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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 7, 2023
To: Honorable Township Board Members
From: Jeffrey Polkowski, Superintendent of Planning and Zoning
RE: Case No. 2023-Z-008
3000 Sashabaw Rd rezone from O-2 to R-M2
Location: East side of Sashabaw Rd, just northeast of Dixie Hwy
Applicant: Raves Construction

The property was used as school grounds as early as 1940, but has been vacant for years since the school closed. The applicant is requesting a rezoning to R-M2, Multiple-Family Residential. Their intention is to convert the existing school building into lofted-style residential units.

Planning Commission Recommendation and Findings

The Planning Commission reviewed this proposed rezoning at the regularly scheduled meeting on February 28, 2023 and resolved unanimously, to forward a favorable recommendation to the Township Board.

Motions

Based upon the Planning Commission's favorable recommendation at the February 28, 2023 regular meeting for this Zoning Ordinance amendment, should the Board want to consider adopting the requested rezoning, the appropriate motion would be to introduce the attached Ordinance and schedule it for possible adoption at the March 27, 2023 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 zoning amendment.

Should you have any questions prior to Monday's meeting please do not hesitate to reach out to me.

**With us there are no
boundaries**

Planning & Zoning Department

REZONING REVIEW

February 28, 2023 Meeting

Report by Justin Daymon 02/16/2023

Application Number	PRSA 23-01-07	Action Requested	Rezoning Approval	
		Staff Recommendation	Approval	
Request	Rezone from O-2, General Office to R-M2, Multiple-Family Residential			
Project Name	N/A			
Proposed Use(s)	Multiple-Family Residential			
Address	3000 Sashabaw Rd	Parcel Number	13-10-426-044	
Owner	Sashabaw Property Ventures LLC 29500 Telegraph Rd, Suite 100 Waterford, MI 48329	Applicant	Raves Construction 1704 E Highland Rd Highland Twp, MI 48356	
Property Information				
General Location	East side of Sashabaw Rd, just northeast of Dixie Hwy			
Property Size	4.56 acres			
Frontage	281.47 ft on Sashabaw Rd			
Current Zoning	O-2, General Office	Proposed Zoning	R-M2, Multiple-Family Residential	
Master Plan Designation	Office: The Office designation is intended for land uses that provide services, as opposed to those uses that provide for retail sale of goods and merchandise. It is intended to permit those office and restricted business uses which provide office buildings with sufficient parking areas, in landscaped settings, which do not generate large volumes of traffic, generally operate only during normal business hours, and are designed to be a compatible transitional use between residential uses and commercial uses, as well as buffering residential from major roads. Typical uses such as offices, banks and professional personal services are characteristic of this designation, and provide a transition between major thoroughfares and residential areas.			
Current Use	Vacant School Building			
Zoning History	1950: Residential 1981: R-01, Restricted Office 2011: O-2, General Office			
Surrounding Development				
North	C-1, Neighborhood Business (multi-tenant commercial building) R-1A/R-1C, Single-Family Residential			
East	R-1A/R-1C, Single-Family Residential			
South	C-2, Small Business (Travel Hub Travel Agency) C-4, Extensive Business (CVS) R-1A, Single-Family Residential			
West	C-3, General Business (Rite Aid)			

Request Summary

The property was used as school grounds as early as 1940, but has been vacant for years since the school closed. The applicant is requesting a rezoning to R-M2, Multiple-Family Residential. Their intention is to convert the existing school building into luxury rental units, but all potential uses of the R-M2 district should be considered for this request.

Master Plan Conformity

The subject parcel is defined as Office in the current Master Plan, but the Township is in the process of having a new Master Plan drafted. The proposed rezoning is not in line with the current Master Plan designation, but is anticipated to be in line with the new Master Plan once adopted.

The earliest steps of the Master Plan drafting process included public outreach meetings where the desire to have a downtown/town center/etc was expressed several times. The area along Dixie Hwy near the subject property was frequently identified as an ideal place for this. The Township recently secured federal funding for commercial revitalization projects in this area as well further supporting the idea that the proposed rezoning will be in line with the new Master Plan once adopted.

Zoning District Evaluation

The property is large enough to meet the standards put forth by the Zoning Ordinance in Section 3-900. The applicants' intended use of the property is in line with the proposed zoning (Section 3-404.3.).

Staff Comments:

1. Staff recommends approval of the rezoning request.

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 not consistent with the current Master Plan, but that Master Plan is outdated and the request is anticipated to be consistent with the new Master Plan once adopted.

- 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: If the proposed rezoning were to be adopted the property would be a buffer between the commercial uses to the west and south and the residential uses to the north and east making this an ideal property for multi-family housing.

- 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 is able to meet the requirements of the Zoning Ordinance.

- 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: Staff does not believe the requested zoning change and resulting range of uses will 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 to the public interest.

Summary / Conclusions

The rezoning of the subject property would allow for development that would bring a large vacant property and building back on-line. The proposed zoning district is anticipated to be supported by the upcoming Master Plan, and would help to support the existing, and ideally expanding, commercial development along Dixie Hwy in this area.

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. 23-01-07,
Proposed Zoning Map Amendment to Rezone From:
O-2, General Office to RM-2, Multiple-Family Residential**

Motion:

I move to forward a favorable/unfavorable **[Strike One]** recommendation in Case No. 23-01-07 on to the Township Board, to rezone the subject parcel #13-10-426-044 from O-2, General Office to R-M2, Multiple-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. 2023-Z-008
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 13-10-426-044, legally described below, with current address of 3000 Sashabaw Rd, is rezoned from **O-2, General Office** to **RM-2, Multiple-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 March 27, 2023.

