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

**DEVELOPMENT SERVICES
DEPARTMENT**

Jeffrey M. Polkowski AICP
Superintendent of Planning &
Zoning Division

Dave Hills
Superintendent of Building
Division

MEMORANDUM

Date: March 3, 2022
To: Honorable Township Board Members
From: Jeffrey Polkowski, Superintendent of Planning and Zoning
RE: Rezoning Case No. 2022-Z-001 – Rezone 3130 Dixie Hwy from O-1 to R-1A
Location: N side of Dixie Hwy, w/ of Scott Lake Rd
Applicant: M2Z, LLC

Current Zoning: O-1, Local Office
Proposed Zoning: R-1A. Single Family Residential
Master Plan: Single Family

The applicant is seeking to rezone the property to residential in order to occupy it as a principle residence and operate a medical office Home Occupation out of it. The subject parcel is defined as Single Family within the Master Plan. The proposed zoning is in-line with the objectives of the Master Plan. Registered home occupancies are permitted in the R-1A Single Family Residential zoning district provided that they do not occupy more than 20% of the dwelling.

The subject property exceeds the minimum requirements for an R-1A zoning lot. Additionally, this lot and the adjacent property to the west are zoned for office in the midst of several residential lots. Converting this to residential would reduce the inconsistent spot zoning of the area.

Planning Commission Recommendation and Findings

The Planning Commission reviewed this proposed Rezoning at the regularly scheduled meeting on February 22, 2022 and resolved unanimously, to forward a favorable recommendation to the Township Board.

Motions

Based upon the Planning Commission's favorable recommendation at the February 22, 2022 regular meeting for this rezoning case, should the Board want to consider adopting the requested rezoning to R-1A Single Family Residential, the appropriate motion would be to introduce the attached Ordinance and schedule it for possible adoption at the March 28, 2022 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.

**With us there are no
boundaries**

Planning & Zoning Department

REZONING REVIEW

February 22, 2022 Meeting

Report by S. Alef on 2-2-2022

Application Number	PRSA 22-01-01	Action Requested	Rezoning Approval
		Staff Recommendation	Approval
Request	Rezone from O-1, Local Office to R-1A, Single-Family Residential		
Project Name	N/A		
Proposed Use(s)	Residence with Home Occupancy		
Address	3130 Dixie Hwy	Parcel Number	13-11-477-039
Owner	M2Z, LLC 3130 Dixie Hwy Waterford, MI 48328	Applicant	Same
Property Information			
General Location	N side of Dixie Hwy, w/ of Scott Lake Rd		
Property Size	0.37 acres		
Frontage	70 ft. on Dixie Hwy, 218 ft on Bay Front Ct.		
Current Zoning	O-1, Local Office	Proposed Zoning	R-1A, Single-Family Res.
Master Plan Designation	<p>Single Family:</p> <p>The primary land use within the Single Family designation is centered around single family dwelling units, as defined under Public Act 230 of 1972, as amended. This designation provides for a limited range of single family density classifications, from a low density of one dwelling unit per acre, to a high density of 5.5 dwelling units per acre.</p> <p>An additional higher density classification can be considered for those long-established areas located in the urban neighborhood on Waterford's central easternmost border and the areas surrounding many of Waterford's lakes. These existing residential density patterns were established when the areas were platted with smaller lots, largely for summer cottages around the lakes, and for the neighborhoods that were platted and developed in concert with the urban neighborhoods of the City of Pontiac. The consideration of this density pattern is intended to recognize the existing active residential patterns that were in place prior to the Township's initial zoning regulations.</p> <p>In some cases, single dwelling structures housing no more than two dwelling units, could be accommodated within the single family master plan designation, on a parcel by parcel basis, depending on the character of the surrounding land uses and ability of the infrastructure to accommodate the proposed use. Innovative and creative single-family design alternatives are not intended to be restricted from consideration in the Single Family designation, provided that the intent is to achieve Master Plan Goal Six, To Ensure and Enforce Land Use Development Practices that are Sensitive to Waterford's Natural Environment (Please refer to Chapter 9 – Implementation) in conjunction with Master Plan Goal Seven.</p> <p>All efforts in this land use designation should also strive to achieve Master Plan Goal Three, To Enhance the Walkability of Waterford (Please refer to Chapter 9 – Implementation). With the exception of the land uses with public and open space designations, the only secondary land uses that should be permitted within an area consisting of the Single Family land use designation are uses for which the State has superseded local zoning law, such as family day care facilities (in accordance with Act 116 of 1973).</p> <p>Within each area of the Township consisting of the Single Family land use designation, the Township Planning Commission should strive to ensure that an undue concentration of non-residential public uses such as government buildings, churches, and schools is avoided unless a written analysis shows that such concentration achieves one or more of the Master Plan Goals.</p>		

Current Use	Existing residentially-styled financial services office
Zoning History	1950: Residential 1 1960: Commercial 1 1963 – 2009: R-O1, Restricted Office 2011 – Present: O-1, Local Office
Surrounding Development	
North & East	R-1E, Single-Family Attached Residential – Bayfront Condominiums
South	(Across Dixie Hwy) C-2, Small Business
West	O-1, Local Office (appears to be a single family home)

Request Summary

The applicant is seeking to rezone the property to residential in order to occupy it as a principle residence and operate a medical office Home Occupation out of it

Master Plan Conformity

The subject parcel is defined as Single Family within the Master Plan. The proposed zoning is in-line with the objectives of the Master Plan.

Zoning District Evaluation

The subject property exceeds the minimum requirements for an R-1A zoning lot.

Additionally, this lot and the adjacent property to the west are zoned for office in the midst of several residential lots. Converting this to residential would reduce the inconsistent spot zoning of the area.

Approximately 50% of the lot appears to be impervious. Per section 3-900, an R-1A property is limited to 30% impervious surfaces. However, section 3-901 Footnote 2.B(1)(B) permits an increase up to 50% upon Township Engineer approval.

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.

Staff Comment: The rezoning request is consistent with the 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.

Staff Comment: The majority of the surrounding properties are zoned Single-Family Attached or Low-Rise Multiple Family. The adjacent lot that is zoned for office use appears to be being used for residential as well.

- 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.

Staff Comment: The subject lot meets zoning requirements.

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

Staff Comment: The majority of land in this area is either used or zoned as some form of residential.

- 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.

Staff Comment: 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.

Staff Comment: This rezoning request is a reduction in intensity and will not result in any significant environmental impacts.

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

Staff Comment: It is unlikely that this zoning change will be detrimental.

Summary / Conclusions

This zoning change would provide a more uniform zoning district in the area and reduce the intensity of use in this primarily residential area. Staff is supportive of this change.

Recommendation and Planning Commission Action

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.

**MOTION TEMPLATE FOR PLANNING COMMISSION CASE NO. 22-01-01,
Proposed Zoning Map Amendment to Rezone From:
O-1, Local Office to R-1A, Single-Family Residential**

Motion:

I move to forward a favorable/unfavorable **[Strike One]** recommendation in Case No. 22-01-01 on to the Township Board, to rezone the southern portion of the subject property of this application from O-1, Local Office to R-1A, Single-Family Residential 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.

