
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 July 25, 2023, regular meeting of the Planning Commission as printed.
- IV. Approve the Minutes of the June 27, 2023, regular meeting of the Planning Commission as printed.
- V. Consent Agenda – please see attached Consent Agenda
- VI. Site Plans and Public Hearings

1. Major Site Plan Review Case No. PSP 23-1458, Drayton Plains School Lofts

Landscaping

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: Requesting a modification to their landscaping requirements from the Planning Commission.

Property Location: **3000 Sashabaw Rd**

Property Zoned: RM-2, Multiple-Family Residential

Applicant: Raves Construction

2. Special Approval Case No. PRSA 22-06-05 (PSP 22-0085-A), Vehicle Dealer Establishment – PUBLIC HEARING

Parcel I.D. No. *13-26-251-013; T3N, R9E, SEC 26 SUNNY SLOPE ACRES PART OF LOT 35 & PART OF LOT 2 OF 'ROTH SUB' ALL BEING DESC AS BEG AT PT DIST N 02-15-15 E 751.86 FT & S 87-20-45 E 71.58 FT & S 41-50-15 E 408.15 FT FROM CEN OF SEC, TH S 48-09-45 W 60.28 FT, TH S 48-09-45 W 100.04 FT, TH N 40-13-50 W 133.05 FT, TH N 48-09-45 E 156.59 FT, TH S 41-50-15 E 133.00 FT TO BEG 4-9-18 CORR*

Requesting: Special Approval to operate a vehicle dealer establishment with outdoor display and storage.

Property Location: **3455 Highland Rd**

Property Zoned: C-2, Small Business

Applicant: Blacked Out Carts

3. Rezoning Case No. PRSA 22-06-06, Rezoning C-2, Small Business to C-3, General Business – PUBLIC HEARING

Parcel I.D. No. *13-26-251-013; T3N, R9E, SEC 26 SUNNY SLOPE ACRES PART OF LOT 35 & PART OF LOT 2 OF 'ROTH SUB' ALL BEING DESC AS BEG AT PT DIST N 02-15-15 E 751.86 FT & S 87-20-45 E 71.58 FT & S 41-50-15 E 408.15 FT FROM CEN OF SEC, TH S 48-09-45 W 60.28 FT, TH S 48-09-45 W 100.04 FT, TH N 40-13-50 W 133.05 FT, TH N 48-09-45 E 156.59 FT, TH S 41-50-15 E 133.00 FT TO BEG 4-9-18 CORR*

Requesting: The applicant is looking to rezone the parcel from C-2, Small Business to C-3, General Business.

Property Location: **3455 Highland Rd**

Property Zoned: C-2, Small Business

Applicant: Blacked Out Carts

4. Rezoning Case No. PRSA 23-06-07, Rezoning O-1, Local Office to C-3, General Business – PUBLIC HEARING

Parcel I.D. No. *13-20-101-091: T3N, R9E, SEC 20 SUPERVISOR'S PLAT NO 31 E 135 FT OF N 250 FT OF LOT 1, ALSO PART OF NW 1/4 BEG AT NE COR OF LOT 1 OF SD 'PLAT', TH S 00-09-20 E 250 FT, TH N 89-40-50 E 80 FT, TH N 00-09-20 W 250 FT, TH S 89-40-50 W 80 FT TO BEG 6-8-23 FR 019 & 126-005*

Requesting: The applicant is looking to rezone the parcel from O-1, Local Office to C-3, General Business.

Property Location: **6743 Highland Rd**

Property Zoned: O-1, Local Office

Applicant: Chad Clark

5. Rezoning Case No. PRSA 23-07-01, Rezoning R-1B, Single-Family Residential to C-2, Small Business – PUBLIC HEARING

Parcel I.D. No. *13-08-230-003: T3N, R9E, SEC 8 JUDSON BRADWAY'S HUNTOON LAKE SUB N 1/2 OF LOT 53 & ALL OF LOT 54*

Requesting: The applicant is looking to rezone the parcel from R-1B, Single-Family Residential to C-2, Small Business.

Property Location: **3470 Airport Rd**

Property Zoned: R1-B, Single-Family Residential

Applicant: TCSE LLC

6. Change of Use Case No. PCR 23-016, Medical Marihuana Provisioning Center to Licensed Marihuana Retailer – Planet 59

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: The applicant is proposing to change the use of their business from a medical marihuana provisioning center to a licensed marihuana retailer.

