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**4:30 P.M. – CALL THE MEETING TO ORDER**

Chairperson Werth called the meeting to order at 4:29P.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

**II. APPROVAL OF JUNE 23, 2020 PLANNING COMMISSION MEETING AGENDA.**

**MOTION AND VOTE**

*Moved by Reno*

*Supported by Ray; Resolved to **APPROVE** the June 23, 2020 Planning Commission Meeting Agenda.*

**MOTION CARRIED UNANIMOUSLY**

**(6-0)**

**III. APPROVAL OF THE MAY 28, 2020 PLANNING COMMISSION SPECIAL MEETING MINUTES AS PRINTED.**

**MOTION AND VOTE**

*Moved by Kramer*

*Supported by Bartolotta; Resolved to **APPROVE** the May 28, 2020 Planning Commission Meeting Minutes as printed.*

**MOTION CARRIED UNANIMOUSLY**

**(6-0)**

**IV. APPROVAL OF CONSENT AGENDA**

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**MOTION AND VOTE**

*Moved by Bartolotta*

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

**MOTION CARRIED UNANIMOUSLY**

**(6-0)**

**V. SITE PLANS AND PUBLIC HEARINGS**

**1.) PUBLIC HEARING - Rezoning. 20-01-03, Redwood Living Residential Development (New Hearing)**

Location: NE corner of Hatchery Rd and N Williams Lake Rd  
Request: Rezone from PL, Public Lands to R-M2, Multiple-Family Residential Zoning District. This is a modification of the original rezoning request.  
Parcel I.D. No.: 13-18-100-008  
Applicant: Redwood Living c/o Patricia Rakoci

**MOTION AND VOTE**

*Moved by Bartolotta*

*Supported by Reno; Resolved to **TABLE** Rezoning Case No. 20-01-03 to the next meeting so that public input could be heard.*

**MOTION CARRIED UNANIMOUSLY**

**(6-0)**

**2.) Site Plan # PSP. 20-1353, Redwood Living – Residential Development**

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

**Mr. Polkowski** gave a brief overview of the revised site plan and addressed the changes made from comments at the last meeting. If approved, this would be conditional upon the change of zoning and text amendment approvals. Staff would like to approval to go ahead without the need to bring this back before the Planning Commission.

**Ms. Englehardt** gave a brief visual presentation to show the minor changes to the previous conceptual site plan.

**Board members** questioned the revised sidewalk detail and the lack of buffer (curb) on the revised plan.

**MOTION AND VOTE**

*Moved by Reno*

*Supported by Bartolotta; Resolved to **APPROVE** Site Plan # PSP20-1353 contingent upon approval of Rezoning and Text Amendment changes and staff approval.*

**MOTION CARRIED**

**(5-1) with commissioner Ray opposed**

**3.) PUBLIC HEARING - Rezoning. 20-02-02, Dale Ulman**

Location: 4525 Rockcroft Blvd  
Request: Rezone from PL, Public Lands and R-1A Single-Family Residential District to C-3, General Business.  
Parcel I.D. No.: 13-04-126-008 & 13-04-126-009  
Applicant: Dale Ulman

**Mr. Polkowski** gave a brief history of this parcel and the intended use by the new owner. He further noted that a site plan would still need to be submitted if rezoning is granted.

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

**Sally Byron** of 4560 Rockcroft Blvd. lives adjacent to the applicant's property and voiced concerns of how the rezoning would affect her property. She further noted that the residents of this street paid to have the street paved and she had concerns with more traffic.

**Board members** asked more questions regarding the road and outdoor storage and the applicants intended use for the property.

**Mr. Ulman** stated that he plans to clean up the property and only use himself. He has been maintaining the road by plowing snow in the winter and would continue to do so. He takes pride in keeping his properties well maintained.

**Board members** noted that the property was previously used for vehicle storage by the fire department, the current owner takes care of the road maintenance and the existing road was put in twenty five years ago.

**MOTION AND VOTE**

*Moved by Bartolotta*

*Supported by Kramer; Resolved to forward a **favorable** recommendation in Case No.*

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*20-02-02 on to the Township Board, to rezone the subject property of this application from R-1A, Single Family Residential and PL, Public Land District to C-3 General Business 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.*

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

**4.) PUBLIC HEARING - Text Amendment. 20-03-02, Zoning Ordinance Text Amendment**

Request: Proposed Ordinance to amend Waterford Township Zoning Ordinance No. 135-A, by amending the R-M1, Low Rise Multiple-Family Residential and R-M2 Multiple-Family Residential Zoning Districts permitted uses to include Attached Single-Family uses.

Applicant: Waterford Township

**Mr. Polkowski** gave a brief overview of the proposed text amendment.

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

**MOTION AND VOTE**

*Moved by Bartolotta*

*Supported by Murphy; to forward a **favorable** recommendation in Case No. 20-03-02 on to the Township Board, to amend the R-M1, Low Density Multiple-Family Residential District text to expand permitted principal uses and permitted uses after special approval and to amend the R-M1, Low Density Multiple-Family Residential District text to expand permitted principal uses and permitted uses after special approval based on the 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, and members of the public.*

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

**5.) PUBLIC HEARING - Text Amendment. 20-03-03, Zoning Ordinance Text Amendment**

Request: Proposed Ordinance to amend Waterford Township Zoning Ordinance No. 135-A, by amending the M-1, Light Industrial permitted uses for Commercial Outdoor Storage.

