

**WATERFORD**  
TOWNSHIP  
AGENDA REQUEST FORM

Date:

To: Kim Markee, Clerk  
Kari Vlaeminck, Deputy Clerk

From:

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Place the following item on the \_\_\_\_\_ agenda:

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Place this item under:

Awards & Presentations  
 Reports

Introduction  
 Open Business

New Business  
 Closed Session

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- **Submit agenda items and supporting documents no later than noon the Tuesday before the Board Meeting.**
- If you revise any of the Board Material please provide a new PDF Packet, and rename the file to include REVISED.

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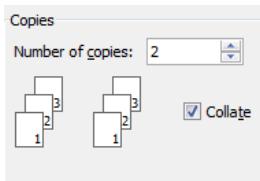
**Please forward the following copies of agenda items:**



Word File via email to [kmarkee@waterfordmi.gov](mailto:kmarkee@waterfordmi.gov) & [kvlaeminck@waterfordmi.gov](mailto:kvlaeminck@waterfordmi.gov)  
Provide all memos, ordinances, contracts/agreements, etc. Filename should be descriptive of the agenda item. (Not board memo, etc.)



PDF packet (file) should include the full agenda item: memo, contract, and any other supporting documents.



(2) Printed hard copies delivered to the Clerk's office.

**BOARD OF TRUSTEES**  
Gary Wall, Supervisor  
Kim Markee, Clerk  
Steven Thomas, Treasurer  
Anthony M. Bartolotta, Trustee  
Marie Hauswirth, Trustee  
Janet L. Matsura, Trustee  
Mark Monohon, Trustee



5200 Civic Center Drive  
Waterford, Michigan 48329-3773  
Telephone: (248) 674-6238 Fax: (248) 674-4097  
[www.waterfordmi.gov](http://www.waterfordmi.gov)

**DEVELOPMENT SERVICES  
DEPARTMENT**  
Rob Merinsky, PE  
Director  
Dave Hills  
Superintendent of Building  
Division  
Jeffrey M. Polkowski, AICP  
Superintendent of Planning &  
Zoning Division

## MEMORANDUM

Date: October 4, 2021

To: Honorable Township Board Members

From: Jeffrey Polkowski, Superintendent of Planning and Zoning

RE: Item # 2021-Z-016  
Rezoning Vacant Property: C-4 to C-3  
North side Dixie Hwy, west of Telegraph Rd, Parcel #13-13-426-035

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This rezoning request is being initiated by the Township in order to correct a requirement that was missed during the previous lot split.

This property came to the attention of staff several weeks ago due to an inquiry on possible uses. It was discovered that the property was split from its parent parcel in 2017 to accommodate the Burger King Restaurant at the corner.

During the split, the property retained its C-4, Extensive Business zoning though it was reduced to less than 1 acre in size - far below the 2 acres required to maintain C-4 zoning.

Examination of the original application documents showed that the property was indicated to be to C-3 as part of the split though the rezoning was never initiated.

### Planning Commission Recommendation and Findings

The Planning Commission reviewed this proposed Rezoning at the regularly scheduled meeting on September 28, 2021 and resolved unanimously, to forward a favorable recommendation to the Township Board.

### Motions

Based upon the Planning Commission's favorable recommendation at the September 28, 2021 regular meeting for this rezoning case, should the Board want to consider adopting the requested rezoning to C-3, General Business, the appropriate motion would be to introduce the attached Ordinance and schedule it for possible adoption at the October 25, 2021 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.

STATE OF MICHIGAN  
COUNTY OF OAKLAND  
ORDINANCE NO. 2021-Z-\_\_

**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 portion of the parcel of property that is assigned tax parcel number 13-13-426-035, legally described below, a vacant property on the north side of Dixie Highway, west of Telegraph Rd is rezoned from **C-4, Extensive Business to C-3, General Business** 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 8<sup>th</sup> 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

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Date

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Kim F. Markee, Township Clerk