Findings:

- A. The requested zoning change **is/is not [Strike One]** consistent with the adopted Master Plan as amended.
- B. The requested zoning change **is/is not [Strike One]** is consistent with existing uses and zoning classifications of properties within the general area of the subject zoning lot.
- C. The subject zoning lot **is/is not [Strike One]** physically suitable to provide all dimensional and site requirements for the range of uses permitted under the proposed zoning classification.
- D. The trend of development in the general area of the subject zoning lot **is/is not [Strike One]** consistent with the requested zoning change.
- E. The Township and other public agencies **do/do not [Strike One]** possess the capacity to provide all utility and public safety services that would be required for the range of land uses permitted under the proposed zoning classification.
- F. The requested zoning change and the resulting range of uses permitted under the proposed zoning classification **will/will not [Strike One]** result in any significant environmental impacts.
- G. The proposed zoning amendment **will/will not [Strike One]** be detrimental to the public interest.

STATE OF MICHIGAN
COUNTY OF OAKLAND
CHARTER TOWNSHIP OF WATERFORD
ORDINANCE NO. 2022-Z-001

ZONING ORDINANCE MAP AMENDMENT

An ordinance to amend the Waterford Township Zoning Ordinance by rezoning a parcel of property with conditions on its use and development as authorized by MCL 125.3405 and amending the Zoning Map.

THE CHARTER TOWNSHIP OF WATERFORD ORDAINS:

Section 1 of Ordinance

The 0.67 acre parcel of property located at 3130 Dixie Highway that is assigned Tax Parcel No. 13-11-477-039 and legally described in the attachment to this Ordinance (“Property”), is rezoned, with the conditions in this Ordinance on the use and development of that property, from O-1, Local Office District, to R-1A, Single-Family Residential 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 conditional 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 Markee, Township Clerk

LEGAL DESCRIPTION ATTACHMENT TO ORDINANCE 2022-Z-001

T3N, R9E, SEC 11 LAKES VIEW SUB SLY 222 FT OF LOT 10 EXC THAT
PART TAKEN FOR DIXIE HWY 3-2-95 FR 007

SECTION 3-603. O-1, LOCAL OFFICE DISTRICT

The regulations in the subsections below shall apply to properties in the O-1 Local Office Zoning District:

3-603.1. Purpose and Intent. The O-1 zoning district is intended to implement the goals of the Office and Local Business land use designations 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 Goal Seven, *To Retain, Enhance, and Promote Waterford's Unique Character, Sense of Community, and Identity*, and Master Plan Objective 7-2, *Plan and Encourage Development of Neighborhood Nodes*, as described in Chapter 9 of the Master Plan by permitting office and restricted business uses of a scope and capacity which are relatively compatible with the character of the surrounding neighborhood and do not generate large volumes of vehicular traffic, providing office buildings in landscaped settings with off-street parking areas, operating only during generally accepted normal business hours, and promoting the viability of neighborhood nodes. This zoning district is intended to limit the intensity of office development through the height and usable floor area restrictions specified within **Section 3-900** and **3-901**. This zoning district shall be primarily located along minor arterial streets. This zoning district may be used as a transition zone between a major arterial street and existing single-family zoning districts to ensure effective vehicular and pedestrian accessibility and minimize the impact of nonresidential uses on adjacent residential neighborhoods. The O-1 zoning district shall be coordinated and balanced with the C-1, Neighborhood Business District within each of the Township's neighborhood nodes to ensure complementary land uses and minimize the effect of competitive economic pressures, such as the location of the same permitted use on each of the four (4) corners of a neighborhood node, that can jeopardize the viability of a neighborhood node.

3-603.2. Conformance to Regulatory Standards. All zoning lots, uses, buildings, and structures within this zoning district shall comply with **Section 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**.

3-603.3. Permitted Principal Uses The following uses shall be permitted as principal permitted uses in the O-1 district:

- A. Office establishments (See **Office Establishments** in **Section 1-007**).
- B. Professional medical care offices (See **Medical Establishments** in **Section 1-007**).
- C. Personal advice and personal improvement service establishments (See **Commercial Service Establishments** in **Section 1-007**).

3-603.4. Permitted Uses after Special Approval. The following uses shall be permitted as special approval uses in the O-1 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. Child day care centers (See **Child Day Care Facilities** in **Section 1-007**).
- B. Educational facilities (See **Educational Facilities** in **Section 1-007**).
- C. Religious facilities (See **Religious Facilities** in **Section 1-007**).
- D. Medical clinics (See **Medical Establishments** in **Section 1-007**).
- E. 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 limited to overnight observation and shall only be incidental to such clinic use.
- F. Funeral home establishments (See **Funeral Home Establishments** in **Section 1-007**).
- G. Institutional facilities (See **Institutional Facilities** in **Section 1-007**).
- H. Substance abuse care centers that provide out-patient care only (See **Medical Establishments** in **Section 1-007**).
- I. Fitness centers (See **Recreational Facilities** in **Section 1-007**).

SECTION 3-303. R-1, R-1A, R-1B, R-1C SINGLE-FAMILY RESIDENTIAL DISTRICTS

The regulations in the subsections below shall apply to properties in the R-1, R-1A, R-1B, and R-1C Single-Family Residential Zoning Districts:

3-303.1. Purpose and Intent. The R-1, R-1A, R-1B, and R-1C zoning districts are intended to implement the goals of the Single-Family land use designation, as described in Chapter 8 of the Waterford Township Master Plan-2003-2023 and identified on the Future Land Use Maps, by providing areas in the Township for single-family dwellings, affordable housing, and residentially related uses. These districts are designed to provide for a limited range of single-family density to encourage the viability of single-family residential land use, to prohibit uses of land which would adversely affect the health, safety, and welfare of residents and the aesthetics and character of residential neighborhoods and areas, and to preserve and protect required and designated open space and natural features to achieve Master Plan Objectives 6-2, *Promote Open Space Developments*, and 6-3, *Ensure All Development Efforts Respect, Preserve, and Protect Waterford's Natural Characteristics and Constraints*. The R-1C district is also designed to implement the Master Plan goal of sustaining the viability of residential use, lot size characteristics, and neighborhood patterns in subdivisions that were platted prior to the establishment of Township-wide zoning in 1963. The R-1, R-1A, R-1B, and R-1C districts are also intended to discourage any land use that would create excessive or unsafe traffic on local streets, and any use which, because of its size or any other characteristics, would create burdens, demands, and costs for public services substantially in excess of such requirements and costs if the district were developed solely for single-family dwellings.

3-303.2. Conformance to Regulatory Standards. All zoning lots, uses, buildings, and structures within these zoning districts shall comply with *Section 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, all individual zoning lot developments in these districts consisting of one single-family dwelling shall require approval in accordance with *Section 4-010*. In addition to all other plan review requirements applicable under this Zoning Ordinance, developments in these districts proposed under the **Waterford Code of Ordinances, Subdivision and Land Management Regulations**, or under *Section 4-004.4*, shall require conformance to those regulations and require major site plan review and approval in accordance with *Section 4-004*.

3-303.3. Permitted Principal Uses. The following uses are permitted as principal permitted uses in the R-1, R-1A, R-1B, and R-1C districts:

- A. Detached single-family dwellings (*See Dwelling, Single-Family Detached in Section 1-007*).
- B. Adult day care homes (*See Adult Day Care Facilities in Section 1-007*).
- C. Child family day care homes (*See Child Day Care Facilities in Section 1-007*).
- D. Child foster family homes, adult foster care family homes, and adult foster care small group homes (*See Foster Care Facilities in Section 1-007*).
- E. Neighborhood public utility facilities (*See Public Utility in Section 1-007*) and public utility hardware (*See Public Utility in Section 1-007*).
- F. Area public utility facilities (*See Public Utility in Section 1-007*), provided that any installations located closer than fifty (50) lineal feet from any adjacent residential dwelling shall be screened with landscaping materials as provided for in the **SPL Manual** and identified in a landscape plan reviewed and approved by the Zoning Official and Township Engineer, and such landscaping shall not negatively impact accessibility by utility maintenance crews.

