
Planning Commission Pre-meeting - 3:30

Agenda Review

Planning Commission Meeting - 4:30

- I. Call the Meeting to Order
- II. Roll Call
- III. Approve the Agenda of the November 22, 2022, regular meeting of the Planning Commission as printed.
- IV. Approve the Minutes of the November 7, 2022, special meeting of the Planning Commission as printed.
- V. Consent Agenda
- VI. Site Plans and Public Hearings

1. Special Approval No. PRSA 22-10-03 (PSP 22-1445), Restaurant with an Outdoor Dining Patio

Parcel I.D. No. 13-30-158-017: T3N, R9E, SEC 10 SUPERVISOR'S PLAT NO 22 LOTS 7 TO 10 INCL

Requesting: Special Approval for a Restaurant with an Outdoor Dining Patio

Property Location: 4195 Dixie Hwy

Property Zoned: C-3, General Business

Applicant: Fran Zefi

2. Special Approval No. PRSA 22-10-04 (PCR 22-018), Second Hand Dealer (Online Retailer Selling Used & New Merchandise)

Parcel I.D. No. 13-04-433-008: T3N, R9E, SEC 4 PART OF SE 1/4 BEG AT PT DIST S 42-25-40 E 135.00 FT FROM MOST SLY COR OF LOT 1 OF 'EAGLE LAKE HEIGHTS', TH N 47-39-20 E 160.00 FT, TH N 42-25-40 W 89.54 FT, TH N 46-01-50 E 640.00 FT, TH S 42-27-30 E 471.33 FT, TH S 47-39-20 W 800.00 FT, TH N 42-25-40 W 363.65 FT TO BEG 8.13 A

Requesting: Special Approval for a Second Hand Dealer. The applicant proposes to sell used and new merchandise through online auction for in store pickup in tandem with a traditional retail space.

Property Location: 5100 Dixie Hwy

Property Zoned: C-4, Extensive Business

Applicant: Barjas LLC dba Liquid Bidding LLC

VII. Discussions

VIII. All Else

1. Approve 2023 Planning Commission Meeting Schedule

IX. Adjourn the Meeting

Planning Commission Participation Guidelines:

Members of the public will only be able to speak during the public comment period at the end of each public comment agenda item and such comments will be limited to three minutes per person. 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	3

Site Plans

- 1.) Minor Site Plan No. PSP 22-1446, Assist 1 Medical Center

Location: 1116 Voorheis Rd
Zoning: C-1, Neighborhood Business

This applicant is proposing to install a security fence.

Change of Use

- 1.) PCR 22-017, US Coin Laundry

Location: 1015 Crescent Lake Rd
Zoning: C-1, Neighborhood Business
Business Use: Laundry Establishment

- 2.) PCR 22-019, Bin Street LLC

Location: 5100 Dixie Hwy
Zoning: C-4, Extensive Business
Business Use: Department Store

- 3.) PCR 22-020, Holodeck 6

Location: 4676 Walton Blvd
Zoning: C-3, General Business
Business Use: Entertainment Activity Center