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5200 Civic Center Drive
Waterford, Michigan 48329-3773
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www.waterfordmi.gov

**DEVELOPMENT SERVICES
DEPARTMENT**
Rob Merinsky, P.E.
Director
Brent A. Gibson
Superintendent of Building
Division
Jeffrey M. Polkowski AICP
Superintendent of Planning &
Zoning Division

MEMORANDUM

Date: July 6, 2020
To: Honorable Township Board Members
From: Jeffrey Polkowski, Superintendent of Planning and Zoning
RE: Rezoning Case No. 20-02-02
Location: Southeast corner of Dixie Hwy and Waterford Rd, accessible from Rockcroft Blvd
Applicant: Dale R. Ulman, 5201 Highland Rd., White Lake, MU 48383

Current Zoning: R-1A, Single Family Residential and PL, Public Land District
Proposed Zoning: C-3 General Business District

Master Plan: Public and Open Space: Public Lands

Prior to acquisition by the applicant, the property was utilized as vehicle storage area for the volunteer fire department and has currently been operating as a minor vehicle service facility. The current owner is seeking to rezone the property to C-3, General Business, to bring the use into conformity and the zoned in conformance with the surrounding area. Upon approval, of rezoning, the applicant will petition for a special approval use for an outdoor storage establishment in a C-3, General Business District.

The Master Plan indicates that these parcels are designated as Public and Open Space: Public Lands. This is due to its previously functioning use as vehicle storage for the Volunteer Fire Department. The Master Plan designation of all surrounding parcels are listed as Commercial Office: Community Business. Therefore, Township Staff recommends analyzing this parcel through the lens of the Commercial Office: Community Business Master Plan designation.

Motions

Based upon the Planning Commission's favorable recommendation at the June 23, 2020 regular meeting for this rezoning case, should the Board want to consider adopting the requested rezoning to C-3 General Business District, the appropriate motion would be

**With us there are no
boundaries**

to introduce the attached Ordinance and schedule it for possible adoption at the July 27, 2020 meeting.

However, if the Board does not want to adopt the requested rezoning, the appropriate motion would be to not introduce the Ordinance and deny the rezoning.

Staff will be available at Monday's meeting for any questions on this case. However, if you have any questions in advance of the meeting, please contact this office.

Planning & Zoning Department

REZONING REVIEW

March 16, 2020

Application Number	PZ 20-02-02	Action Requested	Rezoning
		Staff Recommendation	Approval
Request	Rezone from R-1A, Single Family Residential and PL, Public Land District to C-3 General Business District		
Project Name	Site Layout/Rezoning Plan for 4525 Rockcroft Blvd.		
Proposed Use(s)	Minor vehicle service facility; Commercial outdoor storage establishment; Office establishment		
Address	4525 Rockcroft Blvd.		
Parcel Number	13-04-126-008; 13-04-126-009		
Owner	Dale R. Ulman 5201 Highland Rd. White Lake, MU 48383	Applicant	Dale R. Ulman 5201 Highland Rd. White Lake, MU 48383
Property Information			
General Location	Southeast corner of Dixie Hwy and Waterford Rd, accessible from Rockcroft Blvd		
Current Zoning	R-1A, Single Family Residential and PL, Public Land District		
Proposed Zoning	C-3 General Business District		
Property Size	0.81 acres		
Master Plan Designation	Public and Open Space: Public Lands		
Frontage	15 feet on Rockcroft Blvd. (Independence Township)		
Current Use	There is an existing 2972 sq. ft. office building of area. Two minor vehicle service facilities both 915 sq. ft. and 1,640 sq. ft. The site has been operating as a non-conformity and the owner would like to bring the property to compliance.		
Site Plan / SLU History	No site plan or ZBA history found. Site previously operated as Volunteer Fire Department vehicle storage.		
Surrounding Development			
North	R-1A, Single Family Residential (Independence Township)		
East & South	C-3, General Business		
West	R-1A, Single Family Residential; C-2 Small Business		

Background Analysis

Prior to acquisition by the applicant, the property was utilized as vehicle storage area for the volunteer fire department and has currently been operating as a minor vehicle service facility. The current owner is seeking to rezone the property to C-3, General Business, to bring the use into conformity and the zoned in conformance with the surrounding area. Upon approval, of rezoning, the applicant will petition for a special approval use for an outdoor storage establishment in a C-3, General Business District.

The Master Plan indicates that these parcels are designated as Public and Open Space: Public Lands. This is due to its previously functioning use as vehicle storage for the Volunteer Fire Department. The Master Plan designation of all surrounding parcels are listed as Commercial Office: Community Business. Therefore, Township Staff recommends analyzing this parcel through the lens of the Commercial Office: Community Business Master Plan designation.

Planning Commission Approval Recommendation Guidelines

The following is a summary of Section 4-009.3 of the Zoning Ordinance and the Planning Commission's approval recommendation guidelines that have been established for rezoning application requests:

Where the purpose and effect of the proposed amendment is to change the zoning classification of a particular property, the Planning Commission shall make its recommendations to the Township Board based upon the evidence presented to it in each specific case with respect to the following matters:

- A. The requested zoning change is consistent with the adopted Master Plan, as amended.

The subject parcels are designated as "Open Space: Public Lands" by the Master Plan. This is due to the site formally serving as the parking and maintenance bay for the Waterford Volunteer Fire Department.

The "Open Space: Public Lands" designation is intended for properties under governmental ownership for the purpose of conducting public business and property under governmental stewardship for the purpose of preserving and protecting public lands for the benefit of current and future citizens.

As this property has not been utilized as land as a public service for a considerable duration of time, staff recommends analyzing this parcel through the lens of the Community Business Master Plan designation as it is the predominant Master Plan designation for the area and due to the existing character of the site. The intent of the Community Business designation is to provide suitable locations for the general retail, service, and comparison shopping needs of the general population base.

Through this perspective, rezoning the property from Single Family Residential and Public Land to General Business District, would be consistent with the adopted Master Plan.

- B. The requested zoning change is consistent with existing uses and zoning classifications of properties within the general area of the subject zoning lot.

G:\CPD\Administrative\Planning Commission\Rezoning and Special Approval Reviews\Rezoning-Special Approval Temp Working\2020\20-02-02 Dale Ulman - Rezoning R-1A & PL to C-3\20-02-02_Staff Report.docx

REZONING REVIEW

March 16, 2020

With the exception of the two adjacent single-family homes to the west and the single-family housing district to the north in Independence Township, the proposed rezoning request is more in line with the surrounding commercial zoning.

