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**BOARD MEMBERS PRESENT:**

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

**BOARD MEMBERS ABSENT:**

Marie Hauswirth, Trustee

**OTHERS PRESENT:**

Jeff Polkowski, Planning Superintendent

Agenda included:

1. Becoming A Redevelopment Ready Community
2. Opportunity For Trustees to Discuss Topics Of Concern
3. Public Comments Limited To Three (3) Minutes Per Speaker

Mr. Polkowski presented the Redevelopment Ready Communities brochure and informed us that once Waterford is a certified community, there will be more funds available to us. Currently, Waterford meets most of the requirements but we still need to complete the following ones listed in the brochure:

- 1.1 Master Plan – should be completed in the Fall of 2023
- 1.2 Downtown Corridor Plan – should be completed in the Fall of 2023
- 1.3 Capital Improvement Plan – we are working on this
- 4.6 Training Plan – this should be fairly easy to put in place
- 5.3 Marketing Plan –we have something, however, Jeff is going to work with the Chamber and Trustee Hauswirth on updating it.

Trustee Monohon mentioned SEMCOG is offering planning grants and Mr. Polkowski offered to submit a grant request for Waterford and thought we could ask for a grant to update the PASER study for our sidewalks. The grant submission is due May 15<sup>th</sup>. There were other suggestions as well including a Transit Plan that would be for Pedestrians, Non-Motorized Pathways and Blue Ways for water travel by boat or kayak, and WOTA. The grant is for Fiscal Year 2024. Clerk Markee offered to help submit the planning grant if needed.

Mr. Polkowski updated the Trustees on many ongoing developments in Waterford including Billy Bob's Market, and the owner wants the gas station in before he opens the market. The market looks great!

According to Supervisor Wall, we are still waiting on the engineering studies from DLZ for the Hawk Cross Walk over Williams Lake Rd by Hatchery Rd. that would take residents to the Pontiac Lake State Park, and also for the sidewalk along M-59 from Cass Lake Rd to Crescent Lake Rd. He will check with DLZ to find out when they will have the studies completed.

According to Mr. Polkowski, the LIDAR (Light Detection and Ranging) Study shows that only 25% of Waterford is covered in a paved impervious surface which means 75% of Waterford has lakes, forests, fields, and other properties that are not covered by concrete. Our building requirements have improved over the years and are very respectful of land usage and require buildings to be 35 feet from the road and 25 feet from wetlands. The environmentalists continue to come and lobby for more open space in Waterford, however, when we have the Earth Day Clean Up, they are nowhere to be found. It would be great if they would show up for Earth Day to help clean up the Township.

The Trustees asked about the Teal Island potential development and Mr. Polkowski explained that the developer is agreeing to protect 32 acres of this parcel however he wants to have 166 units, and he thinks this area can handle this many units. It could be worse when someone else purchases the property and does not offer to protect 32 acres. This development has been tabled until May 16<sup>th</sup> for a traffic study to be performed, and most

likely the traffic study will show this area can accommodate the additional residents. The development planned is for higher rental apartments that would attract millennials to Waterford, which is very much needed for growth in our Township.

Waterford has changed the building ordinances to be more robust by making "Special Use Approvals" vs. "Principal Use Approvals" a norm so that when an investor wants to build a gas station next to a resident's house, the resident would receive a letter and be given an opportunity to voice their concerns and possibly stop the gas station from getting a special use approval, resulting in it not being allowed. We are doing the same thing for the Airbnbs at tonight's meeting, and making them a "Special Use Approval". The current Airbnb's are grandfathered in, however, if they have numerous code violations we can take away their approval and make them reapply under the new "Special Use Approval" ordinance. If there are residents that are having problems with Airbnbs, they need to call Code Enforcement or submit an online complaint. There were numerous discussions about the current Airbnb problems with having too many people causing a safety concern and Treasurer Thomas asked how the attendees go to the bathroom because there may be only one restroom for a huge amount of people. Mr. Polkowski said he was concerned with the Airbnbs that come with a boat, that no one has driven before, and they don't have a boater's license, drink too much, and cause a big accident on one of our lakes. He explained there is also a boat rental company like Airbnb where people rent their boat out for hours or a day at a time. The Trustees voiced their concerns over these situations. Mr. Polkowski explained that he thinks the State Legislators were pressured by the Michigan Association of Realtors to promote and take away the local government's authority over Airbnbs, but it has dissipated at this time because many of the local officials contacted their representative and voiced their concerns as we did. Mr. Polkowski is looking at several other municipalities' ordinances for adding fines to rental units that are not registered with the Township.

Clerk Markee asked about the Drayton Station, and Mr. Polkowski thinks the owner is doing all his own work and owns other restaurants in Oakland County - the Prime 7 Bar and Restaurants. He likes the idea of what the owner is doing by providing some river access and promoting outdoor spaces, but he is going slow, however, there is not much we can do about it. Mr. Slade's property is another slow development, and Supervisor Wall does not understand why he needs a retention pond on the other side when there is the Clinton River that could be used for run-off water. Mr. Polkowski agreed that our stormwater ordinance is outdated and is on the list to be improved, but there are many other ordinances ahead of that one.

Mr. Polkowski and Supervisor Wall said they were excited about the historical school on Sashabaw that is becoming a multi-use, loft-planned development. The Historical Society is excited as well, and this is a great area for this kind of development. It is beautiful inside with brick exposed walls and high ceilings.

The meeting adjourned at 5:45 p.m.