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www.waterfordmi.gov

**DEVELOPMENT SERVICES
DEPARTMENT**

Dave Hills
Superintendent of Building
Division

Jeffrey M. Polkowski, AICP
Superintendent of Planning &
Zoning Division

MEMORANDUM

Date: May 3, 2022

To: Honorable Township Board Members

From: Jeffrey Polkowski, Superintendent of Planning and Zoning

RE: Item # 2022-Z-006

Rezoning Vacant Property: C-2 to R-1C

SW Corner of Lasalle Ave and Downing St.; N of W Huron St, W of N Telegraph Rd

This a commercially zoned property that has been historically used as residential. The owner is requesting the zoning be changed to currently match its residential use. 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.

Planning Commission Recommendation and Findings

The Planning Commission reviewed this proposed Rezoning at the regularly scheduled meeting on April 26, 2022 and resolved unanimously, to forward a favorable recommendation to the Township Board.

Motions

Based upon the Planning Commission's favorable recommendation at the April 26, 2022 regular meeting for this rezoning case, should the Board want to consider adopting the requested rezoning to R-1C, the appropriate motion would be to introduce the attached Ordinance and schedule it for possible adoption at the May 23, 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.

Planning & Zoning Department

REZONING REVIEW

April 26, 2022 Meeting

Report by Justin Daymon 04/11/2022

Application Number	PRSA 22-04-01	Action Requested	Rezoning Approval
		Staff Recommendation	Approval
Request	Rezone from C-2, Small Business District to R-1C, Single-Family Residential		
Project Name	N/A		
Proposed Use(s)	Existing Single-Family Residence		
Address	33 Downing Court	Parcel Number	13-25-476-007 & -008
Owner	Kimberly Ann Vallido 33 Downing Court Waterford, MI 48328	Applicant	Same
Property Information			
General Location	SW Corner of Lasalle Ave and Downing St.; N of W Huron St, W of N Telegraph Rd		
Property Size	0.33 acres on 2 lots		
Frontage	90 ft. on Downing St., 162 ft. on Lasalle Ave		
Current Zoning	C-2, Small Business District	Proposed Zoning	R-1C, 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 single family residence & a vacant parcel
Zoning History	<p>1950: Commercial 1</p> <p>1963: Commercial 2</p> <p>1998: Commercial 2 & R1B, Single Family Residential</p> <p>2003: Commercial 2</p> <p>2011 to Present: C2</p>
Surrounding Development	
North	(Across LaSalle) R-1C, Single Family Residential
South & West	C-2, Small Business
East	(Across Downing) C-UB Urban Business

Request Summary

This a commercially zoned property that has been historically used as residential. The owner is requesting the zoning be changed to currently match its residential use.

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 is not subject to minimum lot standards and meets the current and proposed use according to Section 3-303.3.A

Additionally, there are number of other single-family homes in this historically commercially zoned area.

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 subject lot is part of a group of houses that have been traditionally zoned commercial but, historically, have been used as single-family residences.

- 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: With the exception of lots adjacent to Telegraph Rd. and W Huron St., 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

The rezoning request would bring the subject lots into conformity with the zoning ordinance and with the historic use of these and several surrounding properties. 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. 22-04-01,
Proposed Zoning Map Amendment to Rezone From:
C-2, Small Business to R-1C, Single-Family Residential**

Motion:

I move to forward a favorable/unfavorable **[Strike One]** recommendation in Case No. 22-04-01 on to the Township Board, to rezone the subject parcels #13-25-476-007 and 13-25-476-008 from C-2, Small Business to R-1C, 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.