- C. The subject zoning lot's physical suitability to provide all dimensional and site requirements for the range of uses permitted under the proposed zoning classification.

The area of the subject property is approximately 35,283 square feet. Greatly exceeding the minimum lot area of the C-3, General Business Zoning District's minimum lot area requirement of 24,000 square feet.

- D. The trend of development in the general area of the subject zoning lot is consistent with the requested zoning change.

With the exception of one property with a Master Plan Designation of Residential: Single Family, the entire surrounding parcels have the Master Plan Designation of Commercial/Office: Community Business. The proposed C-3, General Business Zoning District is in consistent with this long term trend.

- E. The Township and other public agencies possess the capacity to provide all utility and public services that would be required for the range of uses permitted under the proposed zoning classification.

Public utilities are available to the site and the Township along with other related public service agencies possess the capacity to provide all utility and public services to the property.

- F. The requested zoning change and the resulting range of uses permitted under the proposed zoning classification will not result in any significant environmental impacts.

The resulting range of uses would result in a similar range of uses that currently exist for adjacent properties in the surrounding area. Therefore, any significant environmental impact due to the newly proposed zoning classification, is not anticipated

- G. Whether the amendment will be detrimental to the public interest.

This amendment not be detrimental to public interest as this continues a development trend within the area.

REZONING REVIEW

March **16, 2020**

Recommendation and Planning Commission Action

This proposal would permit a parcel to function in a more harmonious manner to the surrounding commercial trend and work towards bringing a historically auto-oriented parcel to compliance. Staff is supportive of this proposal.

Following the required public hearing, the Planning Commission shall provide a recommendation to the Township Board on the rezoning request. In making this recommendation, the Planning Commission shall consider the approval recommendation guidelines referenced above. Staff has attached a motion template for your use in formulating your recommendation.

Upon your review, if you have any questions or require additional information prior to Tuesday's meeting, please contact this office.



Rezoning #20-02-02 Aerial Map



1:1,128



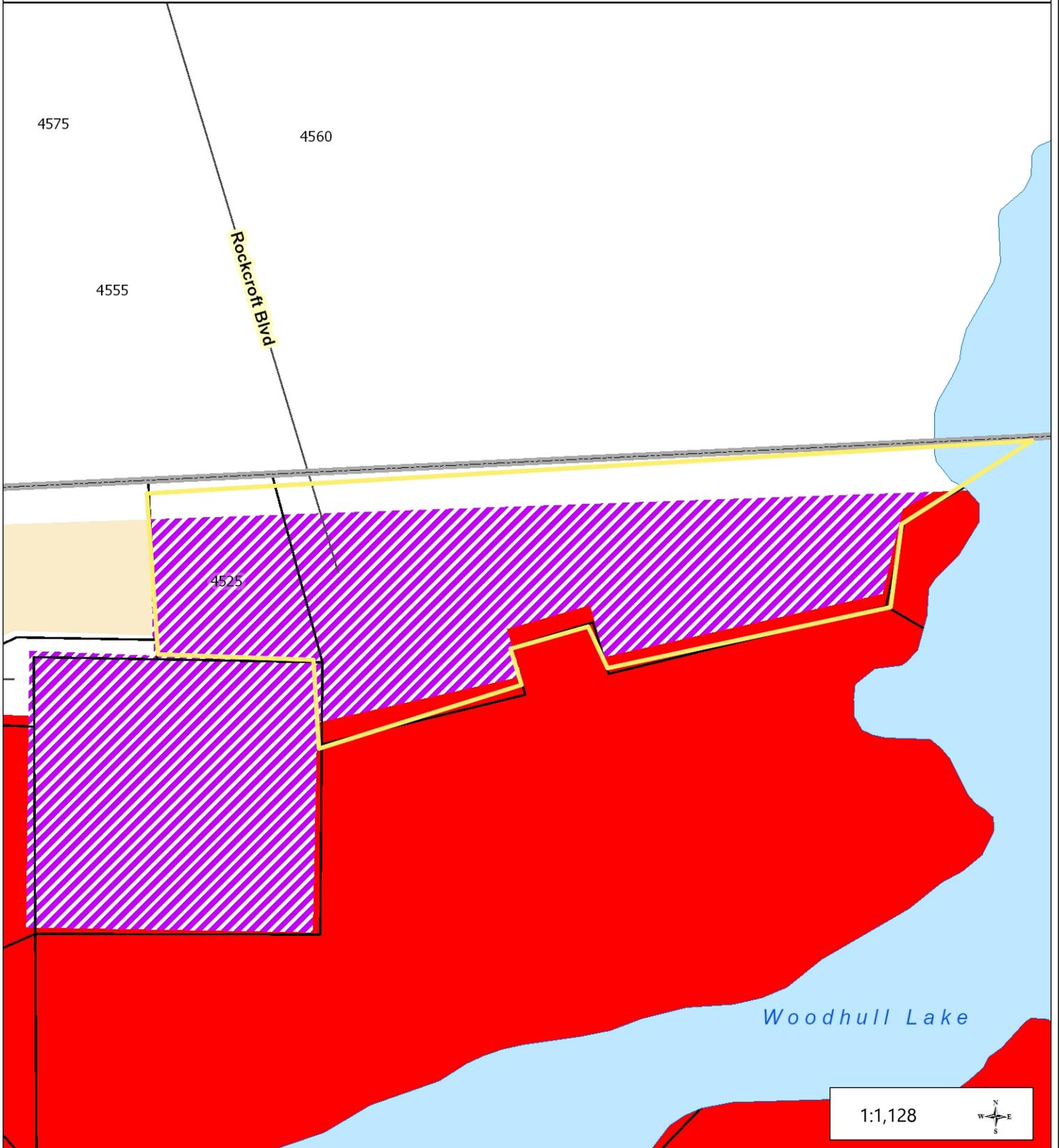
188.1 0 94.04 188.1 Feet

SOURCES: The Charters Township of Waterford and Oakland County, MI.
Oakland County parcel data, Updated weekly.

DISCLAIMER: Information depicted hereon is for reference purposes only. It was compiled from the best available resources which have varying degrees of accuracy. This map is not a legally recorded map nor a survey and is not intended to be used as such. The Charter Township of Waterford assumes no responsibility for error that arise from this map.



