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**Planning Commission Pre-meeting – 5:00 PM**

Agenda Review

**Planning Commission Meeting – 6:00 PM**

- I. Call the Meeting to Order
- II. Roll Call
- III. Approve the Agenda of the January 23, 2024, regular meeting of the Planning Commission as printed.
- IV. Approve the Minutes of the December 12, 2023, regular meeting of the Planning Commission as printed.
- V. Consent Agenda – please see attached Consent Agenda
- VI. Site Plans and Public Hearings

**1. Special Approval Case No. PRSA 22-09-01 (PSP 22-1443) Modification to an Existing Special Approval for a Craft Factory (Cut & Assemble Felt Acoustic Products) – Public Hearing**

**Parcel I.D. No.** 13-13-152-001; T3N, R9E, SEC 13 S 545.9 FT OF W 748.6 FT OF NW 1/4, EXC W 60 FT TAKEN FOR RD 8.65 A W214  
**Requesting:** The applicant is seeking to modify their existing special approval for a craft factory to cut & assemble felt acoustic products.  
**Property Location:** 2100 Scott Lake Rd  
**Property Zoned:** HT-2, High Tech Industrial and Office  
**Applicant:** Alliance Group Properties, LLC

**2. Special Approval Case No. PRSA 23-09-01 (PSP 23-1469) Modification to an Existing Special Approval for a Waste Processing Facility – PUBLIC HEARING**

**Parcel I.D. No.** 13-09-226-001; T3N, R9E, SEC 9 W 1/2 OF NE 1/4 LYING NLY OF DGH&M RR R/W 11 A W137  
**Requesting:** The applicant is seeking to modify the landscaping requirements for their existing special approval and site plan.  
**Property Location:** 5351 Williams Lake Rd  
**Property Zoned:** M-2, General Industrial  
**Applicant:** Adam Christensen

**3. Special Approval Case No. PRSA 23-09-04 (PSP 23-1473) Special Approval for a Light Equipment Rental Establishment with Outdoor Display & Storage – PUBLIC HEARING**

**Parcel I.D. No.** 13-36-233-012; T3N, R9E, SEC 36 HURON GARDENS NO 1 LOTS 755 TO 758 INCL, ALSO LOTS 766 TO 769 INCL EXC ELY PART OF SD LOTS 766 TO 769 INCL TAKEN FOR TELEGRAPH RD 10-2-23 FR 001 TO 005 INCL  
**Requesting:** The applicant is seeking approval to operate a light equipment rental establishment with outdoor display & storage.  
**Property Location:** 130 S Telegraph  
**Property Zoned:** C-3, General Business  
**Applicant:** EZ Rental & Supply, LLC

**4. Special Approval Case No. PRSA 23-12-01 (PSP 23-1480), Special Approval for a Used Vehicle Dealership – PUBLIC HEARING**

**Parcel I.D. No.** 13-03-352-034; T3N, R9E, SEC 3 DIXIE TRAIL SUB LOTS 10, 11 & 12, ALSO LOTS 36, 37 & 38 8-21-23 FR 010, 011, 012 & 026  
**Requesting:** Special approval to operate a used vehicle dealership  
**Property Location:** 4922 Dixie Hwy  
**Property Zoned:** C-3, General Business  
**Applicant:** Top Auto Sales, Inc

**5. Special Approval Case No. PRSA 23-12-02 (PCR 23-036), Special Approval for a Commercial Storage Establishment – PUBLIC HEARING**

**Parcel I.D. No.** 13-25-200-022; T3N, R9E, SEC 25 PART OF NE 1/4 BEG AT PT DIST W 1872.83 FT & N 00-31-40 W 1150 FT & N 15-51-40 W 321.44 FT & N 00-31-40 W 198.87 FT FROM E 1/4 COR, TH N 00-31-40 W 552.41 FT, TH S 89-56-50 W 700.62 FT, TH S 00-26-35 E 492.21 FT, TH N 89-33-25 E 102 FT, TH S 00-26-35 E 34.37 FT, TH N 89-33-25 E 180.48 FT, TH S 00-26-35 E 120 FT, TH N 89-33-25 E 118.48 FT, TH N 00-26-35 W 15 FT, TH N 89-33-25 E 21 FT, TH N 00-26-35 W 64.87 FT, TH N 89-33-25 E 241.32 FT, TH N 00-26-35 W 9.53 FT, TH N 89-33-25 E 38.14 FT TO BEG 8.98 A 4-29-97 FR 021  
**Requesting:** Special approval to operate a commercial storage establishment for indoor boat storage.  
**Property Location:** 415 Summit Dr  
**Property Zoned:** C-4, Extensive Business  
**Applicant:** Tommy's Detroit, LLC

**6. Major Site Plan Review Case No. PSP 23-1405-B, Medical Marihuana Provisioning Center/Adult Use Marihuana Retailer MJ Highland**

**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:** Site plans modifications to a medical marihuana provisioning center/adult use marihuana retailer in the C-4, Extensive Business district.  
**Property Location:** 2060 Dixie Hwy, Ste 100  
**Property Zoned:** C-4, Extensive Business  
**Applicant:** MJ Highland, LLC

VII. Discussions

1. Review chapters of the drafted 2043 Master Plan

VIII. Public Comment

IX. All Else

1. Change the date of the May 28, 2024 meeting.

X. Adjourn the Meeting

**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.

Jeffrey M. Polkowski, AICP  
Director of Development Services  
5200 Civic Center Drive, Waterford, Michigan 48329  
Email: [planning@waterfordmi.gov](mailto:planning@waterfordmi.gov) Phone: (248) 674-6238

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## Site Plans Currently Under Administrative Review

### Consent Agenda

Minor Site Plans	4
Change of Use	1

#### Site Plans

- 1.) Minor Site Plan No. PSP 23-1479 – Summit North Expo Addition  
Location: 2212 Mall Dr E  
Zoning: C-4, Extensive Business  
This applicant is proposing to build an addition on the side of the existing building to provide additional bathrooms.
- 2.) Minor Site Plan No. PSP 24-0078-C – McDonald’s Cooler Expansion  
Location: 2450 Dixie Hwy  
Zoning: C-3, General Business  
This applicant is proposing to expand the interior walk-in cooler resulting in an alteration to the footprint of the building.
- 3.) Minor Site Plan No. PSP 24-1481 – Omega Motors  
Location: 3725 Elizabeth Lake Rd  
Zoning: M-1, Light Industrial  
This applicant is proposing to open a used vehicle dealer with outdoor sales and display.
- 4.) Minor Site Plan No. PSP 24-1482 – Easterseals New Facility  
Location: 955 Campus Dr N  
Zoning: PL, Public Lands  
The existing educational facility is being razed and a new campus for the educational facility is being built.

#### Change of Use

- 1.) PCR 24-001 Total by Verizon  
Location: 43 S Cass Lake Rd  
Zoning: C-4, Extensive Business  
Business Use: Applicant is proposing to open a Limited Merchandise Store in an existing multi-tenant commercial property.