CHARTER TOWNSHIP OF WATERFORD

Date

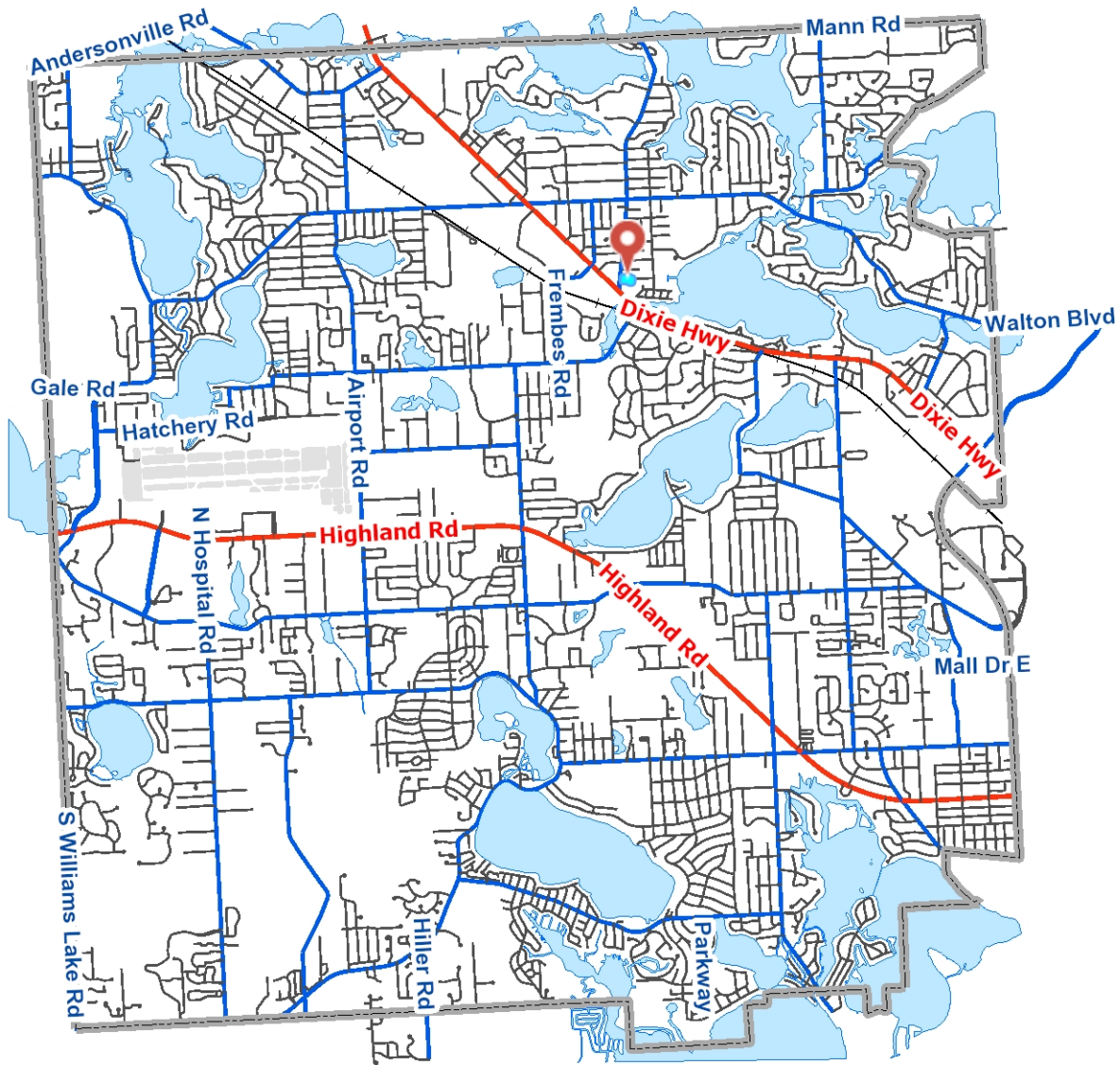
Kimberly Markee, Township Clerk

LEGAL DESCRIPTION ATTACHMENT TO ORDINANCE 2023-Z-XXX

T3N, R9E, SEC 10 ALLEN & FLOYD RESUB LOTS 10 & 11, ALSO OF 'LOON LAKE SUB NO 1' LOT 8, EXC BEG AT NW LOT COR, TH E 200.04 FT, TH S 35 FT, TH W 204.64 FT, TH N 08-09-00 E 35.36 FT TO BEG, ALSO ALL OF LOT 9, ALSO LOT 27 OF 'SUPERVISOR'S PLAT NO 22 7-28-89 FROM 039