Rezoning #20-02-02 Master Plan Map



1:1,128

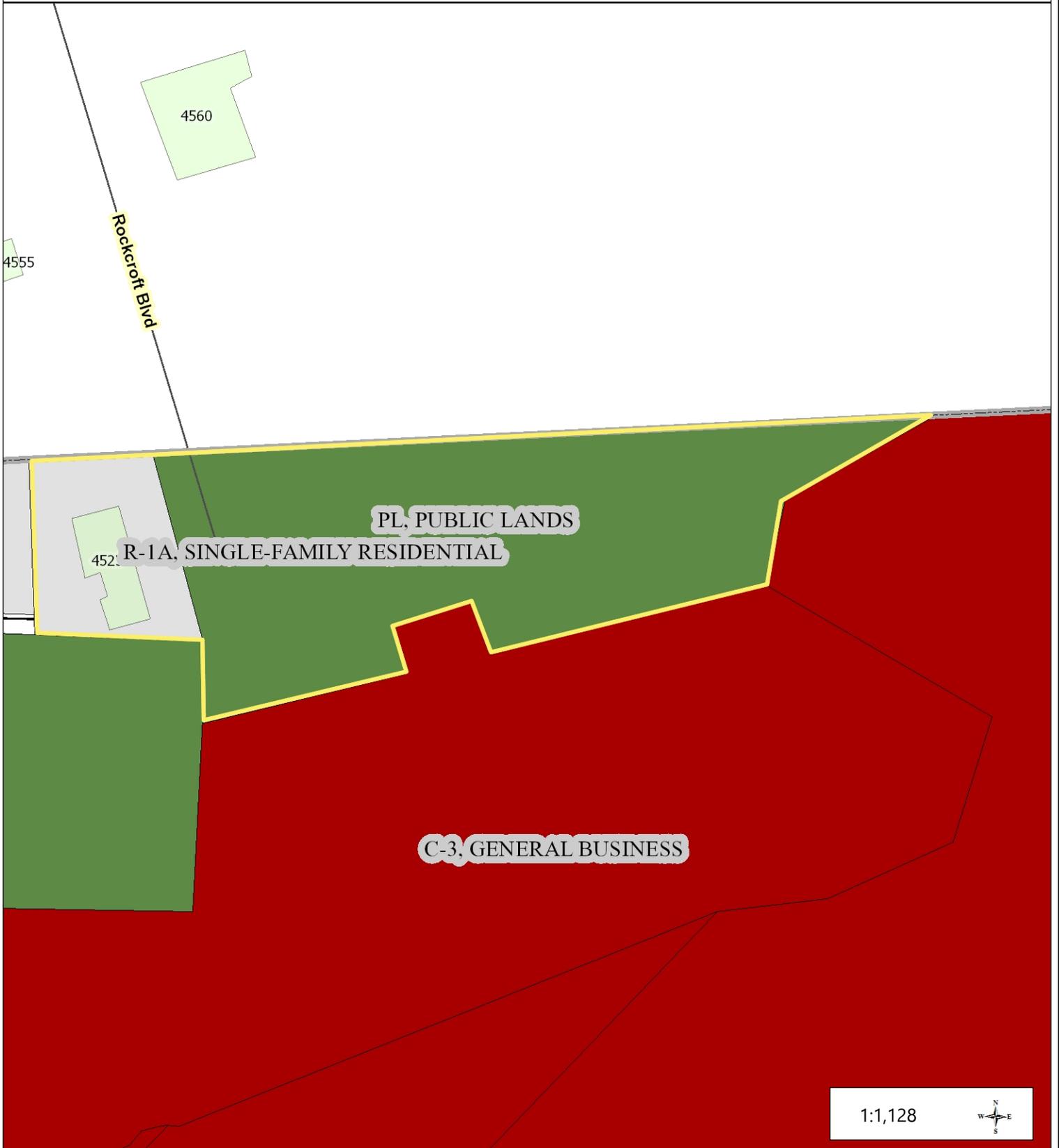
188.1 0 94.04 188.1 Feet

SOURCES: The Charters Township of Waterford and Oakland County, MI.
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Rezoning #20-02-02 Zoning Map



1:1,128



SOURCES: The Charters Township of Waterford and Oakland County, MI.
Oakland County parcel data, Updated weekly.

DISCLAIMER: Information depicted hereon is for reference purposes only. It was compiled from the best available resources which have varying degrees of accuracy. This map is not a legally recorded map nor a survey and is not intended to be used as such. The Charter Township of Waterford assumes no responsibility for error that arise from this map.

4:30 P.M. – CALL THE MEETING TO ORDER

Chairperson Werth called the meeting to order at 4:29P.M.

I. ROLL CALL

Present: Sandra Werth, Chairperson
Steve Reno, Vice Chairperson
Matt Ray, Secretary
Tony Bartolotta, Commissioner
Dave Kramer, Commissioner
Colleen Murphy, Commissioner

Absent: Scott Sintkowski, Commissioner

Also Present: Jeffrey Polkowski, Superintendent/Planning
Scott Alef, Planner II
Amy Williams, Departmental Aide
Rob Merinsky, Director/Engineering
Gary Wall, Township Supervisor

II. APPROVAL OF JUNE 23, 2020 PLANNING COMMISSION MEETING AGENDA.

MOTION AND VOTE

Moved by Reno

*Supported by Ray; Resolved to **APPROVE** the June 23, 2020 Planning Commission Meeting Agenda.*

MOTION CARRIED UNANIMOUSLY

(6-0)

III. APPROVAL OF THE MAY 28, 2020 PLANNING COMMISSION SPECIAL MEETING MINUTES AS PRINTED.

MOTION AND VOTE

Moved by Kramer

*Supported by Bartolotta; Resolved to **APPROVE** the May 28, 2020 Planning Commission Meeting Minutes as printed.*

MOTION CARRIED UNANIMOUSLY

(6-0)

IV. APPROVAL OF CONSENT AGENDA

MOTION AND VOTE

Moved by Bartolotta

*Supported by Kramer; Resolved to **APPROVE** the Consent Agenda*

MOTION CARRIED UNANIMOUSLY

(6-0)

V. SITE PLANS AND PUBLIC HEARINGS

1.) PUBLIC HEARING - Rezoning. 20-01-03, Redwood Living Residential Development (New Hearing)

Location: NE corner of Hatchery Rd and N Williams Lake Rd
Request: Rezone from PL, Public Lands to R-M2, Multiple-Family Residential Zoning District. This is a modification of the original rezoning request.
Parcel I.D. No.: 13-18-100-008
Applicant: Redwood Living c/o Patricia Rakoci

MOTION AND VOTE

Moved by Bartolotta

*Supported by Reno; Resolved to **TABLE** Rezoning Case No. 20-01-03 to the next meeting so that public input could be heard.*

MOTION CARRIED UNANIMOUSLY

(6-0)

2.) Site Plan # PSP. 20-1353, Redwood Living – Residential Development

Location: NE corner of Hatchery Rd and N Williams Lake Rd
Request: Concept Site Plan Review
Parcel I.D. No.: 13-18-100-008
Applicant: Redwood Living c/o Patricia Rakoci

Mr. Polkowski gave a brief overview of the revised site plan and addressed the changes made from comments at the last meeting. If approved, this would be conditional upon the change of zoning and text amendment approvals. Staff would like to approval to go ahead without the need to bring this back before the Planning Commission.