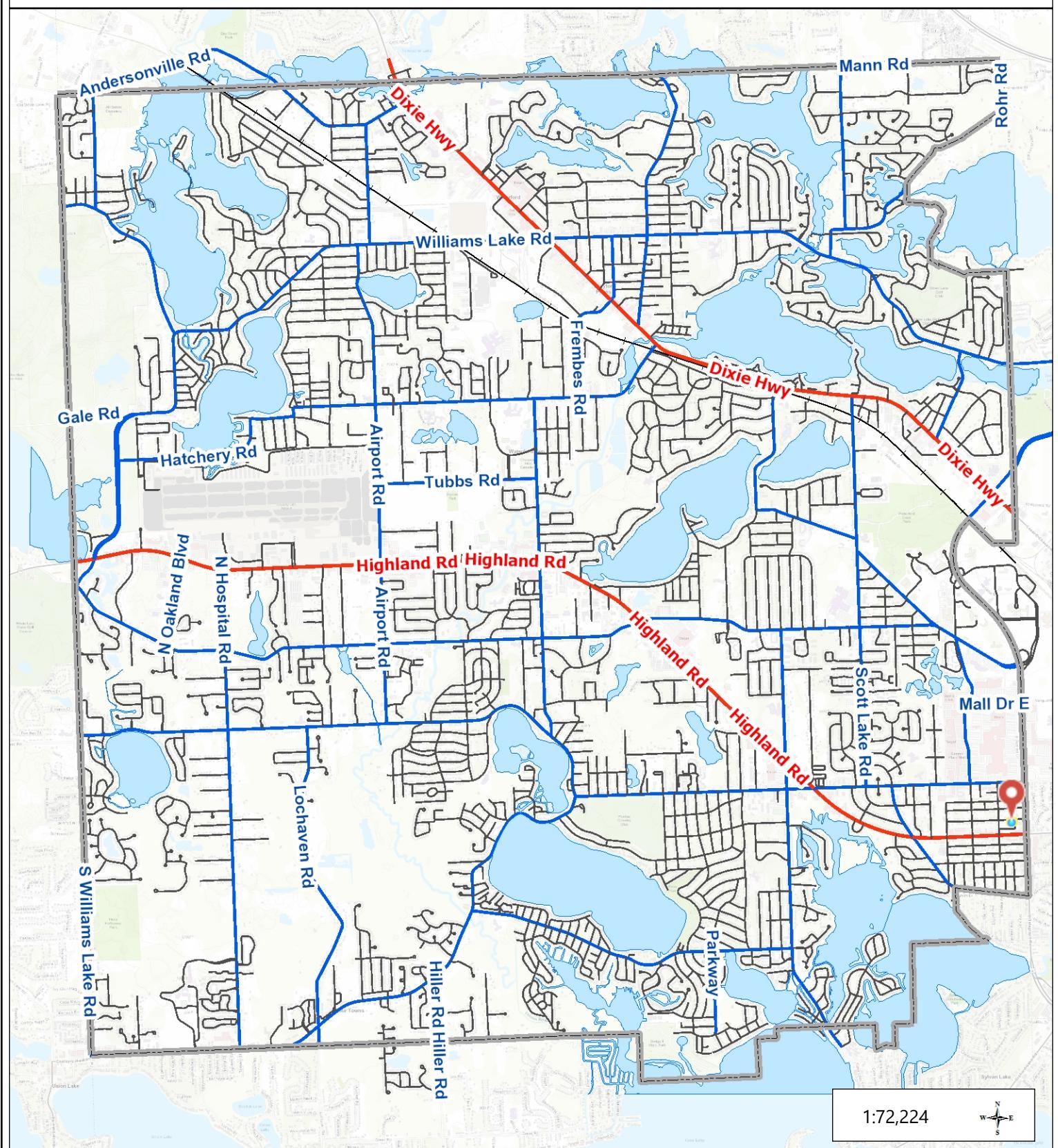
Findings:

- 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.

Staff does not propose any additional conditions.



PRSA 22-04-01 Rezoning C-2 to R-1C 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 22-04-01 Rezoning C-2 to R-1C Aerial Map



188.1

0

94.04

188.1 Feet

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

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PRSA 22-04-01 Rezoning C-2 to R-1C Master Plan Map



