

Chairperson Werth called the Meeting to Order at 4:30p.m.

I. Roll Call

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

Absent: Scott Sintkowski, Commissioner

Also Present: Larry Lockwood, Superintendent of Planning and Zoning  
Scott Alef, Planner II  
Amy Williams, Administrative Specialist

General Public of approximately 1

II. Approval of the June 11, 2019 Planning Commission meeting minutes as printed.

**MOTION AND VOTE**

*Moved by Reno*

*Supported by Bartolotta; Resolved to **APPROVE** the Minutes of the June 11, 2019 Planning Commission Meeting as printed.*

**MOTION CARRIED UNANIMOUSLY**

**(6-0)**

III. Approval of June 25, 2019 Planning Commission Special meeting agenda.

**MOTION AND VOTE**

*Moved by Kramer*

*Supported by Bartolotta; Resolved to **APPROVE** the Agenda of the June 25, 2019 Planning Commission Special Meeting.*

**MOTION CARRIED UNANIMOUSLY**

**(6-0)**

IV. Public Hearings

- 1.) Special Approval Case No. 19-06-03, Tel-Huron, LLC (Staff Reviewer – Larry Lockwood)

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Location: 906, 908, 922, 930 & 932 W. Huron St.  
Request: Requesting Special Approval under Section 3-705.5, O of the Waterford Township Zoning Ordinance to allow an indoor commercial storage facility to be established in the C-3, General Business District.  
Parcel I.D. Nos.: 13-25-476-031 & 13-25-476-033  
Applicant: Tel-Huron, LLC C/O Laith Jonna

Applicant or representative present: Laith Jonna

**Mr. Lockwood** gave some background information regarding this request with visual display. Mr. Jonna has been working with staff and taken necessary steps to get to this point to obtain rezoning with conditions.

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

**Mr. Jonna** said that he was open to any questions, but Mr. Lockwood had covered everything. He further discussed improvements that he intended to make to satisfy the requirements of the Zoning Board.

**Chairperson Werth** questioned the revised site plan and access for each unit.

#### **MOTION AND VOTE**

*Moved by Reno*

*Supported by Kramer; Resolved to **APPROVE** Case No 19-06-03 with conditions, the request for special approval in this case 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.*

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- 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 *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. *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 to adopt the ZBA conditions as follows:*
  - 1. *There will be no outdoor operations, displays, or storage.*
  - 2. *The use of existing buildings will not disrupt the surrounding area.*
  - 3. *Additional lighting will be provided at the site.*

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4. *Petitioner will repave the parking areas.*
  5. *Petitioner will make façade improvements consistent with retail appearance.*
  6. *Petitioner will install or extend the white vinyl fence along the north boundary of the property east from the trailer park property corner to match the existing fence installed by PNC Bank.*

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

- V. Discussion
- VI. All Else – Mr. Lockwood asked if the board would be available on July 23<sup>rd</sup> for another Special meeting.
- VII. Adjourn  
Chairperson Werth adjourned the meeting at 4:50p.m.