PRSA 23-01-07 Location Map



1:72,224



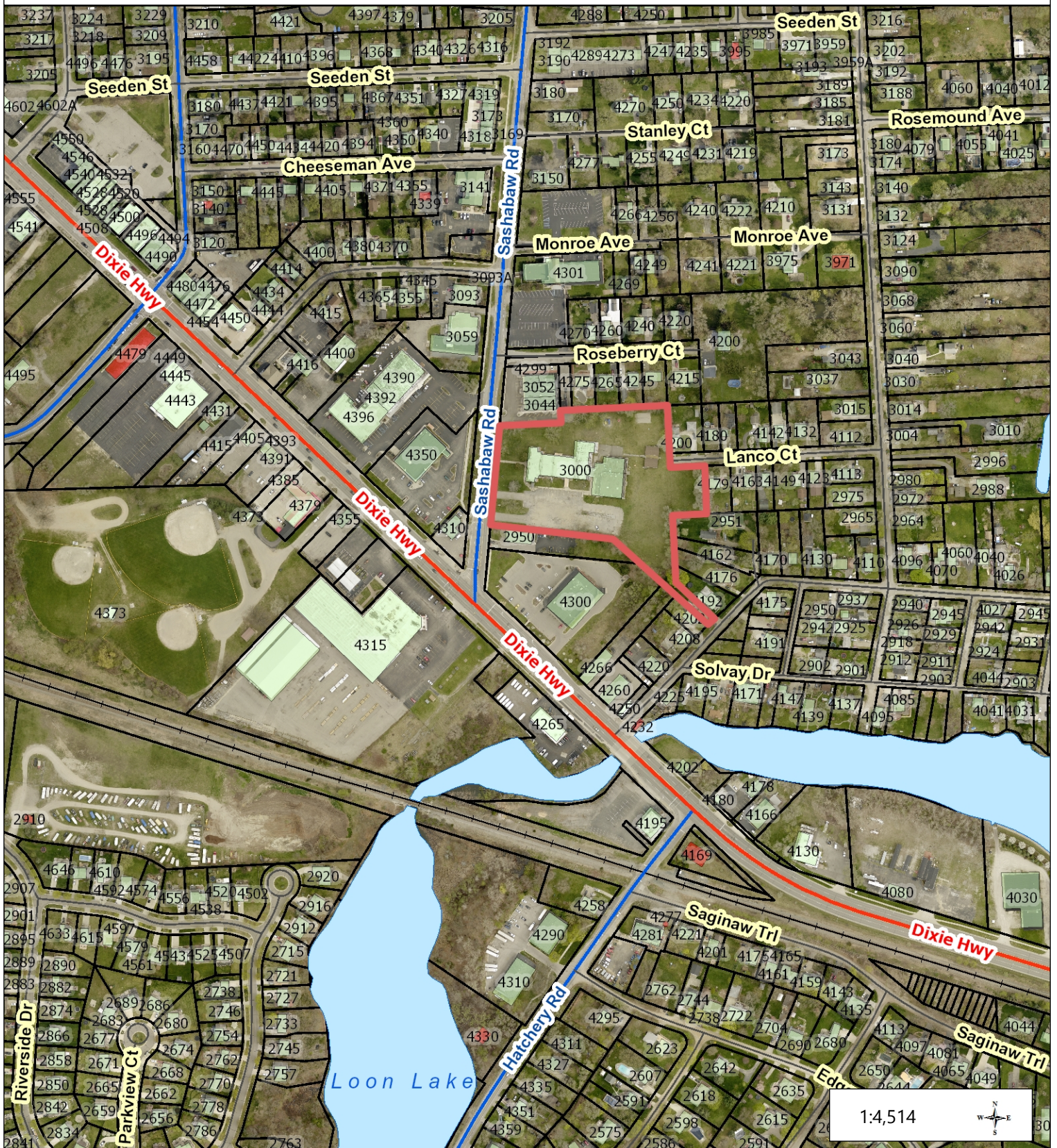
12,037.3 0 6,018.65 12,037.3 Feet

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 23-01-07 Aerial Map



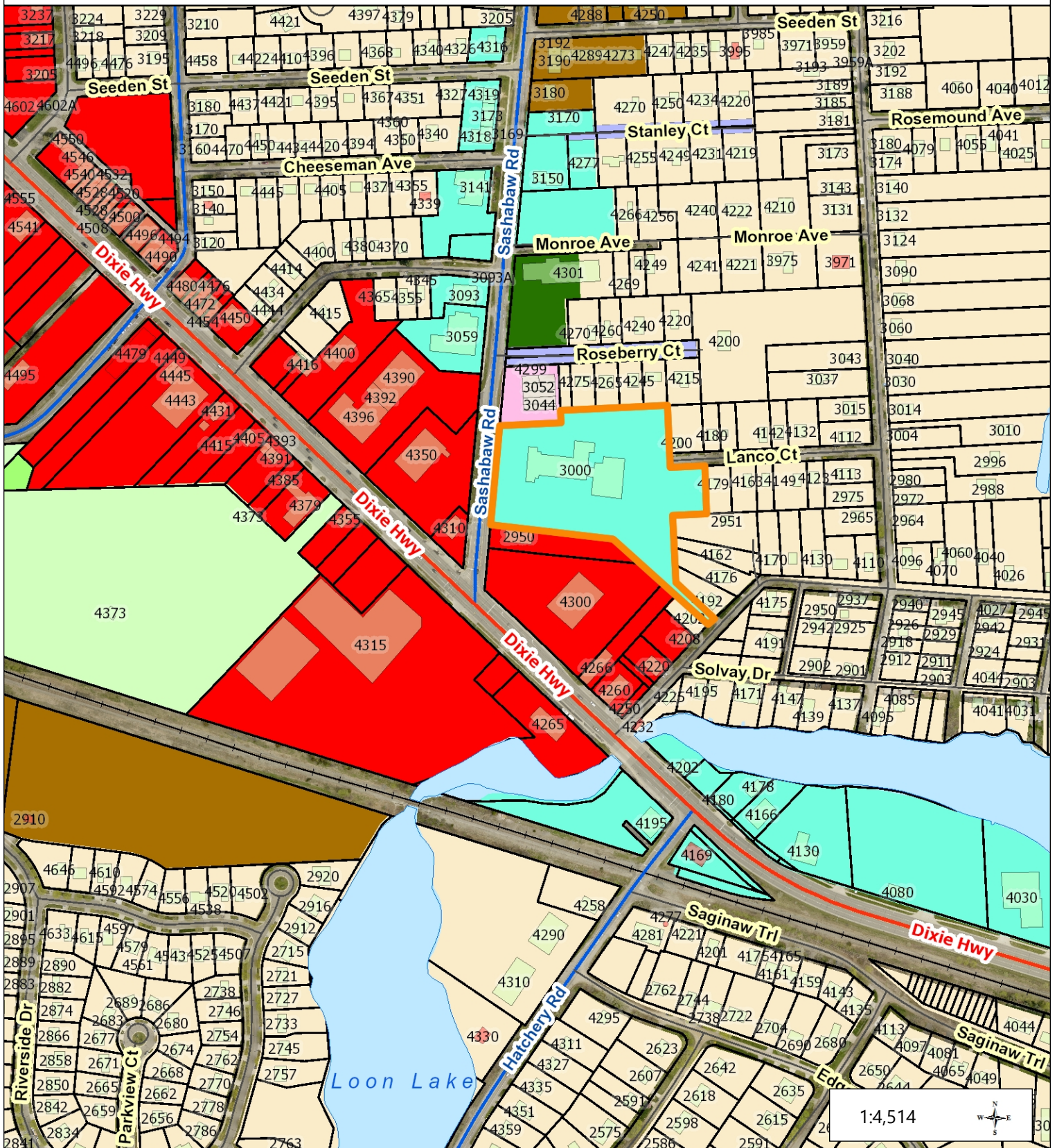
752.3 0 376.17 752.3 Feet

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