188.1

0

94.04

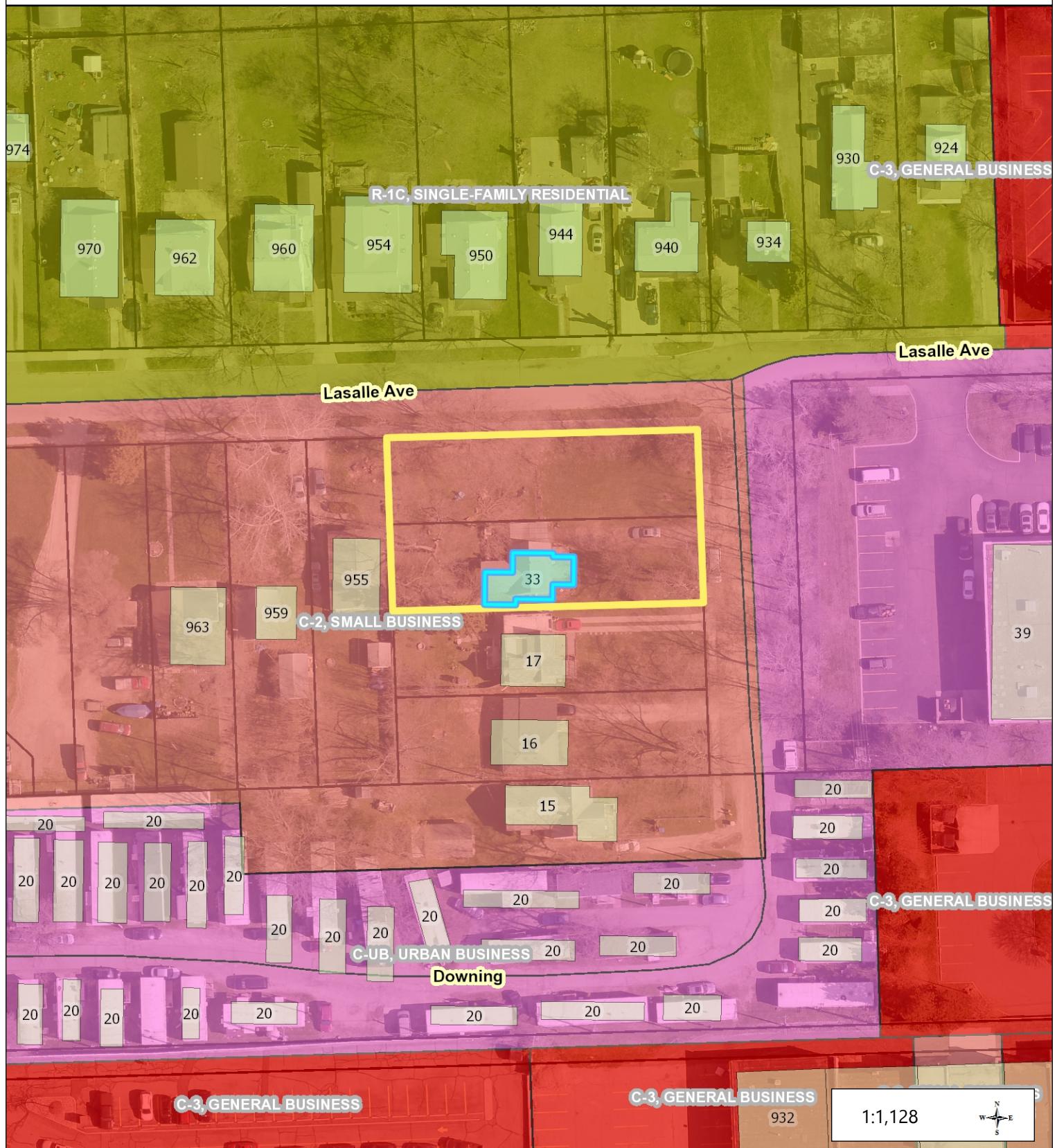
188.1 Feet

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

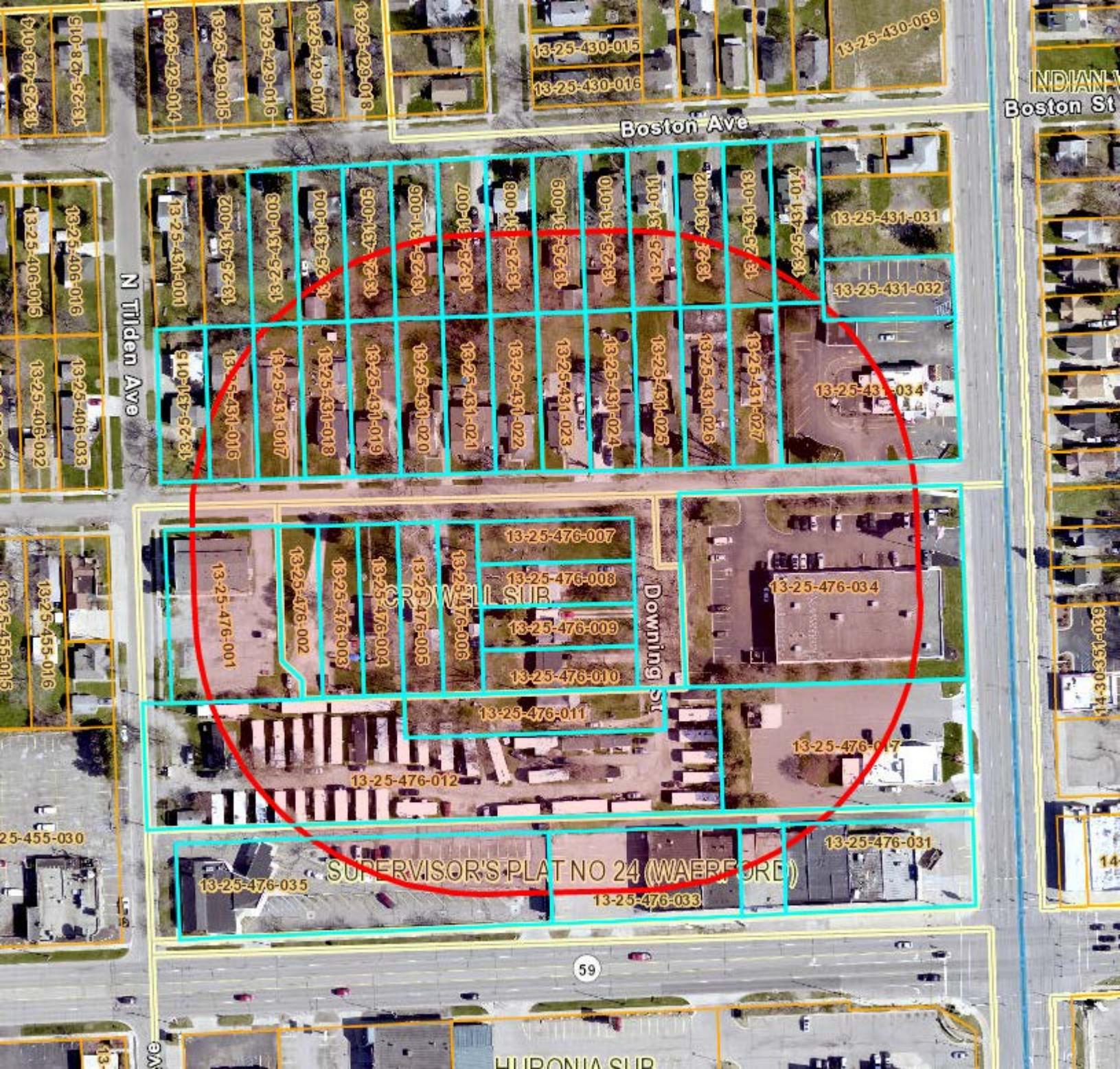
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PRSA 22-04-01 Rezoning C-2 to R-1C Zoning Map



