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**DEVELOPMENT SERVICES  
DEPARTMENT**

Jeffrey M. Polkowski, AICP  
Director

Dave Hills  
Superintendent of Building  
Division

Scott Alef  
CDBG Coordinator

## MEMORANDUM

Date: July 17, 2023  
To: Honorable Township Board Members  
From: Jeffrey Polkowski, Director of Development Services  
RE: Case No. 2023-Z-014  
Rezone A portion of 4400/4416 Dixie Hwy from O-1, Local Office to R-1C, Single-Family Residential  
Location: North/North-East side of Dixie Hwy, West of Sashabaw Rd  
Applicant: Genisys Credit Union

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The applicant is seeking to rezone a portion of the subject parcel. If the rezoning is approved, the applicant intends to apply for a lot split and sell the newly split parcel as single-family residential property. The lot is currently zoned O-1, Local Office, but the portion of the parcel they intend to split off is not large enough to qualify for the O-1 zoning district which is why they are seeking to rezone the property before the split can be approved.

### Planning Commission Recommendation and Findings

The Planning Commission reviewed this proposed rezoning at the regularly scheduled meeting on May 23, 2023 and resolved unanimously, to forward a favorable recommendation to the Township Board.

### Motions

Based upon the Planning Commission's favorable recommendation at the May 23, 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 August 14, 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.

# Planning & Zoning Department

## REZONING REVIEW

**May 23, 2023 Meeting**

Report by Justin Daymon

<b>Application Number</b>	PRSA 23-04-02	<b>Action Requested</b>	Rezoning Approval
<b>Request</b>	Rezone from O-1, Local Office to R-1C, Single-Family Residential		
<b>Project Name</b>	Genisys Rezoning		
<b>Proposed Use(s)</b>	Single Family Residential		
<b>Address</b>	A portion of 4400/4416 Dixie Hwy	<b>Parcel Number</b>	13-10-254-025
<b>Owner</b>	Genisys Credit Union 2100 Executive Hills Blvd Auburn Hills, MI 48326	<b>Applicant</b>	Same
<b>Property Information</b>			
<b>General Location</b>	North/North-East side of Dixie Hwy, West of Sashabaw Rd		
<b>Property Size</b>	.22 acres (portion of property to rezoned then split)		
<b>Frontage</b>	95 ft on Monroe Ave		
<b>Current Zoning</b>	O-1, Local Office	<b>Proposed Zoning</b>	R-1C, Single-Family Residential
<b>Master Plan Designation</b>	<p><b>Community Business:</b></p> <p>The intent of the Community Business designation is to provide suitable locations for the general retail, service, and comparison shopping needs of the general population base. The commercial land uses covered by this designation are generally located along major roads, due to the higher volumes of traffic generated by these uses. Generally, the location of these uses is characterized by either a shopping center, or as an integrated or planned cluster of establishments served by one or more common parking areas, and which generate greater volumes of vehicular and pedestrian traffic. Because of the variety of business uses covered by this designation, special attention should be focused on site layout, building design, vehicular circulation, and coordination of site features between adjoining sites. In accordance with the intent of this designation, community commercial uses and sites should be:</p> <ul style="list-style-type: none"> <li>• Designed as part of a planned shopping center or in coordination with development on adjoining commercial sites</li> <li>• Located away, or substantially buffered, from residential areas</li> <li>• Served by a major road, as identified in the Master Plan</li> <li>• Designed to enhance and maintain a more pedestrian friendly environment and to foster a physical development pattern that is well planned and aesthetically appealing from both abutting thoroughfares and from within the District</li> </ul> <p>Commercial uses that may create a potential negative impact upon the natural and surrounding environment should be discouraged, or restricted, through the use of extensive screening and landscaping to minimize any potential environmental impact. Examples of such uses are automotive related services, outdoor storage and merchant retail, motor vehicle sales, and warehouses.</p>		
<b>Current Use</b>	Vacant portion of a parcel whose principal use is a bank.		
<b>Zoning History</b>	1950 – Residential-1 1960 – Commercial-1 1963 – RO-1, Restricted Office		

	2011 – O-1, Local Office
<b>Surrounding Development</b>	
<b>North</b>	R-1C, Single-Family Residential
<b>East</b>	R-1C, Single-Family Residential
<b>South</b>	O-1, Local Office (Genisys Credit Union)
<b>West</b>	R-1C, Single-Family Residential

### **Request Summary**

The applicants seeks to rezone a portion of the subject parcel. If the rezoning is approved, the applicant intends to apply for a lot split and sell the newly split parcel as single-family residential property. The lot is currently zoned O-1, Local Office, but the portion of the parcel they intend to split off is not large enough to qualify for the O-1 zoning district which is why they are seeking to rezone the property before the split can be approved. Section 3-900 of the Zoning Ordinance requires that C-4 lots be a minimum of 15,000 sqft.