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PRSA 23-01-07 Master Plan Map



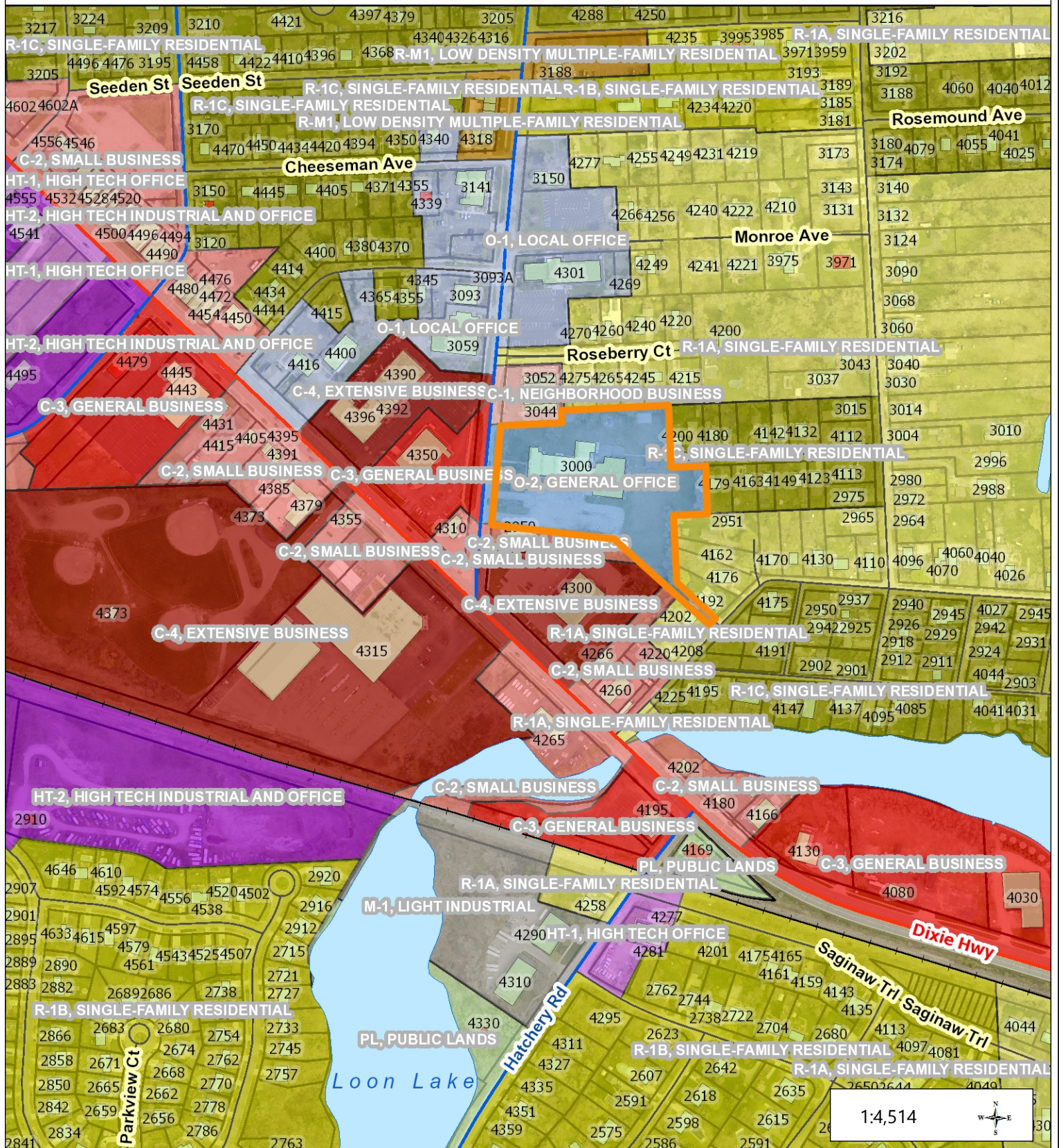
752.3 0 376.17 752.3 Feet

SOURCES: The Charters Township of Waterford and Oakland County, MI.
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PRSA 23-01-07 Zoning Map