## Property Descriptions

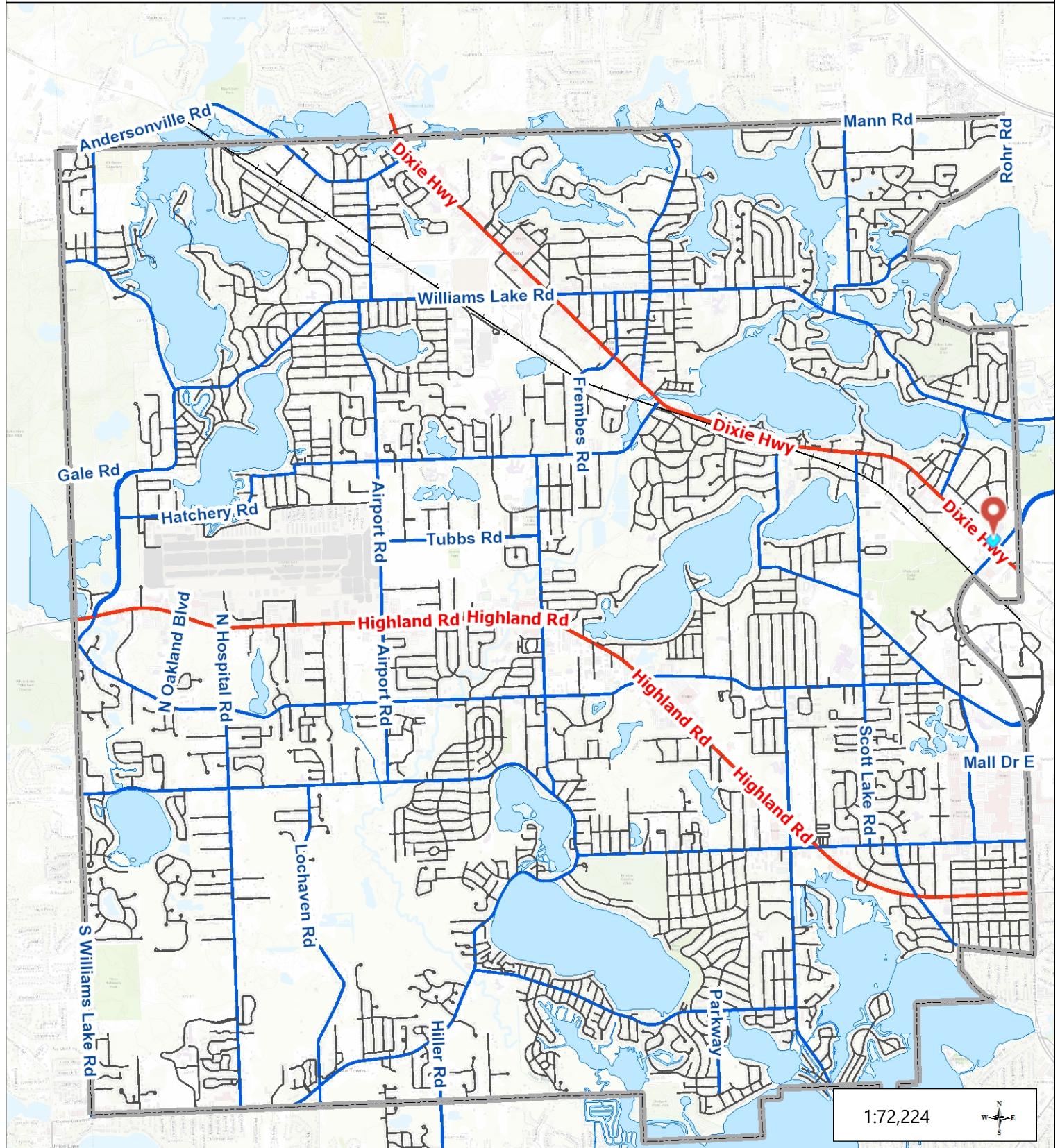
### **PARCEL 13-13-426-035**

IS DESCRIBED AS

T3N, R9E, SEC 13 PART OF SE 1/4 BEG AT PT DIST S 01-36-52 W 92.23 FT & ALG CURVE TO  
RIGHT, RAD 957 FT, CHORD BEARS S 39-32-33 W 166.46 FT, DIST OF 166.67 FT & S 44-30-25 W  
906.18 FT & N 89-16-46 W 45.40 FT & N 43-03-56 W 134.36 FT FROM E 1/4 COR, TH N 43-03-56 W  
182.93 FT, TH N 46-56-04 E 235 FT, TH S 43-03-56 E 170.87 FT, TH S 43-59-48 W 235.31 FT TO  
BEG 0.95 A 7-26-17 FR 032



