
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 January 27, 2026, regular meeting of the Planning Commission as printed.
- IV. Minutes
 1. Approve the Minutes of the December 09, 2025, pre-meeting of the Planning Commission as printed.
 2. Approve the Minutes of the December 09, 2025 regular meeting of the Planning Commission as printed.
- V. Consent Agenda – please see attached Consent Agenda
- VI. Site Plans and Public Hearings

1. Special Approval Case No. PRSA 24-06-08 (PSP 24-1499), Steve's European Auto – PUBLIC HEARING

Parcel I.D. No. 13-22-151-022; T3N, R9E, SEC 22 PART OF NW 1/4 BEG AT PT DIST N 01-10-00 E 412.50 FT FROM W 1/4 COR, TH N 01-10-00 E 82.50 FT, TH S 88-38-00 E 351.87 FT, TH S 01-15-00 W 82.50 FT, TH N 88-38-00 W 351.51 FT TO BEG 0.67 A W480E-1 13-22-151-023; T3N, R9E, SEC 22 PART OF NW 1/4 BEG AT PT DIST N 01-10-00 E 330 FT FROM W 1/4 COR, TH N 01-10-00 E 82.50 FT, TH S 88-38-00 E 351.51 FT, TH S 01-10-00 W 82.50 FT, TH N 88-38-00 W 351.51 FT TO BEG 0.67 A W480E-2

Requesting: To modify their site plan for a proposed vehicle repair facility.
Property Location: 1064 Crescent Lake Rd
Property Zoned: HT-1, High Tech Office
Applicant: Steven Fowler

2. Special Approval Case No. PRSA 25-11-03 (PSP 25-1528), Waterford Elite Motors – PUBLIC HEARING

Parcel I.D. No. 13-20-276-064: T3N, R9E, SEC 20 SUPERVISOR'S PLAT NO 32 N 400 FT OF W 150 FT OF LOT 23 4/15/85 FR 057 & 059

Requesting: To operate a used vehicle dealer establishment at the subject property.
Property Location: 6205 Highland Rd
Property Zoned: HT-2, High Tech Industrial & Office
Applicant: Waterford Elite Motors

3. Special Approval Case No. PRSA 25-12-02 (PCR 25-033), Little Learners Day Care – PUBLIC HEARING

Parcel I.D. No. 13-33-301-007: T3N, R9E, SEC 33 THAT PART OF E 1/2 OF SW 1/4 LYING NWLY OF COOLEY LAKE RD AS WIDENED 2.75 A W662B

Requesting: To operate a child day care center at the subject property.

Property Location: 5758 Cooley Lake Rd

Property Zoned: O-1, Local Office

Applicant: Little Learners Childcare Center

4. Special Approval Case No. PRSA 26-01-01 (PSP 26-1530), Action Water Sports – PUBLIC HEARING

Parcel I.D. No. 13-26-401-040: T3N, R9E, SEC 26 ELIZABETH-HURON LOT 10, ALSO OF 'HOSKINS ADDITION' LOTS 1 TO 5 INCL, ALSO PART OF LOTS 6 TO 9 INCL ALL DESC AS BEG AT NW COR OF SD LOT 10 OF 'ELIZABETH-HURON', TH S 89-50-10 E 20.63 FT, TH S 66-51-47 E 241.89 FT, TH S 44-10-09 E 116.17 FT, TH ALG CURVE TO LEFT, RAD 5289.10 FT, CHORD BEARS S 44-54-53 E 122.90 FT, DIST OF 122.90 FT, TH S 42-34-42 W 248.25 FT, TH S 45-43-03 E 194.42 FT, TH S 48-00-00 W 67.21 FT, TH N 60-00-00 W 163.30 FT, TH N 25-00-00 W 228.41 FT, TH S 89-58-52 W 94.62 FT, TH N 00-05-19 E 340.35 FT TO BEG 1-27-15 FR 038

Requesting: To operate a vehicle (boat) dealer establishment at the subject property.

Property Location: 3273 W Huron St

Property Zoned: C-4, Extensive Business

Applicant: Action Water Sports of Fenton, LLC

VII. Discussions

VIII. Public Comment

IX. All Else

1. 2026 Meeting Schedule Corrections

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
Director of Development Services

5200 Civic Center Drive, Waterford, Michigan 48329
Email: planning@waterfordmi.gov Phone: (248) 674-6238

Site Plans Currently Under Administrative Review

Consent Agenda

Change of Use	3
Minor Site Plan Review	1

Change of Use

1.) PCR 25-029, Royal Stepping Stones Academy

Location: 4192 Pontiac Lake Rd

Zoning: C-4, Extensive Business

Business Use: Applicant is seeking to open a Child Day Care Center in a vacant unit of a multi-tenant commercial building.

Applicant: Diamonique Bryant

2.) PCR 25-032, Kids Coalition Against Hunger

Location: 2523 Elizabeth Lake Rd

Zoning: C-4, Extensive Business

Business Use: Applicant is seeking to convert a former recreation facility into a supermarket/food distribution center.

Applicant: Kids Coalition Against Hunger

3.) PCR 26-002, The Dailly Dough

Location: 7188 Highland Rd

Zoning: C-4, Extensive Business

Business Use: Applicant is seeking to open a Carryout Restaurant (pizzeria) in a vacant unit of a multi-tenant commercial building.

Applicant: Ashley Conner

Minor Site Plan Review

1.) PSP 26-1531, Han & Yu Auto Trading

Location: 6176 Delfield Dr

Zoning: M-1, Light Industrial

Business Use: Applicant is seeking to open a used vehicle dealer establishment with outdoor sales and display.

Applicant: Yan Yu