Ms. Englehardt gave a brief visual presentation to show the minor changes to the previous conceptual site plan.

Board members questioned the revised sidewalk detail and the lack of buffer (curb) on the revised plan.

MOTION AND VOTE

Moved by Reno

*Supported by Bartolotta; Resolved to **APPROVE** Site Plan # PSP20-1353 contingent upon approval of Rezoning and Text Amendment changes and staff approval.*

MOTION CARRIED

(5-1) with commissioner Ray opposed

3.) PUBLIC HEARING - Rezoning. 20-02-02, Dale Ulman

Location: 4525 Rockcroft Blvd
Request: Rezone from PL, Public Lands and R-1A Single-Family Residential District to C-3, General Business.
Parcel I.D. No.: 13-04-126-008 & 13-04-126-009
Applicant: Dale Ulman

Mr. Polkowski gave a brief history of this parcel and the intended use by the new owner. He further noted that a site plan would still need to be submitted if rezoning is granted.

During the public portion of the meeting the following spoke with concerns regarding this request.

Sally Byron of 4560 Rockcroft Blvd. lives adjacent to the applicant's property and voiced concerns of how the rezoning would affect her property. She further noted that the residents of this street paid to have the street paved and she had concerns with more traffic.

Board members asked more questions regarding the road and outdoor storage and the applicants intended use for the property.

Mr. Ulman stated that he plans to clean up the property and only use himself. He has been maintaining the road by plowing snow in the winter and would continue to do so. He takes pride in keeping his properties well maintained.

Board members noted that the property was previously used for vehicle storage by the fire department, the current owner takes care of the road maintenance and the existing road was put in twenty five years ago.

MOTION AND VOTE

Moved by Bartolotta

*Supported by Kramer; Resolved to forward a **favorable** recommendation in Case No.*

20-02-02 on to the Township Board, to rezone the subject property of this application from R-1A, Single Family Residential and PL, Public Land District to C-3 General Business District based on the following findings and conclusions under the Ordinance approval recommendation guidelines which are based on assessment of the information and statements presented in this case by or for the Township Staff, Applicant, and members of the public.

**MOTION CARRIED UNANIMOUSLY
(6-0)**

4.) PUBLIC HEARING - Text Amendment. 20-03-02, Zoning Ordinance Text Amendment

Request: Proposed Ordinance to amend Waterford Township Zoning Ordinance No. 135-A, by amending the R-M1, Low Rise Multiple-Family Residential and R-M2 Multiple-Family Residential Zoning Districts permitted uses to include Attached Single-Family uses.

Applicant: Waterford Township

Mr. Polkowski gave a brief overview of the proposed text amendment.

During the public portion of the meeting, no one spoke regarding this request.

MOTION AND VOTE

Moved by Bartolotta

*Supported by Murphy; to forward a **favorable** recommendation in Case No. 20-03-02 on to the Township Board, to amend the R-M1, Low Density Multiple-Family Residential District text to expand permitted principal uses and permitted uses after special approval and to amend the R-M1, Low Density Multiple-Family Residential District text to expand permitted principal uses and permitted uses after special approval based on the findings and conclusions under the Ordinance approval recommendation guidelines which are based on assessment of the information and statements presented in this case by or for the Township Staff, and members of the public.*

**MOTION CARRIED UNANIMOUSLY
(6-0)**

5.) PUBLIC HEARING - Text Amendment. 20-03-03, Zoning Ordinance Text Amendment

Request: Proposed Ordinance to amend Waterford Township Zoning Ordinance No. 135-A, by amending the M-1, Light Industrial permitted uses for Commercial Outdoor Storage.

Applicant: Waterford Township

Mr. Polkowski gave a brief overview of the proposed text amendment. Having an abundance of outdoor storage in the surrounding areas, make the properties less desirable. Waterford seems to have a lot of boat storage, and this amendment would help control and limit the amount of storage.

During the public portion of the meeting, no one spoke regarding this request.

MOTION AND VOTE

Moved by Bartolotta

*Supported by Murphy; to forward a **favorable** recommendation in Case No. 20-03-03 on to the Township Board, to amend the M-1, Light Industrial District text to limit permitted principal uses and expand permitted uses after special approval based on the findings and conclusions under the Ordinance approval recommendation guidelines which are based on assessment of the information and statements presented in this case by the Township Staff, and members of the public.*

MOTION CARRIED UNANIMOUSLY

(6-0)

6.) PUBLIC HEARING - Text Amendment No. 20-04-01 –Text Amendment Banquet and Food Preparation Establishments

Request: This amendment to Waterford Township Zoning Ordinance No. 135-A that is proposed by the Township Planning and Zoning Superintendent and Development Services Department Director, would amend the Zoning Ordinance by establishing Food Preparation Establishments as a Permitted Use after Special Approval within the C-2, Small Business District and as a Permitted Principal Use within the C-UB, Urban Business District.

Applicant: Waterford Township

Mr. Polkowski gave a brief overview of the proposed text amendment.

During the public portion of the meeting, no one spoke regarding this request.

MOTION AND VOTE

Moved by Kramer

*Supported by Bartolotta; to forward a **favorable** recommendation in Case No. 20-04-01 on to the Township Board, to amend the C-2, Small Business District text to establish permitted uses after special approval and to amend the C-UB, Urban Business Zoning District text to reduce permitted uses after special approval based on the findings and conclusions under the Ordinance approval recommendation guidelines which are based*

on assessment of the information and statements presented in this case by or for the Township Staff, and members of the public.

**MOTION CARRIED UNANIMOUSLY
(6-0)**

7.) PUBLIC HEARING - Map Amendment No. 20-06-01 – Re-adoption of the Official Zoning Map

Request: This amendment to Waterford Township Zoning Ordinance No. 135-A that is proposed by the Township Planning and Zoning Superintendent and Development Services Department Director, would re-adopt the Official Zoning Map for the Township displaying updated rezoning requests and new symbology.

