
Sandra Werth called the meeting to order at 3:31p.m.

I. Roll Call

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

Absent: Scott Sintkowski, Commissioner

Also Present: Jeffrey Polkowski, Superintendent/Planning
Scott Alef, Planner II
Amy Williams, Departmental Aide
Rob Merinsky, Director/Engineering
Gary Wall, Township Supervisor
Gary Dovre, Township Attorney

II. Approval of the February 25, 2020 Planning Commission meeting minutes as printed.

MOTION AND VOTE

Moved by Reno

*Supported by Kramer; Resolved to **APPROVE** the Minutes of the February 25, 2020 Planning Commission Meeting.*

MOTION CARRIED UNANIMOUSLY

(6-0)

III. Approval of May 28, 2020 Planning Commission Special meeting agenda.

MOTION AND VOTE

Moved by Reno

*Supported by Kramer; Resolved to **APPROVE** the Agenda of the May 28, 2020 Planning Commission Special Online Meeting.*

MOTION CARRIED UNANIMOUSLY

(6-0)

IV. Approval of Consent Agenda

1.) Site Plan No. PSP 19-1348 - Warner Bros. Contractor's Storage Yard

Location: S of 5479 Perry Dr. (13-09-251-049 & 050)

Zoning: M-1 Light Industrial

Business Use: Contractor Storage Yard

The project proposes an outside storage yard. No substantial construction is proposed other than fencing, an asphalt millings storage area, and an asphalt driveway.

MOTION AND VOTE

Chairperson Werth Approved Consent Agenda Item PSP19-1348
ROLL CALL VOTE CARRIED (6-0)

2.) Site Plan No. PSP 19-1349 – Jet One Suites

Location: Oakland County Int'l Airport, North Service Rd
Zoning: A-1, Airport
Business Use: Airport Hangar with office

Construction of a new 17,875 sq. aircraft hangar including a 2,125 sq. office area on the OC Airport property.

MOTION AND VOTE

Chairperson Werth Approved Consent Agenda Item PSP19-1349
ROLL CALL VOTE CARRIED (6-0)

1.) Site Plan No. PSP 19-1351 – Beach Commercial Parking Lot

Location: 2635 Dixie Hwy
Zoning: C-3, General Business
Business Use: Drywall contractor commercial service facility

The project proposes improvements to the existing lot including paving and a fence.

MOTION AND VOTE

Chairperson Werth Approved Consent Agenda Item PSP19-1351
ROLL CALL VOTE CARRIED (6-0)

1.) Site Plan No. PSP 20-1354 – Checkers Bun Freezer

Location: 1349 Highland Rd
Zoning: C-3, General Business
Business Use: Fast Food Drive-thru facility

The project proposes the addition of an exterior bun freezer to permit after-hours delivery of product.

MOTION AND VOTE

Chairperson Werth Approved Consent Agenda Item PSP20-1354
ROLL CALL VOTE CARRIED (6-0)

V. Public Hearings

1.) Text Amendment. 20-03-01, Summit Place Overlay Zoning District Text Amendment (Staff Reviewer – Jeffrey Polkowski)

Request: Proposed Ordinance to amend Waterford Township Zoning Ordinance No. 135-A, by amending the Summit Place Overlay Zoning District use and development regulations for that District.

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

MOTION AND VOTE

Moved by Ray

Supported by Bartolotta; Resolved to forward a favorable recommendation in Case No. 20-03-01 on to the Township Board, for the proposed Zoning Ordinance Text Amendment to the Waterford Township Zoning Ordinance is amended by amending the following changes to the indicated subsections of Section 3-709, Summit Place Overlay Zoning District, in Division 3-7, Commercial Zoning Districts.

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.

**MOTION CARRIED UNANIMOUSLY
(6-0)**

VI. Site Plans:

1.) Site Plan # PSP. 19-1352, Oakland County Business Park – Distribution Center (Staff Reviewer – Scott Alef)

Location: 327 N Telegraph Rd
Request: Concept Site Plan Review
Parcel I.D. No.: 13-25-200-036 & 13-25-200-013
Applicant: ARI-EL Enterprises

Applicant or representative present: Arie Leibovitz

Mr. Polkowski gave a brief overview and visual presentation of the general location of the proposed distribution center within the Summit Place Overlay Zoning District. He

provided a copy of a utility plan to tie into the existing watermain and reutilize existing storm and sewer infrastructure. Re-Use of these utilities is contingent on DPW and Township approval, and adoption of the Text Amendment 20-03-01 by the Board of Trustees is necessary for this conceptual plan to be adopted as proposed.

There was some discussion of the truck & trailer parking amendment, and Accessibility of sidewalks on the proposed new road from Telegraph to Summit drive. Staff does not have any issues with the building height amendment from 30' to 45', and a few minor inconsistencies and fire requirements need to be clarified or corrected.

Mr. Leibovits stated that he did not have specific plans for the South Side development but would address this at a later date.

MOTION AND VOTE

Moved by Kramer

Supported by Reno; to approve with conditions, Conceptual Site Plan #PSP 20-1352 by Summit 327 LLC, for the Oakland County Business Center Distribution Center, part of Parcel No. 13-25-200-013 and 13-25-200-036, located at the northwestern corner of Elizabeth Lake Road and Telegraph road subject to the submission of a revised final site plan addressing all department comments as listed in the staff report and the adoption of text Amendment #20-03-01 by the Board of Trustees.

Conditions: *That the site plan is in compliance with all Planning Commission determinations at this meeting*

MOTION CARRIED UNANIMOUSLY (6-0)

VII. Discussion

VIII. All Else

Chairperson Werth questioned if next month's meeting would be held online.

Attorney Dovre commented that it is difficult to anticipate the governor's actions and suggested they plan to have an online meeting, but if circumstances change, it is preferred to have an in-house public meeting and changed can be made.

Chairperson Werth questioned if there was any other public comment.

Mr. Leibovits spoke up to thank the board and staff for all their efforts and support, and that he will continue to work with the community with this re-development.

IX. Adjourn

Chairperson Werth adjourned the meeting at 4:08p.m.

Due to concerns over the limitation to public gatherings, Waterford Township would request, to the extent possible, that any questions, concerns, or comments be submitted in writing to be entered into the public record regarding any of the cases listed above.

Comments may be emailed to jpolkowski@waterfordmi.gov or mailed to the address listed below. Written comments be received by 2:30 pm on May 28th, 2020 will be entered into the public record for consideration.

Waterford Township Development Services
5200 Civic Center Dr., Third Floor,
Waterford, MI 48329

Draft