3-303.4. Permitted Uses after Special Approval. The following uses shall be permitted as special approval uses in the R-1, R-1A, R-1B, and R-1C districts, 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. Child group day care (*See Child Day Care Facilities in Section 1-007*), when meeting the statutory standards of Public Act 110 of 2006, Michigan Zoning Enabling Act, as amended.
- B. Hobby breeders (*See Hobby Breeding in Section 1-007*) and kennels (*See Kennel in Section 1-007*) on zoning lots five (5) contiguous acres or larger in area. The Planning Commission may consider requests for this activity on zoning lots between two (2) and five (5) contiguous acres in area.
- C. Stables (*See Building in Section 1-007*) on zoning lots five (5) contiguous acres or larger in area.
- D. Nursery establishments (*See Commercial Bulk Vegetation And Soil Resource Establishments in Section 1-007*) on zoning lots five (5) contiguous acres or larger in area.
- E. Regional public utility facilities (*See Public Utility in Section 1-007*), provided that the Planning Commission determines that no other location is available for the efficient and effective provision of utility services to Township residents, and that reasonable measures are stipulated and implemented to mitigate the impact of such installations on the adjacent properties.
- F. Educational facilities (*See Educational Facilities in Section 1-007*), except colleges and universities.
- G. Religious facilities (*See Religious Facilities in Section 1-007*).

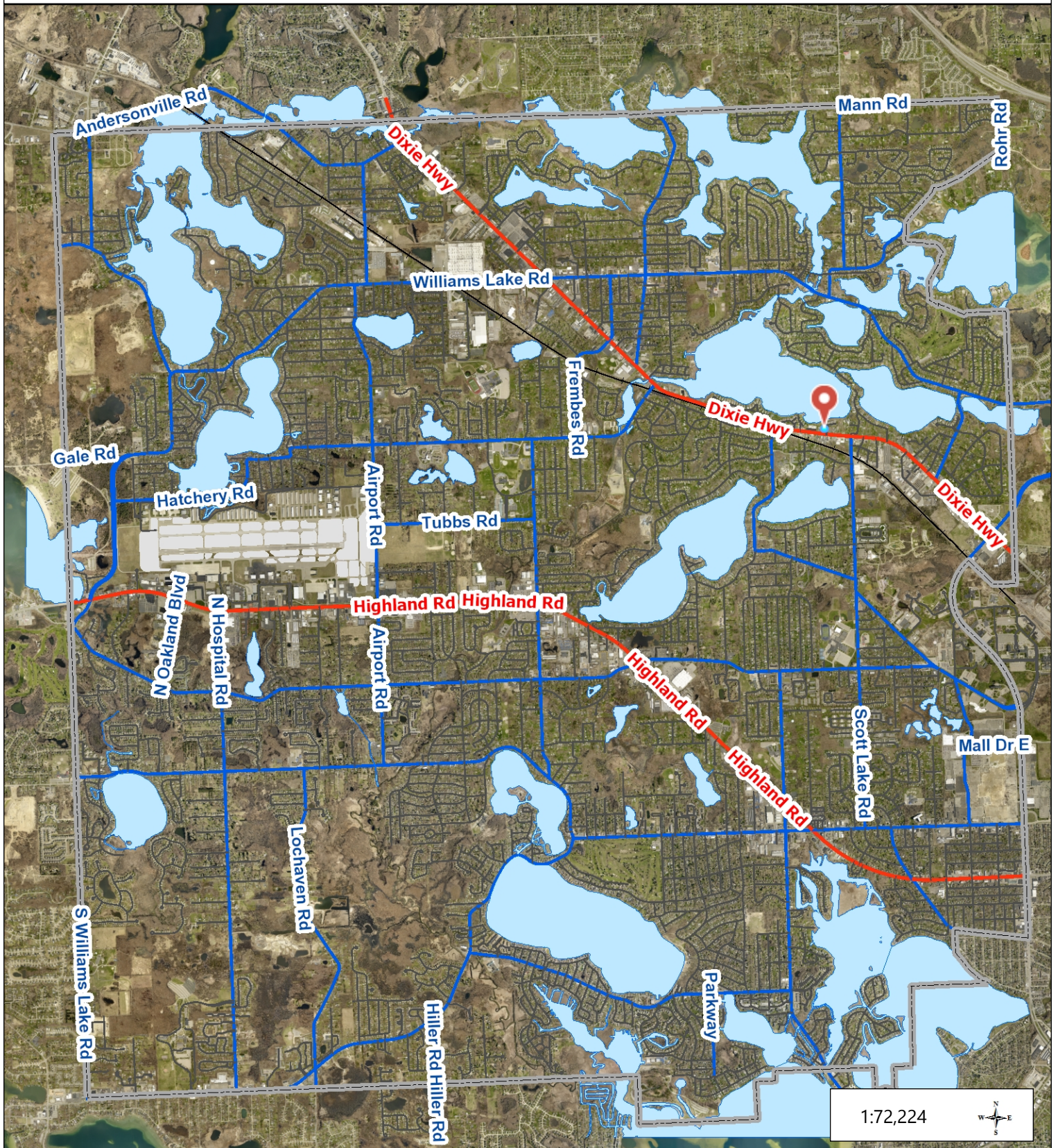
- H. One (1) in-law suite, in the R-1 and R-1A districts only, provided: (1) deed restrictions are recorded against the zoning lot prohibiting occupancy of the in-law suite, at any time, by any person other than in-laws of the family occupying the dwelling unit on the same zoning lot, which deed restrictions shall be subject to the review and approval of the Township Attorney prior to recording; (2) the in-law suite is not occupied by more than two (2) in-laws at the same time; (3) the in-law suite shall be not less than five hundred fifty (550) square feet of usable floor area nor more than fifty (50) percent of the usable floor area of the area occupied by the remainder of the family, exclusive of the in-law suite; and (4) the in-law quarters shall be accessory to a dwelling unit principal use, which is occupied by the family of the in-laws.
- I. Sod farm and soil resources excavation establishments (*See Commercial Bulk Vegetation And Soil Resource Establishments in Section 1-007*) on zoning lots twenty (20) contiguous acres or larger.

3-303.5. Permitted Uses after Special Accommodation Use Approval. Adult group day care homes (*See Adult Day Care Facilities in Section 1-007*) and adult foster care medium group homes (*See Foster Care Facilities in Section 1-007*) shall, after receiving approval of the use in accordance with *Section 4-008*, be permitted as special accommodation uses in the R-1, R-1A, R-1B, and R-1C districts, when meeting the statutory standards of Public Act 110 of 2006, Michigan Zoning Enabling Act, as amended, and subject to the conditions hereinafter imposed for each use.

