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Waterford, Michigan 48329-3773  
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[www.waterfordmi.gov](http://www.waterfordmi.gov)

**DEVELOPMENT SERVICES  
DEPARTMENT**

Jeffrey M. Polkowski AICP  
Superintendent of Planning &  
Zoning Division

Dave Hills  
Superintendent of Building  
Division

## MEMORANDUM

Date: August 1, 2022  
To: Honorable Township Board Members  
From: Jeffrey Polkowski, Superintendent of Planning and Zoning  
RE: Rezoning Case No. 2022-Z-014—Rezone 4330 Hatchery Rd from PL to R-1C  
Location: West side of Hatchery Rd, south of Dixie Hwy  
Applicant: Yvonne & Edwin Schlickenmeyer

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**Current Zoning:** PL, Public Lands  
**Proposed Zoning:** R-1C, Single-Family Residential

This property is undeveloped land in a PL, Public Lands district that borders R-1B, Single Family Residential districts on 2 sides. The applicants wish to have this property rezoned to R-1C, Single Family Residential so they can build a single family home on the property.

While the applicants will need to work with an engineer to determine the buildable area of the property before developing the land, for the purposes of this rezoning request, the dimensions of the property would allow for a building envelope that satisfies the requirements put forth by Section 3-900 of the Zoning Ordinance. The applicants' intended use of the property is in line with the proposed zoning.

### Planning Commission Recommendation and Findings

The Planning Commission reviewed this proposed Rezoning at the regularly scheduled meeting on June 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 June 26, 2022 regular meeting for this rezoning case, should the Board want to consider adopting the requested rezoning R-1C, Single-Family Residential, the appropriate motion would be to introduce the attached Ordinance and schedule it for possible adoption at the August 22, 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.

I will not be available for Monday's meeting and Justin Daymon, the Township's Zoning Administrator, will be attending in my absence to answer any questions on this case. However, if you have any questions in advance of the meeting, please contact me.

STATE OF MICHIGAN  
COUNTY OF OAKLAND  
CHARTER TOWNSHIP OF WATERFORD  
ORDINANCE NO. 2022-Z-014

**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 13-10-451-004, legally described below, with current address of 4330 Hatchery Rd, is rezoned from **PL, Public Lands 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 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 August 22, 2022.

CHARTER TOWNSHIP OF WATERFORD

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Date

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Kimberly Markee, Township Clerk

**LEGAL DESCRIPTION ATTACHMENT TO ORDINANCE**

T3N, R9E, SEC 10 SUPERVISOR'S PLAT NO 22 NLY 200 FT OF LOT 3, EXC  
ELY 10 FT TAKEN FOR HWY

# Planning & Zoning Department

## REZONING REVIEW

**July 26, 2022 Meeting**

Report by Justin Daymon 07/11/2022

Application Number	PRSA 22-06-01	Action Requested	Rezoning Approval
		Staff Recommendation	Approval
<b>Request</b>	Rezone from PL, Public Lands District to R-1C, Single-Family Residential		
<b>Project Name</b>	N/A		
<b>Proposed Use(s)</b>	Single-Family Residence		
<b>Address</b>	4330 Hatchery Rd	<b>Parcel Number</b>	13-10-451-004
<b>Owner</b>	Yvonne & Edwin Schlickenmeyer 2375 Snellbrook Rd Auburn Hills, MI 48326	<b>Applicant</b>	Same
<b>Property Information</b>			
<b>General Location</b>	West side of Hatchery Rd, south of Dixie Hwy		
<b>Property Size</b>	2.8 acres, approximately 2.1 acres of that is water		
<b>Frontage</b>	200 ft on Hatchery Rd		
<b>Current Zoning</b>	PL, Public Lands	<b>Proposed Zoning</b>	R-1C, Single-Family Res.
<b>Master Plan Designation</b>	<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>		

<b>Current Use</b>	A vacant parcel
<b>Zoning History</b>	N/A
<b>Surrounding Development</b>	
<b>Northwest</b>	R-1B, Single Family Residential
<b>Northeast</b>	M-1, Light Industrial (Changing Places Moving)
<b>Southwest</b>	PL, Public Lands (Loon Lake)
<b>East</b>	(across Hatchery Rd) R-1B, Single Family Residential

### **Request Summary**

This property is undeveloped land in a PL, Public Lands district that borders R-1B, Single Family Residential districts on 2 sides. The applicants wish to have this property rezoned to R-1C, Single Family Residential so they can build a single family home on the property.

