

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 April 26, 2022, regular meeting of the Planning Commission as printed.
- IV. Approve the Minutes of the February 22, 2022, regular meeting of the Planning Commission as printed.
- V. Consent Agenda
- VI. Site Plans and Public Hearings

1. SPECIAL APPROVAL Case No. PRSA 22-03-01, Restaurant with Drive Thru

Parcel I.D. No. 13-04-108-025; T3N, R9E, SEC 4 SUPERVISOR'S PLAT NO 19
LOTS 24 & 25 4-7-97 FR FR 010 & 011

Requesting: Special Approval to permit an accessory drive thru to a restaurant facility in the C-3 zoning district

Property Location: 5799 Dixie Hwy

Property Zoned: C-3, General Business

Applicant: Stonefield Engineering & Design

2. REZONING Case No. PRSA 22-04-01, Rezoning from C-2 to R-1C

Parcel I.D. No. 13-25-476-007: T3N, R9E, SEC 25 CROWELL SUB N 45 FT OF
LOT 15, ALSO ALL OF LOT 19

13-25-476-008: T3N, R9E, SEC 25 CROWELL SUB S 45 FT OF N
90 FT OF LOT 15, ALSO ALL OF LOT 18

Requesting: Rezone from C-2, Small Business to R-1C, Single-Family Residential

Property Location: 33 Downing

Applicant: Kimberly Ann Vallido

3. SPECIAL APPROVAL Case No. PRSA 22-04-02 (PSP 22-1420), Material Processing Establishment

Parcel I.D. No. *13-09-251-044; T3N, R9E, SEC 9 PART OF NE 1/4 BEG AT E 1/4 COR, TH N 89-33-56 W 887.26 FT, TH N 00-07-56 W 1394.18 FT, TH S 54-45-04 E 1084.31 FT, TH S 00-21-55 E 775.13 FT TO BEG 22.04 A 10-6-95 FR 002*

Requesting: Special Approval for a Material Processing Establishment and Bulk Soil Resource Supplies Establishment

Property Location: East end of Hudson, east of Perry Dr, south of Williams Lake Rd

Property Zoned: M-2, General Industrial

Applicant: Mike Ries, Bell Site Development

4. SPECIAL APPROVAL Case No. PRSA 22-04-03 (PSP 22-1396-A), Restaurant with Outdoor Dining Patio

Parcel I.D. No. *13-27-302-015; T3N, R9E, SEC 27 ELIZABETH LAKE GOLF & COUNTRY CLUB SUMMER HOME SITES PART OF LOT 1 BEG AT PT DIST W 21.92 FT FROM NE LOT COR, TH ALG W LINE OF ELIZABETH LAKE RD AS WIDENED S 07-05-49 W 45 FT, TH S 20-37-00 W 102.92 FT, TH W 807.30 FT, TH N 00-05-00 E 140.40 FT, TH E 848.71 FT TO BEG, ALSO OF 'FURLER'S CRESTHAVEN' ALL OF LOT 1 5-14-21 FR 001 & 002*

Requesting: Special Approval for a restaurant with an outdoor dining patio.

Property Location: 4710 Cooley Lake Rd

Property Zoned: C-3, General Business

Applicant: Gerardo Sanchez

5. TEXT AMENDMENT Case No. PRSA 22-04-04, Text Amendment – Drive Thru Screen Walls

Requesting: Text Amendment to require Drive-thru Service Facilities to construct a masonry screening wall when adjacent to residential zoning districts.

Districts Impacted: O-1, Local Office; O-2, General office; C-1, Neighborhood Business; C-2, Small Business; C-3, General Business; C-4, Extensive Business; C-UL, Union Lake Business

Applicant: Waterford Township

6. TEXT AMENDMENT Case No. PRSA 22-04-05, Text Amendment – Temporary Uses

Requesting: Text Amendment to define and revise standards to Temporary Uses.

Districts Impacted: All Zoning Districts

Applicant: Waterford Township

7. SITE PLAN Case No. PSP 22-1418, Medical Marihuana Provisioning Center

Parcel I.D. No. *13-22-176-001; T3N, R9E, SEC 22 HURONSIDE INDUSTRIAL DEVELOPMENT LOT 1, ALSO WLY 61 FT OF LOT 2*

Requesting: Major Site Plan Approval for a Medical Marihuana Provisioning Center
Property Location: 4641 Highland Rd
Property Zoned: C-3, General Business
Applicant: D&R Investment Group

VII. Discussions

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 Phone: (248) 618-7446