3-303.6. Open Space Preservation. Zoning lots within the R-1, Single Family Residential District are eligible for open space preservation as provided in *Section 4-004* to encourage the long-term preservation of open space and natural features, to implement the goals of the open space overlay land use designation as described in Chapter 8 of the Waterford Township Master Plan-2003-2023, and to implement Master Plan Goal Six, *To Ensure and Enforce Land Use Development Practices that are Sensitive to Waterford's Natural Environment*, by allowing for creative arrangements of single-family residential units to enable the preservation of open space and natural features present on eligible zoning lots.



PRSA 22-01-01 Location Map



12,037.3 0 6,018.65 12,037.3 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.



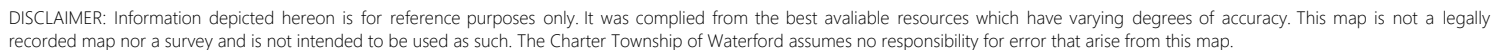
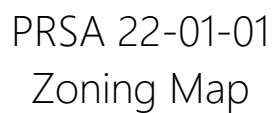
PRSA 22-01-01 Aerial Map



188.1 0 94.04 188.1 Feet

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

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PRSA 22-01-01 Master Plan Map





Lola Ct

Stoney

Gilchrist

BAYFRONT

Bay Front Ct

Barnes A

Island Cove Dr

Marwood Ave

LAKE VIEW SUB

McCormick D

Scott Lake Rd

Project Number	Extra Addresses	PIN	CVTTAXCODE	CVTTAXDESCRIPTION	NAME1	NAME2	POSTALADDRESS	POSTALCITY	POSTALSTATE	POSTALZIP5	POSTALZIP4
PRSA 22-01-01	Agency Addresses				Thomas Pozolo, PE / MDOT	MDOT Oakland	800 Vanguard Dr	Pontiac	MI		48341
PRSA 22-01-01	Agency Addresses				Cheryl Bush, OC Intl. Airport	Oakland County	6500 Patterson Pkwy	Waterford	MI		48327
PRSA 22-01-01	Agency Addresses				The Road Commission for Oakland County		31001 Lahser Road	Beverly Hills, MI 48025			
PRSA 22-01-01	Review	PIN	CVTTAXCODE	CVTTAXDESCRIPTION	NAME1	NAME2	POSTALADDRESS	POSTALCITY	POSTALSTATE	POSTALZIP5	POSTALZIP4
PRSA 22-01-01	Review	1311477032 W		CHARTER TOWNSHIP OF WATERFORD MI REAL ESTATE LLC			121 N HELEN AVE	ROCHESTER	MI	48307	1828
PRSA 22-01-01	Review	1314226024 W		CHARTER TOWNSHIP OF WATERFORD CENE GAVRILOVSKI			1385 MADISON DR	TROY	MI	48083	5329
PRSA 22-01-01	Review	1311478001 W		CHARTER TOWNSHIP OF WATERFORD BEVERLY J BRAMAN		LOUIS E HUSTO	26605 STOCKDICK SCHOOL RD	KATY	TX	77493	6413
PRSA 22-01-01	Review	1311478023 W		CHARTER TOWNSHIP OF WATERFORD MICHAEL X HIDALGO			2970 WALNUT LAKE RD	WEST BLOOMFIELD	MI	48323	3754
PRSA 22-01-01		1314226026 W		CHARTER TOWNSHIP OF WATERFORD MW HOLDINGS LLC			3009 DIXIE HWY	WATERFORD	MI	48328	1719
PRSA 22-01-01		1311477037 W		CHARTER TOWNSHIP OF WATERFORD A.F. PAULY REALTORS			3080 DIXIE HWY	WATERFORD	MI	48328	1785
PRSA 22-01-01		1311477057 W		CHARTER TOWNSHIP OF WATERFORD WILLIAM DOLAN		KATHLEEN DOL	3082 BAY FRONT CT	WATERFORD	MI	48328	1696
PRSA 22-01-01		1311477056 W		CHARTER TOWNSHIP OF WATERFORD KATHRYN CAPION			3084 BAY FRONT CT	WATERFORD	MI	48328	1696
PRSA 22-01-01		1311477055 W		CHARTER TOWNSHIP OF WATERFORD JEAN HEIKKALA		JEFFREY BOLIN	3086 BAY FRONT CT	WATERFORD	MI	48328	1696
PRSA 22-01-01		1311477054 W		CHARTER TOWNSHIP OF WATERFORD JOHN M KNOWLES		KLARA E BADM	3088 BAY FRONT CT	WATERFORD	MI	48328	1696
PRSA 22-01-01		1311477053 W		CHARTER TOWNSHIP OF WATERFORD BRUCE D TROMBLY		KATHLEEN TRO	3090 BAY FRONT CT	WATERFORD	MI	48328	1696
PRSA 22-01-01		1311477052 W		CHARTER TOWNSHIP OF WATERFORD DR SYED NASIR HUSAIN		HENA HUSAIN	3092 BAY FRONT CT	WATERFORD	MI	48328	1696
PRSA 22-01-01		1311477051 W		CHARTER TOWNSHIP OF WATERFORD STEFAN ABEL		SIMONE ABEL	3094 BAY FRONT CT	WATERFORD	MI	48328	1696
PRSA 22-01-01		1311477050 W		CHARTER TOWNSHIP OF WATERFORD DEBORAH MCKEE			3096 BAY FRONT CT	WATERFORD	MI	48328	1696
PRSA 22-01-01		1311477049 W		CHARTER TOWNSHIP OF WATERFORD TRACY SACKETT		MICHAEL SACKI	3098 BAY FRONT CT	WATERFORD	MI	48328	1696
PRSA 22-01-01		1311477047 W		CHARTER TOWNSHIP OF WATERFORD BRENT H MILES			3106 BAY FRONT CT	WATERFORD	MI	48328	1696
PRSA 22-01-01		1311477046 W		CHARTER TOWNSHIP OF WATERFORD DAVID BERENT		CHRISTINA BERI	3108 BAY FRONT CT	WATERFORD	MI	48328	1696
PRSA 22-01-01		1311477045 W		CHARTER TOWNSHIP OF WATERFORD JOHN AYRE JR		DEBORAH AYRE	3110 BAY FRONT CT	WATERFORD	MI	48328	1696
PRSA 22-01-01		1311477044 W		CHARTER TOWNSHIP OF WATERFORD DAVID CRANE		CHRISTINE CRAI	3112 BAY FRONT CT	WATERFORD	MI	48328	1696
PRSA 22-01-01		1314226022 W		CHARTER TOWNSHIP OF WATERFORD Z.R. THOMPSON COMPANY LLC			3127 DIXIE HWY	WATERFORD	MI	48328	1602
PRSA 22-01-01		1311477039 W		CHARTER TOWNSHIP OF WATERFORD M22 LLC			3130 DIXIE HWY	WATERFORD	MI	48328	1672
PRSA 22-01-01		1314226006 W		CHARTER TOWNSHIP OF WATERFORD LIM & MCDEVITT PROPERTIES			3145 DIXIE HWY	WATERFORD	MI	48328	1602
PRSA 22-01-01		1314226004 W		CHARTER TOWNSHIP OF WATERFORD CCRM DIVERSIFIED PROPERTIES LLC			3177 DIXIE HWY	WATERFORD	MI	48328	1602
PRSA 22-01-01	Review	1314226005 W		CHARTER TOWNSHIP OF WATERFORD DAVID LINCICOME		JASMINE LINCIC	3228 WATKINS LAKE RD	WATERFORD	MI	48328	1538
PRSA 22-01-01		1311476001 W		CHARTER TOWNSHIP OF WATERFORD ISLAND COVE CONDOS			3252 UNIVERSITY DR STE 145	AUBURN HILLS	MI	48326	2780
PRSA 22-01-01		1311478010 W		CHARTER TOWNSHIP OF WATERFORD JACK WENDEL			3260 ISLAND COVE DR # 100	WATERFORD	MI	48328	1683
PRSA 22-01-01		1311478007 W		CHARTER TOWNSHIP OF WATERFORD KELLY M SAULLO REV LIVING TRUST			3260 ISLAND COVE DR # 150	WATERFORD	MI	48328	1674
