
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 28, 2023, regular meeting of the Planning Commission as printed.
- IV. Approve the Minutes of the February 08, 2023, special 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 23-01-04, Special Approval to keep chickens – PUBLIC HEARING

Parcel I.D. No. 13-09-102-011: T3N, R9E, SEC 9 JUDSON BRADWAY'S HUNTOON LAKE SUB LOT 137 & N 1/2 OF LOT 138
Requesting: Special Approval to keep chickens in a single-family residential district
Property Location: 3435 Norris Rd
Property Zoned: R-1B, Single-Family Residential
Applicant: Victoria Buckley

2. Text Amendment No. PRSA 23-01-06, Short Term Rentals in Residential Zoning Districts

Requesting: Text Amendment to establish Short Term Rentals as a Permitted Use after Special Approval in all residential zoning districts.
Impacted Districts: R-1, R-1A, R-1B, and R-1C, Single-Family Residential districts; R-1D, Duplex Residential districts; R-1E, Single-Family Attached Residential districts; R-M1 and R-M2, Multiple-Family Residential districts, and R-MH, Mobile Home Park districts.
Applicant: Waterford Township

3. Special Approval No. PRSA 23-01-07, Rezoning O-2 to R-M2 – PUBLIC HEARING

Parcel I.D. No. 13-10-426-044: T3N, R9E, SEC 10 ALLEN & FLOYD RESUB LOTS 10 & 11, ALSO OF 'LOON LAKE SUB NO 1' LOT 8, EXC BEG AT NW LOT COR, TH E 200.04 FT, TH S 35 FT, TH W 204.64 FT, TH N 08-09-00 E 35.36 FT TO BEG, ALSO ALL OF LOT 9, ALSO LOT 27 OF 'SUPERVISOR'S PLAT NO 22 7-28-89 FROM 039
Requesting: Rezoning from O-2, General Office to RM-2, Multiple-Family Residential
Property Location: 3000 Sashabaw Rd

Property Zoned: O-2, General Office
Applicant: Raves Construction

4. Special Approval No. PRSA 23-01-08, Rezoning HT-1 to M-1 – PUBLIC HEARING

Parcel I.D. No. 13-10-176-005: *T3N, R9E, SEC 10 FAIRPLAINS SUB LOT 72*
Requesting: Rezoning from HT-1, High Tech Office to M-1, Light Industrial
Property Location: 3310 Warren Dr
Property Zoned: HT-1, High Tech Office
Applicant: Corey Lake

VII. Discussions

1. 2022 Planning Commission Annual Report Presentation

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
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Site Plans Currently Under Administrative Review

Consent Agenda

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Change of Use

1.) Change of Use No. PCR 23-002, Party Store

Location: 7718 Cooley Lake Rd

Zoning: C-UL, Union Lake Business

This applicant is looking to open a Convenience Store selling alcohol, snacks, and party supplies in a multi-tenant commercial property.

2.) Change of Use No. PCR 23-003, Blush Ballroom Party Rentals

Location: 1187 W Huron St

Zoning: C-3, General Business

This applicant is looking to open a Banquet and Food Preparation Establishment that will rent party supplies as well as host events.

3.) Change of Use No. PCR 23-004, City Take Over Video Game Lounge

Location: 5566 Cooley Lake Rd

Zoning: C-3, General Business

This applicant is looking to open an Entertainment Activity Center with accessory sales of snacks and drinks in a multi-tenant commercial property.

Site Plans

1.) Minor Site Plan No. PSP 23-1452, Security Credit Union Canopy

Location: 4396 Highland Rd

Zoning: C-2, Small Business

This applicant is proposing to tear down the existing drive-thru canopy and replace it with a different footprint.

2.) Minor Site Plan No. PSP 23-1453, Outdoor Dining Patio for Red Wood Grill

Location: 7726 Cooley Lake Rd

Zoning: C-UL, Union Lake Business

This applicant is proposing to install an outdoor dining patio.

3.) Minor Site Plan No. PSP 23-1454, The Paint Centers Parking Lot

Location: 4686 Dixie Hwy

Zoning: C-2, Small Business

This applicant is retro-actively seeking site plan approval for changes they made to the site.

4.) Minor Site Plan No. PSP 23-1455, Independence Truck Repair

Location: 2515 Williams Dr

Zoning: M-2, General Industrial

This applicant is proposing to build a 4,800 sqft addition to their existing 9,068 sqft building, and a 4,000 sqft accessory storage building.