### **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**

While the applicants will need to work with an engineer to determine the buildable area of the property before developing the land, for the purposes of this rezoning request, the dimensions of the property would allow for a building envelope that satisfies the requirements put forth by Section 3-900. The applicants' intended use of the property is in line with the proposed zoning (Section 3-303.3.A.).

### **Comments:**

#### Planning:

1. Staff recommends approval of the rezoning request.

#### DPW:

##### Memo

Date: July 12, 2022

To: Justin Daymon, Planning Administrator

From: Kristin Goetze, PE, DPW Engineer

Re: Rezoning Review: 4330 Hatchery Road, Schlickenmeyer Property

Review No.: PRSA 22-06-01

Address: 4330 Hatchery Road

Parcel I.D. No.: 13-10-451-004

The application for a Rezoning of the property from Public Land to Residential R-1C has been reviewed by the DPW. The DPW has no objection to the rezoning of the parcel. It must be noted that the Township has a 15-inch diameter sanitary sewer running across the parcel diagonally for approximately 200 feet in a 20-foot-wide easement. No structures can be built over the sewer or within the easement. All applicable Michigan Department of Environment, Great Lakes, and Energy permits will need to be obtained prior to construction on the parcel.

#### Engineering:

July 11, 2022

Scott Alef Community Development Grant Coordinator Waterford Township Community Planning & Development Services Department 5200 Civic Center Dr Waterford, MI 48329

RE: 4330 Hatchery Road Rezoning Review

13-10-451-004

SE 1/4 of Section 10, T3N, R9E

Waterford No: PRSA 22-06-01

DLZ No: 2245-7397-15

Dear Mr. Alef,

We are pleased to provide the following review to the Waterford Township Community Planning & Development Services Department for the rezoning of 4330 Hatchery Rd from Public Lands (PL) to Residential (R-1C). Our review is based on the Waterford Township Ordinances and Engineering Standards.

As the rezoning request is in line with the current Master Plan, we have no objections to the rezoning request. We do, however, have concerns regarding the constructability of a single-family home on the lot. This property contains both wetlands and floodplains. There is also a 15" sanitary sewer running through the site. These items will have to be addressed by the design engineer should the rezoning request be granted, but will not affect the rezoning request. If you have any questions, comments, or concerns, please feel free to reach out to us.

Sincerely,

Kyle Gall, P.E. Township Consulting Engineer

Fire:

No comment.

RCOC:

No comments received

#### **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 adjacent to other single-family residential districts on multiple sides.*

- 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 appears able to meet 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 requested zoning change is consistent with the trend of development in the general area.*

- 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 lot into conformity with the master plan and be in line with surrounding development. 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. 22-06-01,  
Proposed Zoning Map Amendment to Rezone From:  
PL, Public Lands to R-1C, Single-Family Residential**

**Motion:**

I move to forward a favorable/unfavorable **[Strike One]** recommendation in Case No. 22-06-01 on to the Township Board, to rezone the subject parcels #13-10-451-004 from PL, Public Lands 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.