PRSA 22-01-01		1311478011 W		CHARTER TOWNSHIP OF WATERFORD BARBARA ANDERSON		CAROL SMALL	3260 ISLAND COVE DR # 200	WATERFORD	MI	48328	1683
PRSA 22-01-01		1311478008 W		CHARTER TOWNSHIP OF WATERFORD GARY GARMAN		GAY GARMAN	3260 ISLAND COVE DR # 250	WATERFORD	MI	48328	1674
PRSA 22-01-01		1311478012 W		CHARTER TOWNSHIP OF WATERFORD SCOTT KIEL			3260 ISLAND COVE DR # 300	WATERFORD	MI	48328	1683
PRSA 22-01-01		1311478009 W		CHARTER TOWNSHIP OF WATERFORD NICHOLAS SOSNOWSKI			3260 ISLAND COVE DR # 350	WATERFORD	MI	48328	1674
PRSA 22-01-01		1311478004 W		CHARTER TOWNSHIP OF WATERFORD BRIDGET HANNOSH			3264 ISLAND COVE DR # 150	WATERFORD	MI	48328	1691
PRSA 22-01-01		1311478002 W		CHARTER TOWNSHIP OF WATERFORD BRIAN TOMALA		KIRSTEN TOMA	3264 ISLAND COVE DR # 200	WATERFORD	MI	48328	1684
PRSA 22-01-01		1311478005 W		CHARTER TOWNSHIP OF WATERFORD JOHN PANICCIA		JULIE PANICCIA	3264 ISLAND COVE DR # 250	WATERFORD	MI	48328	1691
PRSA 22-01-01		1311478003 W		CHARTER TOWNSHIP OF WATERFORD MICHAEL DORNAN		LINDA DORNAN	3264 ISLAND COVE DR # 300	WATERFORD	MI	48328	1684
PRSA 22-01-01		1311478022 W		CHARTER TOWNSHIP OF WATERFORD KAREN TRIMMER			3270 ISLAND COVE DR # 100	WATERFORD	MI	48328	1685
PRSA 22-01-01		1311478019 W		CHARTER TOWNSHIP OF WATERFORD BRUCE CAMPBELL			3270 ISLAND COVE DR # 150	WATERFORD	MI	48328	1693
PRSA 22-01-01		1311478020 W		CHARTER TOWNSHIP OF WATERFORD DENNIS W SPIEK		REGINA SPIEK	3270 ISLAND COVE DR # 250	WATERFORD	MI	48328	1693
PRSA 22-01-01		1311478024 W		CHARTER TOWNSHIP OF WATERFORD PAUL D GEORGE		PETER J GEORGE	3270 ISLAND COVE DR # 300	WATERFORD	MI	48328	1685
PRSA 22-01-01		1311478013 W		CHARTER TOWNSHIP OF WATERFORD GAIL E SULLIVAN			3276 ISLAND COVE DR # 100	WATERFORD	MI	48328	1686
PRSA 22-01-01		1311478016 W		CHARTER TOWNSHIP OF WATERFORD PETER GIBSON TRUST AGREEMENT			3276 ISLAND COVE DR # 150	WATERFORD	MI	48328	1695
PRSA 22-01-01		1311478014 W		CHARTER TOWNSHIP OF WATERFORD DAVID O'RYAN		DOROTHY O'RY	3276 ISLAND COVE DR # 200	WATERFORD	MI	48328	1686
PRSA 22-01-01		1311478017 W		CHARTER TOWNSHIP OF WATERFORD JOHN WOZNIAK			3276 ISLAND COVE DR # 250	WATERFORD	MI	48328	1695
PRSA 22-01-01		1311478015 W		CHARTER TOWNSHIP OF WATERFORD WILLIAM E DOERR		LINDA L DOERR	3276 ISLAND COVE DR # 300	WATERFORD	MI	48328	1686
PRSA 22-01-01		1311478018 W		CHARTER TOWNSHIP OF WATERFORD ROBERT J REYNOLDS		KIMBERLEY REY	3276 ISLAND COVE DR # 350	WATERFORD	MI	48328	1695
PRSA 22-01-01	Review	1311478021 W		CHARTER TOWNSHIP OF WATERFORD EDDIE WHITTON			4637 READER DR	WARREN	MI	48092	1753
PRSA 22-01-01	Review	1311478006 W		CHARTER TOWNSHIP OF WATERFORD DENNIS A STRACH		CARLA T STRAC	5513 WOODFALL RD	CLARKSTON	MI	48348	5180
PRSA 22-01-01	Review	1311477005 W		CHARTER TOWNSHIP OF WATERFORD ROZAN 3 LLC			NORTH BLOOM 5753 ELIZABETH LAKE RD	WATERFORD	MI	48327	2678
PRSA 22-01-01	Review	1314226003 W		CHARTER TOWNSHIP OF WATERFORD TRI COUNTY POWER RODDING CO.			5820 DWIGHT AVE	WATERFORD	MI	48327	1327
PRSA 22-01-01	Review	1314226008 W		CHARTER TOWNSHIP OF WATERFORD WILLIAM DUGAN			6686 RAYMUR ST	NORTH PORT	FL	34286	9120
PRSA 22-01-01	Review	1314226007 W		CHARTER TOWNSHIP OF WATERFORD 3135 DIXIE HWY LLC			6739 WELLESLEY TER	CLARKSTON	MI	48346	2766
PRSA 22-01-01	Review	1311477048 W		CHARTER TOWNSHIP OF WATERFORD SUSAN SCALF			8472 BENELLI CT	NAPLES	FL	34114	2754
PRSA 22-01-01	Review	1311477035 W		CHARTER TOWNSHIP OF WATERFORD CHARLES S LAMBERT			9230 SOFTWATER WOODS DR	CLARKSTON	MI	48348	4264
PRSA 22-01-01		1314226023 W		CHARTER TOWNSHIP OF WATERFORD MI DEPT OF TRANSPORTATION			PO BOX 30050	LANSING	MI	48909	
PRSA 22-01-01	Extra Addresses	1311477032 W		CHARTER TOWNSHIP OF WATERFORD OCCUPANT			3100 DIXIE HWY	WATERFORD	MI	48328	1603
PRSA 22-01-01	Extra Addresses	1311477048 W		CHARTER TOWNSHIP OF WATERFORD OCCUPANT			3102 BAY FRONT CT	WATERFORD	MI	48328	1696
PRSA 22-01-01	Extra Addresses	1314226024 W		CHARTER TOWNSHIP OF WATERFORD OCCUPANT			3115 DIXIE HWY	WATERFORD	MI	48328	1602
PRSA 22-01-01	Extra Addresses	1314226008 W		CHARTER TOWNSHIP OF WATERFORD OCCUPANT			3131 DIXIE HWY	WATERFORD	MI	48328	1602
PRSA 22-01-01	Extra Addresses	1314226007 W		CHARTER TOWNSHIP OF WATERFORD OCCUPANT			3135 DIXIE HWY	WATERFORD	MI	48328	1602
PRSA 22-01-01	Extra Addresses	1311477035 W		CHARTER TOWNSHIP OF WATERFORD OCCUPANT			3144 DIXIE HWY	WATERFORD	MI	48328	5100
PRSA 22-01-01	Extra Addresses	1311477005 W		CHARTER TOWNSHIP OF WATERFORD OCCUPANT			3160 DIXIE HWY APT 1	WATERFORD	MI	48328	1699
PRSA 22-01-01	Extra Addresses	1314226005 W		CHARTER TOWNSHIP OF WATERFORD OCCUPANT			3161 DIXIE HWY	WATERFORD	MI	48328	1602
PRSA 22-01-01	Extra Addresses	1311477004 W		CHARTER TOWNSHIP OF WATERFORD OCCUPANT			3170 DIXIE HWY APT 1	WATERFORD	MI	48328	1675
PRSA 22-01-01	Extra Addresses	1314226003 W		CHARTER TOWNSHIP OF WATERFORD OCCUPANT			3191 DIXIE HWY	WATERFORD	MI	48328	1602
PRSA 22-01-01	Extra Addresses	1311478001 W		CHARTER TOWNSHIP OF WATERFORD OCCUPANT			3264 ISLAND COVE DR # 100	WATERFORD	MI	48328	1684
PRSA 22-01-01	Extra Addresses	1311478006 W		CHARTER TOWNSHIP OF WATERFORD OCCUPANT			3264 ISLAND COVE DR # 350	WATERFORD	MI	48328	1691
PRSA 22-01-01	Extra Addresses	1311478023 W		CHARTER TOWNSHIP OF WATERFORD OCCUPANT			3270 ISLAND COVE DR # 200	WATERFORD	MI	48328	1685