INDIAN
Boston St



Project Number	Extra Addresses	PIN	CVTTAXCODE	CVTTAXDESCRIPTION	NAME1	NAME2	POSTALADDRESS	POSTALCITY	POSTALSTATE	POSTALZIP5	POSTALZIP4
PRSA 22-04-01	Agency Addresses				Cheryl Bush, OC Int'l. Airport	Oakland County	6500 Patterson Pkwy The Road Commission for Oakland County 31001 Lahser Road	Waterford Beverly Hills, MI 48025	MI	48327	
PRSA 22-04-01	Agency Addresses										
PRSA 22-04-01	Review	PIN	CVTTAXCODE	CVTTAXDESCRIPTION	NAME1	NAME2	POSTALADDRESS	POSTALCITY	POSTALSTATE	POSTALZIP5	POSTALZIP4
PRSA 22-04-01	Review	1325476034 W		CHARTER TOWNSHIP OF WATERFORD BARNES REAL ESTATE HOLDING CO LLC			1000 ENTERPRISE DR	ALLEN PARK	MI	48101	3000
PRSA 22-04-01	Review	1325476035 W		CHARTER TOWNSHIP OF WATERFORD PNC BANK REALTY SERVICES			130 S JEFFERSON ST STE 300	CHICAGO	IL	60661	5763
PRSA 22-04-01	Review	1325476006 W		CHARTER TOWNSHIP OF WATERFORD GEORGE THOMPSON			14007 CASTLE AVE	WARREN	MI	48088	3217
PRSA 22-04-01		1325476010 W		CHARTER TOWNSHIP OF WATERFORD LINDA WHETSTONE	ANTHONY ROY		16 DOWNING ST	WATERFORD	MI	48328	3715
PRSA 22-04-01		1325476009 W		CHARTER TOWNSHIP OF WATERFORD SHERI A MCINNIS			17 DOWNING ST	WATERFORD	MI	48328	3774
PRSA 22-04-01	Review	1325476033 W		CHARTER TOWNSHIP OF WATERFORD TEL-HURON LLC			2005 ORCHARD LAKE RD	SYLVAN LAKE	MI	48320	1746
PRSA 22-04-01	Review	1325431026 W		CHARTER TOWNSHIP OF WATERFORD MARK QUICKNER			2370 SILVER CIR	WATERFORD	MI	48328	1742
PRSA 22-04-01	Review	1325431009 W		CHARTER TOWNSHIP OF WATERFORD MI REALTY SERVICE PLLC	C/O MARCUS JC 260 VINEWOOD ST APT 0765			DETROIT	MI	48216	1667
PRSA 22-04-01	Review	1325431008 W		CHARTER TOWNSHIP OF WATERFORD OAKLAND AFFORDABLE HOUSING LLC			3079 S BALDWIN RD STE 128	LAKE ORION	MI	48359	1028
PRSA 22-04-01		1325476007 W		CHARTER TOWNSHIP OF WATERFORD KIMBERLY ANN VALIDO			33 DOWNING	WATERFORD	MI	48328	3774
PRSA 22-04-01		1325476008 W		CHARTER TOWNSHIP OF WATERFORD KIMBERLY ANN VALIDO			33 DOWNING ST	WATERFORD	MI	48328	3774
PRSA 22-04-01	Review	1325431013 W		CHARTER TOWNSHIP OF WATERFORD ISELA SANCHEZ			3512 S 58TH CT	CICERO	IL	60804	4266
PRSA 22-04-01	Review	1325476005 W		CHARTER TOWNSHIP OF WATERFORD BRENT GIBSON			357 N HOSPITAL RD	WATERFORD	MI	48327	1573
PRSA 22-04-01	Review	1325431005 W		CHARTER TOWNSHIP OF WATERFORD DEAN A SIGLER			5119 HIGHLAND RD # 394	WATERFORD	MI	48327	1915
PRSA 22-04-01	Review	1325431009 W		CHARTER TOWNSHIP OF WATERFORD SHARON LIENKS			528 BRISCOE DR	NEW BRAUNFELS	TX	78130	3367
PRSA 22-04-01		1325476001 W		CHARTER TOWNSHIP OF WATERFORD SERENITY CLUB			60 N TILDEN AVE	WATERFORD	MI	48328	3776
PRSA 22-04-01	Review	1325431011 W		CHARTER TOWNSHIP OF WATERFORD YUANWEI AND JUNMIN LIN LIVING TRUST			6079 COUNTRY RIDGE DR	TROY	MI	48098	5372
