
**CHARTER TOWNSHIP OF WATERFORD
ANNUAL JOINT MEETING OF BOARD OF TRUSTEES, PLANNING COMMISSION AND
ZONING BOARD OF APPEALS
TUESDAY, FEBRUARY 28, 2023 3:30 P.M.**

- I. Call the Meeting to Order
Supervisor Wall called the meeting to order at 3:44 p.m.
- II. Roll Call
- Present:
- Gary Wall, Supervisor
 - Kim Markee, Clerk
 - Steven Thomas, Treasurer
 - Anthony Bartolotta, Trustee & Planning Commission Member
 - Marie Hauswirth, Trustee
 - Janet Matsura, Trustee
 - Mark Monohon, Trustee
 - Matt Ray, Planning Commission Chair
 - Scott Sintkowski, Planning Commission Vice Chair
 - Dave Kramer, Planning Commission Secretary
 - Thomas Strat, Planning Commission Member
 - Art Frasca, Planning Commission & Zoning Board of Appeals Member
 - David Zuehlke, Zoning Board of Appeals Chair
 - Todd Hoffman, Zoning Board of Appeals Member
 - Rick Schneider, Zoning Board of Appeals Member
- Absent:
- Steve Printz, Planning Commission Member
 - Todd Bonnivier, Zoning Board of Appeals Secretary
 - Stan Moore, Zoning Board of Appeals Vice Chair
 - Jerry Frericks, Zoning Board of Appeals alternate
 - Sue Camilleri, Zoning Board of Appeals alternate
- Also Present:
- Jeffrey Polkowski, Superintendent/Planning
 - Justin Daymon, Zoning Administrator
 - Brandon Nolin, Houseal Lavigne virtually from Chicago, IL
 - Paula Moore, Township Chief Assessor
 - Lisa Kane, Recording Secretary
- Public Present: Approximately 5 members of the public
- III. Approve the Agenda of the February 28, 2023, meeting of the Board of Trustees, Planning Commission, and Zoning Board of Appeals as printed

MOTION AND VOTE

Moved by Bartolotta

*Supported by Hauswirth: Resolved to **Approve** the February 28, 2023, meeting of the Board of Trustees, Planning Commission, and Zoning Board of Appeals as printed.*

**MOTION CARRIED UNANIMOUSLY
(7 - 0)**

- IV. Approve the Minutes of the January 11, 2022, joint meeting of the Board of Trustees, Planning Commission, and Zoning Board of Appeals as printed.

MOTION AND VOTE

Moved by Bartolotta

*Supported by Hauswirth: Resolved to **Approve** the January 11, 2022, joint meeting of the Board of Trustees, Planning Commission, and Zoning Board of Appeals as printed.*

**MOTION CARRIED UNANIMOUSLY
(7 - 0)**

- V. 2043 Master Plan – Drayton Plains Sub Area Plan Update

Brandon Nolin of Houseal Lavigne presented the draft 2043 Master Plan Drayton Plains Sub Area Plan remotely from Chicago, IL.

James Maggi of 7821 Lodge St inquired about the connection of the Drayton Plains Sub Area to the River Walk trails.

Mr. Nolin stated that they propose to use Frembes to connect to the Drayton Plains Nature Center. The path would be indicated on the open space map of the Master Plan.

Commissioner Frasca is concerned with the availability of funding.

Mr. Polkowski stated that there is not a lot of funding required for this project. The focus now is to allow for concentrated development by providing ordinance amendments and business district overlays, which allows the private sector to shape the development.

Mr. Nolin responded that in addition to the zoning, being flexible with how public property is used encourages the private sector to invest in the area.

Commissioner Strat stated that walkability is very important but has concern with encouraging pedestrians to be near Dixie Highway due to the speed of traffic.

Mr. Polkowski stated that the Township has received a grant from the recent Federal omnibus bill for streetscaping, street furniture, pedestrian oriented lighting and urban street trees to provided buffering for pedestrians.

Mr. Zuehlke stated concern with how the sidewalks would be maintained.

Mr. Polkowski stated that there would likely be a Downtown Development Authority established for that maintenance.

Trustee Monohon inquired about traffic calming ideas such as removing the left hand turn lane.

Mr. Polkowski stated that MDOT will not consider any changes to the road until there is a plan in place for the area.

Mr. Wall stated that this plan is dependent on private industry investing in our community.

Mr. Schneider inquired about building design uniformity.

Mr. Polkowski stated that at this phase of the plan, design restrictions on new development would be not be recommended.

Paula Moore, Township Chief Assessor stated that MDOT lowered the speed limit in Oxford to accommodate and encourage walkability in their downtown area.

Trustee Hauswirth stated that the community needs to attract young families to move to the Township.

Trustee Bartolotta asked Mr. Sintkowski, who works with Road Commission of Oakland County, his opinion of how to lower the speed of traffic and how to request MDOT for a traffic study to lower the speed limit.

Commissioner Sintkowski stated that the State Police would be asked to perform a traffic speed study after creating an environment that would slow traffic.

Mr. Polkowski commented on a study from DTE which showed that bike lanes encouraged slower traffic.

Steve Klein of 2740 N. Williams Lake Rd commented on nature conservation, planning for traffic challenges and high-density residential.

VI. Public Comment

VII. All Else

VIII. Adjourn the Meeting

MOTION AND VOTE

Moved by Markee

Supported by Thomas: Resolved to adjourn the meeting at 4:58 p.m.

MOTION CARRIED UNANIMOUSLY BY SHOW OF HANDS

(7 - 0)

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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