
CHARTER TOWNSHIP OF WATERFORD
NOTICE OF PLANNING COMMISSION REGULAR MEETING
TUESDAY, FEBRUARY 23, 2021 and 4:30 P.M.

Due to the COVID-19 epidemic declared by the Director of the Michigan Department of Health and Human Services, **this meeting will be held by electronic remote access that provides 2-way telephone or video conferencing** as permitted by and in accordance with the Open Meetings Act as amended by Public Act No. 228 of 2020.

Planning Commission Pre-meeting - 4:00 (4:10 actual)

Agenda Review

Planning Commission Meeting - 4:30

- I. Call the Meeting to Order
Chairperson Werth called the meeting to order at 4:30p.m.

- II. Roll Call
Present: Sandra Werth, Chairperson, remote from Waterford, MI
Colleen Murphy, Commissioner, remote from Waterford, MI
Matt Ray, Secretary, remote from Waterford, MI
Tony Bartolotta, Commissioner, remote from Waterford, MI
Dave Kramer, Commissioner, remote from Waterford, MI
Scott Sintkowski, Commissioner, remote from Waterford, MI

Absent: Steve Reno, Commissioner

Also Present: Jeffrey Polkowski, Superintendent/ Planning
Scott Alef, Planner II
Amy Williams, Departmental Aide
Rob Merinsky, Director/Engineering

Public Present: Approximately 5

- III. Approve the Agenda of the February 23, 2021, regular meeting of the Planning Commission as printed.

MOTION AND VOTE

Moved by Sintkowski

*Supported by Ray: Resolved to **Approve** the February 23, 2021 Planning Commission Meeting Agenda.*

MOTION CARRIED UNANIMOUSLY BY ROLL CALL VOTE

(6-0)

- IV. Approve the Minutes of the January 26, 2021, regular meeting of the Planning Commission as printed.

MOTION AND VOTE

Moved by Kramer

*Supported by Bartolotta: Resolved to **Approve** the January 26, 2021 Planning Commission Meeting Minutes as written.*

MOTION CARRIED UNANIMOUSLY BY ROLL CALL VOTE

(6-0)

- V. Site Plans and Public Hearings

1. Special Approval No. 21-02-01, Albaugh Masonry – Accessory Outdoor Storage

Parcel I.D. No. 13-13-176-009, T3N, R9E, SEC 13 SUPERVISOR'S PLAT NO 14 LOT 30

Parcel I.D. No. 13-13-176-023, T3N, R9E, SEC 13 SUPERVISOR'S PLAT NO 14 LOTS 31 & 32 04/24/86 FR 010 & 011

Requesting: Special Approval to permit outside storage as an accessory use

Property Location: West side of Williams Dr., south of Dixie Hwy.

Property Zoned: M-1, Light Industrial

Applicant: Albaugh Masonry

Applicant or representative present: Scotty Albaugh

Mr. Polkowski gave a brief overview of the request. The applicant is proposing to utilize the interior of the two yards for accessory storage for the principal use on this site. Their plans are to market the site for lease with the addition of outdoor storage as accessory use to a building systems repair establishment.

Mr. Merinsky said that Engineering would like to see them add the missing stretch of sidewalk and provide grading information for the storage area.

Mr. Albaugh added that they have already done some major clean up on this site, and wished to provide a reasonable place for occupancy.

During the public portion of the meeting no one spoke regarding this request.

MOTION AND VOTE

*Moved by Ray; supported by Kramer to **approve with conditions** the request for special approval in Case No. 21-02-01, Special Approval per Section 3-806.5.C(6) for Accessory Use Outdoor Storage within the M-1, Light Industrial Zoning District 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.*

- 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:

- a. A Final Plan addressing all department comments is required**
- b. The fence must be a solid fence or fence wall.**
- c. The two properties must be combined through the Assessing Office.**
- d. The residential home must be demolished or fully converted to commercial use through the building department.**
- e. If request for different use becomes available, it will be brought before the Planning Commission.**

f. The northern walkway be extended to connect with the adjacent walkway.

