

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

**I. Roll Call**

Present: Sandra Werth, Chairperson  
Matt Ray, Secretary  
Tony Bartolotta, Commissioner  
Scott Sintkowski, Commissioner  
Ted Taylor, Commissioner  
Dave Kramer, Commissioner

Absent: Steve Reno, Vice Chairperson

Also Present: Larry Lockwood, Superintendent of Planning and Zoning  
Lori Beeson, Departmental Aide  
Rob Merinsky, Director of Development Services

General Public attendance of approximately 30

**II. Approval of January 23, 2018 Planning Commission Regular meeting minutes as printed.**

**MOTION AND VOTE**

*Moved by Ray*

*Supported by Sintkowski; Resolved to **APPROVE** the Minutes of the January 23, 2018 Regular Meeting of the Planning Commission as written.*

**MOTION CARRIED UNANIMOUSLY**

**(6-0) with Reno Absent**

**III. Approval of March 27, 2018 Planning Commission meeting Agenda.**

**MOTION AND VOTE**

*Moved by Bartolotta,*

*Supported by Taylor; Resolved to **APPROVE** the Agenda of the March 27, 2018 Regular Meeting of the Planning Commission.*

**MOTION CARRIED UNANIMOUSLY**

**(6-0) with Reno Absent**

#### **IV. Consent Agenda**

##### 1.) Site Plan No. 87-E, Union Lake Veterinary Hospital – Parking Lot Expansion

Location: 6545 Cooley Lake Rd.  
Zoning: C-UL, Union Lake Business District

The Union Lake Veterinary Hospital, located at 6545 Cooley Lake Rd. recently acquired additional property east and adjacent to their office and nearer the intersection of Cooley Lake and Lochaven roads. As their business has continued to grow, they have a need for more parking. The plan proposes the addition of 43 parking spaces. Staff recently discussed this project with the Road Commission with regard any future road widening plans for Lochaven Rd. The RCOC has indicated that at this time there are none. Staff has requested that the applicant provide a right-of-way sidewalk that would connect from their existing sidewalk and extend north along the west side of Lochaven Rd. to the intersection of at Cooley Lake Rd. A landscape plan has also been submitted in combination with this project and the greenbelt planting areas will be equipped with an in-ground irrigation system.

##### 2.) Site Plan No. 177-A, Royal Air - Hangar No.10

Location: 2135 – 2137 Airport Rd.  
Zoning: A-1, Airport District

Royal Air Charter and Freight is located at 2141 Airport Rd. and has been a tenant at the Airport for many years. They have recently acquired the former Metro Aircraft Instruments lease parcel located at 2135-2137 Airport Rd. and have been working with the airport authority on plans to construct a new 120' x 240' (28,800 sq. ft.) aircraft hangar west and directly behind the former office building.

##### 3.) Site Plan No. 1216-A, Speedway Gas Station Remodel

Location: 3510 Elizabeth Lake Rd.  
Zoning: C-3, General Business District

Speedway is proposing a store remodel for this location along with a 10' x 24' walk-in cooler addition for the west side of the convenience store. The plan also proposes new signage as part of this overall store update and remodel. No variances are being requested for the proposed cooler addition.

## V. Public Hearings

### 1.) Rezoning/Text Amendment Case No. 18-03-01 (Staff Reviewer – Larry Lockwood)

Request: An amendment to Zoning Ordinance No. 135-A - Commercial Fueling Establishments – Removal of the ban on alcohol sales at commercial fueling establishments.

Applicant: Waterford Township

Applicants present: Sue Camilleri, Waterford Township Clerk

**Ms. Camilleri** gave a brief presentation of the proposed text amendment with explanations of the reasons for the change.

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

#### **MOTION AND VOTE**

*Moved by Kramer*

*Supported by Bartolotta; Resolved to **APPROVE** the request for special approval in Case No. 18-03-01 based on the 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.*

### 2.) Special Approval Case No. 18-03-02, API, Architectural Planners, Inc. - Alan Hall (Staff Reviewer – Larry Lockwood)

Location: 5171 Dixie Highway

Parcel I.D. No.: 13-04-476-017

Action: Requesting Special Approval under Section 3-705.5, I of the Waterford Township Zoning Ordinance to allow an outdoor dining patio to be established in conjunction with a restaurant in the C-3, General Business District.

Applicant: Alan Hall, API Architects

**Mr. Lockwood** gave a brief visual presentation of this project. He reviewed the Township Departmental review of this proposal for outdoor seating at this restaurant.

**Mr. Hall** of A.P.I. reviewed the scope of work involved with the outdoor seating proposal.

Public Hearing opened with no comments heard.

### **MOTION AND VOTE**

*Moved by Kramer*

*Supported by Sintkowski; Resolved to **APPROVE** the request for special approval in Case No. 18-03-02 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 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.
- D. Planning Commission conditions in the form of reasonable restrictions do not appear to be necessary to ensure that the use does not violate the performance standards established in the Zoning Ordinance.

**MOTION CARRIED UNANIMOUSLY  
(6-0) with RENO absent**

3.) Rezoning Case No. 18-03-03, Michael Iliades (Staff Reviewer – Larry Lockwood)

- Location: Vacant property located on the north side of Pontiac Lake Rd., between Nash Ave. and Watkins Lake Rd.
- Parcel I.D. Nos.: 13-24-176-009 thru 024
- Description: Lots 135 thru 150, La Salle Park Subdivision, Section 24, T3N, R9E, W.T.O.C.M.
- Action: Rezone from C-1, Neighborhood Business District to R-1C, Single

**Mr. Lockwood** reviewed the Master Plan and Zoning for the lots.

**Mr. Iliades** reviewed his plans for the lots; he will be combining the 20' lots and re-splitting them into buildable lots.

