
- A.4 *Outdoor operations and display in connection with the proposed use will not burden and/or disrupt uses on adjacent properties.*
- A.5 *The natural and surrounding environment will not be negatively impacted by the proposed use.*
- B. *The proposed use will be within the capacity limitations of the existing or proposed public services and facilities which serve its proposed location.*

C. *The proposed use will be conducive to fulfilling a gap in the geographic coverage of such services to Township residents.*

The conditions of this approval, which have considered the Planning Commission's ability to impose reasonable restrictions to ensure compliance with the performance standards established in the Zoning Ordinance, are as follows:

1. ***Any future expansion of the storage areas will require a site plan review.***
2. ***All staff and Fire Department concerns and comments must be met.***
3. ***Landscape along the roadway is waived as long as the water greenbelt is preserved.***
4. ***Approval is limited to the current applicant and is not transferrable.***

**MOTION CARRIED UNANIMOUSLY
(7-0)**

2.) Rezoning. 20-01-03, Redwood Living (Staff Reviewer – Scott Alef)

Location: NE corner of Hatchery Rd and N Williams Lake Rd
Request: Rezone from PL, Public Lands to R-M1, Low Density Multiple-Family Residential Zoning District.
Parcel I.D. No.: 13-18-100-008
Applicant: Redwood Living c/o Patricia Rakoci

Applicant or representative present: Patricia Rakoci, Emily Englehart and Ian Graham.

Mr. Alef advised the board that he would be presenting the Rezoning and Site Plan concurrently. This property zoned Public Lands was recently Sold by the Road Commission and when sold to a private party it can be rezoned. The surrounding properties are State Recreation, Airport and single family residential. The Mater Plan allows for some consideration and the Township does not want to restrict innovative options however there are some issues that still need to be addressed. Single family zoning would allow for about 60 homes with access off all three roads, whereas multiple family zoning which can limit the access to only one road. During the review staff discovered a requirement in the ordinance that would not allow for the use they want A text amendment will be required but cannot be addressed at this meeting. The site plan submitted did not include a survey or address staff and fire department concerns.

Ms. Rakoci said that they received the staff report on Friday and did not have enough time to submit changed drawings.

Ms. Englehart said that they do have a survey and it does not show any utility or gas easement that would affect development of this site. She gave a brief visual

presentation of their working site plan. Not all updates are reflected on the plan but she addressed how they planned to increase trees and landscaping.

Mr. Graham spoke regarding the proposed zoning and how they plan to proceed. R-M2 would better fit their needs, he misread what was buildable area on the original submittal. They have also had discussions with Fire to resolve any issues they had.

Ms. Rakoci stated that if they stay with R-M1 zoning they would require a variance, but rezoning to R-M2 would not. She feels that they have met all requirements and asked if the board could consider rezoning to R-M2.

Mr. Alef informed the applicant that changing the R-M2 would require a new public hearing notice and review. It could possibly be heard at the next meeting if further issues did not arise for the new change of zoning, and possibly be heard and approved with conditions that the Text amendment was approved.

During the public portion of the meeting, the following spoke regarding this request.

Greg Bauer of 6950 Hatchery said that he purchased his home mainly because of the wooded area across the street and at the time, he went to a meeting due to an expansion at the airport in which he was told that this property was zoned Public Lands and would not be developed. He is concerned for noise and traffic. This area has become very busy with the new Williams Lake road. He feels this will lower the value of his home and is against the development.

Barb McArthur of 2396 Richardson Ct. has concerns with Egress, Noise abatement and air quality during construction. She also does not like to see all the Township's green space being built upon. The green space provided a noise buffer and a haven for wildlife.

Letter submitted by **Sandy Pulk** writes of concerns for the wooded buffer from Williams Lake Road, and concerns with increased traffic and noise. Does not want entrance off Richardson.

Chairperson Werth questioned if the applicant intended to strip the land and replant, or leave some of the existing trees.

Ms. Englehart said they would try to leave some but they intended to bring in more trees and landscape than was required.

MOTION AND VOTE

Moved by Reno

*Supported by Kramer; Resolved to **POSTPONE** this case until the next available Hearing date.*

**MOTION CARRIED UNANIMOUSLY
(7-0)**

VI. Site Plans:

1.) Site Plan # PSP. 20-1353, Redwood Living – rental home community (Staff Reviewer – Scott Alef)

Location: NE corner of Hatchery Rd and N Williams Lake Rd
Request: Concept Site Plan Review
Parcel I.D. No.: 13-18-100-008
Applicant: Redwood Living c/o Patricia Rakoci

MOTION AND VOTE

Moved by Reno

*Supported by Kramer; Resolved to **POSTPONE** this site plan review until the next available Hearing date.*

**MOTION CARRIED UNANIMOUSLY
(7-0)**

2.) Site Plan # PSP. 20-0632-A, Public Storage – New building (Staff Reviewer – Jeffrey Polkowski)

Location: 2745 Dixie Hwy
Request: Concept Site Plan Review
Parcel I.D. No.: 13-13-109-007
Applicant: Public Storage c/o Joe Mayer –Kimley-Horn

Applicant or representative present: Jarrod Yates

Mr. Polkowski gave a brief overview of the proposed site plan to expand the current storage facility. They plan to remove the existing outdoor storage and provide more indoor storage. There are some issues concerning the fire department, but could be resolved with a conditional approval.

Mr. Gates stated that he plans to keep with a single story interior storage unit and will comply with all staff and fire recommendatons.

During the public portion of the meeting no one spoke regarding this request.

MOTION AND VOTE

Moved by Reno

*Supported by Sintkowski; Resolved to **APPROVE** the conceptual site plan provided that all contingencies by staff, fire and engineering are met.*

MOTION CARRIED UNANIMOUSLY

(7-0)

VII. Discussion

VIII. All Else

IX. Adjourn

Chairperson Werth adjourned the meeting at 5:32p.m.