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CHARTER TOWNSHIP OF WATERFORD  
NOTICE OF PLANNING COMMISSION SPECIAL MEETING  
TUESDAY, JUNE 1, 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**

Agenda Review

**Planning Commission Meeting - 4:30**

- I. Call the Meeting to Order  
Chairperson Werth called the meeting to order at 4:28 p.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  
Art Frasca, Commissioner, remote from Farmington Hills, MI  
  
Also Present: Jeffrey Polkowski, Superintendent/ Planning  
Scott Alef, Planner II  
Amy Williams, Departmental Aide  
Rob Merinsky, Director/ Engineering  
  
Public Present: Approximately 2
  
- III. Approve the Agenda of the June 1, 2021, special meeting of the Planning Commission as printed.

**MOTION AND VOTE**

*Moved by Kramer*

*Supported by Bartolotta: Resolved to **Approve** the June 1, 2021 Planning Commission Meeting Agenda.*

**MOTION CARRIED UNANIMOUSLY BY ROLL CALL VOTE  
( 7-0 )**

- IV. Approve the Minutes of the May 25, 2021, regular meeting of the Planning Commission as amended.

**MOTION AND VOTE**

*Moved by Kramer*

*Supported by Bartolotta: Resolved to **Approve** the May 25, 2021 Planning Commission Meeting Minutes as amended.*

**MOTION CARRIED UNANIMOUSLY BY ROLL CALL VOTE  
(7 -0)**

- V. Site Plans and Public Hearings

**1. Special Approval No. PRSA 21-04-03 – Commercial Storage Establishment**

**Parcel I.D. No. 13-22-151-046**, T3N, R9E, SEC 22 PART OF SW 1/4 OF NW 1/4 BEG AT PT DIST S 88-38-00 E 1164.90 FT & N 01-15-00 E 943.50 FT FROM W 1/4 COR, TH N 01-15-00 E 392.07 FT, TH N 88-09-00 W 583.43 FT, TH S 01-12-30 W 396.94 FT, TH S 88-38-00 E 583.14 FT TO BEG, ALSO PART OF NW 1/4 OF NW 1/4 BEG AT PT DIST N 89-20-00 W 358.50 FT FROM SE COR OF NW 1/4 OF NW 1/4, TH N 89-20-00 W 357 FT, TH N 00-05-00 W 359.78 FT, TH S 89-20-00 E 119 FT, TH N 00-05-00 W 464 FT, TH SELY 274 FT ALG SWLY LINE OF M-59 HWY, TH S 00-05-00 W 695.80 FT TO BEG 10.43 A 3-17-21 FR 018 & 039

**Requesting:** Special Approval to permit a Commercial Storage Establishment within the C-4 Zoning Districts

**Property Location:** 4825 Highland Rd; South side of Highland Rd east of Crescent Lake Rd

**Property Zoning:** C-4, Extensive Business

**Applicant:** Club Royale

Applicant or representative present: Rob Davis

**Mr. Polkowski** gave a brief synopsis of this request and addressed potential concerns.

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

**Chairperson Werth** questioned the use of the building.

**Mr. Davis** stated it was for winter storage.

**MOTION AND VOTE**

*Moved by Ray*

*Supported by Bartolotta; to **Approve with conditions** the request for special approval in CASE NO. 21-04-03 Special Approval for a Commercial Storage Establishment in the C-4, Extensive Business 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:*

1. *All comments will be addressed to the satisfaction of staff prior to final approval.*

2. *Hours of operation for the storage warehouse will be limited to between 7 am and 9 pm.*
3. *All landscaping requirements will be met.*
4. *Access to Tee Cee Dr. will be for emergency purposes only.*
5. *Staff may coordinate and finalize site plan details.*
6. *Approval is contingent on receiving any and all necessary variances.*
7. *The Planning Commission reserves the right to modify or revoke this special approval following complaints, safety concerns, or site plan violations.*

**MOTION CARRIED UNANIMOUSLY BY ROLL CALL VOTE  
( 7-0 )**

VI. Discussions

VII. All Else

VIII. Adjourn the Meeting

Chairperson Werth adjourned the meeting at 4:44 p.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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You may also dial in using your phone:  
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.

Jeffrey M. Polkowski, AICP

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