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**CHARTER TOWNSHIP OF WATERFORD  
PLANNING COMMISSION REGULAR MEETING  
TUESDAY, JANUARY 24, 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  
Thomas Strat, Commissioner  
Art Frasca, Commissioner  
Steve Printz, Commissioner
- Absent: None
- Also Present: Justin Daymon, Zoning Administrator  
Lisa Kane, Recording Secretary
- Public Present: Approximately 5 members of the public, including Peggy Madsen, Walt Plentis, Pauline Bandlow and Robin McGregor.
- III. Approve the Agenda of the January 24, 2023, regular meeting of the Planning Commission as printed.

**MOTION AND VOTE**

*Moved by Frasca*

*Supported by Bartolotta: Resolved to **Approve** the January 24, 2023 Planning Commission Meeting Agenda.*

**MOTION CARRIED UNANIMOUSLY BY ROLL CALL VOTE**

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

- IV. Approve the Minutes of the December 13, 2022, regular meeting of the Planning Commission as printed.

**MOTION AND VOTE**

*Moved by Bartolotta*

*Supported by Frasca: Resolved to **Approve** the December 13, 2022 Planning Commission Regular Meeting Minutes.*

**MOTION CARRIED UNANIMOUSLY BY ROLL CALL VOTE**

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

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, Printz/yes, Frasca/yes, Bartolotta/yes)  
(7 - 0)**

VI. Site Plans and Public Hearings

**1. Special Approval No. PRSA 22-04-06 (PSP 22-1423), Aircraft Restoration Shop – PUBLIC HEARING**

**Parcel I.D. No.** 13-16-101-019: T3N, R9E, SEC 16 AIRPORT SUB LOT 24  
**Requesting:** Special Approval for a Technological Assembly Facility  
**Property Location:** 2180 Airport Rd  
**Property Zoned:** HT-1, High Tech Office  
**Applicant:** Walter Plentis II

Applicant Present: Tom Wilhelm and Walter Plentis II of 2180 Airport Road

**Mr. Daymon** introduced the special approval request that would allow the applicant to build an accessory building on the site. Staff recommends that the subject property be held to the maximum permitted noise levels allowed in residential areas from 7 p.m. to 7 a.m.

**Mr. Wilhelm** stated that the immediate surrounding area is zoned commercial.

**Mr. Plentis** stated that he has been collecting antique airplanes for many years and it has been his dream to have a shop to restore them. This structure would be used primarily for parts storage with a workshop area where he will build in small assemblies, with final assembly occurring at the airport.

**Chairperson Ray** opened public hearing at 6:11 p.m.

No one from the audience spoke.

**Chairperson Ray** closed public hearing at 6:11 p.m.

**Commissioner Printz** inquired about the landscaping plan and stated that he would like to see more landscape buffer, using double the number of pine trees and possibly a vinyl fence.

**Mr. Wilhelm** stated that they would commit to a new vinyl fence and pine trees.

**Mr. Daymon** inquired where on the site the fence would be located.

**Commissioner Printz** stated that he would like to see the fence behind the structure and wrapping around to the side property lines. He also inquired about the size of the roll up door in the rear of the structure.

**Mr. Plentis** stated that the roll up doors on the rear of the structure will be 12 feet tall.

**Commissioner Frasca** inquired which area of the structure would the workshop be located in.

**Mr. Plentis** stated the workshop area would be in the front of the building, closer to Airport Road and that the rear of the building would be used for storage of parts.

**Commissioner Printz** inquired what hours they would be operating.

**Mr. Plentis** stated that they would be working during the day, typically between 9 a.m and 5 p.m.

**Commissioner Sintkowski** inquired if the applicant would be working on this as a personal hobby or for clients.

**Mr. Plentis** stated that this was a personal hobby for himself and his son.

**Commissioner Strat** inquired if they would be heating the structure.

**Mr. Plentis** stated they would be heating the building so that they can work in the winter as well.

**Commissioner Printz** inquired about the noise generated and if any plane engines would be turned on.

**Mr. Plentis** stated that there would not be turning on any engines. The lean-to that is indicated on the plans will be fully enclosed so that parts can be stored there.

**Commissioner Sintkowski** inquired how deliveries of large items such as a fuselage would be managed.

**Mr. Plentis** stated that the lot is large enough for trucks to pull around to the rear of the structure for dropping off and picking up.