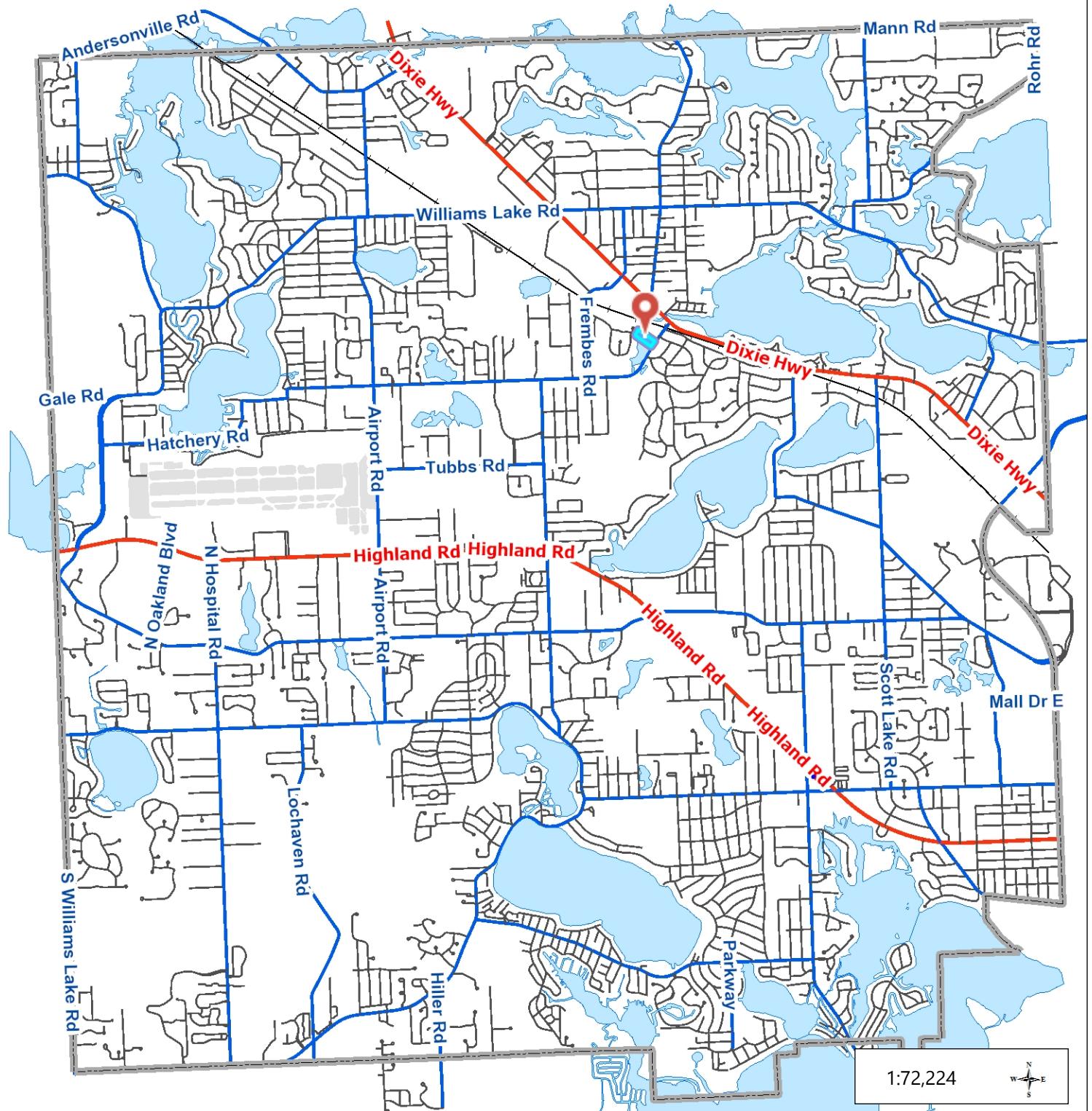
**Findings:**

- 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 22-06-01 Rezoning PL to R-1C Location Map



12,037.3

0

6,018.65

12,037.3 Feet

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 22-06-01 Rezoning PL to R-1C