PRSA 22-04-01		1325431014 W		CHARTER TOWNSHIP OF WATERFORD MICHAEL L SODERBERG			919 BOSTON AVE	WATERFORD	MI	48328	3701
PRSA 22-04-01		1325431027 W		CHARTER TOWNSHIP OF WATERFORD RON ASIA AMERSON			924 LA SALLE AVE	WATERFORD	MI	48328	3732
PRSA 22-04-01		1325476030 W		CHARTER TOWNSHIP OF WATERFORD HELEN LANG	C & L JEWELRY		924 W HURON ST	WATERFORD	MI	48328	3726
PRSA 22-04-01		1325431012 W		CHARTER TOWNSHIP OF WATERFORD DIANE L HULL			925 BOSTON AVE	WATERFORD	MI	48328	3701
PRSA 22-04-01		1325431025 W		CHARTER TOWNSHIP OF WATERFORD LOGAN SHORE	EMMA WILLIAN		934 LA SALLE AVE	WATERFORD	MI	48328	3732
PRSA 22-04-01		1325431024 W		CHARTER TOWNSHIP OF WATERFORD LESLIE BRAESEKER			940 LA SALLE AVE	WATERFORD	MI	48328	3732
PRSA 22-04-01		1325431023 W		CHARTER TOWNSHIP OF WATERFORD LUZ MARIA GARCIA-DEFRIAS			944 LA SALLE AVE	WATERFORD	MI	48328	3732
PRSA 22-04-01		1325431022 W		CHARTER TOWNSHIP OF WATERFORD ROBIN SAKOFSKA			950 LA SALLE AVE	WATERFORD	MI	48328	3732
PRSA 22-04-01		1325431007 W		CHARTER TOWNSHIP OF WATERFORD LEAUNA SIRBAUGH	BRIAN SIRBAUG		951 BOSTON AVE	WATERFORD	MI	48328	3701
PRSA 22-04-01		1325431008 W		CHARTER TOWNSHIP OF WATERFORD PATRICK FELICE			953 BOSTON AVE	WATERFORD	MI	48328	3701
PRSA 22-04-01		1325431021 W		CHARTER TOWNSHIP OF WATERFORD NICHOLAS DZHIRSTOS			954 LA SALLE AVE	WATERFORD	MI	48328	3732
PRSA 22-04-01		1325431020 W		CHARTER TOWNSHIP OF WATERFORD WOJCEICH ARENTEWICZ			960 LA SALLE AVE	WATERFORD	MI	48328	3732
PRSA 22-04-01		1325431019 W		CHARTER TOWNSHIP OF WATERFORD AN RIPPEY	HANNAH RIPPE		962 LA SALLE AVE	WATERFORD	MI	48328	3732
PRSA 22-04-01		1325431004 W		CHARTER TOWNSHIP OF WATERFORD SHIRLEY TOWNSEND			969 BOSTON AVE	WATERFORD	MI	48328	3701
PRSA 22-04-01		1325431018 W		CHARTER TOWNSHIP OF WATERFORD RICHARD TOVEY			970 LA SALLE AVE	WATERFORD	MI	48328	3732
PRSA 22-04-01		1325431017 W		CHARTER TOWNSHIP OF WATERFORD ALBERTO GONZALEZ			974 LA SALLE AVE	WATERFORD	MI	48328	3732
PRSA 22-04-01		1325431016 W		CHARTER TOWNSHIP OF WATERFORD JERRY L DENEEN			980 LA SALLE AVE	WATERFORD	MI	48328	3732
PRSA 22-04-01		1325431015 W		CHARTER TOWNSHIP OF WATERFORD JAMES TROBAUGH			984 LA SALLE AVE	WATERFORD	MI	48328	3732
PRSA 22-04-01	Review	1325431034 W		CHARTER TOWNSHIP OF WATERFORD ARBY'S RESTAURANT GROUP INC ATTN: PROPER 3 GLENLAKE PKWY FL 5			ATLANTA	GA		30328	3584
PRSA 22-04-01	Review	1325476004 W		CHARTER TOWNSHIP OF WATERFORD GEORGE THOMPSON			PO BOX 05012	DETROIT	MI	48205	
PRSA 22-04-01	Review	1325476017 W		CHARTER TOWNSHIP OF WATERFORD TIM DONUT U.S. LIMITED INC.	C/O RYAN PROFPO BOX 460389			HOUSTON	TX	77056	8389