Project Number	Extra Addresses	PIN	CVTTAXCODE	CVTTAXDESCRIPTION	NAME1	NAME2	POSTALADDRESS	POSTALCITY	POSTALSTATE	POSTALZIPS	POSTALZIP4
PRSA 22-01-01	Extra Addresses	1311478021	W	CHARTER TOWNSHIP OF WATERFORD	OCCUPANT		3270 ISLAND COVE DR # 350	WATERFORD	MI	48328	1693
PRSA 22-01-01	LAMS	1311478010			OCCUPANT		3260 Island Cove Dr, # 100	Waterford MI 48328-1683			
PRSA 22-01-01	LAMS	1311478007			OCCUPANT		3260 Island Cove Dr, # 150	Waterford MI 48328-1674			
PRSA 22-01-01	LAMS	1311478011			OCCUPANT		3260 Island Cove Dr, # 200	Waterford MI 48328-1683			
PRSA 22-01-01	LAMS	1311478008			OCCUPANT		3260 Island Cove Dr, # 250	Waterford MI 48328-1674			
PRSA 22-01-01	LAMS	1311478012			OCCUPANT		3260 Island Cove Dr, # 300	Waterford MI 48328-1683			
PRSA 22-01-01	LAMS	1311478009			OCCUPANT		3260 Island Cove Dr, # 350	Waterford MI 48328-1674			
PRSA 22-01-01	LAMS	1311478004			OCCUPANT		3264 Island Cove Dr, # 150	Waterford MI 48328-1691			
PRSA 22-01-01	LAMS	1311478002			OCCUPANT		3264 Island Cove Dr, # 200	Waterford MI 48328-1684			
PRSA 22-01-01	LAMS	1311478005			OCCUPANT		3264 Island Cove Dr, # 250	Waterford MI 48328-1691			
PRSA 22-01-01	LAMS	1311478003			OCCUPANT		3264 Island Cove Dr, # 300	Waterford MI 48328-1684			
PRSA 22-01-01	LAMS	1311478022			OCCUPANT		3270 Island Cove Dr, # 100	Waterford MI 48328-1685			
PRSA 22-01-01	LAMS	1311478019			OCCUPANT		3270 Island Cove Dr, # 150	Waterford MI 48328-1693			
PRSA 22-01-01	LAMS	1311478020			OCCUPANT		3270 Island Cove Dr, # 250	Waterford MI 48328-1693			
PRSA 22-01-01	LAMS	1311478024			OCCUPANT		3270 Island Cove Dr, # 300	Waterford MI 48328-1685			
PRSA 22-01-01	LAMS	1311478013			OCCUPANT		3276 Island Cove Dr, # 100	Waterford MI 48328-1686			
PRSA 22-01-01	LAMS	1311478016			OCCUPANT		3276 Island Cove Dr, # 150	Waterford MI 48328-1695			
PRSA 22-01-01	LAMS	1311478014			OCCUPANT		3276 Island Cove Dr, # 200	Waterford MI 48328-1686			
PRSA 22-01-01	LAMS	1311478017			OCCUPANT		3276 Island Cove Dr, # 250	Waterford MI 48328-1695			
PRSA 22-01-01	LAMS	1311478015			OCCUPANT		3276 Island Cove Dr, # 300	Waterford MI 48328-1686			
PRSA 22-01-01	LAMS	1311478018			OCCUPANT		3276 Island Cove Dr, # 350	Waterford MI 48328-1695			

PLANNING DIVISION APPLICATION FORM



DEVELOPMENT SERVICES DEPARTMENT
5200 Civic Center Drive
Waterford, Michigan 48329-3773
Telephone: (248) 674-6238
Fax: (248) 674-4097
planning@waterfordmi.gov

Office Use Only			Date Received	1/18/22
Related Application Numbers			Planning Fees	
PBUS: _____	PCR: _____	PRSA: 22-01-01	Engineering Fee	
PSP: _____	PZBA: _____		New Address Fee	

- I. Type of Request** (select all that apply)
- ☐ Business Registration ☐ Minor Site Plan ☐ Master Plan
☐ Change of Use ☐ Major Site Plan ☒ Rezoning
☐ Concept Plan ☐ Special Approval ☐ Text Amendment

Fees	
Business Registration	\$100
Change of Use	\$550
Concept Plan	\$550
Minor Site Plan	\$1,250
Major Site Plan	\$1,550
Special Approval	\$1,000
Master Plan Amendment	\$1,200
Rezoning / Text Amendment	\$1,200
Request for New Address (Fire)	\$75
Additional fees may apply	

II. Applicant Information

Applicant Name MRZ LLC		Contact Person Michael Zulinski	
Address 3130 Dixie Hwy		City Waterford	
State & ZIP Michigan 48328	Home/ Office Phone	Cell Phone 248-802-6772	
Email Address mike.zulinski@gmail.com			

III. Property Information

Legal Description ☐ Attached ☐ On Site Plan

All new buildings or unit splits are required to make a Request for New Address		Requires New Address? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Street Name Building Faces: Dixie Hwy		New Address Assigned (Obtain from Fire Department)	
Property Owner MRZ LLC		Property ID Number W-13-11-477-039		Lot Number		
Owner Address 3130 Dixie Hwy		Owner City Waterford	Owner State & Zip MI 48328	Current Zoning O-1	Proposed Zoning Sgl Family Residential	
Property Address or General Location 3130 Dixie Hwy			Property Size (Acres) 0.28		Num. of Buildings 1	
Frontage (feet and streets) 60' Dixie Hwy		Name of Street Building will face: Dixie		Zoning Use Section	Building Use Code	
Proposed Use Residential		#Residential Units 1		#Vehicle Repair Bays N/A	#Salon/Barber/Tattoo Stations N/A	