### Aerial Map



1:4,514



752.3

0

376.17

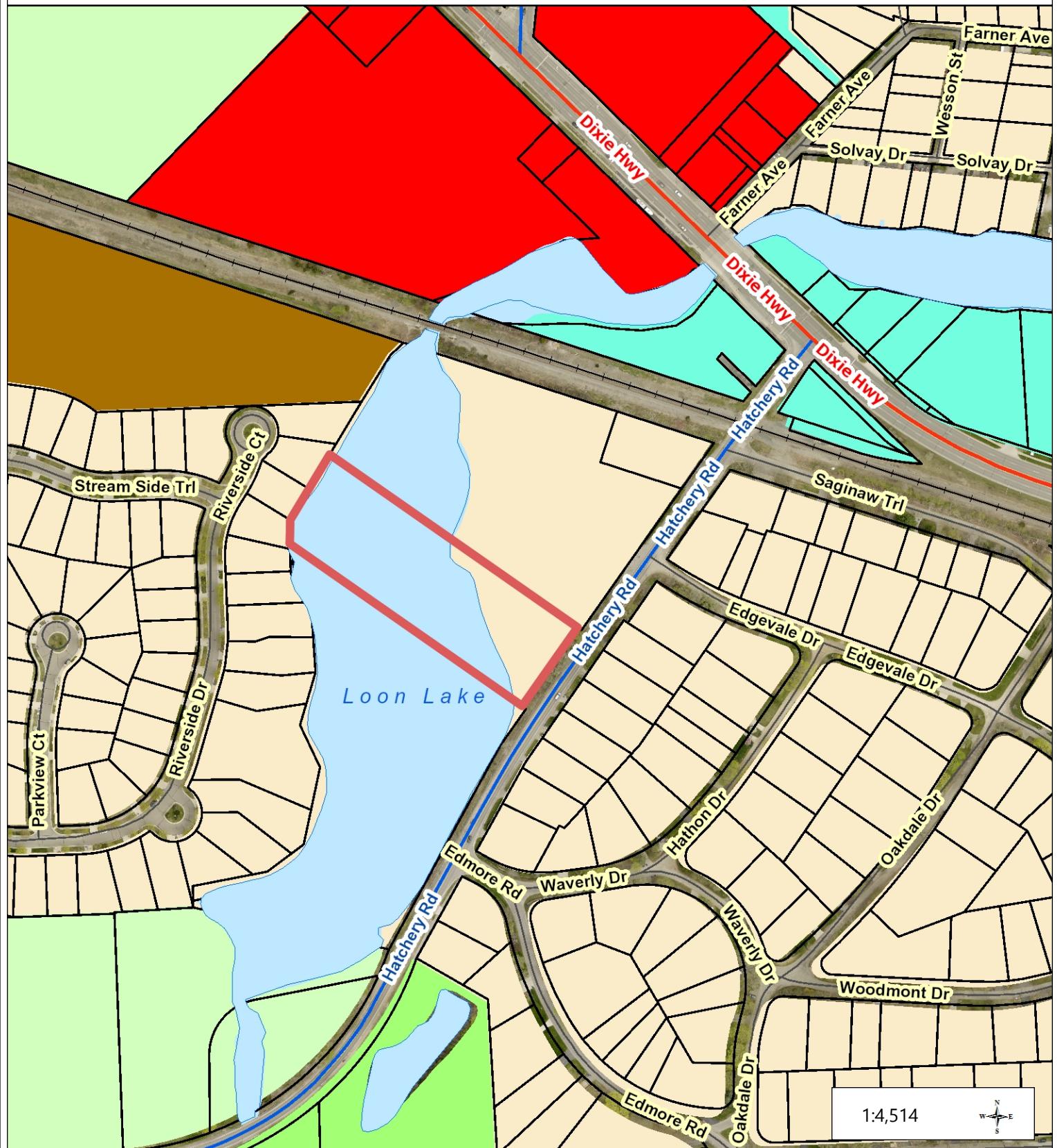
752.3 Feet

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

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# PRSA 22-06-01 Rezoning PL to R-1C Master Plan Map



