

4:00 P.M. – Agenda Review – 3<sup>rd</sup> Floor Conference Room

4:30 P.M. – Call the Meeting to Order – Main Floor Auditorium  
Chairperson Werth called the meeting to order at 4:35pm

I. Roll Call

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

Absent: Sandra Werth, Chairperson

Also Present: Larry Lockwood, Superintendent of Planning and Zoning  
Amy Williams, Administrative Specialist  
Rob Merinsky, Director of Development Services  
Gary Dovre, Township Attorney

General Public attendance of approximately 25

II. Approval of June 28, 2018 Planning Commission meeting minutes as printed.

**MOTION AND VOTE**

*Moved by Sintkowski*

*Supported by Bartolota; Resolved to **APPROVE** the Minutes of the June 28, 2018 Special Meeting of the Planning Commission.*

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

III. Approval of August 14, 2018 Planning Commission meeting agenda.

**MOTION AND VOTE**

*Moved by Bartolota*

*Supported by Kramer; Resolved to **APPROVE** the Agenda of the August 14, 2018 Special Meeting of the Planning Commission.*

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

IV. Old Business

1.) Property Location: 435 N. Telegraph Rd.  
Parcel I.D. No.: 13-25-200-032

Applicant: Arie Leibovitz, Ari-el Enterprises, Inc.

**Mr. Lockwood** reminded the board that we recently discussed this proposed project by DTE under Section 3-202, Unclassified Uses along with a conceptual site plan for this location and the design team has come up with further input to determine if the use will be appropriate for C-4 Extensive Business District.

**Attorney Dovre** addressed the board to verify what was expected at today's meeting.

**Mr. Palchesko** thanked everyone for the special meeting and introduced the staff members that would be addressing the board today.

**Emily Palacios** gave a brief overview of the proposed service center and the intended uses that they hoped to house at this location. She noted the uses that are already permitted in the C-4 district; Public Utility Facilities and Public Utility Hardware. She further argued that although a proposed regional service center is not expressly authorized as a public utility use, the proposed regional service center is comprised of components that are analogous to uses that are either authorized by right or by special approval in this district. She gave examples of these analogous uses and stated that the proposed service center does not include outdoor storage uses that would be inappropriate in the C-4 District. She asked that DTE Energy be permitted to submit an application for Special Use and Site Plan Approval.

**Mr. Gaines** provided the board with a visual presentation of the proposed site plan and Project Design intent. He described the site layout, landscaping plan and screening parameters. He further went into details about Building Image, materials and sustainability.

**Board members** asked questions regarding storage and fencing as well as security.

#### **MOTION AND VOTE**

*Moved by Kramer*

*Supported by Bartolotta; that the Proposed Use is Appropriate in the C-4 District. The motion is based on the use analyses provided by Staff and DTE's letter dated July 26, 2018, the updated concept plan presented by DTE for this meeting showing the features of DTE's proposed uses that would be included on any site plans submitted for special use and major site plan approvals, and Staff's understandings and DTE's representations regarding the details and dimensions of those features, to determine that the uses proposed by DTE as described in that letter and shown on those plans are appropriate on this property as expressly authorized, contemplated, or specified in the Zoning Ordinance regulations for the C-4, Extensive Business District.*

**MOTION CARRIED UNANIMOUSLY**

**(6-0)**

**V. Development Reviews**

1.) Site Plan No. 1330, Rural Terrace Site Condominium (Staff Reviewer – Larry Lockwood)

Property Location: Vacant property located on Rural Street, east off Dixie Highway  
Parcel I.D. Nos.: 13-04-253-013 and 014  
Action: Concept Plan Review  
Applicant: Tom Wilhelm

**Mr. Lockwood** gave a brief overview of the conceptual site plan and discussed the various staff, fire and road commission reviews that support this development.

**Vice Chairman Reno** stated that this was not a public meeting issue, but since there were several residents that were present with concerns he would open the meeting up so that they could speak, but they were limited to three minutes.

**Dave Woodward** of 4209 Rural spoke on behalf of some of the residents with concerns and questions on how this re zoning was passed without notice of a 3<sup>rd</sup> meeting. He brought up concerns with the Township not considering the Master Plan and to conserve the natural environment and Open Space. He further voiced concerns with traffic doubling on this street.

**Mr. Lockwood** offered to clarify a couple of these concerns. He explained how the process of rezoning is not determined by the Planning Commission; they only offer a recommendation to the Township Board, which is made up of elected officials, who ultimately make that determination. He further added that Mr. Wilhelm followed all the correct channels to obtain this rezoning and has been most cooperative with listening to their concerns and downsizing his development.

**MOTION AND VOTE**

*Moved by Bartolota*

*Supported by Kramer; Resolved to **APPROVE** the conceptual site plan No. 1330.*

**VOTE**

**(5-1)** with commissioner Sintkowski against.

**VI. Discussion**

1.) Property Location: 6455 Harper Dr.  
Parcel I.D. Nos.: 13-05-401-001 and 13-05-326-004

Applicant: Jim Merritt

**Mr. Lockwood** gave a brief introduction to Jim Merritt a developer that has worked in Waterford for over 18 years and his plans to develop a property recently purchased from Waterford Schools on Harper drive that was formerly Lotus elementary.

**Mr. Merritt** gave a brief overview of his plan to request a possible rezoning of this parcel so that he can pursue a Cluster Condominium concept. He feels that the market is conducive to this type of development and would be beneficial to bring in young families with children for the schools and people who want to downsize.

This will be discussed further possibly at the September Planning Commission Meeting.

**VII.** All Else

**VIII.** Adjourn

Vice Chairman Reno adjourned the meeting at 6:20pm