

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 4:30p.m.
- II. Roll Call
Present: Sandra Werth, Chairperson
Colleen Murphy, Commissioner
Matt Ray, Secretary
Tony Bartolotta, Commissioner
Art Frasca, Commissioner
Scott Sintkowski, Commissioner
- Absent: Dave Kramer, Commissioner
- Also Present: Jeffrey Polkowski, Superintendent/ Planning
Scott Alef, Planner II
Lisa Kane, Clerk Typist I
- Public Present: None
- III. Approve the Agenda of the July 27, 2021, regular meeting of the Planning Commission as printed.

MOTION AND VOTE

Moved by Ray

*Supported by Bartolotta: Resolved to **Approve** the July 27, 2021 Planning Commission Meeting Agenda.*

**MOTION CARRIED UNANIMOUSLY
(6 - 0)**

- IV. Approve the Minutes of the June 22, 2021, regular meeting of the Planning Commission as printed.

MOTION AND VOTE

Moved by Frasca

*Supported by Bartolotta: Resolved to **Approve** the June 22, 2021 Planning Commission Meeting Minutes as printed.*

**MOTION CARRIED UNANIMOUSLY
(6 - 0)**

V. Consent Agenda

Commissioner Murphy made a motion to amend the landscaping requirements for #6, Site Plan No. PSP21-1371, Waterford Collision on the Consent Agenda to waive the landscaping requirements on the shared property line, except the required 3 trees in the frontage.

MOTION AND VOTE

Moved by Murphy

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

MOTION CARRIED UNANIMOUSLY

(6 - 0)

VI. Site Plans and Public Hearings

1. Text Amendment No. 21-07-01, Sign Ordinance Amendments – PUBLIC HEARING

Requesting: Modifications to Section 2-507 and 2-508 of the zoning ordinance to address calculation and placement of wall signage in multiple tenant buildings and regulations for Changeable Message Signs

Applicant: Waterford Township

Mr. Polkowski gave a summary of the current ordinance and the proposed modifications. To avoid tenants of multiple-tenant buildings from monopolizing available wall space that could be used by future tenants of unoccupied units, wall signs will be limited to only the exterior wall space abutting that tenant's unit. In addition, to avoid distraction to drivers, electronic sign message boards are not permitted as wall signs. Lastly, due to the changes in technology, the increase of twenty-five percent for electronic message boards on freestanding signs is no longer necessary. Therefore, a maximum of fifty percent of the sign area may be dedicated to the sign message board.

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

MOTION AND VOTE

Moved by Ray

*Supported by Bartolotta: Resolved to forward a **favorable** recommendation in Case No. 21-07-01 on to the Township Board, to amend the Zoning Ordinance for Section 2-507, Wall Signs and 2-508, Freestanding Signs 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

(6 - 0)

2. Text Amendment No. 21-07-02, Outfitters – PUBLIC HEARING

Requesting: Text amendment to define Outfitters as a use and establish Outfitters as a permitted use within all commercially zoned districts and the CR, Commercial Recreation zoning district.

Applicant: Waterford Township

Mr. Polkowski explained that including “Outfitters” as a use enables Waterford to offer rental of small watercrafts such as kayaks, canoes, paddleboards, accessories for their use and fishing equipment. They could also offer boating instruction, training and water access for use of the watercraft as part of their services. It was added that the Recreation Board would need to approved this request.

Mr. Bartolotta clarified that the “Recreation Board” is the Waterford Parks & Recreation Board. During the public portion of the hearing, no one spoke regarding this request.

MOTION AND VOTE

Moved by Sintkowski

*Supported by Frasca: Resolved to forward a **favorable** recommendation in Case No. 21-07-02 on to the Township Board, to amend the Zoning Ordinance for the Index of Defined Terms, as well as amending the C-1, Neighborhood District; C-2, Small Business District; C-3, General Business District; C-4, Extensive Business District; C-UB, Urban Business District; C-UL, Union Lake Business District; CR, Commercial Recreational 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
(6 - 0)***

VII. Discussions

VIII. All Else

IX. Adjourn the Meeting

Chairperson Werth adjourned the meeting at 4:43 p.m.

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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