752.3

0

376.17

752.3 Feet

1:4,514

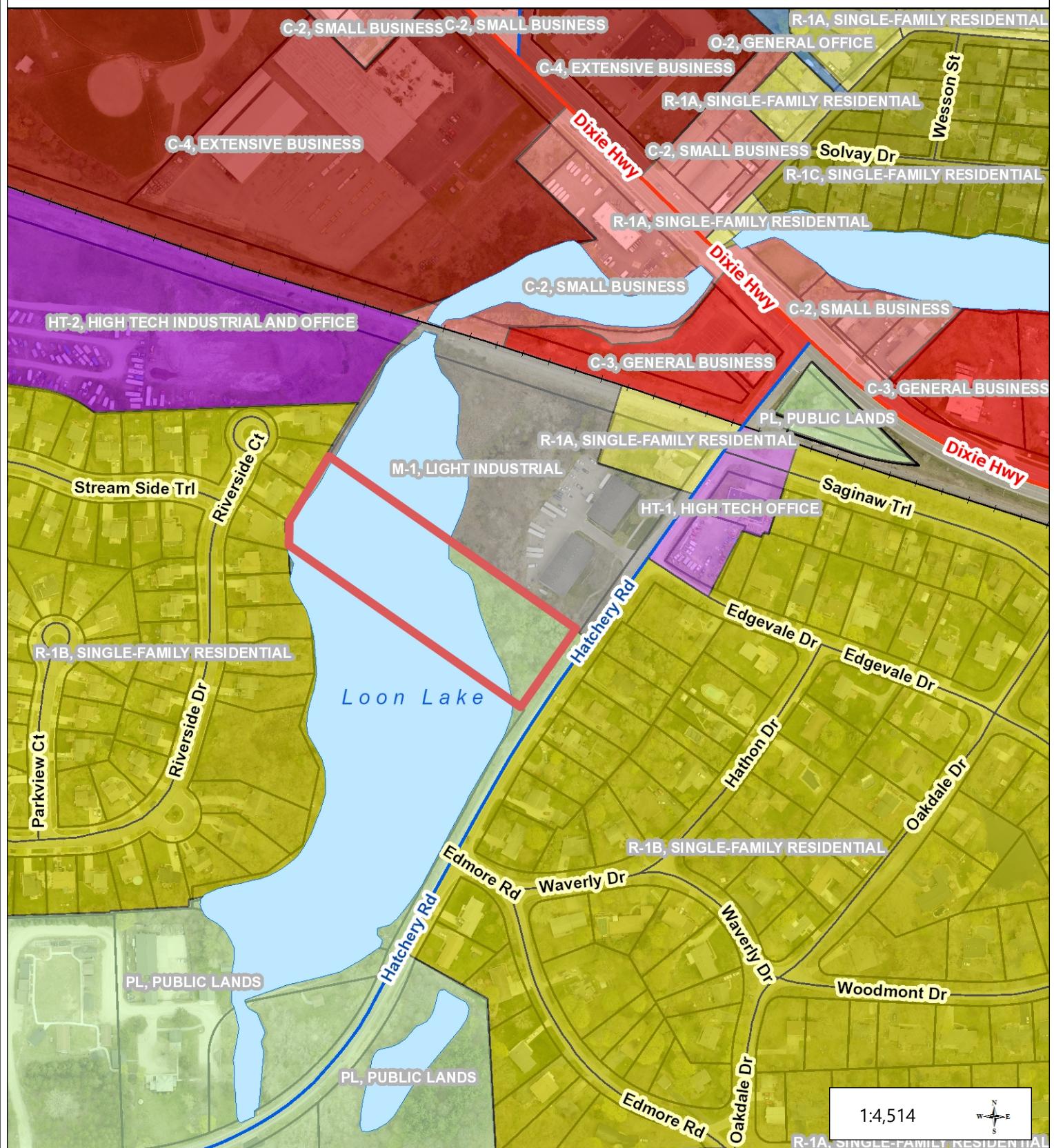
N  
W  
E  
S

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 22-06-01 Rezoning PL to R-1C Zoning Map



