

BOARD MEMBERS PRESENT:

Gary Wall, Supervisor
Kim Markee, Clerk
Steve Thomas, Treasurer
Anthony Bartolotta, Trustee
Marie E. Hauswirth, Trustee
Janet Matsura, Trustee
Mark Monohon, Trustee

OTHERS PRESENT:

Robert Matsura	Donna Wall	Art Frasca
Cindy Monohon	Joan Rogers	
Bea Stephenson	Grant Smith	

Supervisor Gary Wall called the meeting to order at 6:00 p.m. and asked for a moment of silence for the brave men and women who have served our Country and then lead the Pledge of Allegiance.

Roll call vote was taken. All board members where present.

1. APPROVE AGENDA
1.1 August 23, 2021

Moved by Bartolotta,
Seconded by Thomas; RESOLVED, to approve the August 23, 2021, agenda as printed. A roll call vote was taken.

Ayes: Wall, Markee, Thomas, Bartolotta, Hauswirth, Matsura, and Monohon
Nays: None
Absent: None

Motion carried unanimously.

2. ANNOUNCEMENTS

- 2.1 At the Library, pick up a form and map from the Children's Department and take your family on an art tour around Civic Center Campus. Find all SEVEN (7) paintings. Mark them on the form. Return the completed form for a raffle ticket for a treat from a local vendor. Drawings are held on Saturday through August 28.
- 2.2 Thanks to the teens who submitted their pets' pictures for the Teen Virtual Pet Show! Voting will take place through August 31, 2021. Voting is open to all ages. Please limit your voting to one time per person per day. Voting can be done online at www.waterford.mi.gov/library and may be done in person in the Teen area. Prizes will be awarded to the winners (gift cards for Pet Supplies Plus & Dairy Queen).
- 2.3 Township Offices will be closed on Monday, September 6, 2021, in observance of Labor Day. All emergency services will be available.
- 2.4 The Waterford Library will be presenting "Berlin - The History and Highlights of a Fascinating City" on Thursday, September 16, 2021, at 6:30 p.m., in the community room. Please visit the Adult Reference Desk for more information.

- 2.5 Tickets are now on sale for Waterford's 27th Annual Business Recognition Awards Breakfast! Join us Friday, September 17, 2021, at 7:15 a.m. at Overtyme's Fireside Lounge where we're excited to acknowledge the longevity, commitment, community service, and beautification efforts of the Waterford business community! Tickets are \$20 each and may be purchased online at www.waterfordmi.gov or from the Waterford Township Supervisor's office at 248-674-6201 or supervisor@waterfordmi.gov.
- 2.6 Inside Out, an outdoor art exhibition sponsored by the Detroit Institute of Art that brings artwork to the Waterford Township Civic Center Campus has now opened and will run through October. Seven reproductions of art from the DIA are on exhibit outside on the Township Campus for your enjoyment and can be viewed at your leisure. This is a walkable event, so stop by the Township Campus and check it out! Information about the artwork, a map, and the virtual ribbon-cutting can be viewed on the Township's website at www.waterfordmi.gov/insideout.

3. Awards & Presentations

3.1 Scott Frye, Senior Asset Manager, Jonathan Rose Companies Regarding Lakeland Place

Mr. Frye addressed the Board of Trustees and shared with them regarding renovation and an extension of the PILOT Agreement.

Clerk Markee requested Mr. Frye to provide a copy of the other PILOT Agreements/Contracts with other municipalities.

Trustee Hauswirth inquired if any funding was reinvested in making improvements into the building. Mr. Frye stated Jonathan Rose Companies invested two million dollars back into the building.

Trustee Monohon inquired if there is a minimum age to live at Lakeland Place. Mr. Frye stated 62 years or older and 10 units for non-elderly, disabled tenants.

Trustee Bartolotta asked how to safe guard from younger than 62 from living there. Mr. Frye stated that the 10 units are held for disabled/handicapped tenants. They could be any age. A tenant would need to have custody of a child in order for one to live there.

Supervisor Wall inquired if they are 65-year-old person, married a 58-year-old person, would they be able to stay? Mr. Frye stated, "Yes".

The Board continued with questions to Mr. Frye.

4. Consent Agenda

Board Members may remove items from the Consent Agenda for discussion purposes or for the purpose of voting in opposition. Public comment for items removed from the consent agenda may be received in the same manner immediately following the Consent Agenda.