Business License Held By: (Business Registration Only)	<input type="checkbox"/> Individual (Attach copy of any Assumed Name Certificate) <input checked="" type="checkbox"/> Partnership or LLC (Attach a copy of Partnership or LLC Certificate) <input checked="" type="checkbox"/> Corporation (Attach a copy of Articles of Incorporation)
---	---

Fire Suppression Systems in Building <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes select the type(s):		
<input type="checkbox"/> Sprinkler System-Fire <input type="checkbox"/> Fire Pump <input type="checkbox"/> Other (please describe):	<input type="checkbox"/> Commercial Hood Suppression System <input type="checkbox"/> Paint Booth (Suppression)	<input type="checkbox"/> FM 200 or Clean Agent (Computer Rooms) <input type="checkbox"/> Fire Alarm

**With us there are no
boundaries**

IV. Site Plan Designer Information *(only required if a site plan is submitted)*

Design Firm		Contact Person	
Address		City	
State & ZIP	Office Phone	Cell Phone	
Email Address			

V. Narrative Outlining Scope and Reason for Request *(Additional pages may be attached)*

The Property has a 60 foot Frontage on Dixie Hwy
on .38 acre. The building was built in 1919
as a single family residence.

Due to the size and configuration of the building
I'm requesting the zoning change to Single Family
residence as it was originally built for.

VI. Affidavit of Ownership and Consent to Property Inspection

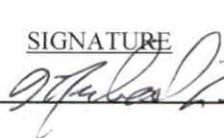
I (WE), the undersigned have made application to the Charter Township of Waterford for land use matters to be considered and decisions made by the: Planning Commission and /or Zoning Board of Appeals that will affect use of our property identified below. In order to enable the members of such decision-making 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:

NONE

Property Address: 3130 Dixie Hwy, Waterford, MI- 48328
Property Parcel No: 1311477039

All persons having ownership interest in above-referenced property must sign this document to authorize the filing of the application. Proof of ownership in the form of deed, land contract, letter of authority or tax bill is required.


Failure to obtain all ownership signatures may void any approvals. Ownership interest includes owners, all parties in land contracts, and all parties in purchase agreements. Additional signature pages may be attached for owners exceeding four in number.


	NAME	ADDRESS	EMAIL	TYPE OF OWNERSHIP INTEREST	SIGNATURE
1.	Michael Zulinski	7741 White Birch	FATWELL MI 48622	Mike Zulinski@gmail.com Member	
2.					
3.					
4.					

APPLICANT 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.

Michael G Zulinski 7741 White Birch DR
Name (Please Print) Address Telephone Contact Birth Date 8/27/51 Drivers License # Z


Signature

Subscribed and sworn to before me this 18 day of January, 2022 

Notary Public
State of Michigan
County of Oakland
My Commission Expires: 5/23/2026



MICHIGAN DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
FILING ENDORSEMENT

This is to Certify that the CERTIFICATE OF RESTORATION OF GOOD STANDING
for

M2Z L.L.C

ID Number: 801121978

received by electronic transmission on October 22, 2020 ***, is hereby endorsed.***

Filed on October 22, 2020 ***, by the Administrator.***

The document is effective on the date filed, unless a subsequent effective date within 90 days after received date is stated in the document.



In testimony whereof, I have hereunto set my hand and affixed the Seal of the Department, in the City of Lansing, this 22nd day of October, 2020.

Linda Clegg

***Linda Clegg, Interim Director
Corporations, Securities & Commercial Licensing Bureau***

LARA Corporations Online Filing System

Department of Licensing and Regulatory Affairs

ID Number: 801121978[Request certificate](#)[Return to Results](#)[New search](#)**Summary for:** MZZ L.L.C**The name of the DOMESTIC LIMITED LIABILITY COMPANY:** MZZ L.L.C**The name was changed from:** M SQUARE, L.L.C. on 10-22-2020**Entity type:** DOMESTIC LIMITED LIABILITY COMPANY**Identification Number:** 801121978 **Old ID Number:** B46540**Date of Organization in Michigan:** 02/19/1999**Purpose:** All Purpose Clause**Term:** Perpetual**The name and address of the Resident Agent:****Resident Agent Name:** MICHAEL G ZULINSKI**Street Address:** 3130 DIXIE HWY**Apt/Suite/Other:****City:** WATERFORD**State:** MI**Zip Code:** 48328**Registered Office Mailing address:****P.O. Box or Street Address:** 3130 DIXIE HWY**Apt/Suite/Other:****City:** WATERFORD
TOWNSHIP**State:** MI**Zip Code:** 48328**Act Formed Under:** 023-1993 Michigan Limited Liability Company Act**Managed By:**

Members

View filings for this business entity:

ALL FILINGS
ANNUAL REPORT/ANNUAL STATEMENTS
CERTIFICATE OF CORRECTION
CERTIFICATE OF CHANGE OF REGISTERED OFFICE AND/OR RESIDENT AGENT
RESIGNATION OF RESIDENT AGENT
CERTIFICATE OF ASSUMED NAME

[View filings](#)**Comments or notes associated with this business entity:**[LARA FOIA Process](#)[Transparency](#)[Office of Regulatory Reinvention](#)[State Web Sites](#)[Michigan.gov Home](#)[ADA](#)[Michigan News](#)[Policies](#)

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LARA Corporations
Online Filing System
Department of Licensing and Regulatory Affairs

Form Revision Date 07/2016

CERTIFICATE OF RESTORATION OF GOOD STANDING

For use by DOMESTIC LIMITED LIABILITY COMPANY

Pursuant to the provisions of Act 23, Public Acts of 1993, the undersigned limited liability company executes the following Certificate:

1. The identification number assigned by the Bureau is: 801121978

2. The name of the limited liability company is: M SQUARE, L.L.C.

3. Complete this item only if the name in item 1 is no longer available for use. The Articles of Organization are hereby amended as follows:

M2Z L.L.C

4. The Street address of the registered office of the limited liability company and the name of the resident agent at the registered office (P.O. Boxes are not acceptable):

Agent Name: MICHAEL G ZULINSKI

Street Address: 3130 DIXIE HWY

Apt/Suite/Other:

City: WATERFORD

State: MI

Zip Code: 48328

Registered Office Mailing Address:

P.O. Box or Street Address: 3130 DIXIE HWY

Apt/Suite/Other:

City: WATERFORD TOWNSHIP

State: MI

Zip Code: 48328

5. The limited liability company states that the certificate is accompanied by the annual statements and applicable fees for all of the years for which statements were not filed and fees were not paid.

This document must be signed by a member, manager, or an authorized agent:

Signed this 22nd Day of October, 2020 by:

Signature	Title	Title if "Other" was selected
Michael Zulinski	Member	

By selecting ACCEPT, I hereby acknowledge that this electronic document is being signed in accordance with the Act. I further certify that to the best of my knowledge the information provided is true, accurate, and in compliance with the Act.

