



**CITY OF WALLED LAKE  
PLANNING COMMISSION  
TUESDAY, FEBRUARY 8, 2022**

The Meeting was called to order at 7:30 p.m.

Pledge of Allegiance led by Chairman Wolfson

**ROLL CALL:** O'Rourke, Owsinek, Whitt, Wolfson, McComas

**ABSENT:** Novak, Palmer

**OTHERS PRESENT:** Confidential Assistant Jaquays, Planning Consultant Ortega, City Attorney Vanerian, Assistant City Manager Pesta, City Clerk Stuart, Council Member Casey R. Ambrose, Council Member Woods

**REQUESTS FOR AGENDA CHANGES: NONE**

**APPROVAL OF MINUTES:**

**PC 02-01-22 APPROVAL OF THE JANUARY 11, 2022 PLANNING  
COMMISSION MEETING MINUTES**

Motion by O'Rourke, seconded by Owsinek, CARRIED UNANIMOUSLY: To approve the January 11, 2022 Planning Commission minutes.

**AUDIENCE PARTICIPATION:**

**COMMUNICATION:**

*To: Walled Lake Planning Commission  
1499 E. West Maple Road  
Walled Lake MI 48390*

*From: Jerry Anderson  
127 S. Pontiac Trail  
Walled Lake MI 48390*

*Subject: 174 S. Pontiac Trail (Parcel ID #17-34-412-038) request for a shed on the waterfront lot*

*Dear planning commission members,*

*Having reviewed the applicant's plans and reasons for wanting to build a shed on the property, I could not agree more that this should be approved.*

*Having lived on Pontiac Trail just west of Walled Lake Drive for 44 years, I could give numerous examples of speeding, red light running, and accidents that make this stretch of road a challenge to navigate.*

*The shed would reduce the number of crossings needed, the ability to secure belongings in a safe place. The low profile of the shed fits the lot and does not affect views of the lake for neighboring owners.*

*Thanks*

*Jerry Anderson*

**UNFINISHED BUSINESS:           NONE**

**NEW BUSINESS:**

**1. PC294- Site Plan & Special Land use- Address 174 S. Pontiac Trail**

City Planner Ortega described the site dimensions and said the site is currently occupied by an existing patio and beach along the lake's edge. Mr. Ortega said the applicant is proposing a 320 square foot shed. Mr. Ortega said the site has been used as a private beach, currently is legally non-conforming. Mr. Ortega said legally non-conforming uses cannot be altered or expanded unless they are approved by our current ordinance standards. Mr. Ortega said when considering special uses, compatibility of the surrounding uses should be considered and said the uses to the east and west have been used as beaches historically which is defined as a private non-commercial recreational use. Mr. Ortega said the proposed alterations would be compatible with what has gone on in this area. Mr. Ortega noted that the site has a larger lot depth from the lake than most waterfront lots. Mr. Ortega discussed consistency of the intent of the ordinance. Mr. Ortega said the applicant is proposing to continue using the site for single family residential use; the proposed use would be consistent. Mr. Ortega said another consideration is if this use of land would promote a socially and economically desirable manner. Mr. Ortega said the City's property owners have used the lake for their private recreational use, however the City has also recognized that the lake is a public asset. Mr. Ortega said due to the unique drop in elevation on the site, the proposed installation would not negatively impact the view of the lake. Mr. Ortega said the proposed use would find a balance, while still respecting the public benefit of the lake.

Attorney Brandon Grysko said he was representing Frank Christopher and his family this evening. Mr. Grysko said the Christopher family has been in Walled Lake since 1999 and have been good neighbors that have a well landscaped yard. Mr. Grysko explained that the use will

still be single family residential. Mr. Grysko asked the commission to consider the favorable recommendation of the neighbors and the added benefit of a shelter with storage capabilities.

*Open Public Hearing 7:44 PM*

Adrian Hill- 162 S. Pontiac Trail- Mr. Hill said he has reviewed the proposal and opined that the shed would increase the safety for the family and as a neighbor he does not object.

*Close Public Hearing 7:45 PM*

Commissioner Whitt said he is in favor of the proposal.

Commissioner Owsinek said the shed will improve public safety and he supports the proposal.

Chairman Wolfson asked if there was going to be any additional landscaping and if there was going to be installation of sidewalks?