Applicant: Waterford Township

Mr. Polkowski presented an updated version of the Township Zoning map that the Planner II, Scott Alef has been working on for some time. He explained the changes that were made to make areas easier to identify.

During the public portion of the meeting, no one spoke regarding this request.

MOTION AND VOTE

Moved by Kramer

*Supported by Bartolotta; to forward a **favorable** recommendation in Case No. 20-06-01 on to the Township Board, to amend the official Zoning Map as outlined in Section 3-101 of the Ordinance based on the findings and conclusions under the Ordinance approval recommendation guidelines which are based on assessment of the information and statements presented in this case by or for the Township Staff, and members of the public.*

**MOTION CARRIED UNANIMOUSLY
(6-0)**

8.) Site Plan # PSP. 20-1358, Mudslungers Drive Thru Coffee Kiosk

Location: N Side of Dixie Hwy, S of Andersonville Rd

Request: Concept Site Plan Review

Parcel I.D. No.: 13-04-127-015

Applicant: Andy Molenaar & Deb Tucker

Board member Kramer said that he agreed with Staff comments regarding moving the kiosk up one isle and voiced concerns with the South entrance.

Ms. Sides spoke up to say that a large percentage of the customers would go to the light for comfort reasons, and that they are willing to put in signs to designate entrance, or exit only.

Mr. Polkowski stated that Fire, Planning and Engineering still wish to make comments on this conceptual site plan before a final plan is submitted.

MOTION AND VOTE

Moved by Kramer

*Supported by Bartolotta; to **Approve** Site Plan # PSP.20-1358 contingent on the approval of a variance, and that it meets the standards of the Township staff.*

**MOTION CARRIED UNANIMOUSLY
(6-0)**

VI. DISCUSSION

VII. ALL ELSE

VIII. ADJOURN

Chairperson Werth adjourned the meeting at 5:47p.m.

Electronic remote access, in accordance with the Michigan Governor's Executive Order 2020-75, will be implemented in response to COVID-19 social distancing requirements and Michigan Governor's Executive Order 2020-70. The public may participate in the meeting through GoToMeeting by computer, tablet or smart phone using the following link:

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Members of the public will only be able to speak during the public comment portion of the meeting and such comment will be limited to three minutes per person. To provide for orderly public participation, a person wishing to speak must state their name and request to be recognized by the Planning Commission Chair. The Chair will recognize all persons wishing to speak during public comment. If, prior to the meeting, members of the public have certain questions or wish to provide input on any business that will be addressed at the meeting then such persons may contact the Planning Commission members through Jeffrey Polkowski, Township Planning and Zoning Division Superintendent, by email to jpolkowski@waterfordmi.gov, or by mail at 5200 Civic Center Drive, Waterford, Michigan 48329.

CHARTER TOWNSHIP OF WATERFORD

APPLICATION FOR REZONING/TEXT AMENDMENT

Development Services Department
 5200 Civic Center Drive
 Waterford, MI 48329-3773
 (248) 674-6250

<i>Staff Use Only</i>	
Fee Paid <input checked="" type="checkbox"/>	
Case No. Assigned <u>P220-02-01</u>	
Public Hearing Date	

Applicant Name: DALE R ULMAN

Applicant Address: 5201 Highland RD WhiteLK MI 48383
Street Address City State ZIP Code

Applicant Contact Information: 248-431-8244 Boomers Bike Shop @ yahoo.com
Phone Number Fax Number Email Address

- Text Amendment
- Property Rezoning

Site Address/General Location: 4525 ROCKCROFT BLVD

Parcel ID No.: 13-04-126-008 Total Site Acreage: .81 Waterford MI: 48346
13-04-126-009

Existing Zoning (check applicable district):

- | | | | | | | | | |
|--|-------------------------------|-------------------------------|-------------------------------|-------------------------------|--|-------------------------------|------------------------------|------------------------------|
| <input checked="" type="checkbox"/> R-1/1A/1B/1C | <input type="checkbox"/> R-1D | <input type="checkbox"/> R-1E | <input type="checkbox"/> R-M1 | <input type="checkbox"/> R-M2 | <input checked="" type="checkbox"/> PL | <input type="checkbox"/> CR | <input type="checkbox"/> O-1 | <input type="checkbox"/> O-2 |
| <input type="checkbox"/> C-1 | <input type="checkbox"/> C-3 | <input type="checkbox"/> C-4 | <input type="checkbox"/> C-UL | <input type="checkbox"/> C-UB | <input type="checkbox"/> HT-1 | <input type="checkbox"/> HT-2 | <input type="checkbox"/> M-1 | <input type="checkbox"/> M-2 |

Proposed Zoning (check applicable district):

- | | | | | | | | | |
|---------------------------------------|---|-------------------------------|-------------------------------|-------------------------------|-------------------------------|-------------------------------|------------------------------|------------------------------|
| <input type="checkbox"/> R-1/1A/1B/1C | <input type="checkbox"/> R-1D | <input type="checkbox"/> R-1E | <input type="checkbox"/> R-M1 | <input type="checkbox"/> R-M2 | <input type="checkbox"/> PL | <input type="checkbox"/> CR | <input type="checkbox"/> O-1 | <input type="checkbox"/> O-2 |
| <input type="checkbox"/> C-1 | <input checked="" type="checkbox"/> C-3 | <input type="checkbox"/> C-4 | <input type="checkbox"/> C-UL | <input type="checkbox"/> C-UB | <input type="checkbox"/> HT-1 | <input type="checkbox"/> HT-2 | <input type="checkbox"/> M-1 | <input type="checkbox"/> M-2 |

For Property Rezoning Requests, all persons having ownership interest in above-referenced property must sign this document to authorize the filing of the application. Ownership interest includes owners, all parties in land contracts, and all parties in purchase agreements. Additional signature pages may be attached for owners exceeding two in number.

	NAME (Print)	ADDRESS	TYPE OF OWNERSHIP INTEREST	SIGNATURE
1.	<u>DALE R ULMAN</u>	<u>5201 Highland WhiteLK MI: 48383</u>	<u>100%</u>	<u>[Signature]</u>
2.				

CERTIFICATION

I do hereby swear all of the statements, signatures, descriptions and exhibits herewith submitted are true and accurate to the best of my knowledge and that I am to file this application and act on behalf of the signatories of the above authorization.