## PRSA #21-09-03 Rezoning C-4 to C-3 Location Map



12,037.3

0

6,018.65

12,037.3 Feet

1:72,224

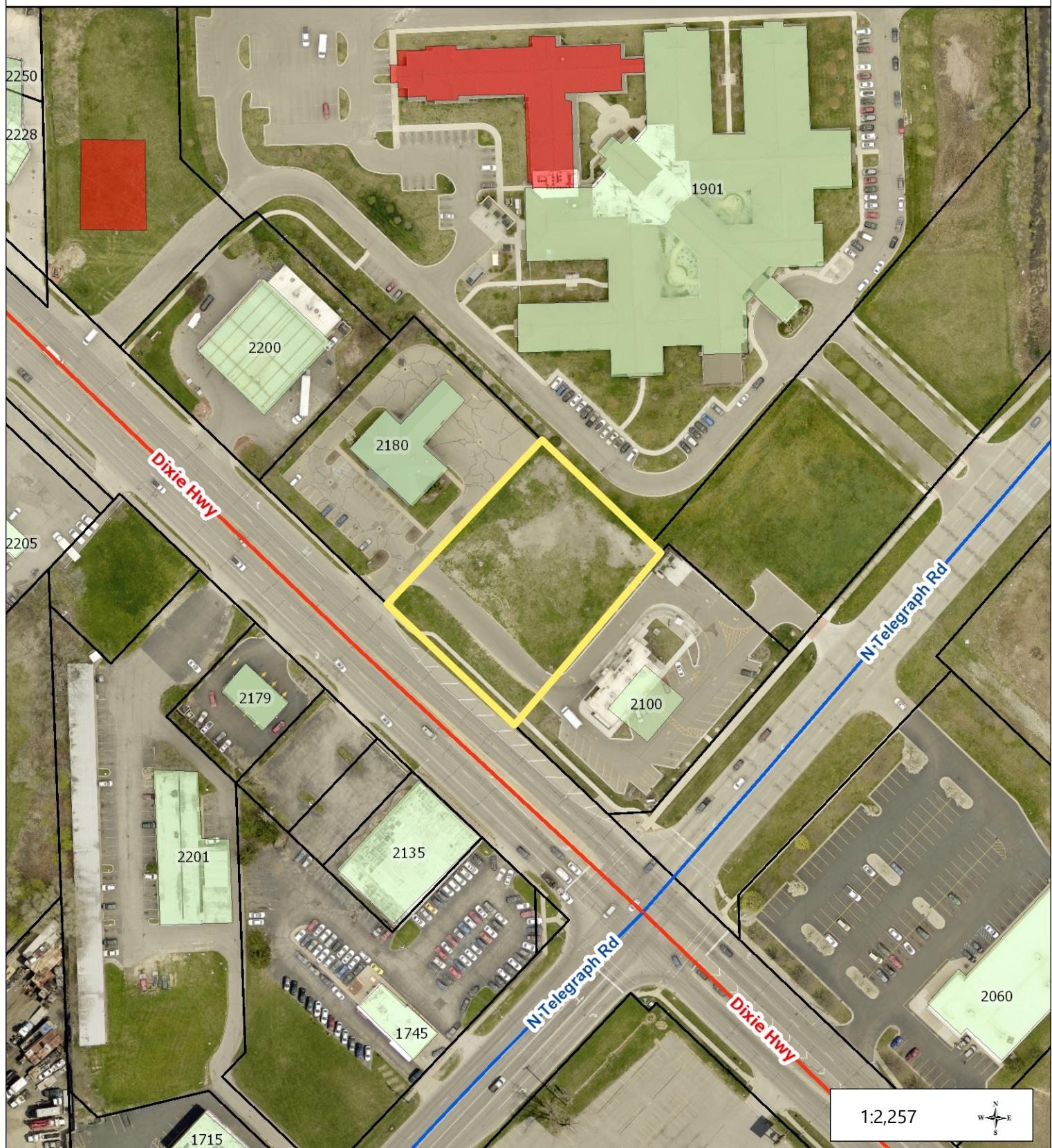


SOURCES: The Charter Township of Waterford and Oakland County, MI. Oakland County parcel data, Updated weekly.

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.



