
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 24, 2023, regular meeting of the Planning Commission as printed.
- IV. Approve the Minutes of the December 13, 2022, 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 No. PRSA 22-04-06 (PSP 22-1423), Aircraft Restoration Shop – PUBLIC HEARING

Parcel I.D. No. 13-16-101-019: T3N, R9E, SEC 16 AIRPORT SUB LOT 24
Requesting: Special Approval for a Technological Assembly Facility
Property Location: 2180 Airport Rd
Property Zoned: HT-1, High Tech Office
Applicant: Walter Plentis II

2. Minor Site Plan No. PSP 22-1451, River Crest Condominiums Landscaping Waiver

Parcel I.D. No. 13-15-304-063: T3N, R9E, SEC 15 OAKLAND COUNTY
CONDOMINIUM PLAN NO 546 RIVER CREST CONDOMINIUMS UNIT
60, BLDG 21 L 10392 P 835 10-2-91 FR 041
Requesting: A modification to their approved site plan including a waiver of some of the landscaping requirements.
Property Location: 4734 Rivercrest Dr
Property Zoned: R-M2, Multiple-Family Residential
Applicant: River Crest Condo Association

3. Text Amendment No. PRSA 23-01-01, Vehicle Service Facilities as Special Approval Uses

Requesting: Text Amendment to establish Minor Vehicle Service Facilities as a Special Approval in C-2 Zoning Districts conditional upon receiving a Determination of Compliance with Wellhead Protection from the Public Works Official; and to establish Minor Vehicle Service Facilities and General Vehicle Service Facilities as a Special Approval in C-3 Zoning Districts conditional upon receiving a Determination of Compliance with Wellhead Protection from the Public Works Official.
Impacted Districts: C-2, Small Business; C-3, General Business

Applicant: Waterford Township

4. Text Amendment No. PRSA 23-01-02, Vehicle Dealer Establishments as Special Approval Uses

Requesting: Text Amendment to establish Light Equipment Rental Establishments, New Vehicle Dealers, Used Vehicle Dealers, and Vehicle Broker Dealer Establishments, conducted entirely within the principal building with no outdoor display or storage, as a Special Approval in C-4 Zoning Districts; and to establish Light Equipment Rental Establishments, New Vehicle Dealers, Used Vehicle Dealers, and Vehicle Broker Dealer Establishments, with outdoor display and storage, as a Special Approval in C-4 Zoning Districts, conditional upon receiving a Determination of Compliance with Wellhead Protection from the Public Works Official, on zoning lots with a net lot area exceeding one acre.

Impacted Districts: C-4, Extensive Business
Applicant: Waterford Township

5. Text Amendment No. PRSA 23-01-03, Conformance to Regulatory Standards in R-M2 Zoning Districts

Requesting: Text Amendment to establish developments in R-M2 Zoning Districts as being subject to review and approval in accordance with Section 4-004 of the Zoning Ordinance.

Impacted Districts: R-M2, Multiple-Family Residential
Applicant: Waterford Township

- VII. Discussions
- VIII. Public Comment
- IX. All Else
- 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
Superintendent of Planning & Zoning
5200 Civic Center Drive, Waterford, Michigan 48329
Email: planning@waterfordmi.gov Phone: (248) 674-6238

Site Plans Currently Under Administrative Review

Consent Agenda

Minor Site Plans	1
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Site Plans

1.) Minor Site Plan No. PSP 22-1449, T Mobile Generator

Location: 7673 Highland Rd

Zoning: M-1, Light Industrial

This applicant is proposing to expand the footprint of the fence surrounding an existing cell tower to make room for a generator.