DALE R ULMAN 5201 Highland WhiteLK MI: 48383
Name (Please Print) Address Telephone Contact Birth Date Drivers License #

Signature: [Signature] 1/28/64 0-455-135-745075
 Subscribed and sworn to before me this 26 day of February, 2020
Notary Public State of Michigan County of _____ My Commission Expires: _____

JESSICA K. BINGHAM
 NOTARY PUBLIC - STATE OF MICHIGAN
 COUNTY OF OAKLAND
 MY COMMISSION EXPIRES 04/23/2020
 Acting in the County of Oakland

Charter Township of Waterford Planning Commission/Zoning Board of Appeals Consent to Property Inspection

Development Services Department
5200 Civic Center Drive
Waterford, MI 48329-3773
(248) 674-6250

I (WE), the undersigned have made application to the Charter Township of Waterford for land use matters to be considered and decisions made by the:

- Planning Commission
 Zoning Board of Appeals

that will affect use of our property identified below. In order to enable the members of such decision-making body to make an informed decision on our request, I (WE), do hereby consent to allow the members of the decision-making body to inspect the subject property up to the date of the meeting of the decision-making body at which such body issues its final decision on MY (OUR) request, provided that such inspections are limited to:

- gathering information specific to the requested action,
- typical hours of daily human activity, unless specified otherwise below, and
- the following restrictions:

4525 ROCKCROFT

Address of Subject Property

13-04-126-008 / 13-04-126-009

Parcel I.D. Number(s)

NOTE: Any and all persons having ownership interest in the above described property MUST sign this application in the presence of a notary.

Subscribed and sworn to before me this 26

day of February 4, 2020

Jessica K. Bingham
Notary Public

My commission expires: _____

State of Michigan, County of _____



Property Owner: DALE R ULMAN

Driver's License No.: U-455-135-745-075

Birth Date: 1-28-1964

Property Owner: SAME

Driver's License No.: SAME

Birth Date: SAME

Additional signature pages may be attached for owners exceeding two in number.

March 13, 2020

Planning Commission

To Whom It May Concern:

I am writing you today in regards to the property located on Rockcroft. The property is currently zoned public and residential. I bought the property for personal use, and the joining building for working on my personal vehicles. The property was ideal because it is close to my Motorcycle Business and Car Business; It is easy to keep an eye on my personal property.

Originally the building was used as a banquet hall. There are numerous parking spaces, already drawn out. What I would like to do with the property is use it for staging my vehicles to prepare them for sale. I would use the large building to fix any issues with the vehicles and for detail cleaning. I do not want the property to look like a junkyard, I take great pride in my vehicles. I prefer them looking pristine condition at all times. I even prefer all the vehicles parked in spaces all facing the same way.

There is additional storage which I would like to continue to use for personal use on the property. There is mostly outdoor storage, which I prefer again to look in pristine condition. For these reason are why I would like to rezone the property to a C3.

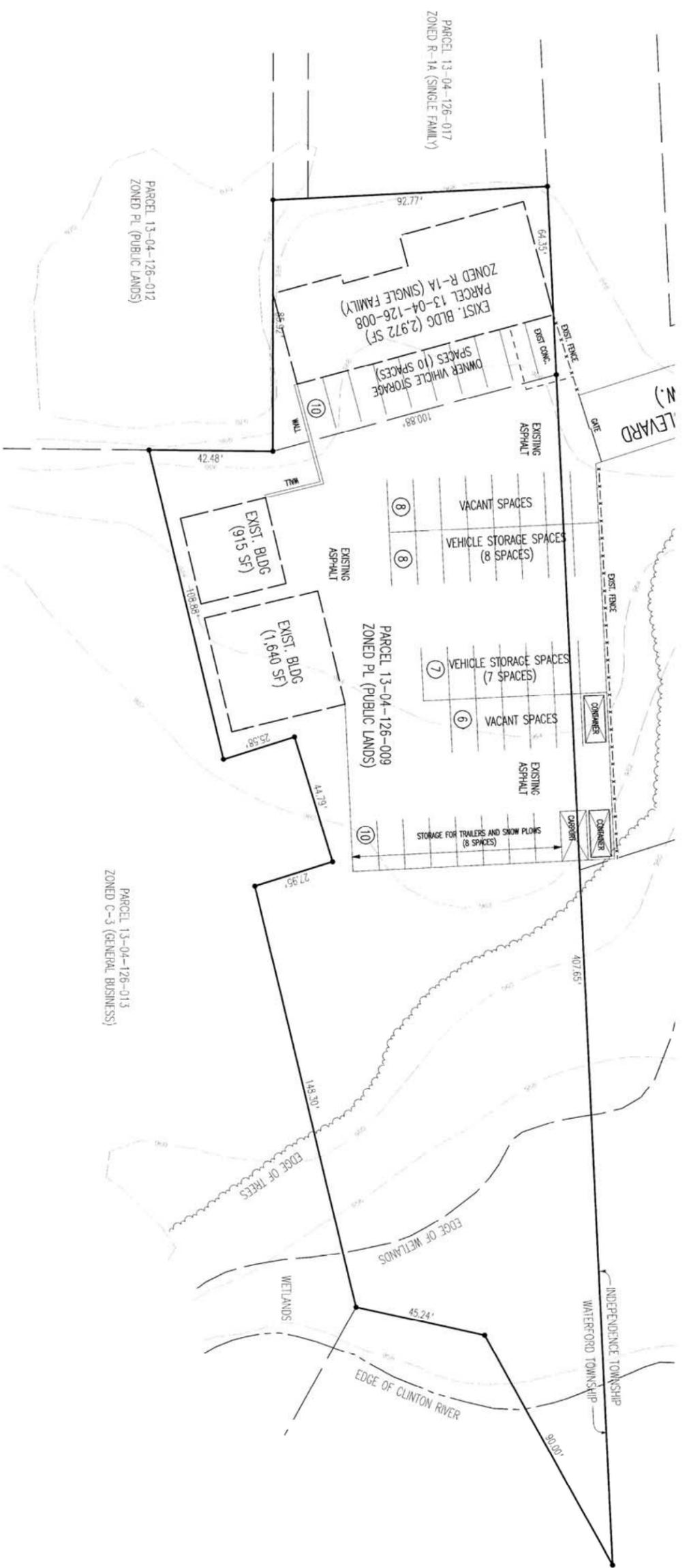
Thank you for your time and consideration for the rezoning of my property. If you have any questions please give me a call at 248-431-8244

Sincerely,

Boomer

Boomer

(Property Owner)



GENERAL NOTES:

- 1) THIS IS A SITE LAYOUT/REZONING PLAN FOR PARCELS 13-04-126-008 (ZONED R-1A - SINGLE FAMILY AND 13-04-126-009 (ZONED PL - PUBLIC LANDS) BOTH PARCELS PROPOSED TO BE REZONED TO C-3 GENERAL BUSINESS.
- 2) ALL PLANS AND SPECIFICATIONS SHALL COMPLY WITH THE CURRENT REQUIREMENTS OF WATERFORD TOWNSHIP, OAKLAND COUNTY AND THE STATE OF MICHIGAN.
- 3) THIS SITE IS SERVED WITH UNDERGROUND ELECTRIC, TELEPHONE AND GAS MAINS.
- 4) EXISTING DRAINAGE WILL BE MAINTAINED
- 5) BOUNDARY AND TOPOGRAPHIC INFORMATION WAS PROVIDED OAKLAND COUNTY PROPERTY GATEWAY.