- 4.1 August 9, 2021, Meeting Minutes
- 4.2 August 23, 2021, Bill Payment
- 4.3 Receive DPW's July 2021 Report
- 4.4 Receive the Treasurer's Office July 2021 Report

Moved by Bartolotta,

Seconded by Markee, RESOLVED, to approve the Consent Agenda, items 4.1 through 4.4. A roll call vote was taken.

Ayes: Wall, Markee, Thomas, Bartolotta, Hauswirth, Matsura, and Monohon

Nays: None

Absent: None

Motion carried unanimously.

5. Board Liaison Reports (Verbal)

Trustee Bartolotta

Cable Commission

AT&T franchise Fees continued to fall as they transition customers to satellite services. Comcast revenues continue to rise. The Cable Commission is seeking volunteers. Please forward your resume to the Supervisors Office.

Clerk Markee

Clerk Markee read the following letter from Ms. Levy.

I wish to express my sincere appreciation to Waterford Township related to the Township Library Outreach Program. I am grateful that I am the recipient of both the drop off and return of books from our Township library. This service has had a positive impact on my **quality of life**.

Let me tell you a bit about myself. I have resided and been a taxpayer in Waterford Township for 23 years. For many of those years, I was professionally and happily employed, an active adult learner, and engaged in volunteer work. My life gradually changed as my ability to engage in life as I had known it changed. My several health and medical challenges became "disabilities" which impacted, over the past 10 years, my access to the community and have required many accommodations.

Thanks to the Library Outreach program, I have been able to continue reading. I am sure I need not inform you that this program has afforded me not only the opportunity to continue reading, a passion of mine from childhood, but also, via reading, the ongoing opportunity to challenge my mind and therefore retain my cognitive faculties. The Outreach program has and continues to be a blessing in my complicated life that requires oh so many accommodations.

Sandy Quinn represents the library and the Township in a way that hopefully makes you proud. She is upbeat, helpful, prompt and above and beyond in her kindness and consideration. I especially appreciate the couple of minutes when Sandy is dropping off/picking up books as she is conversational. As someone who is somewhat isolated due to my disabilities, the brief exchanges are both appreciated and especially meaningful. Please do recognize Sandy Quinn.

I offer my most sincere thanks. If I may be of any assistance in spreading the word about this wonderful resource, feel free to contact me.

Respectfully and with gratitude,
Ruthe Levy

Trustee Monohon,

The Waterford Youth Assistance had a great turnout at the Kindness Rocks Garden.

They are working on scheduling a meeting SEMCOG and MDOT.

Supervisor Wall

Supervisor Wall stated the increase in cases is probably due to the new Delta Variant of COVID-19 but cannot be certain.

COVID-19 Updates

8/9/21	48327	48328	48329
	Cases: 2008	2265	2594
	Deaths: 24	69	40
	 Current Cases: 2052	 2310	 2643
	Deaths: 24	69	41

6. Open Business

6.1 Possible Adoption of Zoning Ordinance Amendment 2021-Z-012 - Text Amendment for Signage

The following memo was received by Jeff Polkowski, Planning and Zoning Superintendent.

Attached for your review and consideration, are two (2) proposed amendments to the signage section of the Zoning Ordinance. The first is with respect to signage at multiple tenant buildings. The second ordinance amendment proposes changes to freestanding Sign Message Boards.

Multiple Tenant Buildings

Historically, the Township has interpreted the Zoning Ordinance to only consider the wall area of an individual unit within a multiple tenant building when calculating signage allowance for that unit. However, at the regularly scheduled June 15, 2021 meeting of the Zoning Board of Appeals, the Board heard an appeal of an administrative decision and interpreted that, based on how the Zoning Ordinance is currently written, wall signs for an individual business in a multiple-tenant building may use the wall space located at another unit for their signage.

Although the ZBA granted this appeal to permit the sign to be placed in an unrelated area of the building due to the language of the ordinance, the Board advised Township staff to provide an amendment to address this issue in the Zoning Ordinance. Concerns have arisen from this interpretation such as the potential for an occupant of one unit placing signage in multiple locations around the building and potentially monopolizing all available wall space that would normally be reserved for other tenants.

Township staff is also recommending the removal of Sign Message Boards from multiple tenant buildings. This is to prevent multiple competing electronic changeable message signs that could distract drivers and providing a general visual nuisance.