☐ Decline ☒ Accept

RECEIVED
OAKLAND COUNTY
REGISTER OF DEEDS
Prepared by Michael G Zulinski
2021 APR -6 PM 1:51

87684
LIBER 56008 PAGE 584
\$26.00 DEED - COMBINED
\$4.00 REMONUMENTATION
04/06/2021 02:10:02 P.M. RECEIPT# 71695
PAID RECORDED - OAKLAND COUNTY
LISA BROWN, CLERK/REGISTER OF DEEDS

QUIT CLAIM DEED - Statutory Form - MCL 565.152

KNOW ALL PERSONS BY THESE PRESENTS: That M-SQUARE LLC

whose address is 3130 DIXIE HIGHWAY WATERFORD MI

Quit Claim(s) to M2Z LLC

whose address is 3130 DIXIE HWY, WATERFORD MI

the following described premises situated in the CHARTER TOWNSHIP of Waterford
County of Oakland and State of Michigan, to-wit:

Legal Description The southernly 222 feet of Lot10, Except that part taken for Dixie Hwy, Lakes View
subdivision as recorded in Liber 11, pages(s) 2 plats, Oakland County Records.

Commonly known as: 3130 DIXIE HIGHWAY, WATERFORD, MI 48328

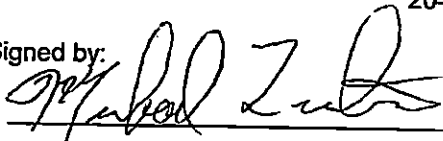
for the full consideration of NONE

Tax I.D. Number: 13-11-477-039

Dated this 6th day of April

2021

Signed by:



Michael G Zulinski (Member)

Lisa M. Sawade
Notary Public, Genesee County, Michigan
Acting in Oakland County
My Commission Expires: July 29, 2020

STATE OF MICHIGAN
COUNTY OF Oakland

Extended per
Executive order
M-Square LLC

The foregoing instrument was acknowledged before me this

6th day of April 2021

by Michael G Zulinski member

My commission expires m-square LLC



Instrument 20 Notary Public County, Michigan

Drafted by Michael Zulinski Business

Address 3130 Dixie Hwy Waterford MI 48328

After recording return to: Return To:

Counter Customer

This property may be located within the vicinity of farmland or a farm operation. Generally accepted agricultural and management practices which may generate noise, dust, odors, and other associated conditions may be used and are protected by the Michigan right to farm act.

OK - MH

Property Transfer Affidavit

This form is issued under authority of P.A. 415 of 1994. Filing is mandatory. This form must be filed whenever real estate or some types of personal property are transferred (even if you are not recording a deed). The completed Affidavit must be filed by the new owner with the assessor for the city or township where the property is located within 45 days of the transfer. The information on this form is NOT CONFIDENTIAL.

1. Street Address of Property 3130 Dixie Highway		2. County Oakland	3. Date of Transfer (or land contract signed) 4/6/2021
4. Location of Real Estate (Check appropriate field and enter name in the space below.) <input type="checkbox"/> City <input checked="" type="checkbox"/> Township <input type="checkbox"/> Village Waterford		5. Purchase Price of Real Estate	
7. Property Identification Number (PIN). If you don't have a PIN, attach legal description. PIN. This number ranges from 10 to 25 digits. It usually includes hyphens and sometimes includes letters. It is on the property tax bill and on the assessment notice. 13-11-477-039		6. Seller's (Transferor) Name M-Square LLC	
		8. Buyer's (Transferee) Name and Mailing Address M2Z LLC	
		9. Buyer's (Transferee) Telephone Number 248 674 8209	
Items 10 - 15 are optional. However, by completing them you may avoid further correspondence.			
10. Type of Transfer. Transfers include, but are not limited to, deeds, land contracts, transfers involving trusts or wills, certain long-term leases and business interest. See page 2 for list. <input type="checkbox"/> Land Contract <input type="checkbox"/> Lease <input type="checkbox"/> Deed <input type="checkbox"/> Other (specify) _____			
11. Was property purchased from a financial institution? <input type="checkbox"/> Yes <input type="checkbox"/> No		12. Is the transfer between related persons? <input type="checkbox"/> Yes <input type="checkbox"/> No	
13. Amount of Down Payment			
14. If you financed the purchase, did you pay market rate of interest? <input type="checkbox"/> Yes <input type="checkbox"/> No		15. Amount Financed (Borrowed)	
(EXEMPTIONS)			
Certain types of transfers are exempt from uncapping. If you believe this transfer is exempt, indicate below the type of exemption you are claiming. If you claim an exemption, your assessor may request more information to support your claim.			
<input type="checkbox"/> Transfer from one spouse to the other spouse			
<input type="checkbox"/> Change in ownership solely to exclude or include a spouse			
<input type="checkbox"/> Transfer between certain family members *(see page 2)			
<input type="checkbox"/> Transfer of that portion of a property subject to a life lease or life estate (until the life lease or life estate expires)			
<input type="checkbox"/> Transfer between certain family members of that portion of a property after the expiration or termination of a life estate or life lease retained by transferor ** (see page 2)			
<input type="checkbox"/> Transfer to effect the foreclosure or forfeiture of real property			
<input type="checkbox"/> Transfer by redemption from a tax sale			
<input type="checkbox"/> Transfer into a trust where the settlor or the settlor's spouse conveys property to the trust and is also the sole beneficiary of the trust			
<input type="checkbox"/> Transfer resulting from a court order unless the order specifies a monetary payment			
<input type="checkbox"/> Transfer creating or ending a joint tenancy if at least one person is an original owner of the property (or his/her spouse)			
<input type="checkbox"/> Transfer to establish or release a security interest (collateral)			
<input type="checkbox"/> Transfer of real estate through normal public trading of stock			
<input type="checkbox"/> Transfer between entities under common control or among members of an affiliated group			
<input type="checkbox"/> Transfer resulting from transactions that qualify as a tax-free reorganization under Section 368 of the Internal Revenue Code.			
<input type="checkbox"/> Transfer of qualified agricultural property when the property remains qualified agricultural property and affidavit has been filed.			
<input type="checkbox"/> Transfer of qualified forest property when the property remains qualified forest property and affidavit has been filed.			
<input type="checkbox"/> Transfer of land with qualified conservation easement (land only - not improvements)			
<input checked="" type="checkbox"/> Other, specify: <u>NAME CHANGE OF LLC SEE COPY OF Mich. Corporate Filing</u>			
CERTIFICATION			
I certify that the information above is true and complete to the best of my knowledge.			
Printed Name <u>Michael Zulinski (member)</u>			
Signature <u>Michael Zulinski</u>		Date <u>4/30/21</u>	
Name and title, if signer is other than the owner		Daytime Phone Number <u>248 674 8209</u>	
		E-mail Address <u>MIKEZULINSKI@1791.COM</u>	



Charter Township of Waterford
5200 Civic Center Drive
Waterford, MI 48329

RECEIPT NUMBER

00019880

Paid By

M2Z, LLC

3130 DIXIE HWY

WATERFORD, MI 48328-1672

01/18/2022

Parcel #: W -13-11-477-039

Address: 3130 DIXIE HWY

Type	Record	Category	Description	Amount
PZE Process	PRSA22-01-01	Standard Item	Rezoning Requests	\$ 1,200.00

Total \$ 1,200.00

Cash

Check \$ 1,200.00

Credit

Transferred

Tendered \$ 1,200.00

Change \$ 0.00

To Overpayment \$ 0.00