SITE DATA:

- 1) SITE ADDRESS - 4525 ROCKCROFT BOULEVARD CLARKESTON, MICHIGAN 48346
- 2) EXISTING ZONING: PARCEL 13-04-126-008 R-1A - SINGLE FAMILY
PARCEL 13-04-126-009 PL - PUBLIC LANDS

PROPOSED ZONING: C-3 - GENERAL BUSINESS.

4) DESCRIPTIONS: PARCEL 13-04-126-008 BEING A PART OF THE NORTHWEST 1/4 OF SECTION 4, T-3-N, R-9-E, WATERFORD TOWNSHIP, OAKLAND COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS PARTIALLY DESCRIBED AS BEGINNING AT THE INTERSECTION OF THE WEST LINE OF ROCKCROFT BOULEVARD AND THE NORTH LINE OF SAID SECTION 4; THENCE N 87°15'22" E 407.65 FEET TO THE CENTERLINE OF THE CLINTON RIVER; THENCE S 60°44'22" W 90.00 FEET; THENCE S 12°16'34" W 45.24 FEET; THENCE S 78°23'47" W 148.30 FEET; THENCE N 17°01'03" W 27.95 FEET; THENCE S 72°38'57" W 44.79 FEET; THENCE S 17°38'22" E 25.58 FEET; THENCE S 78°23'47" W 108.88 FEET; THENCE N 00°28'08" E 42.48 FEET; THENCE N 15°02'12" W 100.88 FEET TO THE POINT OF BEGINNING, CONTAINING 0.81 ACRES, MORE OR LESS. TOTAL SITE AREA 0.99 ACRES, MORE OR LESS.

PARKING DATA

- TOTAL BUILDING AREA - 5,277 SF
- EXISTING TOTAL PARKING SPACES - 49 SPACES
- PARKING BREAKDOWN - 10 SPACES FOR OWNERS PERSONAL VEHICLE STORAGE
- 15 VEHICLE STORAGE SPACES
- 8 TRAILER AND SNOW PLOW STORAGE SPACES
- 1 CARPORT SPACE
- 2 CONTAINER SPACES
- 13 VACANT SPACES

PROJECT MANAGER:
PAUL J. BOOMER

(ARTICLE III, DIVISION 3-7 cont.)**SECTION 3-705. C-3, GENERAL BUSINESS DISTRICT**

The regulations in the subsections below shall apply to properties in the C-3 General Business Zoning District:

1. **Purpose and Intent.** The C-3 zoning district is intended to implement the goals of the Community Business land use designation as described in Chapter 8 of the Waterford Township Master Plan-2003-2023 and identified on the Future Land Use Maps as well as implement Master Plan Objective 4.4, **Improve the Physical Appearance and Functional Character of the Commercial Corridors**, by permitting the development of a broad range of general commercial uses on zoning lots properly scaled and designed to serve broad areas of the Township. This zoning district is intended to limit the intensity of commercial development through the height and usable floor area restrictions specified within **Sections 3-900 and 3-901**, and ensure that effective setbacks and landscape buffers are established so that the quality of life in adjacent residential areas is not adversely affected. To ensure effective vehicular and pedestrian accessibility, this zoning district shall be primarily located with access along major arterial streets, and may be located with access along minor arterial streets where the zoning lot and use are properly scaled. This zoning district may serve as a transitional zone between light industrial or extensive business zoning districts and existing single-family residential zoning districts.
2. **Conformance to Regulatory Standards.** All zoning lots, uses, buildings, and structures within this zoning district shall comply with **Sections 3-900 and 3-901** and the **Waterford Code of Ordinances, Buildings and Building Regulations, Fire Prevention and Protection, Flood Control and Environmental Protection, Health and Sanitation, and Water and Sewers**. In addition to all other plan review requirements applicable under this Zoning Ordinance, developments in this zoning district shall require approval through the applicable site plan review procedure in accordance with **Section 4-004**.
3. **Permitted Principal Uses.** The following uses shall be permitted as principal permitted uses in the C-3 district:
 - A. Convenience stores, department stores, drug stores, limited merchandise stores, merchandise display stores, specialty retail stores, and supermarket establishments (*See Retail Establishments in Section 1-007*) without outdoor sales display areas.
 - B. Shopping centers (*See Retail Establishments in Section 1-007*) without outdoor sales display areas.
 - C. Animal grooming establishments, banquet and food preparation establishments, building systems repair establishments, commercial school establishments, household service repair establishments, laundry establishments, media production establishments, media communications establishments, personal advice establishments, personal grooming establishments, personal improvement service establishments, personal service establishments, and pet shop establishments (*See Commercial Service Establishments in Section 1-007*).
 - D. Drop-off dry cleaning establishments (*See Dry-Cleaning Establishments in Section 1-007*).
 - E. Professional medical care offices and medical clinics (*See Medical Establishments in Section 1-007*).
 - F. Office establishments (*See Office Establishments in Section 1-007*).
 - G. Restaurant establishments (*See Restaurant Establishments in Section 1-007*) without outdoor dining patios.
 - H. Entertainment rental establishments and rent-to-own establishments (*See Rental Establishments in Section 1-007*).
 - I. Entertainment activity centers and theaters (*See Entertainment Establishments in Section 1-007*).
 - J. Hotels and motels (*See Hotel and Motel in Section 1-007*).
 - K. Fitness centers and health/recreation facilities (*See Recreational Facilities in Section 1-007*).
 - L. Antique stores, used book shops, consignment shops, and thrift shops (*See Resale Establishments in Section 1-007*).
 - M. Veterinary clinics (*See Veterinary Establishments in Section 1-007*). A veterinary clinic may include customary pens or cages which are permitted only within the clinic building and limited to overnight observation and shall only be incidental to such clinic use.
 - N. Funeral home establishments (*See Funeral Home Establishments in Section 1-007*).
 - O. Precious metal and gem dealers (*See Section 1-006*) in conformance with **Section 2-602**.
 - P. Public utility facilities and public utility hardware (*See Public Utility in Section 1-007*).
4. **Permitted Uses after Wellhead Protection Compliance.** The following uses shall be permitted as principal permitted uses in the C-3 district, subject to receiving a Determination of Compliance with Wellhead Protection from the Public Works Official as defined and regulated by the **Waterford Code of Ordinances** prior to consideration through the applicable site plan review procedure in accordance with **Section 4-004**:
 - A. Landscaping maintenance establishments (*See Commercial Service Establishments in Section 1-007*).
 - B. Local dry-cleaning and commercial dry cleaning establishments (*See Dry-Cleaning Establishments in Section 1-007*).
 - C. Minor vehicle service facilities and general vehicle service facilities (*See Vehicle Repair Facilities in Section 1-007*).

