
**CHARTER TOWNSHIP OF WATERFORD
PLANNING COMMISSION SPECIAL MEETING
TUESDAY, SEPTEMBER 12, 2023 6:00 P.M.**

I. Call the Meeting to Order

Chairperson Ray called the meeting to order at 6:01 p.m.

II. Roll Call

Present: Matt Ray, Chair
Dave Kramer, Secretary
Tony Bartolotta, Commissioner
Art Frasca, Commissioner
Steve Printz, Commissioner

Absent: Thomas Strat, Commissioner
Scott Sintkowski, Vice Chair

Also Present: Jeffrey Polkowski, Director
Justin Daymon, Zoning Administrator
Lisa Kane, Recording Secretary

No members of the public were present.

III. Approve the Agenda of the September 12, 2023, special meeting of the Planning Commission as printed.

MOTION AND VOTE

Moved by Bartolotta

*Supported by Frasca: Resolved to **Approve** the September 12, 2023 Planning Commission Meeting Agenda as printed.*

MOTION CARRIED UNANIMOUSLY BY ROLL CALL VOTE

(Ray/yes, Kramer/yes, Frasca/yes, Printz/yes, Bartolotta/yes)

(5 - 0)

IV. Approve the Minutes of the August 29, 2023, regular meeting of the Planning Commission as printed.

MOTION AND VOTE

Moved by Bartolotta

*Supported by Frasca: Resolved to **Approve** the August 29, 2023 Planning Commission Meeting Regular Meeting Minutes as printed.*

MOTION CARRIED BY ROLL CALL VOTE

(Ray/yes, Kramer/yes, Frasca/yes, Printz/yes, Bartolotta/yes)
(5 - 0)

V. Site Plans and Public Hearings

1. Change of Use Case No. PCR 23-021, Medical Marihuana Provisioning Center to Licensed Marihuana Retailer – MJ HIGHLAND, LLC

Parcel I.D. No. 13-13-426-023: T3N, R9E, SEC 13 PART OF E 1/2 OF SE 1/4 BEG AT PT DIST S 01-36-52 W 1318.54 FT & S 62-15-00 W 124.83 FT & N 43-03-56 W 82.10 FT & S 46-56-04 W 120.96 FT & N 43-03-56 W 224.28 FT FROM E 1/4 COR, TH N 43-03-56 W 345 FT, TH N 46-58-38 E 355 FT, TH S 43-03-56 E 345 FT, TH S 46-58-38 W 355 FT TO BEG EXC THAT PART IN PCL BEG AT PT DIST S 01-36-52 W 1318.20 FT & S 62-15-00 W 124.65 FT & N 43-03-56 W 82.10 FT & S 46-56-04 W 120.96 FT & N 43-03-56 W 224.29 FT & N 43-03-56 W 312.19 FT FROM E 1/4 COR, TH N 43-03-56 W 32.81 FT, TH N 46-58-38 E 32.81 FT, TH S 01-57-21 W 46.38 FT TO BEG 2.80 A 10-29-01 FR 020

Requesting: The applicant is proposing to change the use of their business from a medical marihuana provisioning center to a licensed marihuana retailer.

Property Location: 2060 Dixie Hwy

Property Zoned: C-4, Extensive Business

Applicant: MJ Highland, LLC

Applicant Present: Robert Zora on behalf of MJ Highland, LLC

Mr. Polkowski introduced the mixed-use proposal to add a licensed marihuana retailer to an existing Medical Marihuana Provisioning Center.

Commissioner Ray inquired if work had begun inside and when do they plan to open.

Mr. Zora stated that they have begun work on the inside that does not require permits and will begin with landscaping while weather permits. Mr. Zora stated that they need to have occupancy by March 2, 2024.

MOTION AND VOTE

Moved by Frasca

*Supported by Bartolotta: Resolved to forward a **favorable** recommendation in Case No. PCR 23-021 on to the Township Board, to allow the subject parcel # 13-13-426-023 to change use from a Licensed Medical Marihuana Provisioning Center to a Mixed Use Medical Marihuana Provisioning Center and Licensed Marihuana Retailer based on the following findings and conclusions under the Ordinance approval recommendation guidelines 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.1. There **is** a Township approved site plan for the zoning lot.
- A.2. Physical expansions or substantial improvements **are not** being proposed to the buildings, structures, or use areas on the zoning lot.
- A.3 Use of the zoning lot **is** proposed to be changed from the permitted use classification identified in the approved site plan to another permitted use classification.

Conclusions:

A.1. The subject zoning lot **does** possess the parking capacity needed to serve the proposed change of use.

A.2. The subject zoning lot **does** provide the appropriate buffering and screening between the proposed change of use and adjacent uses.

MOTION CARRIED UNANIMOUSLY BY ROLL CALL VOTE
(Ray/yes, Kramer/yes, Frasca/yes, Printz/yes, Bartolotta/yes)
(5 - 0)

VI. Discussions

1. Review pages 43-52 of the Master Plan 07/10/2023 draft

- a. The Commissioners and staff deliberated pages of the draft Master Plan that pertain to Parks, Recreation and Natural Resources, editing for accuracy and readability. Mr. Polkowski suggested adding a paragraph referencing green infrastructure in the Natural Resources segment. The Commissioners discussed adding items to the recommendations, such as naming rights for our parks and obtaining Tree City certification. Commissioner Printz suggested tree protection mechanisms during construction and utilizing a performance bond to hold development accountable for clearing sites.

VII. Public Comment

Chairperson Ray opened the public hearing at 7:48 p.m.

No one from the audience spoke.

Chairperson Ray closed the public hearing at 7:48 p.m.

VIII. All Else

Mr. Polkowski noted that at the next regular meeting there will be a proposal for a new small-cell antenna for a fiber optics company on Cass Lake Rd near Lakeview Party Store.

IX. Adjourn the Meeting

Chairman Ray adjourned the meeting at 7:55 p.m.

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.

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