

**BOARD OF TRUSTEES AND PLANNING COMMISSION
JOINT MEETING
MARCH 27, 2018 AT 3:00 PM
3RD FLOOR CONFERENCE ROOM**

BOARD MEMBERS: Gary Wall, Sue Camilleri, Karen Joliat, Tony Bartolotta, Steve Thomas, Margaret Birch, Dave Kramer

PLANNING COMMISSION MEMBERS: Sandra Werth, Tony Bartolotta, Matt Ray

STAFF: Larry Lockwood, Amy Williams

OTHERS: Mark Herne

This joint meeting was called not to discuss specific cases that have or will come before the Planning Commission, rather it was called to discuss Commission members' roles and responsibilities and to make sure the positions and philosophies of the Board of Trustees Members, Planning Commission Members and the Zoning Board of Appeals Members are consistent with the Master Plan and the Zoning Ordinance.

The discussion opened with comments on the Redevelopment Ready Community program and the One Stop Ready Program; Waterford Township is participating in both of these programs. The purpose of these programs is to improve the efficiency and effectiveness of the procedures and programs that Waterford offers the residents of our community.

Commission members discussed how they prepared for the meetings. Each indicated that once they receive their packet they visit the sites and review the paperwork and the relevant parts of the Master Plan prior to the meeting. Staff members are sometimes contacted with questions before the meeting.

The responsibilities of the members were discussed. They have a lot of authority and have tough decisions to make. They should rely on their research and the Master Plan rather than the emotional pleas made at meetings.

The Master Plan was discussed. It is currently undergoing a 5 year review. It was noted that the Master Plan and the Zoning Ordinance are two documents that are tied together and each must reflect the other.

Decisions of cases before the Commission should be based on the standards and supported by facts.

The minutes of each meeting should have enough detail so readers can understand what took place.

There was discussion as to whether the Zoning Ordinance could be updated to align with variances that are always granted.