752.3

0

376.17

752.3 Feet

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

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Project Number	Extra Addresses	PIN	CVTTAXCODE	CVTTAXDESCRIPTION	NAME1	NAME2	POSTALADDRESS	POSTALCITY	POSTALSTATE	POSTALZIP5	POSTALZIP4
PRSA 22-06-01	Agency Addresses			Thomas Pozolo, PE / MDOT	MDOT Oakland	800 Vanguard Dr	Pontiac	MI		48341	
PRSA 22-06-01	Agency Addresses			Cheryl Bush, OC Intl. Airport	Oakland County	6500 Patterson Pkwy	Waterford	MI		48327	
PRSA 22-06-01	Agency Addresses			The Road Commission for Oakland County		31001 Lahser Road	Beverly Hills, MI	48025			
PRSA 22-06-01	Review	PIN	CVTTAXCODE	CVTTAXDESCRIPTION	NAME1	NAME2	POSTALADDRESS	POSTALCITY	POSTALSTATE	POSTALZIP5	POSTALZIP4
PRSA 22-06-01		1310451002 W		CHARTER TOWNSHIP OF WATERFORD J T A 3 ENTERPRISES INC			4290 HATCHERY RD	WATERFORD	MI	48329	3625
PRSA 22-06-01	Review	1310451004 W		CHARTER TOWNSHIP OF WATERFORD YVONNE SCHLICKENMEYER			2375 SNELLBROOK RD	AUBURN HILLS	MI	48326	2347
PRSA 22-06-01		1310451009 W		CHARTER TOWNSHIP OF WATERFORD RIVERVIEW MEADOWS ASSOCIATION RIVER ACC 5200 CIVIC CENTER DR				WATERFORD	MI	48329	3715
PRSA 22-06-01		1310378021 W		CHARTER TOWNSHIP OF WATERFORD PAUL R ROHL			3690 LAKESHORE DR	WATERFORD	MI	48329	
PRSA 22-06-01		1310452021 W		CHARTER TOWNSHIP OF WATERFORD LOUIE COLE	THELMA COLE		4375 HATCHERY RD	WATERFORD	MI	48329	3628
PRSA 22-06-01		1310452004 W		CHARTER TOWNSHIP OF WATERFORD SUSAN L ELSHOLZ			4327 HATCHERY RD	WATERFORD	MI	48329	3628
PRSA 22-06-01		1310452013 W		CHARTER TOWNSHIP OF WATERFORD MICHAEL HRYNEWICH			2591 HATHON DR	WATERFORD	MI	48329	3639
PRSA 22-06-01		1310378033 W		CHARTER TOWNSHIP OF WATERFORD RENALDO DIANGELO			2916 RIVERSIDE DR	WATERFORD	MI	48329	
PRSA 22-06-01		1310378042 W		CHARTER TOWNSHIP OF WATERFORD LINDA S. AYRES TRUST			2738 RIVERSIDE DR	WATERFORD	MI	48329	3677
PRSA 22-06-01		1310452020 W		CHARTER TOWNSHIP OF WATERFORD PAUL GOFFAR			4295 HATCHERY RD	WATERFORD	MI	48329	3626
PRSA 22-06-01		1310378035 W		CHARTER TOWNSHIP OF WATERFORD RONALD WARUNEK	DEBORAH WAR	2715 RIVERSIDE DR		WATERFORD	MI	48329	3679
PRSA 22-06-01		1310378043 W		CHARTER TOWNSHIP OF WATERFORD ALISHA WESTON	DANIEL DUTZY	4507 STREAMSIDE TRL		WATERFORD	MI	48329	3673
PRSA 22-06-01		1310476020 W		CHARTER TOWNSHIP OF WATERFORD JEANINE A SOVA			4281 SAGINAW TRL	WATERFORD	MI	48329	3663
PRSA 22-06-01		1310378036 W		CHARTER TOWNSHIP OF WATERFORD PATRICK MCHALE	JUANITA R MCH	2721 RIVERSIDE DR		WATERFORD	MI	48329	3679
PRSA 22-06-01		1310378044 W		CHARTER TOWNSHIP OF WATERFORD SANDRA HUDSON			4525 STREAMSIDE TRL	WATERFORD	MI	48329	3673
PRSA 22-06-01		1310378037 W		CHARTER TOWNSHIP OF WATERFORD JONI PROST			2727 RIVERSIDE DR	WATERFORD	MI	48329	3679
PRSA 22-06-01	Review	1310452016 W		CHARTER TOWNSHIP OF WATERFORD LAURENE WEST			1262 BAY HILL CT UNIT 11	WATERFORD	MI	48327	
PRSA 22-06-01	Review	1310452007 W		CHARTER TOWNSHIP OF WATERFORD MARIA GUADALUPE SEGOBIAN JOSE GARCIA V28 BLUEBIRD HILL DR				LAKE ORION	MI	48359	1806
PRSA 22-06-01		1310452003 W		CHARTER TOWNSHIP OF WATERFORD JAMES BARRY			4311 HATCHERY RD	WATERFORD	MI	48329	3628