PRSA 22-04-01	Extra Address	1325476011 W		CHARTER TOWNSHIP OF WATERFORD OCCUPANT			15 DOWNING ST	WATERFORD	MI	48328	3774
PRSA 22-04-01	Extra Address	1325476012 W		CHARTER TOWNSHIP OF WATERFORD OCCUPANT			20 N TILDEN AVE	WATERFORD	MI	48328	3758
PRSA 22-04-01	Extra Address	1325476034 W		CHARTER TOWNSHIP OF WATERFORD OCCUPANT			39 N TELEGRAPH RD	WATERFORD	MI	48328	3760
PRSA 22-04-01	Extra Address	1325431034 W		CHARTER TOWNSHIP OF WATERFORD OCCUPANT			49 N TELEGRAPH RD	WATERFORD	MI	48328	3584
PRSA 22-04-01	Extra Address	1325476031 W		CHARTER TOWNSHIP OF WATERFORD OCCUPANT			5 N TELEGRAPH RD	WATERFORD	MI	48328	3726
PRSA 22-04-01	Extra Address	1325476017 W		CHARTER TOWNSHIP OF WATERFORD OCCUPANT			9 N TELEGRAPH RD	WATERFORD	MI	48328	3760
PRSA 22-04-01	Extra Address	1325431013 W		CHARTER TOWNSHIP OF WATERFORD OCCUPANT			923 BOSTON AVE	WATERFORD	MI	48328	3701
PRSA 22-04-01	Extra Address	1325431026 W		CHARTER TOWNSHIP OF WATERFORD OCCUPANT			930 LA SALLE AVE	WATERFORD	MI	48328	3732
PRSA 22-04-01	Extra Address	1325476033 W		CHARTER TOWNSHIP OF WATERFORD OCCUPANT			930 W HURON ST	WATERFORD	MI	48328	3726
PRSA 22-04-01	Extra Address	1325431011 W		CHARTER TOWNSHIP OF WATERFORD OCCUPANT			933 BOSTON AVE	WATERFORD	MI	48328	3728
PRSA 22-04-01	Extra Address	1325431010 W		CHARTER TOWNSHIP OF WATERFORD OCCUPANT			939 BOSTON AVE	WATERFORD	MI	48328	3701
PRSA 22-04-01	Extra Address	1325431009 W		CHARTER TOWNSHIP OF WATERFORD OCCUPANT			943 BOSTON AVE	WATERFORD	MI	48328	3701
PRSA 22-04-01	Extra Address	1325431008 W		CHARTER TOWNSHIP OF WATERFORD OCCUPANT			949 BOSTON AVE APT A	WATERFORD	MI	48328	3701
PRSA 22-04-01	Extra Address	1325476005 W		CHARTER TOWNSHIP OF WATERFORD OCCUPANT			955 LA SALLE AVE	WATERFORD	MI	48328	3743
PRSA 22-04-01	Extra Address	1325476004 W		CHARTER TOWNSHIP OF WATERFORD OCCUPANT			959 LA SALLE AVE	WATERFORD	MI	48328	3743
PRSA 22-04-01	Extra Address	1325431005 W		CHARTER TOWNSHIP OF WATERFORD OCCUPANT			963 LA SALLE AVE	WATERFORD	MI	48328	3743
PRSA 22-04-01	Extra Address	1325431003 W		CHARTER TOWNSHIP OF WATERFORD OCCUPANT			965 BOSTON AVE	WATERFORD	MI	48328	3701
PRSA 22-04-01	Extra Address	1325476035 W		CHARTER TOWNSHIP OF WATERFORD OCCUPANT			977 BOSTON AVE	WATERFORD	MI	48328	3701
PRSA 22-04-01	Extra Address	1325476031 W		CHARTER TOWNSHIP OF WATERFORD OCCUPANT			994 W HURON ST	WATERFORD	MI	48328	3726
PRSA 22-04-01	LAMS	1325476031		OCCUPANT			906 W Huron St	Waterford MI 48328-3726			
PRSA 22-04-01	LAMS	1325431011		OCCUPANT			933 1/2 Boston Ave	Waterford MI 48328			
PRSA 22-04-01	LAMS	1325431008		OCCUPANT			949 Boston Ave, Apt A	Waterford MI 48328-3701			
PRSA 22-04-01	LAMS	1325431008		OCCUPANT			949 Boston Ave, Apt B	Waterford MI 48328-3701			