Mr. Grysko said on the north side of Pontiac Trail, there is a sidewalk.

Commissioner Owsinek provided clarification on the City's sidewalk ordinances and improvements.

Commissioner O'Rourke asked if there are setback requirements for the north and south side of the sidewalks and where his fence is?

City Planner Ortega said there are no dimensional requirements for those setbacks in the ordinance. Mr. Ortega said should the applicant request a variance, that discussion is reserved for the ZBA. Mr. Ortega said based on his conversations with the applicant, he believes they do not intend to put utilities to the shed and if that can be noted in a text note on the site plan.

Mr. Grysko asked for a waiver of any extensive landscaping requirements based on the statements of Mr. Ortega and that the site is currently well-landscaped. Mr. Grysko opined that pedestrian traffic would be better served on the North side of Pontiac Trail and that he understands the ZBA would have that discussion.

**PC 02-02-22                    MOTION TO APPROVE PC CASE 294 FOR SPECIAL LAND USE  
APPROVAL CONTINGENT UPON MEETING THE CRITERIA  
FROM CONSULTANT PLANNER DATED FEBRUARY 2, 2022**

Motion by Owsinek, seconded by O'Rourke, CARRIED UNANIMOUSLY: Approve PC Case 294 for special land use approval contingent upon meeting the criteria from consultant planner dated February 2, 2022

PC 02-03-22

**MOTION TO APPROVE PC CASE 294 FOR SITE PLAN APPROVAL CONTINGENT UPON MEETING THE CRITERIA FROM CONSULTANT PLANNER DATED FEBRUARY 2, 2022 AND CONTINGENT ON RECEIVING VARIANCE APPROVAL BY THE ZONING BOARD OF APPEALS AND THE PROVISION OF NO UTILITIES INSTALLED**

Motion by O'Rourke, seconded by Owsinek, CARRIED UNANIMOUSLY: Approve PC Case 294 for site plan approval contingent upon meeting the criteria from consultant planner dated February 2, 2022 and contingent on receiving variance approval by the Zoning Board of Appeals and the provision of no utilities installed

**1. PC293- Site Plan- Address 1109 Decker**

City Planner Ortega described the proposed new industrial development at 1109 Decker and said it is currently being utilized as a boat storage without any structures on site and is accessed through a private drive. Mr. Ortega said the applicant is proposing a 9,000 square foot indoor storage. Mr. Ortega said the use is consistent with the zoning ordinance. Mr. Ortega said the six-foot-high wood fence proposed would meet the screening requirements. Mr. Ortega said the site plan would need to be revised to show an additional four parking spaces. Mr. Ortega recommended that the applicant submit a revised plan outlining the vehicle maneuvering path or note the type of vehicles that would be used. Mr. Ortega said no dumpster enclosure is being proposed and no new lighting is being proposed.

Applicant Jim Christie explained how the site plan was prepared and how the setbacks were determined.

Commissioner Whitt asked the applicant if he owned the site?

Applicant Christie said he purchased it a few years ago and had applied for site plan approval for open storage lot. Mr. Christie he is before the planning commission to add a building to the lot.

Commissioner Whitt said he is familiar with the property and that there is an opportunity to improve the site and design water access to the site.

Applicant Christie said the landscaping and screening will include the approved fence. Mr. Christie said he can add four more spots. Mr. Christie said boats will be brought in one at a time using a tractor. Mr. Christie said he can make a note on the site plan. Mr. Christie reiterated his concern of the water and sewer permits.

Commissioner Whitt said he will assist the applicant in designing water access.

PC 02-04-22

**MOTION TO APPROVE PC CASE 293 FOR SITE PLAN  
APPROVAL CONTINGENT UPON MEETING THE CRITERIA  
FROM CONSULTANT PLANNER DATED FEBRUARY 3, 2022**

Motion by Owsinek, seconded by O'Rourke, CARRIED UNANIMOUSLY: Approve PC Case 293 for site plan approval contingent upon meeting the criteria from consultant planner dated February 3, 2022

**COMMISSIONERS COMMENTS: NONE**

PC 02-05-22

**ADJOURNMENT**

Motion by O'Rourke, seconded by Owsinek, CARRIED UNANIMOUSLY: To adjourn the meeting at 8:20 p.m.



Hana Jaquays  
Recording Secretary

Neal Wolfson  
Chairman