
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 June 27, 2023, regular meeting of the Planning Commission as printed.
- IV. Approve the Minutes of the May 23, 2023, regular meeting of the Planning Commission as printed.
- V. Consent Agenda – please see attached 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. OLD BUSINESS - Third Hearing of Special Approval Case No. PRSA 22-04-03 (PSP 22-1396-A), Restaurant with Outdoor Dining Patio – PUBLIC HEARING

Parcel I.D. No. *13-27-302-015; T3N, R9E, SEC 27 ELIZABETH LAKE GOLF & COUNTRY CLUB SUMMER HOME SITES PART OF LOT 1 BEG AT PT DIST W 21.92 FT FROM NE LOT COR, TH ALG W LINE OF ELIZABETH LAKE RD AS WIDENED S 07-05-49 W 45 FT, TH S 20-37-00 W 102.92 FT, TH W 807.30 FT, TH N 00-05-00 E 140.40 FT, TH E 848.71 FT TO BEG, ALSO OF 'FURLER'S CRESTHAVEN' ALL OF LOT 1 5-14-21 FR 001 & 002*

Requesting: Special Approval to expand the outdoor dining patio of an existing restaurant.

Property Location: **4710 Cooley Lake Rd**

Property Zoned: C-3, General Business

Applicant: Gerardo Sanchez

3. Special Approval No. PRSA 23-05-03 (PSP 23-1462), Building Addition to an Existing Commercial Storage Establishment – PUBLIC HEARING

Parcel I.D. No. 13-36-233-006: T3N, R9E, SEC 36 HURON GARDENS NO 1 LOTS 759 TO 765 INCL EXC E PART OF LOTS 762 TO 765 INCL TAKEN FOR TELEGRAPH RD WIDENING

Requesting: Special Approval for a building addition to an existing commercial storage establishment

Property Location: 150 S Telegraph

Property Zoned: C-3, General Business

Applicant: Bloom General Contracting

4. Special Approval No. PRSA 23-05-04 & -05 (PSP 23-1464), Building Systems Repair Establishment – PUBLIC HEARING

Parcel I.D. No. 13-10-377-049: T3N, R9E, SEC 10 RIVER VIEW SUB NO 1 LOT 132, ALSO N 45 FT OF LOT 133 4-18-22 FR 030 & 031

Requesting: Special Approval for a Building Systems Repair Establishment to develop and install electric vehicle charging stations with Outdoor Storage.

Property Location: 2970 Frembes

Property Zoned: HT-1, High Tech Office

Applicant: Patrick Lloyd

5. Special Approval No. PRSA 23-05-06, Special Approval to keep chickens – PUBLIC HEARING

Parcel I.D. No. 13-33-451-028: T3N, R9E, SEC 33 PART OF SE ¼ BEG AT 2 ¼ COR, TH N 00-09-00 E 490.28 FT, TH S 89-51-15 E 335.10 FT, TH S 00-10-45 W 488.63 FT, TH S 89-51-45 W 334.86 FT TO BEG 3.77 A 6-5-23 FR 012, 013 & 014

Requesting: Special Approval to keep chickens in a single-family residential district

Property Location: 1448 Murray Dr

Property Zoned: R-1A, Single-Family Residential

Applicant: Juan Diego Bonilla Baires

6. Special Approval No. PRSA 23-05-07 (PCR 23-013), Special Approval to open a Veterinary Clinic – PUBLIC HEARING

Parcel I.D. No. 13-26-303-008: T3N, R9E, SEC 26 ELIZABETH LAKE ESTATES NO 2 PART OF LOTS 659 & 660 BEG AT NE COR OF LOT 660, TH N 89-56-00 W 1 FT, TH S 01-32-00 E 120 FT, TH S 89-56-00 E 1.61 FT, TH NLY 120 FT ALG WESTERLY EDGE OF BLDG TO NLY LOT LINE OF LOT 659, TH N 89-56-00 W 0.36 FT TO BEG, ALSO N 120 FT OF W 49 FT OF LOT 660, ALSO ALL OF LOT 661 EXC THAT PART TAKEN FOR RD, BEG AT NW COR LOT 661, TH S 89-56-00 E 100 FT, TH S 89-56-00 E 0.39 FT, TH S 01-38-18 E 20 FT, TH N 89-56-00 W 100.43 FT, TH N 01-32-00 W 20 FT TO BEG 7-29-16 CORR

Requesting: Special Approval to open a Veterinary Clinic in an existing building.