Notice is hereby given of a public hearing to be held by the Waterford Township Planning Commission on **Tuesday, April 26, 2022** at **4:30 p.m.** in the Auditorium at 5200 Civic Center Dr., Waterford, MI 48329, to hear the following request:

Case No. PZSA 22-04-01

Requesting: Rezone from C-2, Small Business to R-1C, Single-Family Residential
Property Location: 33 Downing, Parcels #13-25-476-007 & 13-25-476-008
Applicant: Kimberly Ann Vallido

Members of the public will only be able to speak during any public hearing that is held at the meeting and during the public comment period at the end of the meeting and such comments will be limited to three minutes per person. To provide for orderly public participation, a person wishing to speak must first state their name and request to be recognized by the Chairperson of the meeting. The Chairperson will recognize all persons wishing to speak during a public hearing and the public comment period. Prior to the meeting, members of the public may contact the members of the Planning Commission to provide input or ask questions by email or mail to the Township employee/official and at the addresses listed below. Persons with disabilities in need of accommodations to be able to participate in the meeting should provide at least 24-hour advance notice to the listed Township employee by phone, email, or mail and an attempt will be made to provide reasonable accommodations.

Jeffrey M. Polkowski, AICP
Superintendent of Planning and Zoning
Charter Township of Waterford
5200 Civic Center Drive, Waterford, Michigan 48329
jpolkowski@waterfordmi.gov
Phone: (248) 618-7446

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Superintendent of Planning and Zoning
Charter Township of Waterford
5200 Civic Center Drive, Waterford, Michigan 48329
jpolkowski@waterfordmi.gov
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Property Location: 33 Downing, Parcels #13-25-476-007 & 13-25-476-008
Applicant: Kimberly Ann Vallido

Members of the public will only be able to speak during any public hearing that is held at the meeting and during the public comment period at the end of the meeting and such comments will be limited to three minutes per person. To provide for orderly public participation, a person wishing to speak must first state their name and request to be recognized by the Chairperson of the meeting. The Chairperson will recognize all persons wishing to speak during a public hearing and the public comment period. Prior to the meeting, members of the public may contact the members of the Planning Commission to provide input or ask questions by email or mail to the Township employee/official and at the addresses listed below. Persons with disabilities in need of accommodations to be able to participate in the meeting should provide at least 24-hour advance notice to the listed Township employee by phone, email, or mail and an attempt will be made to provide reasonable accommodations.

