
Chairperson Werth called the meeting to order at 4:30p.m.

ROLL CALL

PRESENT: SANDRA WERTH, CHAIRPERSON
STEVE RENO, VICE CHAIRPERSON
MATT RAY, SECRETARY
TONY BARLOTTA, COMMISSIONER
DAVE KRAMER, COMMISSIONER
COLLEEN MURPHY, COMMISSIONER
SCOTT SINTKOWSKI, COMMISSIONER

ALSO PRESENT: JEFFREY POLKOWSKI, SUPERINTENDENT/PLANNING
SCOTT ALEF, PLANNER II
AMY WILLIAMS, DEPARTMENTAL AIDE
ROB MERINSKY, DIRECTOR/ENGINEERING
GARY DOVRE, TOWNSHIP ATTORNEY

PUBLIC PRESENT: APPROXIMATELY 17

APPROVAL OF SEPTEMBER 29, 2020 PLANNING COMMISSION MEETING AGENDA.

MOTION AND VOTE

MOVED BY KRAMER
SUPPORTED BY RAY; RESOLVED TO APPROVE THE SEPTEMBER 29, 2020 PLANNING
COMMISSION MEETING AGENDA.

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

APPROVAL OF AUGUST 25, 2020 PLANNING COMMISSION MEETING MINUTES AS
PRINTED.

MOTION AND VOTE

MOVED BY KRAMER
SUPPORTED BY SINTKOWSKI; RESOLVED TO APPROVE THE AUGUST 25, 2020 PLANNING
COMMISSION MEETING MINUTES AS WRITTEN.

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

SITE PLANS AND PUBLIC HEARINGS

1) **SITE PLAN – PSP #20-1364 – Greyberry Apartments Site Plan Amendment**

Location: E Side of Scott Lake Rd, N of Elizabeth Lake Rd.
Request: Site Plan Amendment
Parcel I.D. No.: 13-24-351-007 & 13-24-351-008
Applicant: Warren Hudson, Friedmen Real Estate

Mr. Polkowski gave a brief summary of this request. The original builder built something slightly different from what was required to be built, and the new purchaser needs something stating that this is 100% in compliance. To accomplish this they need to apply to the ZBA for variances to cover requirements in the Township Zoning ordinance today. They will also need to update landscape requirements, but will not be making any structural modifications.

MOTION AND VOTE

MOVED BY RAY

SUPPORTED BY KRAMER; RESOLVED TO APPROVE SITE PLAN # PSP #20-1364 CONTINGENT ON THE APPLICANT RECEIVING VARIANCES FOR THE 3 SIDE YARD SETBACKS (20'6" WHERE 25' IS REQUIRED), THEY PROVIDE A LANDSCAPE PLAN MEETING ALL REQUIREMENTS, AND VERIFY LIGHTING EQUIPMENT MEETS REQUIREMENTS OF SECTION 2-201.

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

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2) PUBLIC HEARING – Text Amendment. 20-09-01, Medical Marihuana Facilities

Request: Text Amendment to permit Medical Marihuana facilities within various zoning districts.
Applicant: Waterford Township

Attorney Dovre gave a brief summary of some updated changes to the proposed ordinance outlining 3 substantive changes. The first was prompted by questions from the public on why provisioning centers would not be permitted in the C-2, local business district. The second recognizing that some buildings or lots may be nonconforming. Finally, that the ordinance changes become effective in conjunction with the Township Boards Medical Marihuana Facility Licensing Ordinance on January 4, 2021.

Mr Dovre further outlined the remaining, non-substantive changes in the updated section 2-604 of the proposed Zoning Ordinance Amendment.

Commissioner Kramer questioned if one entity could hold multiple licenses, and Attorney Dovre replied that Yes, they can.

Chairperson Werth opened the public hearing on the proposed ordinance at 4:43 PM.

During the public hearing, the following spoke regarding the ordinance.

Karen Joliat of 4181 Lakewood questioned the fact that this was going to be allowed in the C-2 zoning, because in the Township Board work sessions, there was discussion of excluding them from strip malls.

Mr. Dovre replied that he recalled those discussion but not any consensus to include such an exclusion and said that the C-2, and C-3 and C-4 Districts do not prohibit permitted uses being in strip malls.

Mr. Polkowski noted that most of the strip malls are in C-3 or larger zoning anyway.

Arie Liebovitz of 29355 Northwestern Hwy, said that he was there representing the Summit Mall Re-development.

Chairperson Werth closed the public hearing at 4:50 PM.

MOTION AND VOTE

MOVED BY BARTOLOTTA

SUPPORTED BY SINTKOWSKI; TO RECOMMEND THE TOWNSHIP BOARD ADOPT THE MEDICAL MARIHUANA TEXT AMENDMENTS TO THE ZONING ORDINANCE IN THE UPDATED FORM PRESENTED BY THE TOWNSHIP ATTORNEY FOR AND AT THIS MEETING, INCLUDING TO ALLOW PROVISIONING CENTERS IN THE C-2, LOCAL BUSINESS DISTRICT, TEXT ON NONCONFORMING BUILDING OR LOTS, AND A JANUARY 4, 2021 EFFECTIVE DATE.

MOTION AMENDED BY SINTKOWSKI, SUPPORTED BY RENO; THAT THIS MOTION IS BASED 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 AS AMENDED CARRIED UNANIMOUSLY BY ROLL CALL VOTE
(7-0)**

DISCUSSION

3) Sidewalk Improvement

This was discussed at the pre-meeting.

4) PSP 20-1360 Car Wash Ice Cream Booth

There were issues with this site plan and we are waiting for revised plans.

5) Waterford Township's 2019-2020 CDBG Program Performance Report

This item was withdrawn until the next meeting.

ALL ELSE

6) Planning Commission Contact Info

ADJOURN

CHAIRPERSON WERTH ADJOURNED THE MEETING AT 5:06P.M.

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