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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Project Number	Extra Addresses	PIN	CVTTAXCODE	CVTTAXDESCRIPTION	NAME1	NAME2	POSTALADDRESS	POSTALCITY	POSTAL	POSTALZII
PRSA 23-01-07	Review	1310426051	W	CHARTER TOWNSHIP OF WATERFORD	4300 DIXIE HIGHWAY LLC	C/O CVS #8112-02 ATTN: ACCOUNTING	1 CVS DR	WOONSOCKET	RI	2895
PRSA 23-01-07	Review	1310254024	W	CHARTER TOWNSHIP OF WATERFORD	RICHARD D DISTEL		1180 KEMPER AVE	BLOOMFIELD HILLS	MI	48302
PRSA 23-01-07	Review	1310254027	W	CHARTER TOWNSHIP OF WATERFORD	MICHIGAN BELL TELEPHONE CO		1365 CASS AVE RM 1608	DETROIT	MI	48226
PRSA 23-01-07		1310428003	W	CHARTER TOWNSHIP OF WATERFORD	RUBINI HOLDINGS LLC		14141 VICTORIA ST	OAK PARK	MI	48237
PRSA 23-01-07	Review	1310254029	W	CHARTER TOWNSHIP OF WATERFORD	PEARSON MARKETTI		2058 WEXFORD ST	WATERFORD	MI	48329
PRSA 23-01-07	Review	1310426049	W	CHARTER TOWNSHIP OF WATERFORD	RYAN S BRADY MCADDEN		2452 N VASSAR RD	DAVISON	MI	48423
PRSA 23-01-07	Review	1310279012	W	CHARTER TOWNSHIP OF WATERFORD	MARIA E CASAB		2761 GREENLAWN AVE	COMMERCE TOWNSHIP	MI	48382
PRSA 23-01-07		1310429010	W	CHARTER TOWNSHIP OF WATERFORD	SHEILA J SANFORD		2902 WESSON ST	WATERFORD	MI	48329
PRSA 23-01-07		1310429002	W	CHARTER TOWNSHIP OF WATERFORD	COREY MCCUE		2942 WESSON ST	WATERFORD	MI	48329
PRSA 23-01-07		1310426050	W	CHARTER TOWNSHIP OF WATERFORD	TRAVEL HUB INC		2950 SASHABAW RD	WATERFORD	MI	48329
PRSA 23-01-07		1310429001	W	CHARTER TOWNSHIP OF WATERFORD	BRUA LEE	MAILEE LEE	2950 WESSON ST	WATERFORD	MI	48329
PRSA 23-01-07	Review	1310426044	W	CHARTER TOWNSHIP OF WATERFORD	SASHABAW PROPERTY VENTURES LLC		29500 TELEGRAPH RD STE 100	SOUTHFIELD	MI	48034
PRSA 23-01-07		1310426025	W	CHARTER TOWNSHIP OF WATERFORD	DONALD LIDSTER		2951 EVERTS CT	WATERFORD	MI	48329
PRSA 23-01-07		1310279009	W	CHARTER TOWNSHIP OF WATERFORD	MICHAEL J ASHLEY JR		3037 SEEBALDT AVE	WATERFORD	MI	48329
PRSA 23-01-07		1310279019	W	CHARTER TOWNSHIP OF WATERFORD	SASHABAW SHOPPING PLAZA LLC		3040 SASHABAW RD	WATERFORD	MI	48329
PRSA 23-01-07		1310279008	W	CHARTER TOWNSHIP OF WATERFORD	ELIZABETH DESJARDINS	JAY DESJARDINS	3043 SEEBALDT AVE	WATERFORD	MI	48329
PRSA 23-01-07	Agency Addresses			The Road Commission for Oakland County			31001 Lahser Road	Beverly Hills, MI 48025		
PRSA 23-01-07	Review	1310433020	W	CHARTER TOWNSHIP OF WATERFORD	RICHARD WARREN WALKER		3288 LOON LAKE SHORES RD	WATERFORD	MI	48329
PRSA 23-01-07	Review	1310426009	W	CHARTER TOWNSHIP OF WATERFORD	STEPHEN HANCOCK		3790 ELIZABETH LAKE RD	WATERFORD	MI	48328
PRSA 23-01-07		1310426024	W	CHARTER TOWNSHIP OF WATERFORD	DEBORAH L SOLF		4123 LANCO CT	WATERFORD	MI	48329
PRSA 23-01-07		1310426030	W	CHARTER TOWNSHIP OF WATERFORD	RHONDA L MOHLMAN		4130 FARNER AVE	WATERFORD	MI	48329
PRSA 23-01-07		1310279015	W	CHARTER TOWNSHIP OF WATERFORD	RACHEL BOISVENU	RANDY GERARD DESROSIERES	4132 LANCO CT	WATERFORD	MI	48329
PRSA 23-01-07		1310279014	W	CHARTER TOWNSHIP OF WATERFORD	ARTHUR A. HARTWELL DECLARATION OF TRUST		4142 LANCO CT	WATERFORD	MI	48329
PRSA 23-01-07		1310433015	W	CHARTER TOWNSHIP OF WATERFORD	DANIEL SCHMIDT	MELANIE SCHMIDT	4147 SOLVAY DR	WATERFORD	MI	48329
PRSA 23-01-07		1310426021	W	CHARTER TOWNSHIP OF WATERFORD	CHELSEA DINNAN	ERIC D DINNAN	4149 LANCO CT	WATERFORD	MI	48329
PRSA 23-01-07		1310426029	W	CHARTER TOWNSHIP OF WATERFORD	KOLLEEN KLINE-HENDIN		4150 FARNER AVE	WATERFORD	MI	48329
PRSA 23-01-07		1310279013	W	CHARTER TOWNSHIP OF WATERFORD	DALE H OWEN JR		4152 LANCO CT	WATERFORD	MI	48329
PRSA 23-01-07		1310426042	W	CHARTER TOWNSHIP OF WATERFORD	CHARLES T NOLAN		4162 FARNER AVE	WATERFORD	MI	48329
PRSA 23-01-07		1310426037	W	CHARTER TOWNSHIP OF WATERFORD	ELMER ENGLE	TASHA GALVIN	4163 LANCO CT	WATERFORD	MI	48329
PRSA 23-01-07		1310426028	W	CHARTER TOWNSHIP OF WATERFORD	LANCE CHMURA	HUIQING HOU	4170 FARNER AVE	WATERFORD	MI	48329
PRSA 23-01-07		1310433018	W	CHARTER TOWNSHIP OF WATERFORD	ELDON HIEBERT		4171 SOLVAY DR	WATERFORD	MI	48329
PRSA 23-01-07		1310428009	W	CHARTER TOWNSHIP OF WATERFORD	JAMES JACKSON	CATHERINE JACKSON	4175 FARNER AVE	WATERFORD	MI	48329
PRSA 23-01-07		1310426047	W	CHARTER TOWNSHIP OF WATERFORD	LISA GEIGER		4176 FARNER AVE	WATERFORD	MI	48329
PRSA 23-01-07		1310426036	W	CHARTER TOWNSHIP OF WATERFORD	THOMAS REDIGAN	SANDRA REDIGAN	4179 LANCO CT	WATERFORD	MI	48329
PRSA 23-01-07		1310279011	W	CHARTER TOWNSHIP OF WATERFORD	MAC ROBINSON	MICHELLE ROBINSON	4180 LANCO CT	WATERFORD	MI	48329
PRSA 23-01-07		1310426048	W	CHARTER TOWNSHIP OF WATERFORD	MACIEJ OGONOWSKI		4192 FARNER AVE	WATERFORD	MI	48329
PRSA 23-01-07		1310279010	W	CHARTER TOWNSHIP OF WATERFORD	MICHAEL R LOCKE	CHELSIE JANE LOCKE	4200 LANCO CT	WATERFORD	MI	48329
PRSA 23-01-07		1310278024	W	CHARTER TOWNSHIP OF WATERFORD	PAT MCWILLIAMS	DENISE E MCWILLIAMS	4200 ROSEBERRY CT	WATERFORD	MI	48329
