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TREASURER

OAKLAND COUNTY, MI



ESTABLISHED 1837

# INDEPENDENCE TOWNSHIP

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## TRUSTEES

DAVID HAYWARD

SAM MORACO

THERESA A. NALLAMOTHU

JIM TEDDER

## PLANNING COMMISSION REGULAR MEETING AGENDA

Join meeting

**DATE AND TIME:** Thursday, July 10, 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 #2025-004, Zoning Ordinance Text Amendment, Revisions to Section 2.02 Definitions and Section 6.05, Section 6.06, Section 6.07 and a new Section 11.09 of the Zoning Ordinance for the purposes of procedural changes for tree protection in the site plan review process and a new Tree Protection Ordinance.

**G. REGULAR BUSINESS:**

1. PC File #2025-002, Petitioner: Isaac Hanna, 32600 Stephenson Hwy., Madison Heights, MI 48071, 6899 Sashabaw Rd., Parcel #08-22-326-011, MS Motor Vehicle Service Station, **Requesting:** Final Site Plan Approval of an addition to the existing BP Gas Station.
2. PC File #2025-007, Petitioner, Eleven 2 Eleven LLC, 5664 Golf Pointe Dr., Clarkston, MI 48346, Parcels #08-17-401-011 and -012, Northeast Corner of Ortonville Rd. & Amy Dr., O Office, **Requesting:** Final Site Plan Approval to construct a veterinary clinic.
3. PC File #2025-003, Zoning Ordinance Text Amendment, Revisions to Sections 12.02(D) Signs Prohibited in All Districts and Section 12.07(B) and 12.07(D) for the purposes of clarification of types of signs prohibited and placement of temporary signs.

**H. APPROVAL OF MINUTES:**

1. Regular Meeting Minutes of June 12, 2025

**I. CONSULTANT'S REPORTS:**

**J. DISCUSSION:** Definition of Opacity & Motions

**K. ADJOURNMENT:**

**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.