
**CHARTER TOWNSHIP OF WATERFORD
PLANNING COMMISSION REGULAR MEETING
TUESDAY, JULY 25, 2023 6:00 P.M.**

- I. Call the Meeting to Order

Chairperson Ray called the meeting to order at 6:02 p.m.

- II. Roll Call

Present: Matt Ray, Chair
Scott Sintkowski, Vice Chair
Dave Kramer, Secretary
Tony Bartolotta, Commissioner
Art Frasca, Commissioner
Thomas Strat, Commissioner
Steve Printz, Commissioner

Absent: None

Also Present: Jeffrey Polkowski, Director
Justin Daymon, Zoning Administrator
Lisa Kane, Recording Secretary

Public Present: Approximately 10 members of the public

- III. Approve the Agenda of the July 25, 2023, regular meeting of the Planning Commission as printed.

MOTION AND VOTE

Moved by Bartolotta

*Supported by Frasca: Resolved to **Approve** the July 25, 2023 Planning Commission Meeting Agenda as amended.*

MOTION CARRIED UNANIMOUSLY BY ROLL CALL VOTE

**(Ray/yes, Strat/yes, Kramer/yes, Sintkowski/yes, Frasca/yes, Printz/yes, Bartolotta/yes)
(7 - 0)**

- IV. Approve the Minutes of the June 27, 2023, regular meeting of the Planning Commission as printed.

MOTION AND VOTE

Moved by Frasca

*Supported by Bartolotta: Resolved to **Approve** the June 27, 2023 Planning Commission Meeting Regular Meeting Minutes as printed.*

MOTION CARRIED BY ROLL CALL VOTE

(Ray/yes, Strat/yes, Kramer/yes, Sintkowski/abstain, Frasca/yes, Printz/yes, Bartolotta/yes)
(6 yay – 0 nay – 1 abstain)

- V. Consent Agenda – please see attached Consent Agenda

MOTION AND VOTE

Moved by Frasca

*Supported by Bartolotta: Resolved to **Approve** the Planning Commission Meeting Consent Agenda.*

MOTION CARRIED UNANIMOUSLY BY ROLL CALL VOTE

(Ray/yes, Strat/yes, Kramer/yes, Sintkowski/yes, Frasca/yes, Printz/yes, Bartolotta/yes)
(7 - 0)

- VI. Site Plans and Public Hearings

1. Major Site Plan Review Case No. PSP 23-1458, Drayton Plains School Lofts

Landscaping

Parcel I.D. No. 13-10-426-044; T3N, R9E, SEC 10 ALLEN & FLOYD RESUB LOTS 10 & 11, ALSO OF 'LOON LAKE SUB NO 1' LOT 8, EXC BEG AT NW LOT COR, TH E 200.04 FT, TH S 35 FT, TH W 204.64 FT, TH N 08-09-00 E 35.36 FT TO BEG, ALSO ALL OF LOT 9, ALSO LOT 27 OF 'SUPERVISOR'S PLAT NO 22 7-28-89 FROM 039

Requesting: Requesting a modification to their landscaping requirements from the Planning Commission.

Property Location: 3000 Sashabaw Rd

Property Zoned: RM-2, Multiple-Family Residential

Applicant: Raves Construction

Applicant present: Casey Leach of Kieft Engineering, 5852 S. Main St Clarkston

Mr. Polkowski introduced the project and stated that the unique shape of the property increases the greenbelt requirement that would stand out compared to the adjacent zoning districts. The applicant is in the process of working with the engineering consultant to address comments regarding the relocation of some trees with respect to the underlying utilities.

Mr. Leach added that they would like to leave some open space to give the opportunity for residents' leisure activities. It is important to preserve the front façade of the historic building so they would like to take care not to block that with landscaping. The Road Commission of Oakland County has requested them to add a turn and taper lane which is not on the presented site plan.

Chairperson Ray inquired about the taper lane.

Commissioner Printz inquired about trees near the retention pond.

Mr. Leach stated that they would like to have trees near the retention pond however engineering did not agree to that because the foliage when it falls could block the drain.