**Commissioner Bartolotta** inquired about the hobby.

**Commissioner Strat** inquired about the lighting on the property.

**Mr. Plentis** stated that there will be lighting on the structure at the doors.

**Commissioner Ray** inquired about the current house and garage that are currently on the property.

**Mr. Plentis** stated that he currently lives in the house.

**Commissioner Printz** abstained from voting due to a conflict of interest.

**Chairperson Ray** excused Commissioner Printz from voting on the case.

## **MOTION AND VOTE**

*Moved by Sintkowski*

*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 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 for the reasons noted in the Staff report above.
- 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, for the reasons noted in the Staff report above.
- 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, for the reasons noted in the Staff report above.
- 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, for the reasons noted in the Staff report above.
- A.2 The proposed use will be compatible with the orderly development or use of adjacent zoning lots, for the reasons noted in the Staff report above.
- 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, for the reasons noted in the Staff report above.

**Conditions (if applicable):**

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. Staff may coordinate and finalize site plan details.
- 2. The Planning Commission reserves the right to modify or revoke this special approval following complaints, safety concerns, or site plan violations.
- 3. The maximum noise level allowed is limited to 55 decibels from 7 p.m. to 10 p.m., and 50 decibels from 10 p.m. to 7 a.m.

4. The required landscaping requirements for the site include vinyl fencing at the rear of the property boundary and along the northern and southern boundary, with additional evergreen trees as discussed by the Planning Commission.
5. This approval is limited to the current property owner.

**MOTION CARRIED UNANIMOUSLY BY ROLL CALL VOTE**

*(Ray/yes, Strat/yes, Kramer/yes, Sintkowski/yes, Printz/abstain, Frasca/yes, Bartolotta/yes)*  
**(6 - 0)**

**2. Minor Site Plan No. PSP 22-1451, River Crest Condominiums Landscaping Waiver**

**Parcel I.D. No.**      13-15-304-063: T3N, R9E, SEC 15 OAKLAND COUNTY  
CONDOMINIUM PLAN NO 546 RIVER CREST CONDOMINIUMS UNIT  
60, BLDG 21 L 10392 P 835 10-2-91 FR 041

**Requesting:**            A modification to their approved site plan including a waiver of some of the landscaping requirements.

**Property Location:**    4734 Rivercrest Dr

**Property Zoned:**        R-M2, Multiple-Family Residential

**Applicant:**              River Crest Condo Association

Applicant present:      Peggy Madsen, President of River Crest Condo Assoc

**Mr. Daymon** introduced the request for landscaping modifications to the current site plan. The River Crest Condo Association has granted an easement for a public walkway for the River Walk project.

**Ms. Madsen** stated that the current fence is 6 foot high.

**Chairperson Ray** opened public hearing at 6:38 p.m. at his discretion.

**Pauline Bandlow** of 2781 Sunderland, next of kin Louis Bandlow of 1950 Crescent Lake Rd, stated that there is 133 feet of fence and they are happy to have the new fence installed.

**Ms. Madsen** stated that the intent is to replace the entire fence on that property line.

**Chairperson Ray** closed public hearing at 6:40 p.m.

**Commissioner Frasca** inquired about the height of the proposed fence.

**Ms. Madsen** confirmed that the fence will be 6 feet high.

**MOTION AND VOTE**

*Moved by Bartolotta*

*Supported by Frasca: 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:**

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. Staff may coordinate and finalize site plan details including the final location and height of the fence. The height is not to exceed 6 ft.

**MOTION CARRIED UNANIMOUSLY BY ROLL CALL VOTE**

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

**3. Text Amendment No. PRSA 23-01-01, Vehicle Service Facilities as Special Approval**

**Uses**

**Requesting:** Text Amendment to establish Minor Vehicle Service Facilities as a Special Approval in C-2 Zoning Districts conditional upon receiving a Determination of Compliance with Wellhead Protection from the Public Works Official; and to establish Minor Vehicle Service Facilities and General Vehicle Service Facilities as a Special Approval in C-3 Zoning Districts conditional upon receiving a Determination of Compliance with Wellhead Protection from the Public Works Official.

**Impacted Districts:** C-2, Small Business; C-3, General Business

**Applicant:** Waterford Township

**Mr. Daymon** introduced the text amendment to establish Minor Vehicle Service Facilities as a permitted use after special approval in the C-2, Small Business and C-3, General Business districts.