Property Location: 3803 Elizabeth Lake Rd

Property Zoned: C-1, Neighborhood Business

Applicant: All About Animals Rescue

7. Special Approval No. PRSA 23-06-01 (PCR 23-014), Special Approval for a Short Term Rental – PUBLIC HEARING

Parcel I.D. No. 13-13-201-012: T3N, R9E, SEC 13 SILVERCREST LOT 186 EXC STRIP OFF E SIDE SAME BEING 8 FT ON FRONT & 13 FT ON REAR, ALSO E 1/2 OF VAC MONTROYAL ST ADJ TO SAME

Requesting: Special Approval to operate a Short Term Rental in a Single-Family Residential district.

Property Location: 2431 Silver Circle

Property Zoned: R-1C, Single-Family Residential

Applicant: Elisa Quiroz

8. Text Amendment No. PRSA 23-06-02, Child Day Care Centers – PUBLIC HEARING

Requesting: Text Amendment to establish Child Day Care Centers as a Permitted Use after Special Approval in the non-residential districts in which they are allowed.

Impacted Districts: C-1, Neighborhood Business; C-2, Small Business; C-3, General Business; C-4, Extensive Business; C-UB, Urban Business; C-UL, Union Lake Business; OV-SP, Summit Place Overlay; O-2, General Office

Applicant: Waterford Township

9. Text Amendment No. PRSA 23-06-03, Adult Use Marihuana Establishments – PUBLIC HEARING

Requesting: Text Amendment to allow for Adult Use Marihuana Establishments

Impacted Districts: C-2, Small Business; C-3, General Business; C-4, Extensive Business; OV-SP, Summit Place Overlay; HT-1, High Tech Office; HT-2, High Tech Industrial and Office; M-1, Light Industrial; M-2, General Industrial

Applicant: Waterford Township

10. Text Amendment No. PRSA 23-06-04, Modify Approval Process of Medical Marihuana Establishments – PUBLIC HEARING

Requesting: Text Amendment to modify the approval process for Medical Marihuana Establishments.

Impacted Districts: C-2, Small Business; C-3, General Business; C-4, Extensive Business; OV-SP, Summit Place Overlay; HT-1, High Tech Office; HT-2, High Tech Industrial and Office; M-1, Light Industrial; M-2, General Industrial

Applicant: Waterford Township

VII. Discussions

1. Planning Commissioner Bartolotta to propose study session

VIII. Public Comment

IX. All Else

1. Fire Chief Covey to address Planning Commission

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
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Site Plans Currently Under Administrative Review

Consent Agenda

Minor Site Plans	2
Change of Use	3
Minor Change	1

Minor Site Plans

1.) MINOR Site Plan No. PSP 23-1465, St Andrew's Church Pavilion

Location: 5301 Hatchery Rd

Zoning: PL, Public Lands

This applicant is proposing to construct a pavilion and concrete pathways along with landscaping updates.

2.) MINOR Site Plan No. PSP 23-1466, 4th Tavern Building Addition

Location: 4710 Cooley Lake Rd

Zoning: C-3, General Business

This applicant is proposing to construct a two-story, 984 sqft addition to the rear of the building to house additional restrooms, offices, and storage space.

Change of Use

1.) Change of Use No. PCR 23-015, Storm Strong Arms

Location: 6695 Highland Rd, Ste 207

Zoning: C-4, Extensive Business

This applicant is proposing to open a federally licensed firearms dealer and online retailer in a multi-tenant commercial property.

2.) Change of Use No. PCR 23-017, McDermott Office

Location: 6608 Cooley Lake Rd

Zoning: C-UL, Union Lake Business

This applicant is proposing to open a bookkeeping office in a multi-tenant commercial facility.

3.) Change of Use No. PCR 23-018, Serenity Rehabilitation Centers

Location: 7076 Highland Rd

Zoning: C-4, Extensive Business

This applicant is proposing to lease a portion of the existing hotel to operate a Substance Abuse Care Center.

Minor Change

1.) Minor Change to Site Plan #1118 Lakeways Market

Location: 3468 Pontiac Lake Rd

Zoning: C-1, Neighborhood Business

The applicant is changing the material of their screening wall.