Commissioner Printz stated that trees such as hackberry, sycamore, bald cypress, red maple, or white oak that would be conducive to this lot.

MOTION AND VOTE

Moved by Frasca

*Supported by Bartolotta: Resolved to **approve with conditions** the request for site plan 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.*

Conditions:

1. All comments will be addressed to the satisfaction of staff prior to final approval.
2. Staff may coordinate and finalize site plan details.
3. The landscaping materials requirements for the site are reduced by 145 shrubs.
4. Staff and Engineering Consultant will discuss possibility of trees in the retention pond.

MOTION CARRIED UNANIMOUSLY BY ROLL CALL VOTE

(Ray/yes, Strat/yes, Kramer/yes, Sintkowski/yes, Frasca/yes, Printz/yes, Bartolotta/yes)
(7 - 0)

2. Special Approval Case No. PRSA 23-06-05 (PSP 23-0085-A), Vehicle Dealer Establishment – PUBLIC HEARING

Parcel I.D. No. 13-26-251-013; T3N, R9E, SEC 26 SUNNY SLOPE ACRES PART OF LOT 35 & PART OF LOT 2 OF 'ROTH SUB' ALL BEING DESC AS BEG AT PT DIST N 02-15-15 E 751.86 FT & S 87-20-45 E 71.58 FT & S 41-50-15 E 408.15 FT FROM CEN OF SEC, TH S 48-09-45 W 60.28 FT, TH S 48-09-45 W 100.04 FT, TH N 40-13-50 W 133.05 FT, TH N 48-09-45 E 156.59 FT, TH S 41-50-15 E 133.00 FT TO BEG 4-9-18 CORR

Requesting: Special Approval to operate a vehicle dealer establishment with outdoor display and storage.

Property Location: **3455 Highland Rd**

Property Zoned: C-2, Small Business

Applicant: Blacked Out Carts

Applicant present: Ali David of 3455 Highland Rd

Mr. Polkowski introduced the request that will bring the site into compliance with the Township ordinance.

Mr. David stated that he started off repairing golf carts and then it escalated to sales.

Chairperson Ray opened the public hearing at 6:17 p.m.

No one from the audience spoke.

Chairperson Ray closed the public hearing at 6:18 p.m.

The commissioners and Mr. David discussed keeping the current sign as the applicant stated that he would like to reface it but no sign permit has been applied for sign permits at this time,

although he did put a down payment on the sign with a contractor.

Commissioner Bartolotta inquired about the timeframe in which the sign would be completed.

Mr. Polkowski stated that 4 months should be adequate to complete the project and Mr. David agreed.

Commissioner Kramer inquired about the shape and design of the current sign.

Mr. David stated that they would like to keep the current sign design but is willing to reduce the size to meet the ordinance.

Chairperson Ray stated they would need to remove the top portion of the sign, including the arrow and oval, and reface the rectangle portion and Mr. David agreed to change it.

MOTION AND VOTE

Moved by Bartolotta

*Supported by Kramer: Resolved to **approve 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 not** 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.

Conditions:

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 as follows:

1. All comments will be addressed to the satisfaction of staff prior to final approval.
2. Staff may coordinate and finalize site plan details.
3. The Planning Commission reserves the right to modify or revoke this special approval following complaints, safety concerns, or site plan violations.
4. The site’s landscaping must be brought into compliance with the existing site plan, or a new landscaping plan that meets the current requirements of the Zoning Ordinance must be submitted.
5. The applicant must remove the top cabinet of the existing pylon sign.
6. The applicant must successfully rezone the property to C-3, General Business.
7. The applicant must receive a variance to allow for a vehicle dealer establishment with outdoor display on a lot that is not over an acre in size.