**MOTION AND VOTE**

*Moved by Bartolotta*

*Supported by Frasca: Resolved to forward a **favorable** recommendation in Case No. 23-01-01 on to the Township Board, to amend the Zoning Ordinance for the Small Business District and General Business District on the findings and conclusions under the Ordinance approval recommendation guidelines which are based on assessment of the information and statements presented in this case by the Township Staff, and members of the public.*

**MOTION CARRIED UNANIMOUSLY BY ROLL CALL VOTE**

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

**4. Text Amendment No. PRSA 23-01-02, Vehicle Dealer Establishments as Special**

**Approval Uses**

**Requesting:** Text Amendment to establish Light Equipment Rental Establishments, New Vehicle Dealers, Used Vehicle Dealers, and Vehicle Broker Dealer Establishments, conducted entirely within the principal building with no outdoor display or storage, as a Special Approval in C-4 Zoning Districts; and to establish Light Equipment Rental Establishments, New Vehicle Dealers, Used Vehicle Dealers, and Vehicle Broker Dealer Establishments, with outdoor display and storage, as a Special Approval

in C-4 Zoning Districts, conditional upon receiving a Determination of Compliance with Wellhead Protection from the Public Works Official, on zoning lots with a net lot area exceeding one acre.

**Impacted Districts:** C-4, Extensive Business

**Applicant:** Waterford Township

**Mr. Daymon** introduced the text amendment to establish Light Equipment Rental Establishments, New Vehicle Dealers, Used Vehicle Dealers, and Vehicle Broker Dealer Establishments, conducted entirely within the principal building with no outdoor display or storage, as a Special Approval in C-4 Zoning Districts.

#### **MOTION AND VOTE**

*Moved by Frasca*

*Supported by Bartolotta: Resolved to forward a **favorable** recommendation in Case No. 23-01-02 on to the Township Board, to amend the Zoning Ordinance for the Extensive Business District on the findings and conclusions under the Ordinance approval recommendation guidelines which are based on assessment of the information and statements presented in this case by the Township Staff, and members of the public.*

#### **MOTION CARRIED UNANIMOUSLY BY ROLL CALL VOTE**

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

#### **5. Text Amendment No. PRSA 23-01-03, Conformance to Regulatory Standards in R-M2 Zoning Districts**

**Requesting:** Text Amendment to establish developments in R-M2 Zoning Districts as being subject to review and approval in accordance with Section 4-004 of the Zoning Ordinance.

**Impacted Districts:** R-M2, Multiple-Family Residential

**Applicant:** Waterford Township

**Mr. Daymon** introduced the text amendment to establish developments in R-M2 Zoning Districts as being subject to review and approval in accordance with Section 4-004 of the Zoning Ordinance.

#### **MOTION AND VOTE**

*Moved by Bartolotta*

*Supported by Kramer: Resolved to forward a **favorable** recommendation in Case No. 23-01-03 on to the Township Board, to amend the Zoning Ordinance for the Multiple-Family Zoning District on the findings and conclusions under the Ordinance approval recommendation guidelines which are based on assessment of the information and statements presented in this case by the Township Staff, and members of the public.*

#### **MOTION CARRIED UNANIMOUSLY BY ROLL CALL VOTE**

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

VII. Discussions

Robin McGregor of 2629 Caterham is concerned with the storm drain at development site on Hatchery Road and Williams Lake Road.

**MOTION AND VOTE**

*Moved by Frasca*

*Supported by Bartolotta: Resolved to hold a Special Meeting on Wednesday, February 8, 2023 at 6 p.m. in the Town Hall Auditorium.*

**MOTION CARRIED UNANIMOUSLY BY ROLL CALL VOTE**

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

***(7 - 0)***

VIII. Public Comment

IX. All Else

X. Adjourn the Meeting

**Chairman Ray** adjourned the meeting at 6:58 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  
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## Site Plans Currently Under Administrative Review

### Consent Agenda

Minor Site Plans	1
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#### Site Plans

1.) Minor Site Plan No. PSP 22-1449, T Mobile Generator

Location: 7673 Highland Rd

Zoning: M-1, Light Industrial

This applicant is proposing to expand the footprint of the fence surrounding an existing cell tower to make room for a generator.