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PLANNING COMMISSION REGULAR MEETING AGENDA

Join meeting

DATE AND TIME: Thursday, February 13, 2025 at 6:00 p.m.
LOCATION: Independence Township Hall
6483 Waldon Center Drive, Clarkston, MI 48346

A. CALL TO ORDER

B. PLEDGE OF ALLEGIANCE TO THE FLAG OF THE UNITED STATES

C. ROLL CALL:

D. REVIEW OF AGENDA: *Agenda additions or deletions require a majority vote of Commission Members present.*

E. PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA:

F. PUBLIC HEARING:

1. PC File #2024-012, Petitioner: Verus Development Group, 950 S. Old Woodward Ave., Suite 220, Birmingham, Michigan, Northwest corner of Waldon Rd. and Waldon Center Dr., Parcel #08-22-351-017 and -064, PUD Planned Unit Development, **Requesting:** Final Site Plan Approval for part of Phase 3 of the Waldon Village II Planned Unit Development consisting of restaurants, retail and a child care academy.
2. PC File #2024-005, Petitioner: Clearview Homes LLC, 445 S. Livernois, Suite 324, Rochester Hills, MI 48307, South side of Maybee Road, East of Interstate 75, Parcel #08-36-201-020, PRD Planned Residential Development, **Requesting:** Special Land Use Approval for Eagle Ridge Estates Phases 3&4 consisting of 104 single family units.

G. REGULAR BUSINESS:

1. PC File #2024-011, Petitioner: KIRCO Manix, 101 W. Big Beaver, Suite 200, Troy, MI , 48304, 7373 Sashabaw Rd., Parcel #08-22-101-029, R-3 Elderly Housing Residential, **Requesting:** Conceptual Site Plan Approval for Phase 2 of Monarch Grove consisting of five (5) one-story, attached single family housing units, totaling fifteen (15) units.
2. PC File #2025-001, Zoning Ordinance Text Amendment, Revisions to Section 3.09 to add a new subsection "E" relating to Posting of Signage.
3. Master Plan Update
4. Future Land Use/Zoning Ordinance Alignment Discussion
5. Planning Commission Annual Report

H. APPROVAL OF MINUTES:

1. Regular Meeting Minutes of January 9, 2025

I. CONSULTANT'S REPORTS:

NOTICE: Persons with disabilities needing accommodations for effective participation in this meeting should contact the Township Clerk at (248) 625-5111 at least two working days in advance of the meeting. An attempt shall be made to provide reasonable accommodations.

J. DISCUSSION:

K. ADJOURNMENT: