

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 February 24, 2026, regular meeting of the Planning Commission as printed.
- IV. Minutes
 1. Approve the Minutes of the January 27, 2026, pre-meeting of the Planning Commission as printed.
 2. Approve the Minutes of the January 27, 2026 regular meeting of the Planning Commission as printed.
- V. Consent Agenda – please see attached Consent Agenda
- VI. Site Plans and Public Hearings

1. Rezoning Case No. PRSA 25-10-01, Rezoning from M-2, General Industrial/C-4, Extensive Business with an OV-SP, Summit Place Overlay to M-1, Light Industrial – PUBLIC HEARING

Parcel I.D. No. 13-25-200-041; T3N, R9E, SEC 25 PART NE 1/4 BEG AT PT DIST N 00-32-10 W 60 FT & N 90-00-00 W 50 FT & N 00-32-10 W 1397.53 FT FROM E 1/4 COR, TH S 89-27-50 W 1822.52 FT, TH N 00-31-40 W 490 FT, TH N 89-27-50 E 1822.45 FT, TH S 00-32-10 E 490 FT TO BEG 20.50 A 9-10-25 FR 040

Requesting: To rezone the subject property from M-2, General Industrial/C-4, Extensive Business with an OV-SP, Summit Place Overlay to M-1, Light Industrial

Property Location: **375 N Telegraph Rd**

Applicant: Joe Lunghamer Chevrolet

2. Special Approval Case No. PRSA 25-12-01 (PCR 25-031), Cass Elizabeth Rd Short-Term Dwelling – PUBLIC HEARING

Parcel I.D. No. 13-34-251-012; T3N, R9E, SEC 34 SUPERVISOR'S PLAT NO 46 LOT 2

Requesting: To operate a short-term dwelling in a unit of an existing single-family attached residential building.

Property Location: **4290 Cass Elizabeth Apt 1**

Property Zoned: R-1E, Single-Family Attached Residential

Applicant: TJA Investment, LLC

3. Special Approval Case No. PRSA 26-01-02 (PCR 26-001), Cass Elizabeth Rd Short-Term Dwelling – PUBLIC HEARING

Parcel I.D. No. 13-34-251-012: T3N, R9E, SEC 34 SUPERVISOR'S PLAT NO 46 LOT 2
Requesting: To operate a short-term dwelling in a unit of an existing single-family attached residential building.
Property Location: **4290 Cass Elizabeth Apt 5**
Property Zoned: R-1E, Single-Family Attached Residential
Applicant: TJA Investment, LLC

4. Text Amendment Case No. PRSA 26-01-03, Data Center Moratorium – PUBLIC HEARING

Requesting: Text amendment to define, and place a moratorium on, Data Centers.
Impacted Districts: **all zoning districts**
Applicant: Waterford Township

4. Special Approval Case No. PRSA 26-02-01 (PSP 26-1533), Plaza Garibaldi Expansion & Outdoor Dining Patio – PUBLIC HEARING

Parcel I.D. No. 13-13-176-029: T3N, R9E, SEC 13 SUPERVISOR'S PLAT NO 14 LOTS 24 & 25 9-29-25 FR 002 & 003
Requesting: To build an addition and outdoor dining patio onto an existing restaurant.
Property Location: **2675 Dixie Hwy**
Property Zoned: C-2, Small Business/C-3, General Business
Applicant: Plaza Garibaldi Real Estate, LLC

VII. Discussions

VIII. Public Comment

IX. All Else

1. Choose date for Planning Commission training session
2. Reschedule April 2026 Planning Commission 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

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Email: planning@waterfordmi.gov Phone: (248) 674-6238

Site Plans Currently Under Administrative Review

Consent Agenda

Change of Use	3
Major Site Plan Review	1

Change of Use

1.) PCR 25-030, Summit Events Management

Location: 495 Summit Dr
Zoning: C-4, Extensive Business
Business Use: Applicant is seeking to convert a vacant retail building into a convention center.
Applicant: Summit Events Management, LLC

2.) PCR 26-003, Lue Lue's Babies

Location: 1056 W Huron St B
Zoning: C-UB, Urban Business
Business Use: Applicant is seeking to convert a unit of a multi-tenant commercial building into a child day care center.
Applicant: Gabriella Rice

3.) PCR 26-004, Advanced Systems, LLC

Location: 4301 Highland Rd
Zoning: C-3, General Business
Business Use: Applicant is seeking to convert a vacant building into an engineering office.
Applicant: Advanced Systems, LLC

Major Site Plan Review

1.) PSP 26-1532, Waterford Community Center

Location: 7354 Cooley Lake Rd
Zoning: PL, Public Lands
Proposed: Development of Governmental Facilities, Recreational Facilities, and Parks to serve as the Waterford Township Community Center
Applicant: Charter Township of Waterford