Property Location: **4641 Highland Rd**

Property Zoned: C-3, General Business

Applicant: D+R Investment Group

7. Change of Use Case No. PCR 23-020, Medical Marihuana Provisioning Center to Licensed Marihuana Retailer – Moses Roses

Parcel I.D. No. *13-04-127-022: T3N, R9E, SEC 4 WATERFORD THAT PART OF LOTS 1, 2 & 3 LYING NELY OF NELY LINE OF US-10 HWY EXC PART OF*

LOT 3 BEG AT PT DIST N 44-18-00 E 20.20 FT & N 45-42-00 W 35 FT FROM SW LOT COR, TH N 45-42-00 W 5 FT TO NWLY LOT COR, TH N 44-18-00 E 156.20 FT, TH S 17-13-00 W 10.99 FT, TH S 44-18-00 W 146.20 FT TO BEG, ALSO PART OF NW FRC 1/4 BEG AT MOST SLY COR OF LOT 1 OF 'WATERFORD', TH S 45-42-00 E 135 FT, TH N 44-18-00 E 356 FT, TH N 45-42-00 W 115 FT, TH N 44-18-00 E 204 FT TO CEN LI OF CLINTON RIVER, TH SWLY ALG SD CEN LINE TO SELY LINE OF 'WATERFORD', TH SWLY 230 FT ALG SD SUB LINE TO BEG, EXC PART IN US-10 HWY

Requesting: The applicant is proposing to change the use of their business from a medical marihuana provisioning center to a licensed marihuana retailer.
Property Location: 5806 Dixie Hwy
Property Zoned: C-3, General Business
Applicant: Golden Rockies

8. Change of Use Case No. PCR 23-021, Medical Marihuana Provisioning Center to Licensed Marihuana Retailer – MJ Highland

Parcel I.D. No. 13-13-426-023: T3N, R9E, SEC 13 PART OF E 1/2 OF SE 1/4 BEG AT PT DIST S 01-36-52 W 1318.54 FT & S 62-15-00 W 124.83 FT & N 43-03-56 W 82.10 FT & S 46-56-04 W 120.96 FT & N 43-03-56 W 224.28 FT FROM E 1/4 COR, TH N 43-03-56 W 345 FT, TH N 46-58-38 E 355 FT, TH S 43-03-56 E 345 FT, TH S 46-58-38 W 355 FT TO BEG EXC THAT PART IN PCL BEG AT PT DIST S 01-36-52 W 1318.20 FT & S 62-15-00 W 124.65 FT & N 43-03-56 W 82.10 FT & S 46-56-04 W 120.96 FT & N 43-03-56 W 224.29 FT & N 43-03-56 W 312.19 FT FROM E 1/4 COR, TH N 43-03-56 W 32.81 FT, TH N 46-58-38 E 32.81 FT, TH S 01-57-21 W 46.38 FT TO BEG 2.80 A 10-29-01 FR 020

Requesting: The applicant is proposing to change the use of their business from a medical marihuana provisioning center to a licensed marihuana retailer.
Property Location: 2060 Dixie Hwy
Property Zoned: C-4, Extensive Business
Applicant: MJ Highland, LLC

9. Change of Use Case No. PCR 23-022, Medical Marihuana Provisioning Center to Licensed Marihuana Retailer – Quality Roots

Parcel I.D. No. 13-18-376-005: T3N, R9E, SEC 18 SUPERVISOR'S PLAT NO 59 THAT PART OF LOT 1 WHICH LIES W OF W LINE OF LOT 24 OF 'SUPERVISOR'S PLAT NO 36 EXTENDED NLY ACROSS LOT 1

Requesting: The applicant is proposing to change the use of their business from a medical marihuana provisioning center to a licensed marihuana retailer.
Property Location: 1700 Tull Ct
Property Zoned: C-2, Small Business
Applicant: Quality Roots Inc.

- 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
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Site Plans Currently Under Administrative Review

Consent Agenda

Minor Site Plans	1
Change of Use	1

Site Plans

1.) Minor Site Plan No. PSP 23-1012-B, Sheldon Cleaners

Location: 2271 Elizabeth Lake Rd

Zoning: C-3, General Business

This applicant is proposing site improvements to the parking lot and interior sidewalk with the intention of opening a laundry establishment in the existing building.

Change of Use

1.) PCR 23-019, Hotel & Motel

Location: 6743 Highland Rd

Zoning: O-1, Local Office

Business Use: Applicant is seeking to convert a former multi-tenant office building into a hotel. This is dependent on successfully rezoning the property.