MOTION CARRIED UNANIMOUSLY BY ROLL CALL VOTE
(Ray/yes, Strat/yes, Kramer/yes, Sintkowski/yes, Frasca/yes, Printz/yes, Bartolotta/yes)
 (7 - 0)

3. Rezoning Case No. PRSA 23-06-06, Rezoning C-2, Small Business to C-3, General Business – PUBLIC HEARING

Parcel I.D. No. *13-26-251-013; T3N, R9E, SEC 26 SUNNY SLOPE ACRES PART OF LOT 35 & PART OF LOT 2 OF 'ROTH SUB' ALL BEING DESC AS BEG AT PT DIST N 02-15-15 E 751.86 FT & S 87-20-45 E 71.58 FT & S 41-50-15 E 408.15 FT FROM CEN OF SEC, TH S 48-09-45 W 60.28 FT, TH S 48-09-45 W 100.04 FT, TH N 40-13-50 W 133.05 FT, TH N 48-09-45 E 156.59 FT, TH S 41-50-15 E 133.00 FT TO BEG 4-9-18 CORR*

Requesting: The applicant is looking to rezone the parcel from C-2, Small Business to C-3, General Business.

Property Location: **3455 Highland Rd**

Property Zoned: C-2, Small Business

Applicant: Blacked Out Carts

Applicant present: Ali David of 3455 Highland Rd

Mr. Polkowski introduced the rezoning request which will bring this property into compliance with the Zoning Ordinance.

Chairperson Ray opened the public hearing at 6:33 p.m.

No one from the audience spoke.

Chairperson Ray closed the public hearing at 6:33 p.m.

MOTION AND VOTE

Moved by Kramer

*Supported by Frasca: Resolved to forward a **favorable** recommendation in Case No. 23-06-06 on to the Township Board, to rezone the subject parcels #13-26-251-013 from C-2, Small Business to C-3, General Business 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 not** 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.

Conditions:

The applicant has applied for this rezoning with the self-imposed condition of receiving a variance for the size of the property.

MOTION CARRIED UNANIMOUSLY BY ROLL CALL VOTE

*(Ray/yes, Strat/yes, Kramer/yes, Sintkowski/yes, Frasca/yes, Printz/yes, Bartolotta/yes)
(7 - 0)*

4. Rezoning Case No. PRSA 23-06-07, Rezoning O-1, Local Office to C-3, General Business – PUBLIC HEARING

Parcel I.D. No. *13-20-101-091: T3N, R9E, SEC 20 SUPERVISOR'S PLAT NO 31 E 135 FT OF N 250 FT OF LOT 1, ALSO PART OF NW 1/4 BEG AT NE COR OF LOT 1 OF SD 'PLAT', TH S 00-09-20 E 250 FT, TH N 89-40-50 E 80 FT, TH N 00-09-20 W 250 FT, TH S 89-40-50 W 80 FT TO BEG 6-8-23 FR 019 & 126-005*

Requesting: The applicant is looking to rezone the parcel from O-1, Local Office to C-3, General Business.

Property Location: **6743 Highland Rd**

Property Zoned: O-1, Local Office

Applicant: Chad Clark

Applicant present: Chad Clark of 6743 Highland Rd

Mr. Polkowski introduced the rezoning request which will allow for greater potential of commercial uses for the subject property.

Mr. Clark stated that they would like to convert this property to a small hotel with 10 extended stay units catering to clients from the Oakland International Airport.

Chairperson Ray opened the public hearing at 6:37 p.m.

No one from the audience spoke.

Chairperson Ray closed the public hearing at 6:38 p.m.

Commissioner Kramer inquired about how to distinguish a hotel from a motel and are they providing similar services as a hotel would.

Mr. Clark stated that they consider this similar to a short-term rental. Having it in a commercial district would not upset a residential neighborhood. Mr. Clark has properties like this in Traverse City and it has been successful.

Commissioner Bartolotta inquired about the number of units, the client and if there will be a manager or staff on site.

Mr. Clark stated that there will be 10 units with keypad entry and will cater to the clients at the airport, such as pilots. Mr. Clark stated that they do not yet have a plan for what staff would be on site at this time.