## PRSA #21-09-03 Rezoning C-4 to C-3 Aerial Map



376.2

0

188.08

376.2 Feet

1:2,257

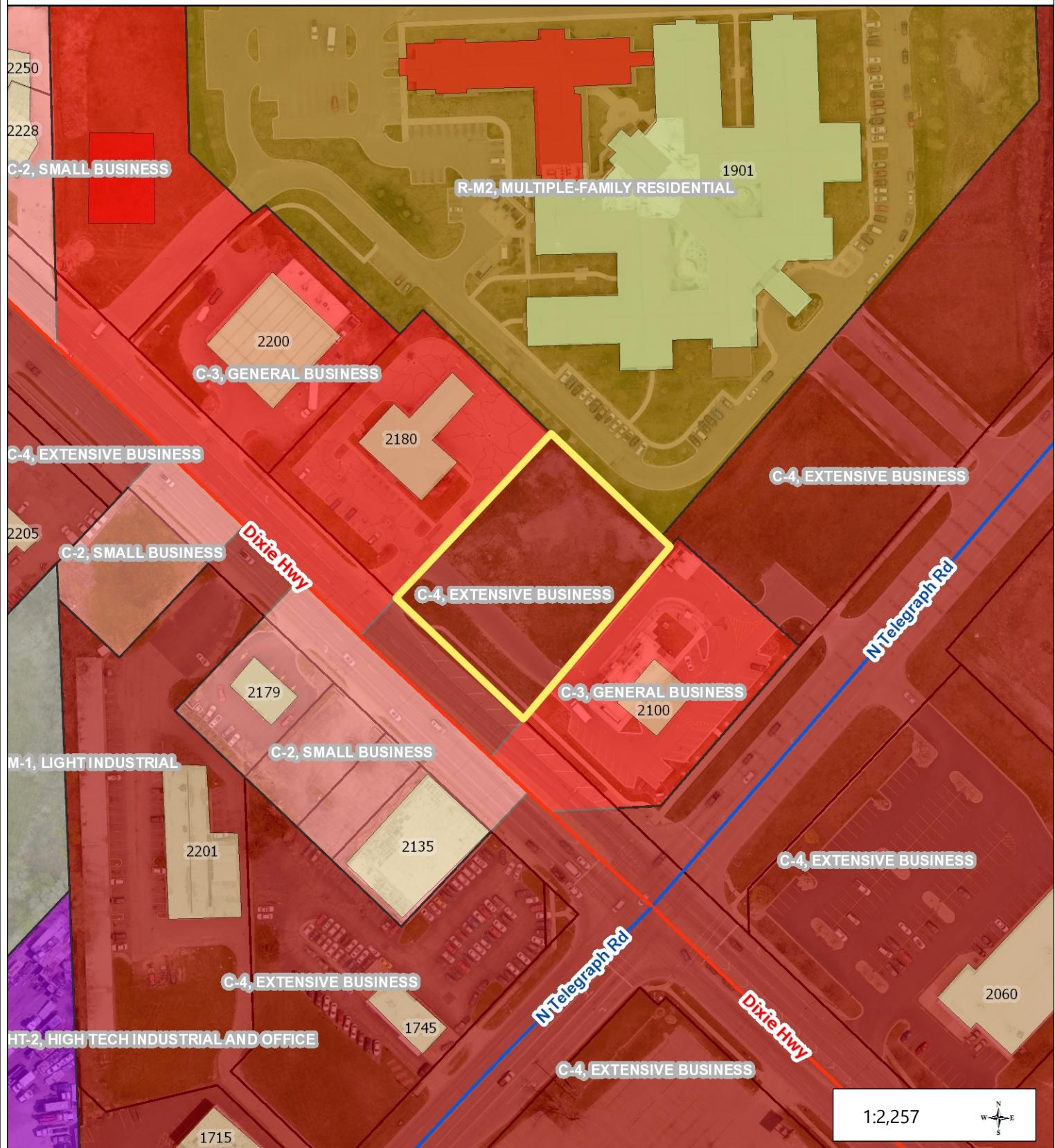


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## PRSA #21-09-03 Rezoning C-4 to C-3 Zoning Map



