
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 March 28, 2023, regular meeting of the Planning Commission as printed.
- IV. Approve the Minutes of the February 28, 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 No. PRSA 22-06-02 (PSP 22-1450) Oakdale Academy Soccer Field. – PUBLIC HEARING

Parcel I.D. No. 13-30-158-017: T3N, R9E, SEC 12 SILVER LAKE ESTATES NO 5 'OUTLOT C' EXC BEG AT SW LOT COR, TH N 01-38-00 W 120.86 FT, TH N 88-22-00 E 217.42 FT, TH S 29-19-33 W 234.62 FT, TH N 46-40-00 W 61.70 FT, TH ALG CURVE TO LEFT, RAD 180.81 FT, CHORD BEARS N 56-56-58 W 64.55 FT, DIST OF 64.90 FT TO BEG, ALSO EXC THAT PART IN OCCP NO 1384 - 'GOLFHILL COURT' 10-19-01 FR 011

Requesting: Modification of a Special Approval for an existing Educational Facility athletic field/recreation area expansion

Property Location: 3200 Beacham Dr.

Property Zoned: R-1A, Single Family Residential

Applicant: Oakdale Academy c/o Stephen Estey Esq.

2. Special Approval No. PRSA 22-05-05 (PSP 22-1427) Clark Gas Station Raze and Rebuild – PUBLIC HEARING

Parcel I.D. No. 13-26-126-005; T3N, R9E, SEC 26 PART OF NW 1/4 BEG AT PT ON W LINE OF CASS LAKE RD DIST N 00-10-00 W 1262.80 FT & S 89-52-00 W 33 FT FROM CEN OF SEC, TH S 89-52-00 W 181.58 FT, TH N 44-18-00 W 92.01 FT, TH N 89-52-00 E 245.61 FT, TH S 00-10-00 E 66 FT, TO BEG, ALSO PART OF NW 1/4 BEG AT PT DIST N 00-10-00 W 1196.80 FT & S 89-52-00 W 33 FT FROM CEN OF SEC, TH N 00-10-00 W 66 FT TH S 89-52-00 W 181.58 FT, TH S 44-18-00 E 260.72 FT TH N 00-10-00 W 121.02 FT TO BEG 0.71 A 6-10-21 FR 002 & 003

Requesting: Special Approval to modify the existing commercial fueling facility to raze the existing building and develop a larger retail building with a small take-out restaurant.

Property Location: 3510 Highland Rd
Property Zoned: C-3, General Business
Applicant: Highland, LLC

3. REVOCATION HEARING of Special Approval Case No. PRSA 22-04-02. Material Processing Establishment – PUBLIC HEARING

Parcel I.D. No. 13-09-251-044; T3N, R9E, SEC 9 PART OF NE 1/4 BEG AT E 1/4 COR, TH N 89-33-56 W 887.26 FT, TH N 00-07-56 W 1394.18 FT, TH S 54-45-04 E 1084.31 FT, TH S 00-21-55 E 775.13 FT TO BEG 22.04 A 10-6-95 FR 002

Requesting: The Planning Commission has called a hearing to consider the revocation of the applicant's Special Approval for a Material Processing Establishment and Bulk Soil Resource Supplies Establishment

Property Location: 5100 Hudson
Property Zoned: M-2, General Industrial
Applicant: Mike Ries, Bell Site Development

VII. Discussions

VIII. Public Comment

IX. All Else

1. Brief introduction and presentation of Blue Heron Headwaters Conservancy (formerly North Oakland Headwaters Land Conservancy) by Sue Julian

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

Change of Use	5
Minor Change	1

Change of Use

- 1.) PCR 23-006, Little Foot Day Care Center
Location: 2246 Richardson Ct
Zoning: C-1, Neighborhood Business
Business Use: Child Day Care Center
- 2.) PCR 23-007, Peach Tree Childcare Center
Location: 3432 Highland Rd
Zoning: C-3, General Business
Business Use: Child Day Care Center
- 3.) PCR 23-008, Amazing Start Childcare Center
Location: 3139 W Huron St
Zoning: C-2, Small Business
Business Use: Child Day Care Center
- 4.) PCR 23-009, Tropical Paws Dog Grooming
Location: 5214 Dixie Hwy
Zoning: C-2, Small Business
Business Use: Animal Grooming Establishment
- 5.) PCR 23-010, Phone Fix
Location: 23 S Cass Lake Rd
Zoning: C-4, Extensive Business
Business Use: Limited Merchandise Retail and Commercial Service Establishment

Minor Changes

- 1.) Minor Change to PSP 21-1401 Woodland Court
Location: 1128 S Hospital Rd
Zoning: R-M2, Multiple-Family Residential
The applicant is reducing the size of the building footprint.