Applicant: Waterford Township

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**Mr. Polkowski** gave a brief overview of the proposed text amendment. Having an abundance of outdoor storage in the surrounding areas, make the properties less desirable. Waterford seems to have a lot of boat storage, and this amendment would help control and limit the amount of storage.

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

**MOTION AND VOTE**

*Moved by Bartolotta*

*Supported by Murphy; to forward a **favorable** recommendation in Case No. 20-03-03 on to the Township Board, to amend the M-1, Light Industrial District text to limit permitted principal uses and expand permitted uses after special approval based on the findings and conclusions under the Ordinance approval recommendation guidelines which are based on assessment of the information and statements presented in this case by the Township Staff, and members of the public.*

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

**6.) PUBLIC HEARING - Text Amendment No. 20-04-01 –Text Amendment Banquet and Food Preparation Establishments**

Request: This amendment to Waterford Township Zoning Ordinance No. 135-A that is proposed by the Township Planning and Zoning Superintendent and Development Services Department Director, would amend the Zoning Ordinance by establishing Food Preparation Establishments as a Permitted Use after Special Approval within the C-2, Small Business District and as a Permitted Principal Use within the C-UB, Urban Business District.

Applicant: Waterford Township

**Mr. Polkowski** gave a brief overview of the proposed text amendment.

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

**MOTION AND VOTE**

*Moved by Kramer*

*Supported by Bartolotta; to forward a **favorable** recommendation in Case No. 20-04-01 on to the Township Board, to amend the C-2, Small Business District text to establish permitted uses after special approval and to amend the C-UB, Urban Business Zoning District text to reduce permitted uses after special approval based on the findings and conclusions under the Ordinance approval recommendation guidelines which are based*

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

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

**7.) PUBLIC HEARING - Map Amendment No. 20-06-01 – Re-adoption of the Official Zoning Map**

Request: This amendment to Waterford Township Zoning Ordinance No. 135-A that is proposed by the Township Planning and Zoning Superintendent and Development Services Department Director, would re-adopt the Official Zoning Map for the Township displaying updated rezoning requests and new symbology.

Applicant: Waterford Township

**Mr. Polkowski** presented an updated version of the Township Zoning map that the Planner II, Scott Alef has been working on for some time. He explained the changes that were made to make areas easier to identify.

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

**MOTION AND VOTE**

*Moved by Kramer*

*Supported by Bartolotta; to forward a **favorable** recommendation in Case No. 20-06-01 on to the Township Board, to amend the official Zoning Map as outlined in Section 3-101 of the Ordinance based on the 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, and members of the public.*

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

**8.) Site Plan # PSP. 20-1358, Mudslungers Drive Thru Coffee Kiosk**

Location: N Side of Dixie Hwy, S of Andersonville Rd

Request: Concept Site Plan Review

Parcel I.D. No.: 13-04-127-015

Applicant: Andy Molenaar & Deb Tucker

Board member Kramer said that he agreed with Staff comments regarding moving the kiosk up one isle and voiced concerns with the South entrance.

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**Ms. Sides** spoke up to say that a large percentage of the customers would go to the light for comfort reasons, and that they are willing to put in signs to designate entrance, or exit only.

**Mr. Polkowski** stated that Fire, Planning and Engineering still wish to make comments on this conceptual site plan before a final plan is submitted.

**MOTION AND VOTE**

*Moved by Kramer*

*Supported by Bartolotta; to **Approve** Site Plan # PSP.20-1358 contingent on the approval of a variance, and that it meets the standards of the Township staff.*

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

**VI. DISCUSSION**

**VII. ALL ELSE**

**VIII. ADJOURN**

Chairperson Werth adjourned the meeting at 5:47p.m.

Electronic remote access, in accordance with the Michigan Governor's Executive Order 2020-75, will be implemented in response to COVID-19 social distancing requirements and Michigan Governor's Executive Order 2020-70. The public may participate in the meeting through GoToMeeting by computer, tablet or smart phone using the following link:

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Members of the public will only be able to speak during the public comment portion of the meeting and such comment will be limited to three minutes per person. To provide for orderly public participation, a person wishing to speak must state their name and request to be recognized by the Planning Commission Chair. The Chair will recognize all persons wishing to speak during public comment. If, prior to the meeting, members of the public have certain questions or wish to provide input on any business that will be addressed at the meeting then such persons may contact the Planning Commission members through Jeffrey Polkowski, Township Planning and Zoning Division Superintendent, by email to [jpolkowski@waterfordmi.gov](mailto:jpolkowski@waterfordmi.gov), or by mail at 5200 Civic Center Drive, Waterford, Michigan 48329.