MOTION AND VOTE

Moved by Frasca

*Supported by Bartolotta: Resolved to forward a **favorable** recommendation in Case No. 23-06-07 on to the Township Board, to rezone the subject parcels #13-20-101-091 from O-1, Local Office to C-3, General Business 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 BY ROLL CALL VOTE

*(Ray/yes, Strat/yes, Kramer/yes, Sintkowski/yes, Frasca/yes, Printz/yes, Bartolotta/yes)
(7 - 0)*

5. Rezoning Case No. PRSA 23-07-01, Rezoning R-1B, Single-Family Residential to C-2, Small Business – PUBLIC HEARING - POSTPONED

Parcel I.D. No. 13-08-230-003: T3N, R9E, SEC 8 JUDSON BRADWAY'S HUNTOON LAKE SUB N 1/2 OF LOT 53 & ALL OF LOT 54

Requesting: The applicant is looking to rezone the parcel from R-1B, Single-Family Residential to C-2, Small Business.

Property Location: 3470 Airport Rd

Property Zoned: R1-B, Single-Family Residential

Applicant: TCSE LLC

Case was postponed.

6. Change of Use Case No. PCR 23-016, Medical Marihuana Provisioning Center to Licensed Marihuana Retailer – Planet 59

Parcel I.D. No. 13-22-176-001: T3N, R9E, SEC 22 HURONSIDE INDUSTRIAL DEVELOPMENT LOT 1, ALSO WLY 61 FT OF LOT 2

Requesting: The applicant is proposing to change the use of their business from a medical marihuana provisioning center to a licensed marihuana retailer.

Property Location: 4641 Highland Rd

Property Zoned: C-3, General Business

Applicant: D+R Investment Group

Applicant present: Justin Denaskiss of Denaskiss Consulting Development

Mr. Polkowski introduced the mixed-use proposal to add a licensed marihuana retailer to an existing Medical Marihuana Provisioning Center.

Mr. Denaskiss stated that adding the adult use, they will be able to serve those without a medical card for marihuana sales.

MOTION AND VOTE

Moved by Kramer

*Supported by Frasca: Resolved to forward a **favorable** recommendation in Case No. PCR 23-016 on to the Township Board, to allow the subject parcel # 13-22-176-001 to change use from a Licensed Medical Marihuana Provisioning Center to a Mixed Use Medical Marihuana Provisioning Center and Licensed Marihuana Retailer 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.1. There **is** a Township approved site plan for the zoning lot.

A.2. Physical expansions or substantial improvements **are not** being proposed to the buildings, structures, or use areas on the zoning lot.

A.3 Use of the zoning lot **is** proposed to be changed from the permitted use classification identified in the approved site plan to another permitted use classification.

Conclusions:

- A.1. The subject zoning lot **does** possess the parking capacity needed to serve the proposed change of use.
- A.2. The subject zoning lot **does** provide the appropriate buffering and screening between the proposed change of use and adjacent uses.

MOTION CARRIED UNANIMOUSLY BY ROLL CALL VOTE
(Ray/yes, Strat/yes, Kramer/yes, Sintkowski/yes, Frasca/yes, Printz/yes, Bartolotta/yes)
(7 - 0)

7. Change of Use Case No. PCR 23-020, Medical Marihuana Provisioning Center to Licensed Marihuana Retailer – Moses Roses

Parcel I.D. No. 13-04-127-022: T3N, R9E, SEC 4 WATERFORD THAT PART OF LOTS 1, 2 & 3 LYING NELY OF NELY LINE OF US-10 HWY EXC PART OF LOT 3 BEG AT PT DIST N 44-18-00 E 20.20 FT & N 45-42-00 W 35 FT FROM SW LOT COR, TH N 45-42-00 W 5 FT TO NWLY LOT COR, TH N 44-18-00 E 156.20 FT, TH S 17-13-00 W 10.99 FT, TH S 44-18-00 W 146.20 FT TO BEG, ALSO PART OF NW FRC 1/4 BEG AT MOST SLY COR OF LOT 1 OF 'WATERFORD', TH S 45-42-00 E 135 FT, TH N 44-18-00 E 356 FT, TH N 45-42-00 W 115 FT, TH N 44-18-00 E 204 FT TO CEN LI OF CLINTON RIVER, TH SWLY ALG SD CEN LINE TO SELY LINE OF 'WATERFORD', TH SWLY 230 FT ALG SD SUB LINE TO BEG, EXC PART IN US-10 HWY

Requesting: The applicant is proposing to change the use of their business from a medical marihuana provisioning center to a licensed marihuana retailer.