PRSA 23-01-07		1310426014	W	CHARTER TOWNSHIP OF WATERFORD	ALEXANDER SMITH	SAMANTHA STILLER	4202 FARNER AVE	WATERFORD	MI	48329
PRSA 23-01-07		1310426013	W	CHARTER TOWNSHIP OF WATERFORD	JAMES A LONG		4208 FARNER AVE	WATERFORD	MI	48329
PRSA 23-01-07		1310279006	W	CHARTER TOWNSHIP OF WATERFORD	JUANITA RICHARDSON		4215 ROSEBERRY CT	WATERFORD	MI	48329
PRSA 23-01-07		1310426012	W	CHARTER TOWNSHIP OF WATERFORD	KIM R PANKEY		4220 FARNER AVE	WATERFORD	MI	48329
PRSA 23-01-07		1310278014	W	CHARTER TOWNSHIP OF WATERFORD	MICHAEL JENNINGS	SHANNON JENNINGS	4220 ROSEBERRY CT	WATERFORD	MI	48329
PRSA 23-01-07		1310433019	W	CHARTER TOWNSHIP OF WATERFORD	SCOTT KOSA	CHRISTINE KOSA	4225 FARNER AVE	WATERFORD	MI	48329
PRSA 23-01-07		1310279005	W	CHARTER TOWNSHIP OF WATERFORD	OLIVIA GIANNANDREA		4231 ROSEBERRY CT	WATERFORD	MI	48329
PRSA 23-01-07		1310278013	W	CHARTER TOWNSHIP OF WATERFORD	FRED J CLAYTON JR	BOBBI MARSHALL	4240 ROSEBERRY CT	WATERFORD	MI	48329
PRSA 23-01-07		1310279004	W	CHARTER TOWNSHIP OF WATERFORD	MARIE WEIBERG	THOMAS E WEIBERG	4245 ROSEBERRY CT	WATERFORD	MI	48329
PRSA 23-01-07		1310278012	W	CHARTER TOWNSHIP OF WATERFORD	MICHAEL E GIBBS TRUST		4260 ROSEBERRY CT	WATERFORD	MI	48329
PRSA 23-01-07		1310279003	W	CHARTER TOWNSHIP OF WATERFORD	WENDELL E BARRY	BARBARA J BARRY	4265 ROSEBERRY CT	WATERFORD	MI	48329
PRSA 23-01-07		1310278011	W	CHARTER TOWNSHIP OF WATERFORD	KURT JOHNSON		4270 ROSEBERRY CT	WATERFORD	MI	48329
PRSA 23-01-07		1310279002	W	CHARTER TOWNSHIP OF WATERFORD	WILLIAM SULLIVAN		4275 ROSEBERRY CT	WATERFORD	MI	48329
PRSA 23-01-07		1310279018	W	CHARTER TOWNSHIP OF WATERFORD	STATE OF MICHIGAN		430 W ALLEGAN ST	LANSING	MI	48933
PRSA 23-01-07		1310278028	W	CHARTER TOWNSHIP OF WATERFORD	COMMUNITY UNITED PRESBYTERIAN CHURCH		4301 MONROE AVE	WATERFORD	MI	48329
PRSA 23-01-07	Review	1310426008	W	CHARTER TOWNSHIP OF WATERFORD	LCN INVESTMENTS LLC		43777 GUNNISON DR	CLINTON TOWNSHIP	MI	48038
PRSA 23-01-07		1310278015	W	CHARTER TOWNSHIP OF WATERFORD	TOWNSHIP OF WATERFORD		5200 CIVIC CENTER DR	WATERFORD	MI	48329
PRSA 23-01-07		1310402003	W	CHARTER TOWNSHIP OF WATERFORD	4315 DIXIE LLC		5492 DIXIE HWY	WATERFORD	MI	48329
PRSA 23-01-07		1310437001	W	CHARTER TOWNSHIP OF WATERFORD	FRANK L SLAYBAUGH		630 CESAR E CHAVEZ AVE	PONTIAC	MI	48342
PRSA 23-01-07	Agency Addresses			Cheryl Bush, OC Intl. Airport		Oakland County International Airport	6500 Patterson Pkwy	Waterford	MI	48327
PRSA 23-01-07	Review	1310254030	W	CHARTER TOWNSHIP OF WATERFORD	THIRD WORLD LLC		700 S WATER ST	MILWAUKEE	WI	53204
PRSA 23-01-07	Agency Addresses			Thomas Pozolo, PE / MDOT		MDOT Oakland TSC	800 Vanguard Dr	Pontiac	MI	48341
PRSA 23-01-07	Review	1310433017	W	CHARTER TOWNSHIP OF WATERFORD	JOHN KWIATKOWSKI	ALYSSA KWIATKOWSKI	9082 ASHDOWN AVE	WHITE LAKE	MI	48386
PRSA 23-01-07	Review	PIN	CVTTAXCODE	CVTTAXDESCRIPTION	NAME1	NAME2	POSTALADDRESS	POSTALCITY	POSTAL	POSTALZII
PRSA 23-01-07	Extra Addresses	1310426044	W	CHARTER TOWNSHIP OF WATERFORD	OCCUPANT		3000 SASHABAW RD	WATERFORD	MI	48329
PRSA 23-01-07	Extra Addresses	1310254027	W	CHARTER TOWNSHIP OF WATERFORD	OCCUPANT		3059 SASHABAW RD	WATERFORD	MI	48329
PRSA 23-01-07	Extra Addresses	1310426049	W	CHARTER TOWNSHIP OF WATERFORD	OCCUPANT		4133 LANCO CT	WATERFORD	MI	48329
PRSA 23-01-07	Extra Addresses	1310279012	W	CHARTER TOWNSHIP OF WATERFORD	OCCUPANT		4172 LANCO CT	WATERFORD	MI	48329
PRSA 23-01-07	Extra Addresses	1310433017	W	CHARTER TOWNSHIP OF WATERFORD	OCCUPANT		4189 SOLVAY DR	WATERFORD	MI	48329
PRSA 23-01-07	Extra Addresses	1310428007	W	CHARTER TOWNSHIP OF WATERFORD	OCCUPANT		4191 FARNER AVE	WATERFORD	MI	48329
PRSA 23-01-07	Extra Addresses	1310433020	W	CHARTER TOWNSHIP OF WATERFORD	OCCUPANT		4195 SOLVAY DR	WATERFORD	MI	48329
PRSA 23-01-07	Extra Addresses	1310426010	W	CHARTER TOWNSHIP OF WATERFORD	OCCUPANT		4250 DIXIE HWY	WATERFORD	MI	48329
PRSA 23-01-07	Extra Addresses	1310426009	W	CHARTER TOWNSHIP OF WATERFORD	OCCUPANT		4260 DIXIE HWY	WATERFORD	MI	48329
PRSA 23-01-07	Extra Addresses	1310426008	W	CHARTER TOWNSHIP OF WATERFORD	OCCUPANT		4266 DIXIE HWY	WATERFORD	MI	48329
PRSA 23-01-07	Extra Addresses	1310426051	W	CHARTER TOWNSHIP OF WATERFORD	OCCUPANT		4286 DIXIE HWY	WATERFORD	MI	48329
PRSA 23-01-07	Extra Addresses	1310254024	W	CHARTER TOWNSHIP OF WATERFORD	OCCUPANT		4310 DIXIE HWY	WATERFORD	MI	48329
PRSA 23-01-07	Extra Addresses	1310402004	W	CHARTER TOWNSHIP OF WATERFORD	OCCUPANT		4315 DIXIE HWY	WATERFORD	MI	48329
PRSA 23-01-07	Extra Addresses	1310254030	W	CHARTER TOWNSHIP OF WATERFORD	OCCUPANT		4350 DIXIE HWY	WATERFORD	MI	48329
PRSA 23-01-07	Extra Addresses	1310254029	W	CHARTER TOWNSHIP OF WATERFORD	OCCUPANT		4392 DIXIE HWY	WATERFORD	MI	48329
PRSA 23-01-07	LAMS	1310426025			OCCUPANT		2951 Evert Ct	Waterford MI 48329-4101		

