
**CHARTER TOWNSHIP OF WATERFORD
NOTICE OF PLANNING COMMISSION REGULAR MEETING
TUESDAY, June 28, 2022 4:30 P.M.**

- I. Call the Meeting to Order
Chairperson Ray called the meeting to order at 4:33 p.m.

II. Roll Call

Present: Matt Ray, Chair
Scott Sintkowski, Vice Chair
Tony Bartolotta, Commissioner
Art Frasca, Commissioner
Thomas Strat, Commissioner

Absent: Colleen Murphy, Commissioner
Dave Kramer, Secretary

Also Present: Jeffrey Polkowski, Superintendent/Planning
Justin Daymon, Zoning Administrator
Scott Alef, Community Development Grant Coordinator
Lisa Kane, Recording Secretary

Public Present: Approximately 3 members of the public

Chairperson Ray announced that Colleen Murphy has resigned from the Planning Commission.

- III. Approve the Agenda of the June 28, 2022, regular meeting of the Planning Commission as printed.

A. Case No. PRSA 22-04-06 postponed.

B. Case No. PSP 22-1425 postponed.

C. Case No. PCR 22-008 postponed

MOTION AND VOTE

Moved by Bartolotta

*Supported by Frasca: Resolved to **Approve** the amended June 28, 2022 Planning Commission Meeting Agenda.*

MOTION CARRIED UNANIMOUSLY BY SHOW OF HANDS

(5 - 0)

- IV. Approve the Minutes of the May 24, 2022, regular meeting of the Planning Commission as printed.

MOTION AND VOTE

Moved by Bartolotta

*Supported by Frasca: Resolved to **Approve** the May 24, 2022 Planning Commission Meeting Minutes.*

**MOTION CARRIED UNANIMOUSLY BY SHOW OF HANDS
(5 - 0)**

V. Consent Agenda

MOTION AND VOTE

Moved by Bartolotta

*Supported by Frasca: Resolved to **Approve** the Planning Commission Meeting Consent Agenda.*

**MOTION CARRIED UNANIMOUSLY BY SHOW OF HANDS
(5 - 0)**

VI. Site Plans and Public Hearings

1. Case No. PRSA 22-04-06, Technological Assembly Facility – Public Hearing – POSTPONED

Parcel I.D. No. 13-16-101-019; T3N, R9E, SEC 16 AIRPORT SUB LOT 24
Requesting: Special Approval to establish a technological assembly facility in HT-1, High Tech Office zoning district
Property Location: **2180 Airport Rd.**
Property Zoned: HT-1, High Tech Office
Applicant: Walter Plentis

2. Case No. PRSA 22-05-03, Text Amendment – Sign Ordinance – Public Hearing

Requesting: Zoning Ordinance amendment to remove content based regulations in signage.
Districts Impacted: All Zoning Districts
Applicant: Waterford Township

Mr. Polkowski presented the amendment to the sign ordinance to bring compliance with the U.S. Constitution. The amendment includes a minor modification that increases the height standard by two-foot in addition to the current standard.

Chairperson Bartolotta inquired about the width allowance.

Mr. Polkowski clarified that the width is dependent on the sign meeting the square footage allowance, which remains unchanged. Only the maximum height allowance will increase.

Chairperson Ray opened public comment at 4:38 p.m.

No one from the audience spoke.

Chairperson Ray closed public comment at 4:38 p.m.

MOTION AND VOTE

Moved by Frasca

*Supported by Bartolotta: Resolved to forward a **favorable** recommendation in Case No. 22-05-03 on to the Township Board, to amend the Index of Defined Terms and Sign Standards for*

all Land Uses in the Zoning Ordinance 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 SHOW OF HANDS

(5 - 0)

3. Case No. PSP 22-1425, Medical Marihuana Provisioning Center Marvin Karana-

POSTPONED

Parcel I.D. No. 13-13-253-008; T3N, R9E, SEC 13 OAKWOOD MANOR NO 1 LOT 105
Requesting: Site Plan Review for a medical marihuana provisioning center in C-2, Small Business
Property Location: 2460 Dixie Hwy.
Property Zoned: C-2, Small Business
Applicant: Marvin Karana

4. Case No. PCR 22-008, Lindsey DeWitt, Child Family Day Care Home- POSTPONED

Parcel I.D. No. 13-30-151-003; T3N, R9E, SEC 30 SWARTZS' PLEASANT LAKE HIGHLANDS LOTS 23 & 24
Requesting: Change of Use to operate a Child Family Day Care Home in a R-1C Single-Family District
Property Location: 225 S Williams Lake Rd.
Property Zoned: R-1C, Single-Family Residential
Applicant: Lindsey DeWitt

VII. Discussions

1. 2022-2027 CDBG Consolidated Plan Needs Assessment Discussion

Mr. Alef presented the updates to the Consolidated Plan. The Township is no longer a part of the Oakland County home consortium so there is a requirement to prepare a new Consolidated Plan. This is a five-year planning process that identifies funding priorities for federal dollars. A survey was performed for determine needs assessment which had 368 respondents. An outreach strategy is needed to make the community aware of the programs available.

Chairperson Bartolotta inquired if the study identified a need for more code enforcement officers.

Mr. Alef stated that the study only assesses the needs of the community at this time.

VIII. All Else

IX. Adjourn the Meeting

Chairman Ray adjourned the meeting at 4:52 p.m.

Members of the public will only be able to speak 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 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
Superintendent of Planning & Zoning
5200 Civic Center Drive, Waterford, Michigan 48329
Email: planning@waterfordmi.gov Phone: (248) 674-6238