**MOTION CARRIED UNANIMOUSLY BY ROLL CALL VOTE
(6-0)**

2. Special Approval No. 21-02-02, Nitro Trucking Accessories – New and Used Vehicle Dealer Establishment

Parcel I.D. No. 13-14-226-026, T3N, R9E, SEC 14 LAKES VIEW SUB LOTS 26 & 27 EXC NLY PART TAKEN FOR RD MEAS 46.70 FT ALG W LINE LOT 26 & 48.20 FT ALG E LINE LOT 27, ALSO EXC NLY PART TAKEN FOR POND BEING SLY OF LINE 210 FT S & ALG TO CONTINUE OF DIXIE HWY 02009, FR 11 & 12
Requesting: Special approval to permit a New and Used Vehicle Dealer Establishment
Property Location: South side of Dixie Hwy, west of Scott Lake Rd.
Property Zoned: C-3, General Business
Applicant: Nitro Trucking Accessories, Inc

3. Special Approval No. 21-02-03, Matt Smith – Funeral Home Establishment

Parcel I.D. No. 13-04-151-002, T3N, R9E, SEC 4 SUPERVISOR'S PLAT NO 19 LOT 6 EXC BEG AT SW LOT COR, TH N 01-46-30 W 249.58 FT, TH N 87-55-48 E 242.90 FT, TH S 02-10-30 E 249.58 FT, TH S 87-55-48 W 244.64 FT TO BEG, ALSO EXC BEG AT NW LOT COR, TH N 59-33-30 E 120.19 FT, TH S 30-16-40 E 202.14 FT, TH S 88-13-30 W 201.90 FT, TH N 01-46-30 W 120 FT TO BEG
Requesting: Special Approval to permit a Funeral Home Establishment
Property Location: East side of Airport Rd., south of Andersonville Rd
Property Zoned: O-1, Local Office
Applicant: Matt Smith

Applicant or representative present: Matt Smith

Mr. Polkowski gave a brief overview of this request. He further offered some alterations to remedy concerns from neighboring residential properties. It was recommended to limit funeral processions to Monday through Saturday from 9am to 4pm only as this is a very busy intersection, especially during rush hours. Also, it was recommended to remove a couple of parking spaces on the west side, near the road and add landscaping and/or possibly fencing.

Board members continued to discuss these options with the applicant.

During the public portion of the meeting the following spoke regarding this request.

Mr. Smith, the applicant, went over his credentials and spoke to how this would benefit the community to offer low cost/affordable options for funeral services.

Ross Rogers of 4171 Airport road voiced concerns with lights from cars exiting this establishment as he lives directly across the street. He further questioned if there would be any other concerns such as smells from embalming chemicals and the like.

Mr Smith addressed these concerns, and said that they are regulated by the state and OSHA. Venting and disposal is no different than any office or medical facility.

MOTION AND VOTE

*Moved by Kramer; supported by Bartolotta to **approve with conditions** the request for special approval in Case No. 21-02-03 Special Approval per Section 3-603.4.F for a Funeral Home Establishment within the O-1, Local Office Zoning District 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.*
- 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:

- a. A landscape plan will be required.*
- b. The Planning Commission reserves the right to modify or revoke the approval at a later date in response to violations or complaints.*
- c. Hours of operation will be limited to 9am to 4pm Monday – Saturday.*
- d. The two most westerly parking spaces are to be removed to allow for fencing and additional landscaping.*

**MOTION CARRIED UNANIMOUSLY BY ROLL CALL VOTE
(6-0)**

VI. Discussions

VII. All Else

VIII. Adjourn the Meeting

Chairperson Werth adjourned the meeting at 5:13p.m.

The public may participate in each meeting through GoToMeeting by computer, tablet or smart phone using the following link: <https://global.gotomeeting.com/join/142685181>

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United States (Toll Free): 1 866-899-4679
United States: 1 517-317-3116
Access Code: 142-685-181

Members of the public will only be able to speak during the 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 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.

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