376.2

0

188.08

376.2 Feet

1:2,257

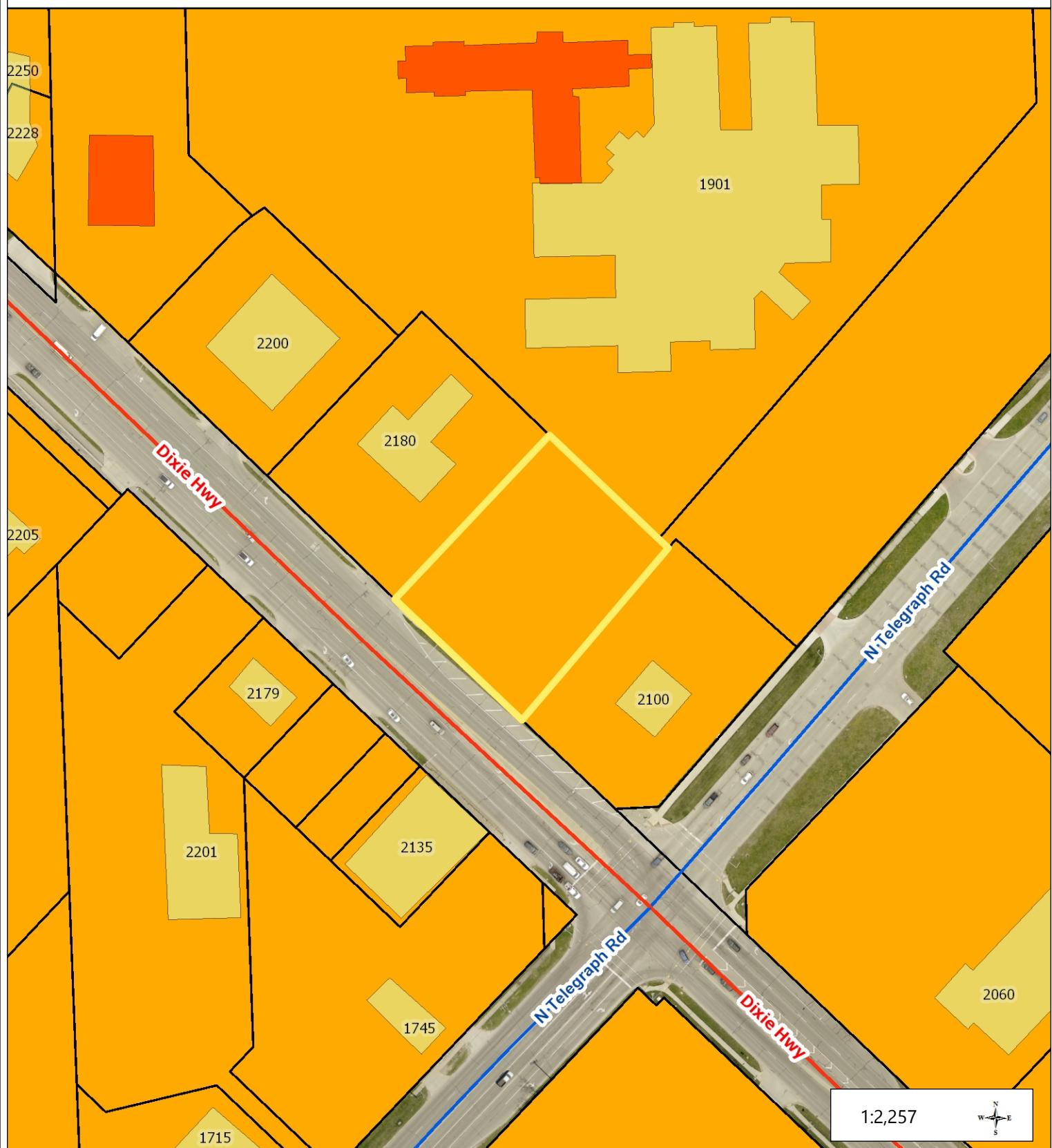


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## PRSA #21-09-03 Rezoning C-4 to C-3 Master Plan Map