### **Master Plan Conformity**

The Master Plan designates this property as Community Business which does not support the desired rezoning. However the portion of the parcel that the applicant is seeking to rezone is along a street that has been largely used as single-family residential since the 1960's. It is likely that this portion of the property is only designated as Community Business because it is part of a larger parcel that abuts Dixie Hwy.

### **Zoning District Evaluation**

The current lot and the applicant's desired lot both meet the Zoning Ordinance's minimum lot area and width standards of the proposed zoning district (3-900).

### **Planning 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 Master Plan, but is consistent with the historical use of the property and surrounding properties.***

- 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 property abuts single-family zoned properties on three 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 intended lot is able to provide all dimensional and site 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 proposed zoning district is appropriate for the location and will be in line with the surrounding development.

#### **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. 23-04-02,  
Proposed Zoning Map Amendment to Rezone From:  
O-1, Local Office to R-1C, Single-Family Residential**

**Motion:**

I move to forward a favorable/unfavorable **[Strike One]** recommendation in Case No. 23-04-02 on to the Township Board, to rezone a portion of the subject parcel #13-10-254-025 from O-1, Local Office 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.

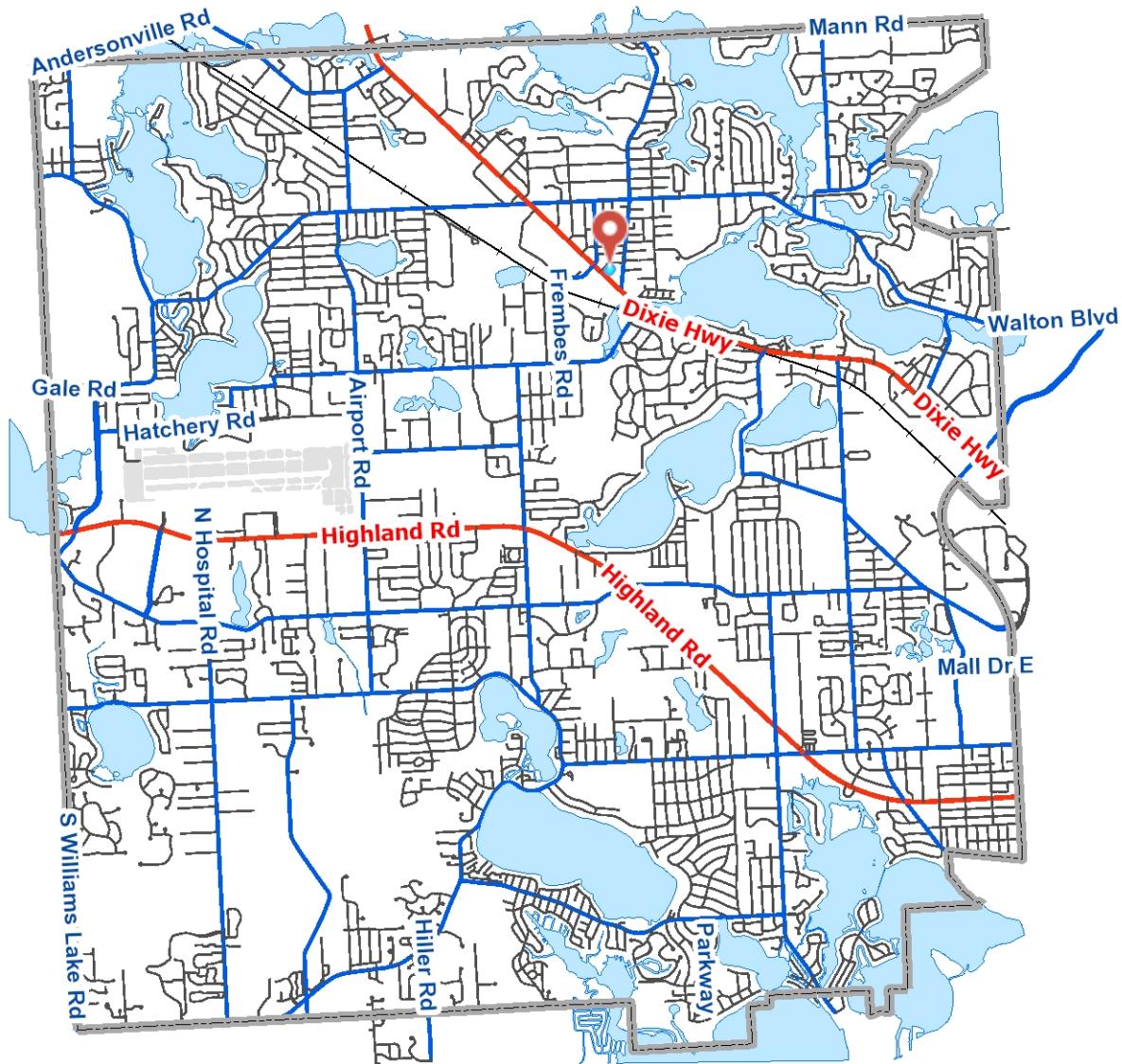
**Findings:**

- A. The requested zoning change **is not/is [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 not/will [Strike One]** result in any significant environmental impacts.
- G. The proposed zoning amendment **will not/will [Strike One]** be detrimental to the public interest.



PRSA 23-04-02

## Location Map



1:72,224



12,037.3

0

6,018.65

12,037.3 Feet

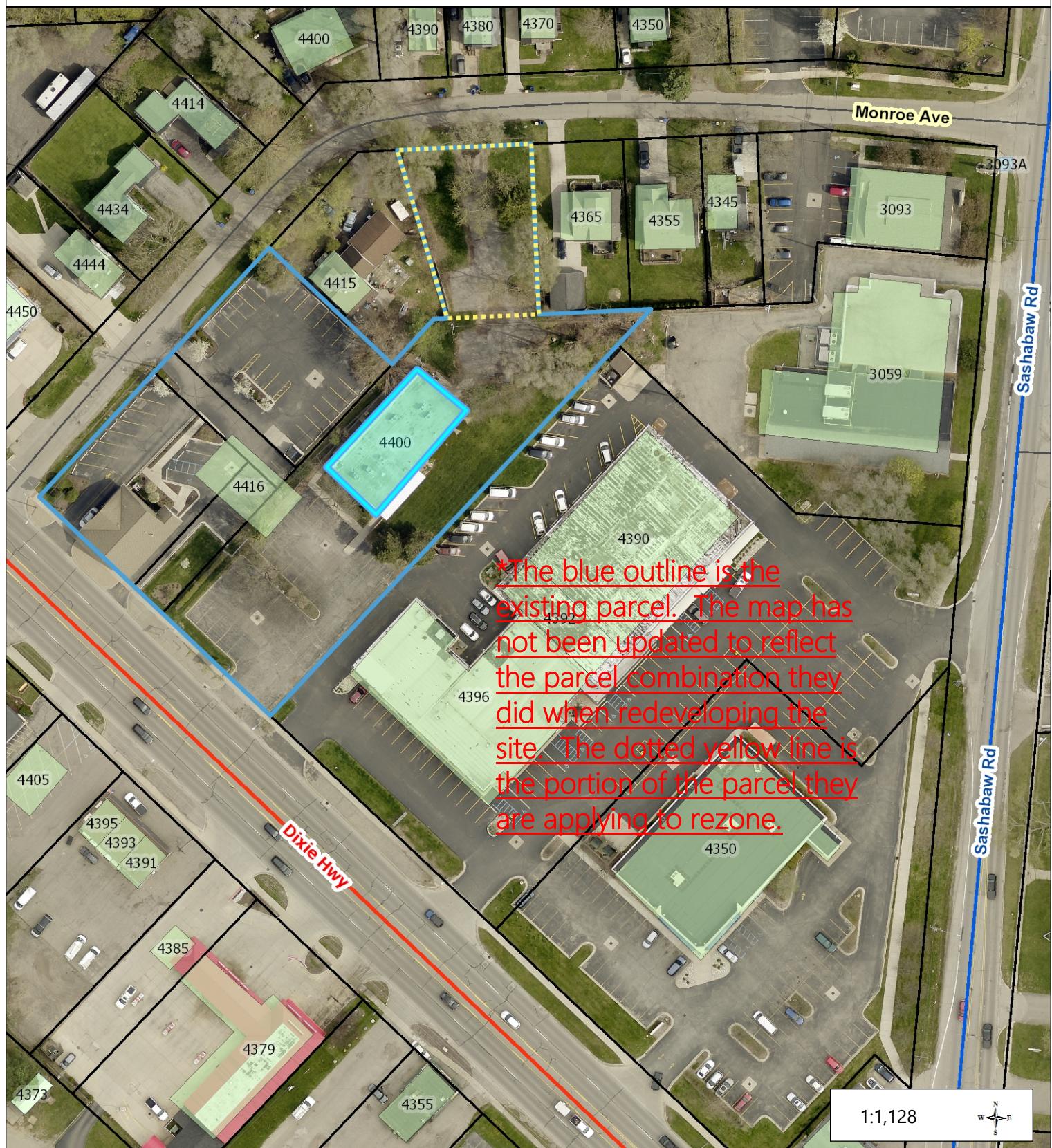
SOURCES: The Charter Township of Waterford and Oakland County, MI. Oakland County parcel data, Updated weekly.