Sign Message Boards

Additionally, the current ordinance encourages the use of changing sign message boards by providing a size bonus over traditional signs. There is no clear reasoning for this bonus. This ordinance amendment is intended to, de-incentivize sign message boards on ground signs, reduce sign clutter, and provide more uniform signage allowances between sites. Section 1-007 of the Zoning Ordinance defines Sign Message Boards as:

Sign Message Board. A sign component providing for changeable sign message units within a portion of the sign face area. Specific types of sign message boards shall be governed by the following definitions:

Electronic Sign Message Board. A sign message board on which sign message units are depicted on a lighted display that is electronically-controlled.

Possible Adoption of Zoning Ordinance Amendment 2021-Z-012 - Text Amendment for Signage Continued.

Traditional Sign Message Board. A sign message board on which sign message units are changed manually or by mechanical rotation.

Planning Commission Recommendation and Findings

The Planning Commission reviewed this proposed Rezoning at the regularly scheduled meeting on July 27, 2021 and resolved unanimously, to forward a favorable recommendation to the Township Board.

Motions

Based upon the Planning Commission's favorable recommendation at the July 27, 2021 regular meeting for this zoning ordinance amendment, should the Board want to consider adopting the proposed ordinance amendment, the appropriate motion would be to introduce the attached Ordinance and schedule it for possible adoption at the August 23, 2021 meeting.

Should you have any questions please do not hesitate to reach out to this office.

STATE OF MICHIGAN
COUNTY OF OAKLAND
CHARTER TOWNSHIP OF WATERFORD
ORDINANCE NO. _____
TEXT AMENDMENT TO ZONING ORDINANCE

An Ordinance to amend the Waterford Township Zoning Ordinance No. 135-A ("Zoning Ordinance") Article II-Regulations Applying to All Districts to clarify wall sign criteria in multi-tenant buildings, the establish criteria of electronic sign message boards in multiple tenant buildings and to provide more uniform signage allowances between sites relating to freestanding sign message boards.

THE CHARTER TOWNSHIP OF WATERFORD ORDAINS:

Section 1 of Ordinance

Section 2-507 of the Waterford Township Zoning Ordinance that provides criteria for the use of wall signs in All Districts, is amended to add a new subsection E to read as follows:

- E. When a wall sign represents a single occupant in a multiple tenant building, only the exterior wall sections abutting the individual space shall be considered for calculating signage area and placement.

Section 2 of Ordinance

Section 2-507 of the Waterford Township Zoning Ordinance that provides criteria for the use of wall signs in All Districts, is amended to add a new subsection F to read as follows:

- F. Electronic Sign Message Boards are not permitted as wall signs.

Section 3 of Ordinance

Section 2-508-C of the Waterford Township Zoning Ordinance that provides criteria for the use of freestanding signs in All Districts, is amended to read as follows:

- C. On zoning lots where the freestanding sign will contain a sign message board, a maximum of fifty (50) percent of the sign area may be dedicated to the sign message board.

Section 4 of Ordinance

The effective date of this Ordinance shall be on the 8th day after publication, or a later date as provided in the Michigan Zoning Enabling Act for when a petition for voter referendum on this Ordinance and/or a notice of intent to submit such a petition is timely filed with the Township Clerk.

CERTIFICATION

I certify that this Zoning Ordinance Text Amendment was adopted by a majority vote of the members of the Board of Trustees of the Charter Township of Waterford at a meeting duly called and held on August 9, 2021.

Date

Kim Markee, Township Clerk

Moved by Bartolotta,
Seconded by Hauswirth; RESOLVED, to adopt Ordinance Amendment 2021-Z-012, Text Amendment for signage. A roll call vote was taken.

Ayes: Wall, Markee, Thomas, Bartolotta, Hauswirth, Matsura, and Monohon
Nays: None
Absent: None

Motion carried unanimously.

6.2 Possible Adoption of Zoning Ordinance Amendment 2021-Z-013 - Text Amendment: Outfitters

The following memo was received by Jeff Polkowski, Planning and Zoning Superintendent.

Attached for your review and consideration, please find eight (8) proposed Zoning Ordinance Text Amendments. This ordinance amendment was initiated after a pre-application meeting to discuss a proposed kayak rental facility within the Township. Due to the present use list of the Township Zoning Ordinance, it is cumbersome to classify a facility that offers kayak rentals. Because aquatic recreation is an integral component of Waterford's culture and economy, Township staff is proposing an ordinance amendment that establishes Outfitters as a new land use within the Township.