PRSA 22-06-01		1310452019 W		CHARTER TOWNSHIP OF WATERFORD JASON STRUNK	ELISSA HAVILAN	2575 HATHON DR		WATERFORD	MI	48329	3639
PRSA 22-06-01		1310378029 W		CHARTER TOWNSHIP OF WATERFORD MICHAEL T MIELE			4538 STREAMSIDE TRL	WATERFORD	MI	48329	3672
PRSA 22-06-01		1310378111 W		CHARTER TOWNSHIP OF WATERFORD IAN MARTIN	HELENA MARTII	2745 RIVERSIDE DR		WATERFORD	MI	48329	3679
PRSA 22-06-01		1310378030 W		CHARTER TOWNSHIP OF WATERFORD RYAN M STARK			4520 STREAMSIDE TRL	WATERFORD	MI	48329	3672
PRSA 22-06-01		1310378110 W		CHARTER TOWNSHIP OF WATERFORD DEAN HERR	MICHELE HERR	2733 RIVERSIDE DR		WATERFORD	MI	48329	3679
PRSA 22-06-01		1310378112 W		CHARTER TOWNSHIP OF WATERFORD VITALY SCHWIMMER	GALID KHAKIM	2757 RIVERSIDE DR		WATERFORD	MI	48329	3679
PRSA 22-06-01		1310452022 W		CHARTER TOWNSHIP OF WATERFORD KENNETH F SCHILLER	TERESA SCHILLE	4383 HATCHERY RD		WATERFORD	MI	48329	3628
PRSA 22-06-01		1310452018 W		CHARTER TOWNSHIP OF WATERFORD CHARLES J CARR			4390 WAVERLY DR	WATERFORD	MI	48329	3666
PRSA 22-06-01		1310378032 W		CHARTER TOWNSHIP OF WATERFORD MARK DIANGELO	LINDA DIANGEL	2920 RIVERSIDE CT		WATERFORD	MI	48329	3676
PRSA 22-06-01		1310378034 W		CHARTER TOWNSHIP OF WATERFORD SUSAN E MUIRHEAD			2912 RIVERSIDE CT	WATERFORD	MI	48329	
PRSA 22-06-01		1310378096 W		CHARTER TOWNSHIP OF WATERFORD RIVERVIEW SUBDIVISION	DEVELOPMENT 6900 PATRICK CT STE 100			CLARKSTON	MI	48346	2273
PRSA 22-06-01		1310378041 W		CHARTER TOWNSHIP OF WATERFORD JAMES M KENNEDY			2746 RIVERSIDE DR	WATERFORD	MI	48329	3677
PRSA 22-06-01		1310451008 W		CHARTER TOWNSHIP OF WATERFORD RIVERVIEW MEADOWS SUB	HOMEOWNERS 10055 GIBBS RD			CLARKSTON	MI	48348	1513
PRSA 22-06-01		1310452005 W		CHARTER TOWNSHIP OF WATERFORD TRACY L CLUCAS			4335 HATCHERY RD	WATERFORD	MI	48329	3628
PRSA 22-06-01		1310452011 W		CHARTER TOWNSHIP OF WATERFORD MATTHEW KILBURN			2607 HATHON DR	WATERFORD	MI	48329	3641
PRSA 22-06-01	Review	1310452006 W		CHARTER TOWNSHIP OF WATERFORD AMERICAN PROPERTIES GROUP LLC			5118 HIGHLAND RD # 185	WATERFORD	MI	48327	1912
PRSA 22-06-01		1310452017 W		CHARTER TOWNSHIP OF WATERFORD CASSANDRA C WOOD			4366 WAVERLY DR	WATERFORD	MI	48329	3666
PRSA 22-06-01		1310378031 W		CHARTER TOWNSHIP OF WATERFORD MICHAEL CRABTREE			CHARITY CRABT 4502 STREAMSIDE TRL	WATERFORD	MI	48329	3672
PRSA 22-06-01		1310378040 W		CHARTER TOWNSHIP OF WATERFORD MIKAEL LIRANZO	JEANNINE LIRAP	2754 RIVERSIDE DR		WATERFORD	MI	48329	3677
PRSA 22-06-01		1310378098 W		CHARTER TOWNSHIP OF WATERFORD MICHAEL CHARRETTE			2762 RIVERSIDE DR	WATERFORD	MI	48329	3677
PRSA 22-06-01		1310452010 W		CHARTER TOWNSHIP OF WATERFORD AMANDA BLAYLOCK	MATTHEW BLA	2623 HATHON DR		WATERFORD	MI	48329	3641
PRSA 22-06-01	LAMS	1310452016		OCCUPANT			2553 Hathon Dr			Waterford MI 48329-3639	
PRSA 22-06-01	LAMS	1310452006		OCCUPANT			4351 Hatchery Rd			Waterford MI 48329-3628	
PRSA 22-06-01	LAMS	1310452007		OCCUPANT			4359 Hatchery Rd			Waterford MI 48329-3628	
PRSA 22-06-01	Extra Addresses	1310451004 W		CHARTER TOWNSHIP OF WATERFORD OCCUPANT			4330 HATCHERY RD	WATERFORD	MI		48329