Property Location: **5806 Dixie Hwy**

Property Zoned: C-3, General Business

Applicant: Golden Rockies

Applicant present: Aaron Gyer of 32411 Mound Rd., Warren, Compliance Officer for Moses Roses

Mr. Polkowski introduced the mixed-use proposal to add a licensed marihuana retailer to an existing Medical Marihuana Provisioning Center.

MOTION AND VOTE

Moved by Bartolotta

*Supported by Frasca: Resolved to forward a **favorable** recommendation in Case No. PCR 23-020 on to the Township Board, to allow the subject parcel # 13-04-127-022 to change use from a Licensed Medical Marihuana Provisioning Center to a Mixed Use Medical Marihuana Provisioning Center and Licensed Marihuana Retailer 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.1. There **is** a Township approved site plan for the zoning lot.
- A.2. Physical expansions or substantial improvements **are not** being proposed to the buildings, structures, or use areas on the zoning lot.

A.3 Use of the zoning lot **is** proposed to be changed from the permitted use classification identified in the approved site plan to another permitted use classification.

Conclusions:

A.1. The subject zoning lot **does** possess the parking capacity needed to serve the proposed change of use.

A.2. The subject zoning lot **does** provide the appropriate buffering and screening between the proposed change of use and adjacent uses.

MOTION CARRIED UNANIMOUSLY BY ROLL CALL VOTE

**(Ray/yes, Strat/yes, Kramer/yes, Sintkowski/yes, Frasca/yes, Printz/yes, Bartolotta/yes)
(7 - 0)**

8. Change of Use Case No. PCR 23-021, Medical Marihuana Provisioning Center to Licensed Marihuana Retailer – MJ Highland - POSTPONED

Parcel I.D. No. 13-13-426-023: T3N, R9E, SEC 13 PART OF E 1/2 OF SE 1/4 BEG AT PT DIST S 01-36-52 W 1318.54 FT & S 62-15-00 W 124.83 FT & N 43-03-56 W 82.10 FT & S 46-56-04 W 120.96 FT & N 43-03-56 W 224.28 FT FROM E 1/4 COR, TH N 43-03-56 W 345 FT, TH N 46-58-38 E 355 FT, TH S 43-03-56 E 345 FT, TH S 46-58-38 W 355 FT TO BEG EXC THAT PART IN PCL BEG AT PT DIST S 01-36-52 W 1318.20 FT & S 62-15-00 W 124.65 FT & N 43-03-56 W 82.10 FT & S 46-56-04 W 120.96 FT & N 43-03-56 W 224.29 FT & N 43-03-56 W 312.19 FT FROM E 1/4 COR, TH N 43-03-56 W 32.81 FT, TH N 46-58-38 E 32.81 FT, TH S 01-57-21 W 46.38 FT TO BEG 2.80 A 10-29-01 FR 020

Requesting: The applicant is proposing to change the use of their business from a medical marihuana provisioning center to a licensed marihuana retailer.

Property Location: 2060 Dixie Hwy

Property Zoned: C-4, Extensive Business

Applicant: MJ Highland, LLC

Case was postponed.

9. Change of Use Case No. PCR 23-022, Medical Marihuana Provisioning Center to Licensed Marihuana Retailer – Quality Roots

Parcel I.D. No. 13-18-376-005: T3N, R9E, SEC 18 SUPERVISOR'S PLAT NO 59 THAT PART OF LOT 1 WHICH LIES W OF W LINE OF LOT 24 OF 'SUPERVISOR'S PLAT NO 36 EXTENDED NLY ACROSS LOT 1

Requesting: The applicant is proposing to change the use of their business from a medical marihuana provisioning center to a licensed marihuana retailer.

Property Location: 1700 Tull Ct

Property Zoned: C-2, Small Business

Applicant: Quality Roots Inc.

Applicant present: Craig Aaronoff of 1700 Tull Ct

Mr. Polkowski introduced the mixed-use proposal to add a licensed marihuana retailer to an existing Medical Marihuana Provisioning Center.

Mr. Aaronoff thanked Township staff for their work.