(ARTICLE III, DIVISION 3-7, SECTION 3-705 cont.)

5. **Permitted Uses after Special Approval.** The following uses shall be permitted as special approval uses in the C-3 district, subject to the review and approval of the use in accordance with **Section 4-006** and any conditions hereinafter imposed for each such use:
- A. Cultural facilities (*See Cultural Facilities in Section 1-007*).
 - B. Institutional facilities (*See Institutional Facilities in Section 1-007*).
 - C. Religious facilities (*See Religious Facilities in Section 1-007*).
 - D. Hospitals (*See Medical Establishments in Section 1-007*).
 - E. Vehicle (car) wash establishments (*See Commercial Service Establishments in Section 1-007*).
 - F. Veterinary hospitals (*See Veterinary Establishments in Section 1-007*). A veterinary hospital may include customary pens or cages as an accessory use on the zoning lot, provided that they are an identified part of an approved site plan.
 - G. Vehicle lease or rental agencies (*See Vehicle Lease or Rental Agency in Section 1-007*). An approved site plan for a vehicle rental agency office shall incorporate plan details for all zoning lots utilized for outdoor vehicle inventory storage, and provide and maintain current information on all storage locations of its inventory, ensuring that zoning lots shall not exceed Zoning Ordinance requirements for inventory storage.
 - H. The uses permitted under **Sections 3-705.3.A** and **3-705.3.B** with outdoor sales display areas (*See Use in Section 1-007*).
 - I. Restaurant establishments (*See Restaurant Establishments in Section 1-007*) with outdoor dining patios conducted in areas structurally attached to and/or located directly adjacent to or upon the principal building used for restaurant establishments. The Planning Commission shall review and may stipulate requirements for reasonable restrictions on the hours of operations, additional screening and fencing, service area accessibility, waste material containers and disposal of waste materials, effective pedestrian circulation, seating capacity, additional required parking, and future review to ensure conformance with such stipulations and the performance standards established in this Zoning Ordinance.
 - J. Pawnshops and second-hand dealers (*See Section 1-006*) in conformance with **Section 2-602**.
 - K. Substance abuse care centers and transitional medical care facilities (*See Medical Establishments in Section 1-007*).
 - L. Sport recreation facilities, golf driving ranges, and skateboard parks (*See Recreational Facilities in Section 1-007*).
 - M. Competitive commercial adventure game facilities (*See Entertainment Establishments in Section 1-007*).
 - N. Massage schools (*See Section 1-006*) in conformance with **Section 2-602**.
 - O. Commercial storage establishments (*See Commercial Storage Establishments in Section 1-007*), provided that all outdoor storage areas associated with such a use shall be located to the rear of the principal building. The Planning Commission may stipulate a reasonable increase of setback requirements to that of a more intensive zoning district as well as additional screening and barriers when the subject zoning lot abuts a residential zoning district.
 - P. Light equipment rental establishments (*See Rental Establishments in Section 1-007*) and new vehicle dealer, used vehicle dealer, and vehicle broker dealer establishments (*See Vehicle Dealer Establishments in Section 1-007*) conducted entirely within the principal building with no outdoor display or storage.
 - Q. The following uses shall be considered for special approval, provided that the proposed use and site plan receives a Determination of Compliance with Wellhead Protection from the Public Works Official as defined and regulated by the **Waterford Code of Ordinances** prior to consideration by the Planning Commission under this Section.
 - (1) On zoning lots with a net lot area exceeding one (1) acre, light equipment rental establishments (*See Rental Establishments in Section 1-007*) and new vehicle dealer, used vehicle dealer, and vehicle broker dealer establishments (*See Vehicle Dealer Establishments in Section 1-007*) with outdoor display or storage.
 - (2) Commercial fueling establishments (*See Commercial Fueling Establishments in Section 1-007*).
 - (3) Propane filling facilities as an ancillary use (*See Use in Section 1-007*) for permitted uses identified in **Sections 3-705.3.A** and **3-705.3.B**.
 - (4) Major vehicle service facilities (*See Vehicle Repair Facilities in Section 1-007*).

STATE OF MICHIGAN

COUNTY OF OAKLAND

ORDINANCE NO. 2020-Z-006

ZONING ORDINANCE MAP AMENDMENT

An ordinance to amend the Waterford Township Zoning Ordinance by rezoning a parcel of property and amending the Zoning Map.

THE CHARTER TOWNSHIP OF WATERFORD ORDAINS:

Section 1 of Ordinance

The parcels of property that are assigned tax parcel numbers 13-04-126-008, and 13-04-126-009, with current addresses of 4525 Rockcroft Blvd. are rezoned from **Rezone from R-1A, Single-Family Residential and PL, Public Land District to C-3, General Business District**, with the Zoning Map that is adopted by and made part of the Waterford Township Zoning Ordinance in Section 3-101, to be changed and amended to reflect this rezoning.

Section 2 of Ordinance

The effective date of this ordinance shall be on the 8th day after publication, or a later date as provided in the Michigan Zoning Enabling Act for when a petition for voter referendum on this Ordinance and/or a notice of intent to submit such a petition is timely filed with the Township Clerk.

CERTIFICATION

I certify that this Zoning Ordinance Map Amendment Ordinance was adopted by a majority vote of the members of the Board of Trustees of the charter Township of Waterford at a meeting duly called and held on _____.

CHARTER TOWNSHIP OF WATERFORD

Date

Kimberly F. Markee, Township Clerk