Recreation outfitters that offer non-motorized boat rentals operate under a general retail format and provide further leisure opportunities for those who wish to visit the Waterford for its unique recreation opportunities. Although a comprehensive understanding of consumer spending on paddling in Michigan is still largely incomplete, a report in 2015 from the Michigan Economic Center and the Grand Valley State University Annis Water Resources Institute, noted that the growing canoe and kayak industry annually contributes roughly \$140 million to Michigan's economy. The proposed definition for this new land use is:

Outfitters. *Recreational establishment renting small watercrafts such as kayaks, canoes, paddleboards, accessories for their use and fishing equipment, which may offer boating instruction, training and water access for use of the watercraft, as part of their services.*

Possible Adoption of Zoning Ordinance Amendment 2021-Z-013 - Text Amendment: Outfitters Planning Commission Recommendation and Findings Continued.

This use would permit in all Commercial Zoning Districts the establishment of facilities that offer the rental of small watercrafts such as kayaks, canoes, stand up paddle boards (SUPs), and other non-motorized aquatic recreational crafts. As well as allow for these facilities to provide opportunities for instruction and training such as guided kayaking tours, fishing tours, and SUP yoga classes. The use of Public Parks for any such activity are subject to rules, regulations, and policies adopted by the Recreation Board as per 12-030 of the Code of Ordinance.

As with every Commercial use, any Outdoor storage as an accessory use will continue to only be allowed in the C-4 Zoning District as a Special Use Approval from the Planning Commission and must be located to the rear of the principal building. The Planning Commission may stipulate a reasonable increase of setback requirements to that of a more intensive zoning district as well as additional screening and barriers when the subject zoning lot abuts a residential zoning district.

The Planning Commission reviewed this proposed Rezoning at the regularly scheduled meeting on July 27, 2021 and resolved unanimously, to forward a favorable recommendation to the Township Board.

Motions

Based upon the Planning Commission's favorable recommendation at the July 27, 2021 regular meeting for this zoning ordinance amendment, should the Board want to consider adopting the proposed ordinance amendment, the appropriate motion would be to introduce the attached Ordinance and schedule it for possible adoption at the August 23, 2021 meeting.

I have attached a map highlighting the affected parcels within the Township. Should you have any question's please do not hesitate to reach out to this office.

STATE OF MICHIGAN
COUNTY OF OAKLAND
CHARTER TOWNSHIP OF WATERFORD
ORDINANCE NO. _____
TEXT AMENDMENT TO ZONING ORDINANCE

An Ordinance to amend the Waterford Township Zoning Ordinance No. 135-A ("Zoning Ordinance") Definitions, CR, C-1, C-2, C-3, C-4, C-UB and C-UL District text to allow Outfitters for the rental of small watercraft and providing boating instruction and related services.

THE CHARTER TOWNSHIP OF WATERFORD ORDAINS:

Section 1 of Ordinance

The definition of Outfitters shall be added to Section 1-007 of the Zoning Ordinance to read as follows:

OUTFITTERS. Recreational establishment renting small watercrafts such as kayaks, canoes, paddleboards, accessories for their use and fishing equipment, which may offer boating instruction, training and water access for use of the watercraft, as part of their services.

Possible Adoption of Zoning Ordinance Amendment 2021-Z-013 - Text Amendment: Outfitters Planning Commission Recommendation and Findings Continued.

Section 2 of Ordinance

Section 3-504.1 of the Waterford Township Zoning Ordinance that lists permitted principal uses in the CR, Commercial Recreation District, is amended to add a new subsection P to read as follows:

3-504.3. Permitted Principal Uses. The following uses shall be permitted as principal uses in the C-1 district:

P. Outfitters (See **Outfitters** in [Section 1-007](#)).

Section 3 of Ordinance

Section 3-703.3 of the Waterford Township Zoning Ordinance that lists permitted principal uses in the C-1, Neighborhood District, is amended to add a new subsection K to read as follows:

3-703.3. Permitted Principal Uses. The following uses shall be permitted as principal uses in the C-1 district:

K. Outfitters (See **Outfitters** in [Section 1-007](#)).

Section 4 of Ordinance

Section 3-704.3 of the Waterford Township Zoning Ordinance that lists permitted uses in the C-2 Small Business District, is amended to add a new subsection L to read as follows:

3-704.4. Permitted Principal Uses. The following uses shall be permitted as principal uses in the C-2 district:

L. Outfitters (See **Outfitters** in [Section 1-007](#)).

Section 5 of Ordinance

Section 3-705.3 of the Waterford Township Zoning Ordinance that lists permitted principal uses in the C-3 General Business District, is amended to add a new subsection R to read as follows:

3-705.3. Permitted Principal Uses. The following uses shall be permitted as principal uses in the C-3 district:

R. Outfitters (See **Outfitters** in [Section 1-007](#)).

Section 6 of Ordinance

Section 3-706.3 of the Waterford Township Zoning Ordinance that lists permitted principal uses in the C-4 Extensive Business District, is amended to add a new subsection X to read as follows:

3-706.3. Permitted Principal Uses. The following uses shall be permitted as principal uses in the C-4 district:

Possible Adoption of Zoning Ordinance Amendment 2021-Z-013 - Text Amendment: Outfitters Planning Commission Recommendation and Findings Continued.

