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**Planning Commission Pre-meeting - 4:00**

Agenda Review

**Planning Commission Meeting - 4:30**

- I. Call the Meeting to Order
- II. Roll Call
- III. Approve the Agenda of the February 22, 2022, regular meeting of the Planning Commission as printed.
- IV. Approve the Minutes of the November 23, 2021, regular meeting of the Planning Commission as printed.
- V. Consent Agenda
- VI. Site Plans and Public Hearings

**1. Rezoning No. PRSA 22-01-01, Rezone from O-1 to R-1A - PUBLIC HEARING**

**Parcel I.D. No.** 13-11-477-039; T3N, R9E, SEC 11 LAKES VIEW SUB SLY 222 FT OF LOT 10 EXC THAT PART TAKEN FOR DIXIE HWY 3-2-95 FR 007

**Requesting:** Rezone from O-1 to R-1A  
**Property Location:** 3130 Dixie Hwy  
**Applicant:** M2Z, LLC - Michael Zulinski

**2. Special Approval No. PRSA 22-01-02, Group Child Care Home - PUBLIC HEARING**

**Parcel I.D. No.** 13-30-158-017: T3N, R9E, SEC 30 SWARTZS' PLEASANT LAKE HIGHLANDS NELY 15 FT OF LOT 56 & ALL OF LOTS 57 & 58, ALSO SWLY 1/2 OF LOT 59 4-26-93 FR 005 & 006

**Requesting:** Special Approval for a Group Child Care Home  
**Property Location:** 7960 Lodge Blvd  
**Property Zoned:** R-1C, Single Family Residential  
**Applicant:** Emily Street

**3. Special Approval No. PRSA 22-01-03 (PSP 22-1412), Restaurant with Outdoor Dining - PUBLIC HEARING**

**Parcel I.D. No.** 13-27-151-022: T3N, R9E, SEC 27 CRESCENT LAKE PARK LOT 1, EXC ELY PART MEAS 8 FT ALG N LOT LINE & 22 FT ALG S LOT LINE SD EXC TAKEN FOR HWY;

13-27-151-021: T3N, R9E, SEC 27 CRESCENT LAKE PARK LOT 2  
**Requesting:** Special Approval for a Restaurant with Outdoor Dining  
**Property Location:** 4703 Elizabeth Lake Rd  
**Property Zoned:** C-2, Small Business  
**Applicant:** Irish Tavern

**4. Rezoning No. PRSA 22-01-04, Rezone from HT-2 to C-3- PUBLIC HEARING**

**Parcel I.D. No.** 13-10-176-108; T3N, R9E, SEC 10 FAIRPLAINS SUB LOTS 25 & 26 EXC THAT PART TAKEN FOR RD 9-28-11 FR 073 & 074

**Requesting:** Rezone from HT-2 to C-3  
**Property Location:** 4667 Dixie Hwy  
**Applicant:** VB Dixie Hwy, LLC

**5. Text Amendment No. PRSA 22-01-05, Commercial Storage Establishments - PUBLIC HEARING**

**Requesting:** Text Amendment to establish Commercial Storage Establishment as a Special Use in the M-1 and M-2 Zoning Districts.  
**Impacted Districts:** M-1, Light Industrial; M-2, General Industrial  
**Applicant:** Waterford Township

**6. Text Amendment No. PRSA 22-01-06, Residential Lofts above Commercial - PUBLIC HEARING**

**Requesting:** Text Amendment to define residential Lofts and establish them as a use permitted above commercial.  
**Impacted Districts:** C-UL, Union Lake Business District; C-UB, Urban Business  
**Applicant:** Waterford Township

**7. Special Approval No. PRSA 22-01-07 (PSP 21-1413), Restaurant with Outdoor Dining and Drive-thru - PUBLIC HEARING**

**Parcel I.D. No.** 13-22-101-001; T3N, R9E, SEC 22 PART OF SW 1/4 SEC 15 & PART OF NW 1/4 SEC 22, BEG ON NLY LINE M-59 HWY DIST E 40.17 FT & S 61-20-00 E 200 FT FROM NW COR SEC 22, TH N 129.10 FT, TH E 100.87 FT, TH S 49-21-00 W 26.33 FT, TH S 61-20-00 E 32.50 FT, TH S 28-40-00 W 137.20 FT, TH N 61-20-00 W 50 FT TO BEG 0.30 A W477B-1  
13-22-101-003; T3N, R9E, SEC 15 & 22 PART OF SW 1/4 SEC 15 & PART OF NW 1/4 SEC 22, BEG AT PT DIST E 40.17 FT & S 61-20-00 E 250 FT FROM NW COR SEC 22, TH S 61-20-00 E 100 FT, TH N 28-40-00 E 137.20 FT, TH N 65-04-00 W 100 FT, TH S 28-40-00 W 137.20 FT TO BEG 0.31 A W477B-2  
**Requesting:** Special Approval for a Carryout Restaurant with Outdoor Dining and Drive-thru  
**Property Location:** 4976 Highland Rd  
**Property Zoned:** C-2, Small Business  
**Applicant:** Waterford Retail Management II LLC