376.2

0

188.08

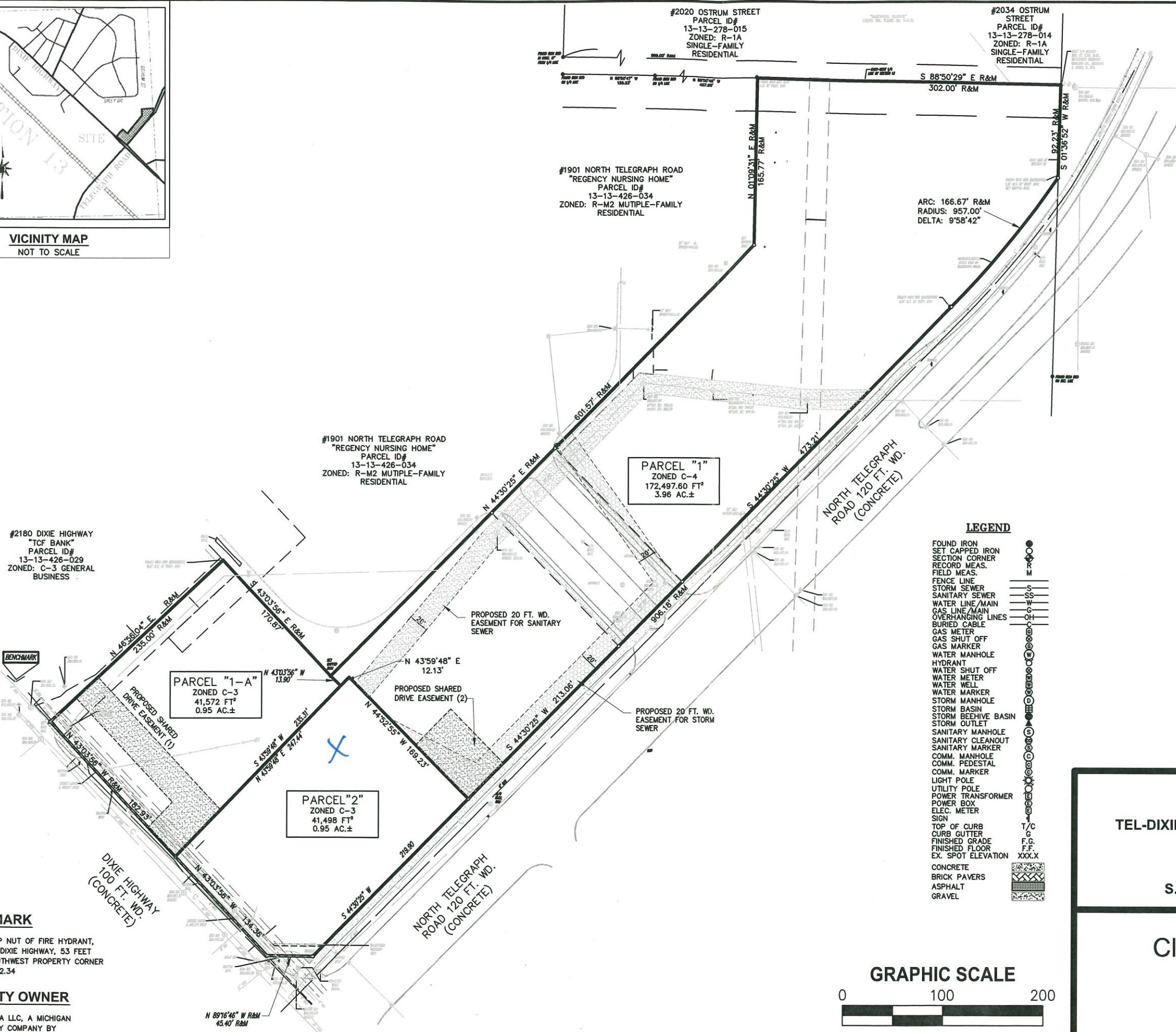
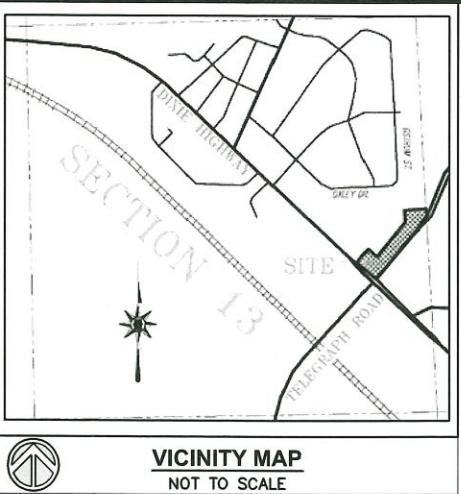
376.2 Feet

1:2,257



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Revised Survey  
7/12/17



**A PLATTED LOT SPLIT FOR  
TEL-DIXIE PLAZA, LLC, A MICHIGAN LIMITED LIABILITY COMPANY**

Parcel ID 13-13-426-032  
A Parcel on Dixie & Telegraph, Waterford Township  
S.E.1/4 of Sec. 13, T3N, R 9E, Oakland County, Michigan

**Cleve E. Dryden, P.E.**  
2108 Delta Way  
Tallahassee, FL 32303  
ph: 850.296.3668  
fax: 770.818.5663

Date: 6/30/2017  
PROJECT NO. 16206.01  
DWG FILE - 16206.BK Master.dwg  
SCALE: 1" = 100'  
SHEET  
1 of 2