Public Hearing opened and closed with no comments heard.

### **MOTION AND VOTE**

*Motion by Ray,*

*Supported by Taylor to forward a favorable recommendation in Case No. 18-03-03 on to the Township Board to rezone the subject property of this application from C-1, Neighborhood Business District to R-1C, Single Family Residential District based on the following findings and conclusions under the Ordinance approval recommendation guidelines 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 requested zoning change **is** consistent with the adopted Master Plan as amended.
- B. The requested zoning change **is** consistent with existing uses and zoning classifications of properties within the general area of the subject zoning lot.
- C. The subject zoning lot **is** physically suitable to provide all dimensional and site requirements for the range of uses permitted under the proposed zoning classification.
- D. The trend of development in the general area of the subject zoning lot **is** consistent with the requested zoning change.
- E. The Township and other public agencies **do** possess the capacity to provide all utility and public safety services that would be required for the range of land uses permitted under the proposed zoning classification.
- F. The requested zoning change and the resulting range of uses permitted under the proposed zoning classification **will not** result in any significant environmental impacts.
- G. The proposed zoning amendment **will not** be detrimental to the public interest.

**MOTION CARRIED UNANIMOUSLY  
(6-0) with RENO absent**

**VI. Development Reviews**

1.) Site Plan No. 1326, API, Architectural Planners, Inc. – Alan Hall (Staff Reviewer – Larry Lockwood)

Location: Vacant Parcel (formerly 5385 Highland Rd.) located at the S.E. corner of Highland Rd. and Jeffwood Dr.

Parcel I.D. No.: 13-21-202-001

Action: Concept Plan Review

Applicant: Alan Hall, API Architects

Mr. Lockwood reviewed the zoning history of this property and the history of this project and the reviews of previous meetings.

Mr. Hall reviewed the proposed fencing, green belt area, dumpster location, change in drive location, pedestrian access off Jeffwood, and pedestrian entrance from apartments to property at dumpster. He then reviewed the proposed sign location and explained the difficulty in attempting to locate a suitable area for a ground sign for the property. He added that he may request variance for sign.

Mr. Bartolotta questioned the need for additional retail space. Discussion followed.

Mr. Sintowski commented on entrance from Jeffwood and questioned whether they had pursued a request. Mr. Hall stated that MDOT would not approve this idea.

Mr. Taylor questioned the location for snow removal. Mr. Hall stated they had planned for this and provided an area near the dumpster.

Chairperson Werth opened up the hearing to the Public:

John Stratton, 1451 Jeffwood Dr. complimented Mr. Lockwood and Mr. Hall on their handling of this project. He also inquired on the nature of the second business for the space available in the proposed building. He stated he would not want any land use that would not be compatible with the surrounding residential properties. He referenced a head shop or similar type of dispensary as being undesirable.

Public Hearing closed at 5:44 p.m.

**MOTION AND VOTE**

*Motion by Bartolotta,*

*Supported by Taylor to Approve Site Plan 1326, Vacant Parcel (formerly 5385 Highland Rd) to recommend extension of the required 5' concrete sidewalk south along Jeffwood to the adjacent Embassy West Apartments driveway and provide ADA accessibility for a smooth transition.*

**MOTION CARRIED UNANIMOUSLY  
(6-0) with RENO absent**

**VII. Discussion**

1.) 1355 & 1385 Airport Rd – Presenter: Mark Juett

Mr. Juett discussed the property and his proposal to provide for an interim zoning change to allow outdoor storage. He went on to add that he is proposing to keep the existing residential structures and out buildings and update landscaping. Staff clarified that the proposed use as a contractors storage yard, would require a minimum of M-1, Light Industrial Zoning.

Discussion continued with the Commissioners and their opinions.

Commissioner Taylor stated he did not feel this was a good use for this area and did not want to encourage any form of “spot” zoning as it would not be consistent with the Master Plan for the area.

Chairperson Werth questioned what the types of uses would be introduced to the property and stated her concerns with truck traffic who would be moving items in and out from the property. She also shared her concerns regarding ground water protection.

Commissioner Sintkowski shared his concern regarding spot zoning and noise levels that would be generated from the site.

Chairperson Werth opened the meeting up to the public for comments:

Al Gulda, 1380 Shoman: Stated that she was concerned with blight, dust, & machinery.



Carl Gill, 1288 Shoman, stated that he is opposed to the proposed land use as it would serve to generate dust, noise and other blight.

Richard Trudelle, 1275 Shoman, raised his concerns on a future commercial use for this property. He also was concerned with “spot” zoning issues and losing the residential character of the area.

John Supuch, 1387 Shoman – Stated that his property will receive most of the head lights from vehicles entering the site and stated that the property on Commerce is a junk yard.

Barry Jenneman, 1365 Shoman- Stated that he may be forced to move if an industrial use such as what is being proposed is allowed for this property.

Bill Gaddis – 1170 Shoman: If water contaminated, what is his recourse?

Lee Love – 1409 Shoman: Does not fit with Master Plan

**VIII. All Else**

**IX. Adjourn**

Chairperson Werth adjourned the meeting at 6:10 pm