**8. Major Site Plan No. PSP 21-0933-B, Commercial Storage Establishment**

**Parcel I.D. No.** 13-04-351-020; T3N, R9E, SEC 4 PART OF SW 1/4 BEG AT SW SEC COR, TH N 01-35-00 E 506 FT, TH S 88-52-34 E 658.10 FT, TH S 01-29-30 W 511.30 FT, TH N 88-25-00 W 658.80 FT, TO BEG 7.69 A 11-6-17 FR 005  
**Requesting:** Site Plan Approval for a Commercial Storage Establishment  
**Property Location:** Easterly 2.6 acres of the NE corner of Airport Rd and Williams Lake Rd.  
**Property Zoned:** M-1, Light Industrial  
**Applicant:** WLA Development c/o Cam Schea

**9. Major Site Plan No. PSP 22-0977-A, Automotive Parts Retail Establishment**

**Parcel I.D. No.** 13-26-426-038; T3N, R9E, SEC 26 OAKLAND COUNTY CONDOMINIUM PLAN NO 2149 ELIZABETH LAKE AND HURON CONDOMINIUM UNIT 1 L 49713 P 606 8-18-16 FR 031  
**Requesting:** Major Site Plan Approval for a Limited Merchandise Store  
**Property Location:** 3245 Elizabeth Lake Rd  
**Property Zoned:** C-4, Extensive Business  
**Applicant:** 65 Orly Waterford Twp MI LLC

**10. Major Site Plan No. PSP 22-1414, Freight Handling Facility**

**Parcel I.D. No.** 13-13-255-003; T3N, R9E, SEC 13 SUPERVISOR'S PLAT NO 14 E 1/2 OF LOT 42;  
13-13-255-004; T3N, R9E, SEC 13 SUPERVISOR'S PLAT NO 14 LOT 43;  
13-13-255-005, T3N, R9E, SEC 13 SUPERVISOR'S PLAT NO 14 LOT 5  
13-13-255-006, T3N, R9E, SEC 13 SUPERVISOR'S PLAT NO 14 LOT 4  
13-13-401-001; T3N, R9E, SEC 13 PART OF S 1/2 OF SEC BEG AT PT ON E&W 1/4 LINE DIST N 89-32-00 W 467.42 FT FROM INTER WITH SLY LINE OF US-10 HWY, TH S 36-06-00 E 482.30 FT, TH S 44-07-00 E 254.75 FT, TH S 45-27-00 W 597.10 FT, TH N 43-26-00 W ALG RR R/W 1370.63 FT, TH S 89-32-00 E ALG 1/4 LINE 909.57 FT TO BEG 15.11 A W215;  
13-13-401-031; T3N, R9E, SEC 13 PART OF SE 1/4 BEG AT PT DIST N 00-18-30 W 16.85 FT & N 89-53-30 W 888.59 FT & S 34-31-25 W 670.85 FT & S 45-53-00 W 98.13 FT FROM E 1/4 COR, TH S 46-35-12 W 302.59 FT, TH N 44-00-57 W 341.58 FT, TH S 45-56-40 W 597.45 FT, TH S 43-26-00 E 588.24 FT, TH N 45-57-00 E 667.45 FT, TH N 00-18-50 E 340.36 FT TO BEG 9.14 A 5/18/87 FR 021;

13-13-401-033; T3N, R9E, SEC 13 PART OF SE 1/4 BEG AT PT DIST S 89-35-00 W 1328.10 FT & S 00-18-00 W 1504.75 FT FROM E 1/4 COR, TH S 45-57-00 W 104.70 FT, TH N 43-34-00 W 245 FT, TH S 45-57-00 W 175 FT, TH NWLY 155 FT ALG NELY LI OF GTW RR R/W, TH N 45-57-00 E 279.78 FT, TH S 43-34-00 E 400.03 FT TO BEG 1.55 A 5/18/87 FR 019

**Requesting:** Major Site Plan Approval for a Freight Handling Facility  
**Property Location:** S of Dixie Hwy between Williams Dr. and Telegraph Rd along the railroad tracks  
**Property Zoned:** M-1, Light Industrial  
**Applicant:** Dayton Trucking

**8. Text Amendment No. PRSA 22-02-01, Major Site Plan Conceptual Review**

**Requesting:** Text Amendment to remove Conceptual Major Site Plan review from the Planning Commission and move it to the Planning Commission Consent Agenda.  
**Impacted Districts:** All  
**Applicant:** Waterford Township

VII. Discussions

1. Election of Officers
2. Planning Commission Annual Report

VIII. All Else

IX. Adjourn the Meeting

Members of the public will only be able to speak during the during the public comment period at the end 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 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  
 Superintendent of Planning & Zoning  
 5200 Civic Center Drive, Waterford, Michigan 48329  
 Email: [jpolkowski@waterfordmi.gov](mailto:jpolkowski@waterfordmi.gov) Phone: (248) 618-7446