Jeffrey M. Polkowski, AICP
Superintendent of Planning and Zoning
Charter Township of Waterford
5200 Civic Center Drive, Waterford, Michigan 48329
jpolkowski@waterfordmi.gov
Phone: (248) 618-7446

Notice is hereby given of a public hearing to be held by the Waterford Township Planning Commission on **Tuesday, April 26, 2022** at **4:30 p.m.** in the Auditorium at 5200 Civic Center Dr., Waterford, MI 48329, to hear the following request:

Case No. PZSA 22-04-01

Requesting: Rezone from C-2, Small Business to R-1C, Single-Family Residential
Property Location: 33 Downing, Parcels #13-25-476-007 & 13-25-476-008
Applicant: Kimberly Ann Vallido

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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

Related Application Numbers

PBUS: _____ PCR: _____
PSP: _____ PZBA: _____

PRSA: 22-04.01

Date Received 4.1.22

Planning Fees _____

Engineering Fee _____

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	\$1,000
Request for New Address (Fire)	\$75

Additional fees may apply

II. Applicant Information

Applicant Name <i>Kimberly Ann Vallido</i>	Contact Person	
Address <i>33 Downing St</i>	City <i>Waterford</i>	
State & ZIP <i>MI 48328</i>	Home/ Office Phone	Cell Phone <i>248 762 2217</i>
Email Address <i>KM VALLIDO @ AOL.COM</i>		

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 type="checkbox"/> No	Street Name Building Faces: <i>Downing</i>	New Address Assigned (Obtain from Fire Department) <i>13.25.476-007</i>	
Property Owner <i>(Same)</i>		Property ID Number <i>13.25.476.0084</i>	Lot Number	
Owner Address	Owner City	Owner State & Zip	Current Zoning <i>C-2</i>	Proposed Zoning
Property Address or General Location <i>33 Downing</i>			Property Size (Acres)	Num. of Buildings
Frontage (feet and streets)		Name of Street Building will face:		Zoning Use Section
Proposed Use		#Residential Units	#Vehicle Repair Bays	#Salon/Barber/ Tattoo Stations

Business License Held By: <i>(Business Registration Only)</i>	<input type="checkbox"/> Individual (Attach copy of any Assumed Name Certificate) <input type="checkbox"/> Partnership or LLC (Attach a copy of Partnership or LLC Certificate) <input type="checkbox"/> Corporation (Attach a copy of Articles of Incorporation)
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Fire Suppression Systems in Building	<input type="checkbox"/> Yes <input type="checkbox"/> No	<i>If yes select the type(s):</i>
<input type="checkbox"/> Sprinkler System-Fire	<input type="checkbox"/> Commercial Hood Suppression System	<input type="checkbox"/> FM 200 or Clean Agent (Computer Rooms)
<input type="checkbox"/> Fire Pump	<input type="checkbox"/> Paint Booth (Suppression)	<input type="checkbox"/> Fire Alarm
<input type="checkbox"/> Other (please describe): _____		

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)

I would like to remove the Commercial Zoning and make it Residential so I can sell the home at some point.

I recently tried selling the home the buyers appraisal found that the home was Commercial zoned and the bank refused lending.

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:

.....
.....
.....

Property Address: 33 Downing Ct. Waterford MI 48328

Property Parcel No: _____

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.	Kimberly Vallido	33 Downing Ct	KimVallido@aol.com	2	Kimberly Vallido
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.

Kim Vallido 33 Downing 2487422217 9-5-69 V430469007691
Name (Please Print) Address Telephone Contact Birth Date Drivers License #
Signature

Subscribed and sworn to before me this _____ day of _____

Notary Public
State of Michigan

County of _____

My Commission Expires: _____

STATE OF MICHIGAN
COUNTY OF OAKLAND
CHARTER TOWNSHIP OF WATERFORD
ORDINANCE NO. 2022-Z-006

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 portion of the parcel of property that is assigned tax parcel number 13-25-476-007 & 13-25-476-008, legally described below, with current address of 33 Downing Court, is rezoned from **C-2, Small Business District to R-1C, Single-Family Residential** 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 Markee, Township Clerk

LEGAL DESCRIPTION ATTACHMENT TO ORDINANCE 2022-Z-006

T3N, R9E, SEC 25 CROWELL SUB N 45 FT OF LOT 15, ALSO ALL OF LOT 19

And

T3N, R9E, SEC 25 CROWELL SUB S 45 FT OF N 90 FT OF LOT 15, ALSO ALL OF
LOT 18