

---

---

CHARTER TOWNSHIP OF WATERFORD  
NOTICE OF PLANNING COMMISSION REGULAR MEETING  
TUESDAY, MARCH 23, 2021 and 4:30 P.M.

Due to the COVID-19 epidemic declared by the Director of the Michigan Department of Health and Human Services, **this meeting will be held by electronic remote access that provides 2-way telephone or video conferencing** as permitted by and in accordance with the Open Meetings Act as amended by Public Act No. 228 of 2020.

**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 March 23, 2021, regular meeting of the Planning Commission as printed.
- IV. Approve the Minutes of the February 23, 2021, regular meeting of the Planning Commission as printed.
- V. Approve the Consent Agenda
- VI. Site Plans and Public Hearings

**1. Rezoning Request No. PZ 21-03-04, JLG Property**

**Parcel I.D. No. 13-18-100-008**, T3N, R9E, SEC 18 PART OF NW 1/4 BEG AT PT DIST S 00-05-37 W 125.23 FT & N 89-54-23 W 60 FT FROM N 1/4 COR, TH S 00-05-37 W 1357.11 FT, TH N 89-57-13 W 547.95 FT, TH N 00-06-38 E 736.11 FT, TH ALG CURVE TO RIGHT, RAD 630 FT, CHORD BEARS N 41-29-08 E 828.38 FT, DIST OF 903.95 FT TO BEG 15.19 A 10-28-19 FR 007

**Requesting:** Rezone from PL to R-1C  
**Property Location:** Northeast corner of N Williams Lake Rd. and Hatchery Rd.  
**Property Zoned:** PL, Public Lands  
**Applicant:** JLG Property

**2. Site Plan No. PSP 21-1353-A, JLG Property**

**Parcel I.D. No. 13-18-100-008**, T3N, R9E, SEC 18 PART OF NW 1/4 BEG AT PT DIST S 00-05-37 W 125.23 FT & N 89-54-23 W 60 FT FROM N 1/4 COR, TH S 00-05-37 W 1357.11 FT, TH N 89-57-13 W 547.95 FT, TH N 00-06-38 E 736.11 FT, TH ALG CURVE TO RIGHT, RAD 630 FT, CHORD BEARS N 41-29-08 E 828.38 FT, DIST OF 903.95 FT TO BEG 15.19 A 10-28-19 FR 007

**Requesting:** Site Condominium Development  
**Property Location:** Northeast corner of N Williams Lake Rd. and Hatchery Rd.  
**Property Zoned:** PL, Public Lands (Rezone to R-1C)  
**Applicant:** JLG Property

**3. Rezoning Request No. PZ 21-03-01, Joe Attisha**

**Parcel I.D. No. 13-34-427-030**, T3N, R9E, SEC 34 MENIWATERS SUB LOTS 166, 167, 168 & 196 1-3-20 FR 002, 003 & 020

**Requesting:** Rezone from R-1D to R-1C  
**Property Location:** 4235 Cass Elizabeth Rd  
**Property Zoned:** R-1D, Single-Family Residential  
**Applicant:** Joe Attisha

**4. Text Amendment No. PZ 21-03-02, – Electric Vehicle Charging Stations**

**Requesting:** Text Amendment to permit Electric Vehicle Charging Stations as an accessory use within all zoning districts; as a Special Approval Use within the C-1, C-2, C-UL, and C-UB zoning districts; and as a principle use within the C-3, C-4, HT-1, HT-2, and the Summit Place Overlay Zoning District  
**Applicant:** Waterford Township

**5. Special Approval No. PSA 21-03-03, Patrick Lloyd – Electric Vehicle Charging Facility**

**Parcel I.D. No. 13-04-151-002**, T3N, R9E, SEC 31 SUPERVISOR'S PLAT NO 12 N 72 FT OF LOT 1

**Requesting:** Special Approval to permit an Electric Vehicle Charging Facility  
**Property Location:** East side of S Williams Lake Rd., north of Cooley Lake Rd  
**Property Zoned:** C-UL, Union Lake Business  
**Applicant:** Patrick Lloyd

**6. Text Amendment No. PZ 21-03-05, - Kennels in Commercial Zoning Districts**

**Requesting:** Text Amendment to permit Commercial Kennels as a Special Approval Use within the C-3 and C-4 Commercial Zoning Districts  
**Applicant:** Waterford Township

**7. Site Plan No. PSP 21-1367, Marihuana Caregiver Facility**

**Parcel I.D. No. 13-26-326-026**, T3N, R9E, SEC 26 PART OF NE 1/4 OF SW 1/4 BEG AT PT DIST N 88-51-00 W 1011.56 FT FROM CEN OF SEC, TH S 01-09-45 W 457 FT, TH N 88-51-00 W 199 FT, TH N 01-09-45 E 457 FT, TH S 88-51-00 E 199 FT TO BEG 2.09 A 7/20/88 FR 015

**Requesting:** Marihuana Caregiver Establishment  
**Property Location:** 3751 Elizabeth Lake Rd.  
**Property Zoned:** M-1, Light Industrial  
**Applicant:** Heather Matty

**8. Site Plan No. PSP 21-1367, Marihuana Caregiver Facility**

**Parcel I.D. No. 13-09-251-022**, T3N, R9E, SEC 9 WILLIAMS LAKE ROAD INDUSTRIAL PARK LOT 10

**Parcel I.D. No. 13-09-251-023**, T3N, R9E, SEC 9 WILLIAMS LAKE ROAD INDUSTRIAL PARK LOT 9

**Requesting:** Marihuana Caregiver Establishment  
**Property Location:** 4525 Perry Dr.  
**Property Zoned:** M-1, Light Industrial  
**Applicant:** Gumma Group

VII. Discussions

**1. CDBG Con Plan Needs Survey Discussion**

VIII. All Else

IX. Adjourn the Meeting

The public may participate in each meeting through GoToMeeting by computer, tablet or smart phone using the following link: <https://global.gotomeeting.com/join/142685181>

New to GoToMeeting? Get the app now and be ready when your first meeting starts: <https://global.gotomeeting.com/install/142685181>

You may also dial in using your phone:  
 United States (Toll Free): 1 866-899-4679  
 United States: 1 517-317-3116  
 Access Code: 142-685-181

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