X. Outfitters (See **Outfitters** in **Section 1-007**).

Section 7 of Ordinance

Section 3-707.3 of the Waterford Township Zoning Ordinance that lists permitted principal uses in the C-UB Urban Business District, is amended to add a new subsection P to read as follows:

3-707.3. Permitted Principal Uses. The following uses shall be permitted as principal uses in the C-UB district:

P. Outfitters (See **Outfitters** in **Section 1-007**).

Section 8 of Ordinance

Section 3-708.3 of the Waterford Township Zoning Ordinance that lists permitted principal uses in the C-UL Union Lake Business District, is amended to add a new subsection R to read as follows:

3-708.3. Permitted Principal Uses. The following uses shall be permitted as principal uses in the C-UL district:

R. Outfitters (See **Outfitters** in **Section 1-007**).

Section 9 of Ordinance

The effective date of this Ordinance shall be on the 8th day after publication, or a later date as provided in the Michigan Zoning Enabling Act for when a petition for voter referendum on this Ordinance and/or a notice of intent to submit such a petition is timely filed with the Township Clerk.

CERTIFICATION

I certify that this Zoning Ordinance Text Amendment was adopted by a majority vote of the members of the Board of Trustees of the Charter Township of Waterford at a meeting duly called and held on _____, 2021.

Date

Kimberly Markee, Township Clerk

Moved by Bartolotta,
Seconded by Thomas; RESOLVED, to adopt rezoning Ordinance Amendment 2021-Z-013, Text Amendment for Outfitters. A roll call vote was taken.

Ayes: Wall, Markee, Thomas, Bartolotta, Hauswirth, Matsura, and Monohon
Nays: None
Absent: None

Motion carried unanimously.

7. New Business

7.1 Waterford Lawn Maintenance Contract for 2022

The following memo was received from Justin Westlake, Director of DPW.

The Waterford Township Board approved the contract of Green Meadows Landscaping, Inc. to perform lawn care maintenance services at the various campus grounds for the years of 2018 thru 2021.

Green Meadows has provided exceptional service, and they kept their pricing the same for the duration of the contract, never taking a raise in four years. Green Meadows has agreed to return in 2022 at the same rate per cut as 2021. It is my recommendation that we stay with Green Meadows as our lawn care maintenance provider.

Per the Waterford Township Procurement Policy, Board approval is required to extend this contract for the 2022 calendar year.

Requested Board Action:

Authorize Supervisor Wall to sign the attached contract extension with Green Meadows Landscape, Inc. for the year 2022 in the amount of: \$189,152.00

Moved by Bartolotta,

Seconded by Thomas, RESOLVED, to approve and authorize Supervisor Wall to sign the attached contract extension with Green Meadows Landscape, Inc. for the year 2022 in the amount of: \$189,152.00. A roll call vote was taken.

Ayes: Wall, Markee, Thomas, Bartolotta, Hauswirth, Matsura, and Monohon

Nays: None

Absent: None

Motion carried unanimously.

7.2 Public Comments

No one addressed the Board of Trustees.

Grant Smith –Waterford Youth Assistance

Last Thursday a dedication and opening celebration was held for the new the Kindness Rocks Garden at Hess-Hathaway Park. They are looking to bring awareness to kindness and positive mental health. Over 200 residents attended the event. The rock garden is down by the chickens.

Optimist Carless Raffle tickets are available.

Trustee Bartolotta thanked the Waterford Regional Fire Department. Last Friday his nephew had a seizure at work. The EMS was there, and responded quickly. He thanked them for their professionalism and service.

ADJOURNMENT

Moved by Thomas,
Seconded by Thomas, RESOLVED, to adjourn the meeting at 7:22 p.m. A roll call vote was taken.

Ayes: Wall, Markee, Thomas, Bartolotta, Hauswirth, Matsura, and Monohon

Nays: None

Absent: None

Motion carried unanimously.

Kim Markee, Clerk

Gary Wall, Supervisor