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**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 October 24, 2023, regular meeting of the Planning Commission as printed.
- IV. Approve the Minutes of the September 26, 2023, 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 23-08-02 Special Approval for a Wireless Communication Facility – PUBLIC HEARING**

**Parcel I.D. No.** *The S Cass Lake Rd right-of-way in front of 13-35-179-040: T3N, R9E, SEC 35 LAMBERT'S SHORE ACRES LOTS 477 TO 482 INCL 5-14-12 FR 028 TO 032 INCL*

**Requesting:** The applicant is seeking special approval to erect a utility pole featuring a small cell antenna with a total height of 38' 3" in the S Cass Lake Rd right-of-way in front of 980 S Cass Lake Rd.

**Property Location:** *The S Cass Lake Rd right-of-way in front of* **980 S Cass Lake Rd**

**Property Zoned:** C-2, Small Business

**Applicant:** Philip Bys

**2. Special Approval Case No. PRSA 23-09-02 (PCR 23-027) Special Approval for a Commercial Fueling Establishment – PUBLIC HEARING**

**Parcel I.D. No.** *13-08-226-026: T3N, R9E, SEC 8 MACEDAY GARDENS SUB LOT 109*

**Requesting:** The applicant is seeking approval to open a gas station on the property where one previously existed.

**Property Location:** **6011 Williams Lake Rd**

**Property Zoned:** C-2, Small Business

**Applicant:** Peter Kajy

**3. Rezoning Case No. PRSA 23-09-03 Rezoning from C-2, Small Business to C-3, General Business – PUBLIC HEARING**

**Parcel I.D. No.** *13-08-226-026: T3N, R9E, SEC 8 MACEDAY GARDENS SUB LOT 109*

**Requesting:** The applicant is seeking to rezone their property from C-2, Small Business to C-3, General Business.

**Property Location:** **6011 Williams Lake Rd**

**Property Zoned:** C-2, Small Business

**Applicant:** Peter Kajy

**4. Rezoning Case No. PRSA 23-09-05 Rezoning from C-2, Small Business/C-3, General Business to C-4 Extensive Business – PUBLIC HEARING**

**Parcel I.D. No.** 13-36-233-005; 13-36-233-001, -002, -003, & -004: T3N, R9E, SEC 36 HURON GARDENS NO 1 LOTS 756 TO 769 INCL EXC E PART OF EACH TAKEN FOR TELEGRAPH RD WIDENING; T3N, R9E, SEC 36 HURON GARDENS NO 1 LOT 704, LOT 756, LOT 757, AND LOT 758

**Requesting:** The applicant is seeking to rezone their property from C-2, Small Business & C-3, General Business to C-4, Extensive Business

**Property Location:** 130 S Telegraph Rd

**Property Zoned:** C-2, Small Business & C-3, General Business

**Applicant:** 130 S Telegraph, LLC

**5. Special Approval Case No. PRSA 23-09-06 Special Approval for a Child Group Day Care – PUBLIC HEARING**

**Parcel I.D. No.** 13-30-301-011: T3N, R9E, SEC 30 PARKSIDE PRESERVE OF WATERFORD LOT 11 3-15-99 FR 300-001

**Requesting:** The applicant is seeking special approval to operate a child group day care from their home.

**Property Location:** 385 Quail Ridge Ct

**Property Zoned:** R-1B, Single-Family Residential

**Applicant:** Laura Stauber

**6. Major Site Plan Review Case No. PSP 23-1405-B, Medical Marihuana Provisioning Center/Adult Use Marihuana Retailer MJ Highland**

**Parcel I.D. No.** 13-13-426-023; T3N, R9E, SEC 13 PART OF E 1/2 OF SE 1/4 BEG AT PT DIST S 01-36-52 W 1318.54 FT & S 62-15-00 W 124.83 FT & N 43-03-56 W 82.10 FT & S 46-56-04 W 120.96 FT & N 43-03-56 W 224.28 FT FROM E 1/4 COR, TH N 43-03-56 W 345 FT, TH N 46-58-38 E 355 FT, TH S 43-03-56 E 345 FT, TH S 46-58-38 W 355 FT TO BEG EXC THAT PART IN PCL BEG AT PT DIST S 01-36-52 W 1318.20 FT & S 62-15-00 W 124.65 FT & N 43-03-56 W 82.10 FT & S 46-56-04 W 120.96 FT & N 43-03-56 W 224.29 FT & N 43-03-56 W 312.19 FT FROM E 1/4 COR, TH N 43-03-56 W 32.81 FT, TH N 46-58-38 E 32.81 FT, TH S 01-57-21 W 46.38 FT TO BEG 2.80 A 10-29-01 FR 020

**Requesting:** Site plans modifications to a medical marihuana provisioning center/adult use marihuana retailer in the C-4, Extensive Business district.

**Property Location:** 2060 Dixie Hwy, Ste 100

**Property Zoned:** C-4, Extensive Business

**Applicant:** MJ Highland, LLC

**7. Text Amendment No. PRSA 23-10-01, Allow Drug Stores in C-1 and C-2 Zoning Districts – PUBLIC HEARING**

**Requesting:** Text Amendment to allow for Drug Stores as a permitted principal use in the C-1 and C-2 zoning districts

**Impacted Districts:** C-1, Neighborhood Business; C-2, Small Business

**Applicant:** Waterford Township

**8. Text Amendment No. PRSA 23-10-02, Allow Nursery Establishments in all Commercial Districts – PUBLIC HEARING**

**Requesting:** Text Amendment to allow for Nursery Establishments as a permitted use after receiving special approval and determination of compliance with the wellhead protection ordinance from the Public Works Official in all Commercial zoning districts.

**Impacted Districts:** **C-1, Neighborhood Business; C-2, Small Business; C-3, General Business; C-4, Extensive Business; C-UB, Urban Business District; C-UL, Union Lake Business District; OV-SP, Summit Place Overlay**

**Applicant:** Waterford Township

VII. Discussions

1. Discuss Secretary Kramer's proposed text amendment regarding dwellings that are out of character with the surrounding neighborhood.

VIII. Public Comment

1. Letter supporting the Master Plans' proposed future downtown, and expanding of auto-centric uses in other areas.

IX. All Else

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  
Superintendent of Planning & Zoning  
5200 Civic Center Drive, Waterford, Michigan 48329  
Email: [planning@waterfordmi.gov](mailto:planning@waterfordmi.gov) Phone: (248) 674-6238

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## Site Plans Currently Under Administrative Review

### Consent Agenda

Minor Site Plans	2
Change of Use	2

#### Site Plans

1.) Minor Site Plan No. PSP 23-1411-A, AC Tire Storage Building

Location: 5420 Dixie Hwy

Zoning: C-3, General Business

The applicant is proposing to build an accessory storage building at an existing vehicle repair facility.

2.) Minor Site Plan No. PSP 23-1472, 180 Properties Storage Building

Location: 4696 Dixie Hwy

Zoning: C-2, Small Business

The applicant is proposing to build an accessory storage building at an existing building systems repair establishment.

#### Change of Use

1.) PCR 23-029 Savvy Sliders

Location: 5799 Dixie Hwy

Zoning: C-3, General Business

Business Use: Applicant is seeking to open a restaurant establishment in an existing multi-tenant commercial property.

2.) PCR 23-030 Wing Stop

Location: 4998 Highland Rd Ste B

Zoning: C-3, General Business

Business Use: Applicant is seeking to open a restaurant establishment in an existing multi-tenant commercial property.