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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 May 23, 2023, regular meeting of the Planning Commission as printed.
- IV. Approve the Minutes of the May 11, 2023, special meeting of the Planning Commission as printed.
- V. Consent Agenda
- VI. Site Plans and Public Hearings

**1. OLD BUSINESS - Change of Use Case No. PCR 23-012 Amazing Start Child Care Center**

**Parcel I.D. No.** *13-26-201-047; T3N, R9E, SEC 26 SUNNY SLOPE ACRES PART OF LOTS 33 & 34 BEG AT PT DIST S 87-20-45 E 248.85 FT & S 41-50-15 E 453.13 FT FROM NW COR OF LOT 33, TH N 48-09-45 E 179.81 FT, TH S 87-20-45 E 138.48 FT, TH S 02-22-15 W 256.08 FT, TH N 41-50-15 W 132.89 FT, TH S 46-55-08 W 100.00 FT, TH N 41-50-15 W 150.00 FT TO BEG*

**Requesting:** The applicant is proposing to open a Child Day Care Center in a multi-tenant commercial property.

**Property Location:** **3360 Highland Rd**

**Property Zoned:** C-3, General Business

**Applicant:** Alma McShan

**2. Major Site Plan Review Case No. PSP 23-1418-A Provisioning Center Building Addition**

**Parcel I.D. No.** *13-22-176-001; T3N, R9E, SEC 22 HURONSIDE INDUSTRIAL DEVELOPMENT LOT 1, ALSO WLY 61 FT OF LOT 2*

**Requesting:** Site plan approval to build an addition to the rear of the existing building.

**Property Location:** **4641 Highland Rd**

**Property Zoned:** C-3, General Business

**Applicant:** D&R Investment dba Planet 59

**3. Rezoning Case No. PRSA 23-04-02 Rezoning O-1, Local Office to R-1C, Single Family Residential – PUBLIC HEARING**

**Parcel I.D. No.** *13-10-254-025; LOTS 6 AND 7 OF MONROE SUBDIVISION PART OF THE NORTHEAST ¼ OF SECTION 10, TOWN 3 NORTH, RANGE 9 EAST, WATERFORD TOWNSHIP, OAKLAND COUNTY, MICHIGAN AS RECORDED IN LIBER 50 OF PLATS, ON PAGE 37, OAKLAND*

COUNTY RECORDS CONTAINING 9,600.00 SQUARE FEET OR .220 ACRES IF LAND.

**Requesting:** The applicant is looking to rezone a portion of their parcel from O-1, Local Office to R-1C, Single-Family Residential.  
**Property Location:** 4400 Dixie Hwy  
**Property Zoned:** O-1, Local Office  
**Applicant:** Genisys Credit Union

**4. Special Approval Case No. PRSA 23-04-03 (PSP 23-1461) Restaurant Establishment (Scooter's Coffee) w/ Drive-Thru Facilities – PUBLIC HEARING**

**Parcel I.D. No.** 13-22-277-014; COMMENCING AT THE SE CORNER OF SECTION 22, T3N, R9E, WATERFORD TOWNSHIP, OAKLAND COUNTY, MICHIGAN; THENCE N02°39'41"E 1,008.10 FEET ALONG THE EAST LINE OF SAID SECTION 22; THENCE N41°29'30"W 1,218.15 FEET ALONG THE CENTERLINE OF HIGHLAND ROAD M-59 (120' WIDE); THENCE N48°30'30"E 60.00 FEET; THENCE N41°29'30"W 534.42 FEET ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID HIGHLAND ROAD M-59 TO THE POINT OF BEGINNING; THENCE CONTINUING N41°29'30"W 150.00 FEET ALONG SAID HIGHLAND ROAD M-59; THENCE N48°30'30"E 194.80 FEET; THENCE S41°29'30"E 150.00 FEET; THENCE S48°30'30"W 194.80 FEET TO THE POINT OF BEGINNING. BEING PART OF THE E ½ OF SECTION 22, T3N, R9E WATERFORD TOWNSHIP, OAKLAND COUNTY, MICHIGAN, AND CONTAINING 0.67 ACRES OF LAND MORE OR LESS. BEING SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.