Notice is hereby given of a public hearing to be held by the Waterford Township Planning Commission on **Tuesday, February 28, 2023 at 6:00 p.m.** in the Auditorium at 5200 Civic Center Dr., Waterford, MI 48329, to hear the following request:

Case No. PRSA 23-01-07

Requesting: A rezoning of the property from O-2, General Office to R-M2, Multiple-Family Residential
Property Location: 3000 Sashabaw Rd
Property Zoned: O-2, General Office
Applicant: Raves Construction

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
Phone: (248) 674-6238

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**PLANNING DIVISION
APPLICATION FORM**

**WATERFORD
TOWNSHIP**

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

PRSA23-01-07

11/11/23

Office Use Only	Date Received
Related Application Numbers	Planning / Zoning
PRPS	Engineering / Survey
FOR	New Address / Fire
ISPS	
D/PA	

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	\$1,000
Rezoning / Text Amendment	\$1,200
Request for New Address (Fire)	\$75
Additional fees may apply	

II. Applicant Information

Applicant Name Raves Construction		Contact Person Ramiz Sheena	
Address 1704 E. Highland Road		City Highland Twp.	
State & ZIP MI 48356	Home/ Office Phone (248) 935-2043	Cell Phone (248) 935-2043	
Email Address ramiz@ravesinc.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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Street Name Building Faces: Sashabaw Road	New Address / Fire (Obtain from Fire Department)	
Property Owner Sashabaw Property Ventures LLC	Property ID Number 13-10-426-044	Lot Number 8-11#27		
Owner Address 29500 Telegraph Rd., Suite 100, Southfield	Owner City MI 48034	Current Zoning O-2	Proposed Zoning R-MZ	
Property Address or General Location 3000 Sashabaw Rd, Waterford, MI 48329	Property Size (Acres) 4.56	Num. of Buildings 1		
Frontage (feet and streets) 277 LF along Sashabaw Rd.; 60 LF along Lanco Ct.; 20 LF along Farmer Ave.	Zoning Use Section	Building Use Code		
Proposed Use Condominium Units (Multi-Family)	#Residential Units N/A	#Vehicle Repair Bays N/A	#Salon/Barber/Tattoo Stations N/A	