MOTION AND VOTE

Moved by Frasca

Supported by Bartolotta: Resolved to forward a **favorable** recommendation in Case No. PCR 23-022 on to the Township Board, to allow the subject parcel # 13-18-376-005 to change use from a Licensed Medical Marihuana Provisioning Center to a Mixed Use Medical Marihuana Provisioning Center and Licensed Marihuana Retailer 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.1. There **is** a Township approved site plan for the zoning lot.
- A.2. Physical expansions or substantial improvements **are not** being proposed to the buildings, structures, or use areas on the zoning lot.
- A.3 Use of the zoning lot **is** proposed to be changed from the permitted use classification identified in the approved site plan to another permitted use classification.

Conclusions:

- A.1. The subject zoning lot **does** possess the parking capacity needed to serve the proposed change of use.
- A.2. The subject zoning lot **does** provide the appropriate buffering and screening between the proposed change of use and adjacent uses.

MOTION CARRIED UNANIMOUSLY BY ROLL CALL VOTE

**(Ray/yes, Strat/yes, Kramer/yes, Sintkowski/yes, Frasca/yes, Printz/yes, Bartolotta/yes)
(7 - 0)**

VII. Discussions

Commissioner Kramer commented that he believes that houses are being built in the Township that do not meet the characteristics of the existing neighborhoods. He proposes an ordinance amendment to have new construction be consistent with the characteristics of the neighborhood and commensurate with the value of the neighborhood.

Mr. Polkowski stated that he would discuss this with Stacy St. James and the Township attorney to avoid violations of the Fair Housing Act. Mr. Polkowski included that it is important to consider diversification of housing options while maintaining the harmony of existing residential developments.

Chairperson Ray stated building materials were scrutinized in another community due to characteristics of the neighborhood.

VIII. Public Comment

Chairperson Ray opened the public hearing at 7:05 p.m.

Vaughn Wagner of 2510 Silverside Rd commended the Waterford Police Chief for aiding in stopping the party that was planned at a property near him that was applying for short term rental. Mr. Wagner inquired about the process of applying for a short-term rental.

Mr. Polkowski explained the process and stated that prior to the ordinance being amended, there was not a definition of what a short-term rental was in the Zoning Ordinance. The state defines short term rentals as 30 days or less.

Mr. Wagner stated that he thinks the Planning Commission is doing a great job.

Chairperson Ray closed the public hearing at 7:29 p.m.

- IX. All Else
- X. Adjourn the Meeting

Chairman Ray adjourned the meeting at 7:29 p.m.

Planning Commission Participation Guidelines:

Members of the public will only be able to speak during the public comment period(s) provided during the meeting, unless otherwise permitted by the Chairperson. Public comments will be limited to three minutes per speaker. To provide for orderly public participation, a person wishing to speak must first state their name and address then request to be recognized by the Chairperson of the meeting. The Chairperson will recognize all persons wishing to speak during the public comment period. Prior to the meeting, members of the public may contact the members of the Planning Division to provide input or ask questions by email or mail to the Township employee/official and at the addresses listed below. Persons with disabilities in need of accommodations to be able to participate in the meeting should provide at least 24-hour advance notice to the listed Township employee by phone, email, or mail and an attempt will be made to provide reasonable accommodations.

Jeffrey M. Polkowski, AICP
Superintendent of Planning & Zoning
5200 Civic Center Drive, Waterford, Michigan 48329
Email: planning@waterfordmi.gov Phone: (248) 674-6238

Site Plans Currently Under Administrative Review

Consent Agenda

Minor Site Plans	1
Change of Use	1

Site Plans

1.) Minor Site Plan No. PSP 23-1012-B, Sheldon Cleaners

Location: 2271 Elizabeth Lake Rd

Zoning: C-3, General Business

This applicant is proposing site improvements to the parking lot and interior sidewalk with the intention of opening a laundry establishment in the existing building.

Change of Use

1.) PCR 23-019, Hotel & Motel

Location: 6743 Highland Rd

Zoning: O-1, Local Office

Business Use: Applicant is seeking to convert a former multi-tenant office building into a hotel. This is dependent on successfully rezoning the property.