Notice is hereby given of a public hearing to be held by the Waterford Township Planning Commission on **Tuesday, July 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. PRSA 22-06-01**

**Requesting:** Rezone from PL, Public Lands to R-1C, Single-Family Residential  
**Property Location:** Vacant lot at 4330 Hatchery Rd  
**Property Zoned:** PL, Public Lands  
**Applicant:** Yvonne Schlickenmeyer

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  
[planning@waterfordmi.gov](mailto:planning@waterfordmi.gov)  
Phone: (248) 674-6238

Notice is hereby given of a public hearing to be held by the Waterford Township Planning Commission on **Tuesday, July 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. PRSA 22-06-01**

**Requesting:** Rezone from PL, Public Lands to R-1C, Single-Family Residential  
**Property Location:** Vacant lot at 4330 Hatchery Rd  
**Property Zoned:** PL, Public Lands  
**Applicant:** Yvonne Schlickenmeyer

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  
[planning@waterfordmi.gov](mailto:planning@waterfordmi.gov)  
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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: \_\_\_\_\_

PRSA: 22-06-01

PSP: \_\_\_\_\_

PZBA: \_\_\_\_\_

Date Received 6/24/22

Planning Fees \_\_\_\_\_

Engineering Fee \_\_\_\_\_

New Address Fee \_\_\_\_\_

**I. Type of Request (select all that apply)**

<input type="checkbox"/> Business Registration	<input type="checkbox"/> Minor Site Plan	<input type="checkbox"/> Master Plan
<input type="checkbox"/> Change of Use	<input type="checkbox"/> Major Site Plan	<input checked="" type="checkbox"/> Rezoning
<input type="checkbox"/> Concept Plan	<input type="checkbox"/> Special Approval	<input type="checkbox"/> 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	\$1,000
Rezoning / Text Amendment	\$1,200
Request for New Address (Fire)	\$75

*Additional fees may apply*

**II. Applicant Information**

Applicant Name <i>Edwin &amp; Yvonne Schlickenmeyer</i>	Contact Person <i>Edwin</i>	
Address <i>2315 Snellbrook Rd</i>	City <i>Auburn Hills</i>	
State & ZIP <i>MI 48326</i>	Home/ Office Phone <i>248 707-4851</i>	Cell Phone
Email Address <i>Y.Schlickenmeyer@yahoo.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	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Requires New Address?	Street Name Building Faces:	New Address Assigned (Obtain from Fire Department)
Property Owner <i>Yvonne &amp; Edwin Schlickenmeyer</i>		Property ID Number <i>13-10-451-004</i>		Lot Number
Owner Address <i>2315 Snellbrook Rd</i>	Owner City <i>Auburn Hills</i>	Owner State & Zip <i>MI 48326</i>	Current Zoning	Proposed Zoning <i>Residential R-1C</i>
Property Address or General Location <i>4330 Hatchery Rd</i>		Property Size (Acres)		Num. of Buildings
Frontage (feet and streets) <i>Personal</i>		Zoning Use Section		Building Use Code
Proposed Use <i>Personal</i>		#Residential Units	#Vehicle Repair Bays	#Salon/Barber/ Tattoo Stations

Business License Held By: (Business Registration Only)	<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	If yes select the type(s):
<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
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)**

Wants to build personal residence on property.

## 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:

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Property Address: 4330 Hatchery Rd  
Property Parcel No: 13-10-451-004

**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.

	<u>NAME</u>	<u>ADDRESS</u>	<u>EMAIL</u>	<u>TYPE OF OWNERSHIP</u>	<u>INTEREST</u>	<u>SIGNATURE</u>
1.						
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.

Edwin & Yvonne Schlickemeyer 2375 Snellbrook Rd Auburn Hills 48326  
Name (Please Print) Edwin & Yvonne Schlickemeyer Address 2375 Snellbrook Rd Auburn Hills 48326 Telephone Contact 248-707-4857 Birth Date 07/12/59 Drivers License # 5425188009552  
Signature Edwin & Yvonne Schlickemeyer Yvonne Birth Date 04/11/76 Drivers License # 5425968067283

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_

Notary Public \_\_\_\_\_

State of Michigan

County of \_\_\_\_\_

My Commission Expires: \_\_\_\_\_