
**CHARTER TOWNSHIP OF WATERFORD
NOTICE OF PLANNING COMMISSION REGULAR MEETING
TUESDAY, July 26, 2022 4:30 P.M.**

- I. Call the Meeting to Order
Chairperson Ray called the meeting to order at 4:32 p.m
- II. Roll Call
- Present: Matt Ray, Chair
Scott Sintkowski, Vice Chair
Dave Kramer, Secretary
Tony Bartolotta, Commissioner
Art Frasca, Commissioner
- Absent: Thomas Strat, Commissioner
- Also Present: Jeffrey Polkowski, Superintendent/Planning
Justin Daymon, Zoning Administrator
Lisa Kane, Recording Secretary
- Public Present: Approximately 6 members of the public
- III. Approve the Agenda of the July 26, 2022, regular meeting of the Planning Commission as printed.
- A. Case No. PRSA 22-06-02 postponed
 - B. Case No. PRSA 22-05-04 postponed
 - C. Case No. PRSA 22-07-05 postponed
 - D. Case No. PRSA 22-07-03 removed

MOTION AND VOTE

Moved by Frasca

*Supported by Bartolotta: Resolved to **Approve** the amended July 26, 2022 Planning Commission Meeting Agenda.*

MOTION CARRIED UNANIMOUSLY BY SHOW OF HANDS

(5 - 0)

- IV. Approve the Minutes of the June 28, 2022, regular meeting of the Planning Commission as printed.

MOTION AND VOTE

Moved by Frasca

*Supported by Bartolotta: Resolved to **Approve** the June 28, 2022 Planning Commission*

Meeting Minutes.

**MOTION CARRIED UNANIMOUSLY BY SHOW OF HANDS
(5 - 0)**

V. Consent Agenda

Commissioner Frasca recused himself from voting due to a conflict of interest.

MOTION AND VOTE

Moved by Bartolotta

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

**MOTION CARRIED UNANIMOUSLY BY SHOW OF HANDS
(4 - 0)**

VI. Site Plans and Public Hearings

1. Case No. PRSA 22-06-01 Rezoning – Public Hearing

Parcel I.D. No. 13-12-277-019; T3N, R9E, SEC 10 SUPERVISOR'S PLAT NO 22 NLY
200 FT OF LOT 3, EXC ELY 10 FT TAKEN FOR HWY

Requesting: Rezone from PL, Public Lands to R-1C, Single-Family Residential

Property Location: 4330 Hatchery Rd

Property Zoned: PL, Public Lands

Applicant: Yvonne Schlickemeyer

Mr. Polkowski presented the request for rezoning as consistent with the Master Plan, all external consultants have reviewed it and no objections were stated. This rezoning would bring the lot in harmony with the surrounding community.

Chairperson Ray opened public comment at 4:36 p.m.

No one from the audience spoke.

Chairperson Ray closed public comment at 4:36 p.m.

MOTION AND VOTE

Moved by Frasca

*Supported by Bartolotta: Resolved to forward a **favorable** recommendation in Case No. 22-06-01 onto the Township Board, to rezone the subject parcels #13-10-451-004 from PL, Public Lands to R-1C, Single-Family Residential 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 SHOW OF HANDS

(5 - 0)

2. Case No. PRSA 22-06-02 (PSP 21-1372-A) Educational Facility Athletic Yard – Public Hearing - POSTPONED

Parcel I.D. No. 13-12-277-019; T3N, R9E, SEC 12 SILVER LAKE ESTATES NO 5 'OUTLOT C' EXC BEG AT SW LOT COR, TH N 01-38-00 W 120.86 FT, TH N 88-22-00 E 217.42 FT, TH S 29-19-33 W 234.62 FT, TH N 46-40-00 W 61.70 FT, TH ALG CURVE TO LEFT, RAD 180.81 FT, CHORD BEARS N 56-56-58 W 64.55 FT, DIST OF 64.90 FT TO BEG, ALSO EXC THAT PART IN OCCP NO 1384 - 'GOLFHILL COURT' 10-19-01 FR 011

Requesting: Special Approval for an athletic field and drainage improvements for an existing educational facility.

