

4:30 P.M. – Call the Meeting to Order

**I. Roll Call**

**II. Approval of October 24, 2017 Planning Commission meeting minutes as printed.**

**III. Approval of December 12, 2017 Planning Commission meeting Agenda.**

**IV. Consent Agenda**

**V. Public Hearings**

**1.) Special Approval Case No. 17-11-01, Jeff Steffani (Staff Reviewer – Larry Lockwood)**

Location: 3541 Highland Rd.  
Parcel I.D. No.: 13-26-176-031  
Action: Requesting Special Approval under Section 3-706.5, B of the Waterford Township Zoning Ordinance to allow a commercial storage establishment in the C-4, Extensive Business District  
Applicant: Jeff Steffani

**2.) Special Approval Case No. 17-11-02, Waterford Industrial Company (Staff Reviewer – Larry Lockwood)**

Location: Vacant property located south off Williams Dr., N.W. off Telegraph Rd. and bordered to the west by the CN railroad  
Parcel I.D. Nos.: 13-13-401-001, 13-13-401-031 and 13-13-401-033  
Action: Requesting Special Approval under Section 3-805.4, A of the Waterford Township Zoning Ordinance to allow a metal products factory to be established in the HT-2, High Tech Industrial and Office District  
Applicant: Chris Bosserd P.E., Wade Trim Consulting Engineers

**3.) Rezoning Case No. 17-11-03, Skipper Properties, LLC (Staff Reviewer – Larry Lockwood)**

Location: Vacant property (formerly 3965 Cass Elizabeth Rd.) located at the S.E. corner of Cass Elizabeth Rd. and Parkway  
Parcel I.D. No.: 13-35-301-001  
Action: Requesting Rezoning from C-2, Small Business District to CR, Commercial Recreation District  
Applicant: Mark Ellerbrock, Skipper Properties, LLC

**4.) Rezoning Case No. 17-11-04, Tom Wilhelm (Staff Reviewer – Larry Lockwood)**

Location: Vacant Property located on Rural Street, east off Dixie Highway  
Parcel I.D. Nos.: 13-04-253-013 and 014  
Action: Rezone from R-1, Single Family Residential District to R-1B, Single Family Residential District  
Applicant: Tom Wilhelm

**VI. Development Reviews**

**1.) Site Plan No. 1325, Waterford Industrial Company (Staff Reviewer – Larry Lockwood)**

Location: Vacant property located south off Williams Dr., N.W. off Telegraph Rd. and bordered to the west by the CN Railroad  
Parcel I.D. Nos.: 13-13-401-001, 13-13-255-003, 13-13-255-004, 13-13-401-031 and 13-13-401-033  
Action: Concept Plan Review  
Applicant: Waterford Industrial Company

**2.) Site Plan No. 311-B, Skipper Properties, LLC (Staff Reviewer – Larry Lockwood)**

Location: 3981 Cass Elizabeth Rd.  
Parcel I.D. Nos.: 13-35-301-001 and 13-35-301-002  
Action: Concept Plan Review  
Applicant: Mark Ellerbrock, Skipper Properties, LLC

**VII. Discussion**

- 1.) 4920 Pontiac Lake Rd. – Steve’s European Auto – Steve Fowler
- 2.) 1340, 1350 and 1362 W. Huron St. – Former Fugle Office Properties – Matt Smith
- 3.) Master Plan Update

**VIII. All Else**

**IX. Adjourn**