**Requesting:** Special Approval to develop a proposed out-lot into a restaurant (Scooter's Coffee) with drive-thru facilities.

**Property Location:** 4200 Highland Rd  
**Property Zoned:** C-4, Extensive Business  
**Applicant:** Three Boys Java, LLC

**5. Rezoning Case No. PRSA 23-04-04 Rezoning C-4, Extensive Business to C-3, General Business – PUBLIC HEARING**

**Parcel I.D. No.** 13-22-277-014; COMMENCING AT THE SE CORNER OF SECTION 22, T3N, R9E, WATERFORD TOWNSHIP, OAKLAND COUNTY, MICHIGAN; THENCE N02°39'41"E 1,008.10 FEET ALONG THE EAST LINE OF SAID SECTION 22; THENCE N41°29'30"W 1,218.15 FEET ALONG THE CENTERLINE OF HIGHLAND ROAD M-59 (120' WIDE); THENCE N48°30'30"E 60.00 FEET; THENCE N41°29'30"W 534.42 FEET ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID HIGHLAND ROAD M-59 TO THE POINT OF BEGINNING; THENCE CONTINUING N41°29'30"W 150.00 FEET ALONG SAID HIGHLAND ROAD M-59; THENCE N48°30'30"E 194.80 FEET; THENCE S41°29'30"E 150.00 FEET; THENCE S48°30'30"W 194.80 FEET TO THE POINT OF BEGINNING. BEING PART OF THE E ½ OF SECTION 22, T3N, R9E WATERFORD TOWNSHIP, OAKLAND COUNTY, MICHIGAN, AND CONTAINING 0.67 ACRES OF LAND MORE OR LESS. BEING SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.

**Requesting:** The applicant is looking to rezone a portion of their parcel from C-4, Extensive Business to C-3, General Business.  
**Property Location:** **4200 Highland Rd**  
**Property Zoned:** C-4, Extensive Business  
**Applicant:** Three Boys Java, LLC

**6. Special Approval Case No. PRSA 23-05-01 (PSP 23-1459) Outdoor Dining Patio at an Existing Restaurant – PUBLIC HEARING**

**Parcel I.D. No.** *13-26-276-054; T3N, R9E, SEC 26 PART OF E 1/2 OF NE 1/4 BEG AT PT DIST N 89-55-00 W 811.88 FT & N 00-05-00 W 43 FT FROM E 1/4 COR, TH N 89-55-00 W 198.16 FT, TH N 00-05-00 W 327 FT, TH S 89-55-00 E 358.42 FT, TH S 64 FT, TH N 89-55-00 W 159.78 FT, TH S 263 FT TO BEG 1.72 A*

**Requesting:** Special Approval to install an outdoor dining patio at an existing restaurant.

**Property Location:** **3150 Elizabeth Lake Rd**  
**Property Zoned:** C-3, General Business  
**Applicant:** Vivid Design Group

**7. Text Amendment Case No. PRSA 23-05-02 Increase Maximum Building Height in the M-1, Light Industrial and M-2, General Industrial Zoning Districts – PUBLIC HEARING**

**Requesting:** Text Amendment to increase the maximum building height allowed in the M-1, Light Industrial and M-2, General Industrial zoning districts.

**Impacted Districts:** M-1, Light Industrial & M-2, General Industrial

**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](mailto:planning@waterfordmi.gov) Phone: (248) 674-6238

## Site Plans Currently Under Administrative Review

### Consent Agenda

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| Major Site Plans | 1 |
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#### Major Site Plans

1.) MAJOR Site Plan No. PSP 23-1463, Hangar No. 5

Location: Oakland County International Airport

Zoning: A-1, Airport

This applicant is proposing to construct a new 28,500 sqft hangar, and associated site improvements on OCIA property.