Business License Held By: (Business Registration Only)

☐ Individual (Attach copy of any Assumed Name Certificate)
☐ Partnership or LLC (Attach a copy of Partnership or LLC Certificate)
☐ Corporation (Attach a copy of Articles of Incorporation)

Fire Suppression Systems in Building ☐ Yes ☒ No If yes select the type(s):

☐ Sprinkler System-Fire ☐ Commercial Hood Suppression System ☐ FM 200 or Clean Agent (Computer Rooms)
☐ Fire Pump ☐ Paint Booth (Suppression) ☐ 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 Kieft Engineering, Inc.		Contact Person Patrick McWilliams	
Address 5852 S. Main Street, Suite #1		City Clarkston	
State & ZIP MI 48346	Office Phone (248) 625-5251 (Ext 289)	Cell Phone (248) 383-3342	
Email Address pmcwilliams@kiefteng.com			

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

We would like to rezone from O-2 (General Office) to R-MF (Multiple Family). This will allow us to convert the vacant Academy of Waterford building into multi-family units (some with lofts). The two out buildings in the east near Lanco Ct. have now been demolished and removed.

The parking lot will be completely removed and replaced with parking on 3 sides of the building (N, S, & E) followed by green space areas along the outside perimeters.

A storm water management plan will be developed as per the Township requirements.


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: 3000 Sashabaw Rd, Waterford MI 48329
Property Parcel No: 13-10-426-044

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.	Ramiz Sheena	2205 Lochaven Rd. W. Bloomfield, MI 48324	ramiz@ravesinc.com	100%	
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.

* Ramiz SHEENA 2205 Lochaven Rd W. Bloomfield, MI 48324 248-935-2043 12-30-1965 S500 730 275 995
Name (Please Print) Address Telephone Contact Birth Date Drivers License #

* 
Signature

Subscribed and sworn to before me this 9TH day of JANUARY, 2023


Notary Public
State of Michigan
County of OAKLAND
My Commission Expires: 5/20/2023

2022 WINTER TAX STATEMENT • RETAIN THIS PORTION FOR YOUR RECORDS

0012661

CHARTER TOWNSHIP OF WATERFORD 2022 WINTER TAX STATEMENT

Fiscal years covered by this statement

Art Institute - July 1, 2022 to June 30, 2023

O.C. Parks & Rec/Zoo Authority - October 1, 2022 to September 30, 2023

Township/H.C.M.A. - January 1, 2023 to December 31, 2023

Oakland Transit - October 1, 2022 to September 30, 2023

PAYABLE DEC. 1, 2022 - FEB. 14, 2023

See reverse side regarding additional penalties and interest beginning Feb. 15, 2023.

All mail must be U.S. Postal postmarked no later than February 14, 2023 to avoid penalty/interest. Metered mail dates not accepted.

SASHABAW PROPERTY VENTURES LLC
29500 TELEGRAPH RD STE 100
SOUTHFIELD MI 48034-1358

PROPERTY ADDRESS:
3000 SASHABAW RD

BANK CODE: BILL CODE:

W -13-10-426-044

PARTIAL DESCRIPTION OF PROPERTY:

T3N, R9E, SEC 10 ALLEN & FLOYD RESUB LOTS 10 & 11, ALSO OF LOON LAKE SUB NO 1 LOT 8, EXC BEG AT NW LOT COR, TH E 200.04 FT, TH S 35 FT, TH W 204.64 FT, TH N 08-09-00 E 35.36 FT TO BEG, ALSO ALL OF LOT 9, ALSO LOT 27 OF SUPERVISOR'S PLAT NO 22 7-28-89 FROM 039

201 COMMERCIAL-IMPROVED

SEE REVERSE SIDE

For Important Information

STEVEN K. THOMAS, Treasurer

248-674-6220

24 HOUR TAX HOTLINE 1-888-600-3773
(10 DIGIT PARCEL I.D. NO. REQUIRED)

CODE #	*P.R.E. TAX BASE	PARCEL I.D. NUMBER / SCHOOL DIST.	
41542	0	W -13-10-426-044 / 63300	
% DECLARED AS P.R.E.	*NON-P.R.E. TAX BASE	TAXABLE VALUE	STATE EQUALIZED VALUE
0%	493,630	493,630	803,210
TAX DESCRIPTION		RATE PER \$1,000	AMOUNT

TAX DESCRIPTION	RATE PER \$1,000	AMOUNT
CNTY PARKS & REC	0.34310	169.36
HCMA	0.20700	102.18
ZOO AUTHORITY	0.09450	46.64
ART INSTITUTE	0.19450	96.01
TWP OPERATING	3.54510	1,749.96
POLICE #1	1.38180	682.09
FIRE #1	0.92920	458.68
LIBRARY	1.00000	493.63
POLICE #2	1.39400	688.12
FIRE #2	0.92110	454.68
FIRE #3	0.63000	310.98
PARKS & REC	0.46030	227.21
P&F SPEC ASMT	2.70000	1,332.80
OAKLAND TRANSIT	0.95000	468.94
ADMIN FEE		0.00

RETAIN THIS UPPER PORTION FOR YOUR RECORDS

*P.R.E. = Principal Residence Exemption

SPECIAL ASSESSMENTS

TOTAL	PENALTY	INTEREST	TOTAL PAID	BALANCE
\$7,281.28				