Property Location: 3200 Beacham Dr

Property Zoned: R-1A, Single -Family Residential

Applicant: Oakdale Academy

3. Case No. PRSA 22-05-04 (PSP 22-1427) Clark Gas Station Raze and Rebuild – Public Hearing - POSTPONED

Parcel I.D. No. 13-26-126-005; T3N, R9E, SEC 10 FAIRPLAINS SUB LOTS 75 & 76 EXC THAT PART OF LOT 76 TAKEN FOR ROAD DESC AS BEG AT MOST NLY LOT COR, TH SELY 20.0 FT ALG LOT LI, TH SWLY TO PT ON W LOT LINE, SD PT LOC S 52.0 FT FROM PT OF BEG, TH N 52.0 FT TO BEG

Requesting: Special Approval to raze and rebuild the existing Commercial Fueling Facility

Property Location: 3510 Highland Rd

Property Zoned: C-2, Small Business

Applicant: Highland, LLC

4. Case No. PRSA 22-07-04 Clark Gas Station Rezoning – Public Hearing

Parcel I.D. No. 13-26-126-005; T3N, R9E, SEC 10 FAIRPLAINS SUB LOTS 75 & 76 EXC THAT PART OF LOT 76 TAKEN FOR ROAD DESC AS BEG AT MOST NLY LOT COR, TH SELY 20.0 FT ALG LOT LI, TH SWLY TO PT ON W LOT LINE, SD PT LOC S 52.0 FT FROM PT OF BEG, TH N 52.0 FT TO BEG

Requesting: Rezone from C-2, Small Business to C-3, General Business

Property Location: 3510 Highland Rd

Property Zoned: C-2, Small Business

Applicant: Highland, LLC

Mr. Polkowski introduced the rezoning request as the first step in the applicant's process for future development. The rezoning is not consistent with the Master Plan, however it is consistent with the property's long history of commercial use. This subject parcel meets the minimum requirements for setbacks for a C-3 zoning and would not need any variances. Engineering has no objections to this request and staff is supportive of this change.

Chairperson Ray opened public comment at 4:41 p.m.

No one from the audience spoke.

Chairperson Ray closed public comment at 4:41 p.m.

MOTION AND VOTE

Moved by Kramer

*Supported by Bartolotta: Resolved to forward a **favorable** recommendation in Case No. 22-07-04 on to the Township Board, to rezone the subject parcels #13-26-126-005 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 not** 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.

Staff does not propose any additional conditions.

MOTION CARRIED UNANIMOUSLY BY SHOW OF HANDS

(5 - 0)

5. Case No. PRSA 22-07-05 (PSP 22-1330-A) DTE Public Utilities Service Center – Public Hearing - POSTPONED

Parcel I.D. No. 13-25-200-034; T3N, R9E, SEC 25 PART OF NE 1/4 BEG AT PT DIST N 00-32-10 W 1948 FT & S 89-27-50 W 50 FT FROM E 1/4 COR, TH S 89-27-50 W 1311.04 FT, TH N 00-31-10 W 725.80 FT, TH N 89-56-50 E 1310.87 FT, TH S 00-32-10 E 714.74 FT TO BEG 21.68 A 10-23-18 FR 032 & 033

Requesting: Special Approval for fueling facilities, major vehicle repair facilities, and outdoor storage of materials and equipment as accessory uses to a public utility building.

Property Location: SW Corner of Telegraph Rd and Mall Dr. E.

Property Zoned: C-4, Extensive Business
Applicant: DTE Electric Company

6. Case No. PRSA 22-07-03, Text Amendment – Donation Bin Ordinance – Public Hearing - REMOVED

Requesting: Zoning Ordinance amendment to address donation bins township wide.
Districts Impacted: All Zoning Districts
Applicant: Waterford Township

7. Case No. PSP 22-1425, Medical Marihuana Provisioning Center Marvin Karana

Parcel I.D. No. 13-13-253-008; T3N, R9E, SEC 13 OAKWOOD MANOR NO 1 LOT 105
Requesting: Site Plan Review for a medical marihuana provisioning center in C-2, Small Business
Property Location: **2460 Dixie Hwy.**
Property Zoned: C-2, Small Business
Applicant: Marvin Karana

Applicant present: Cody Newman of Driven Design at 117 W. Michigan Ave, Battle Creek MI

Mr. Polkowski brought the project back to the commission from being tabled at the May 2022 meeting. All plans submitted satisfy the ordinance requirements and no variances are required for this site. The Township Board of Trustees have previously approved this use and engineering comments regarding storm water have been mitigated with the updated grading plan.

Mr. Newman stated that full engineering plans, as well as landscaping and irrigation plans have been submitted as requested.

MOTION AND VOTE

Moved by Bartolotta

*Supported by Frasca: Resolved to **approve with conditions** 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. A final site plan shall be submitted for review and all department comments from this application and related site plan shall be addressed to the satisfaction of department staff.

***MOTION CARRIED UNANIMOUSLY BY SHOW OF HANDS
(5 - 0)***

VII. Discussions

Mr. Polkowski informed the Planning Commission that a new commissioner will be attending the August 2022 meeting.

VIII. All Else

None

IX. Adjourn the Meeting

Chairman Ray adjourned the meeting at 4:47 p.m.

Members of the public will only be able to speak during the public comment period at the end each public comment agenda item and such comments will be limited to three minutes per person. 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