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 23-04-02

## Aerial Map



188.1

0

94.04

188.1 Feet

1:1,128



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

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PRSA 23-04-02  
Master Plan Map



188.1

0

94.04

188.1 Feet

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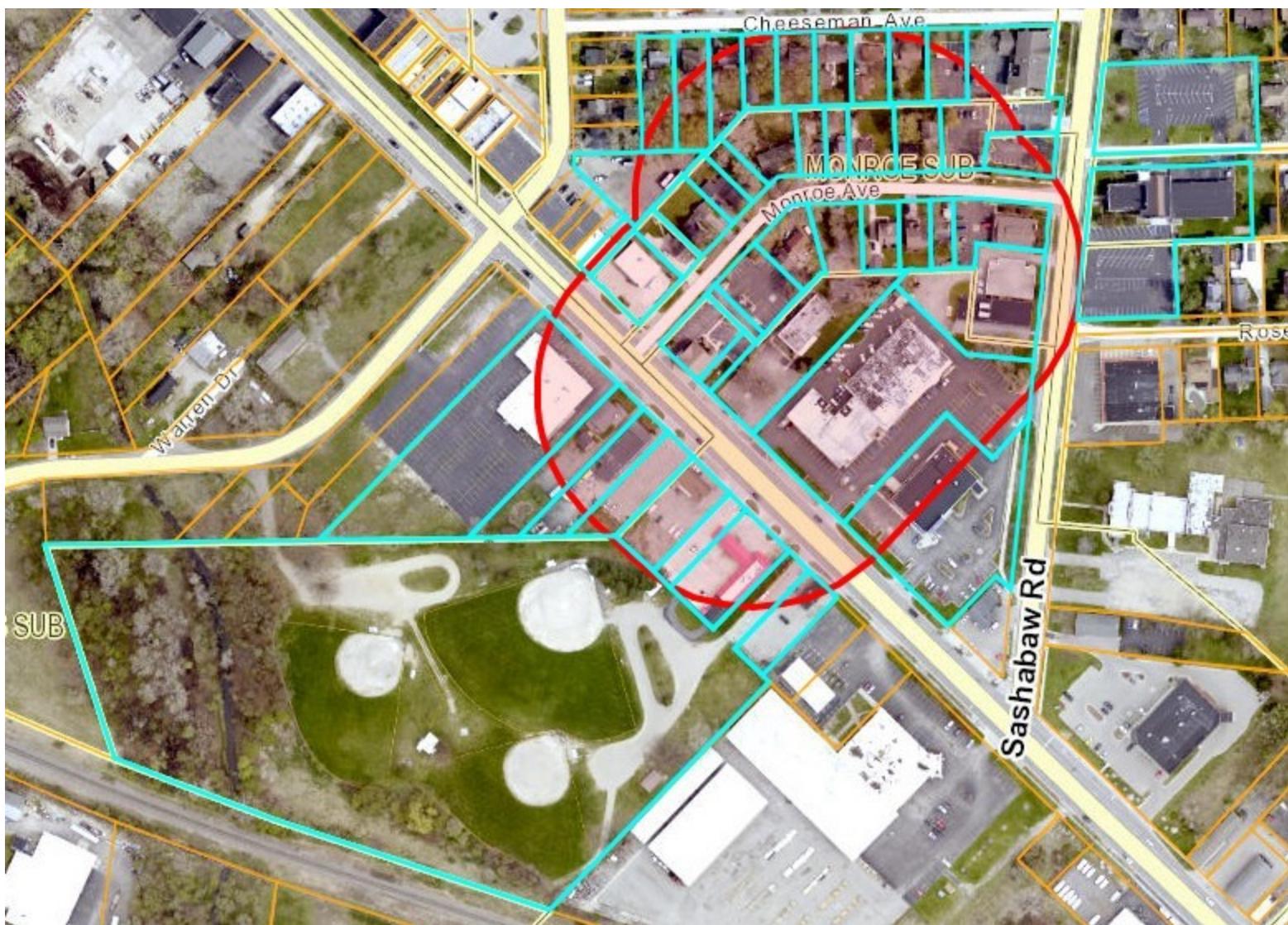


PRSA 23-04-02

## Zoning Map



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Project Number	Extra Addresses	PIN	CVTTAXCODE	CVTTAXDESCRIPTION	NAME1	NAME2	POSTALADDRESS	POSTALCITY	POSTALSTATE	POSTALZIP5
PRSA 23-04-02	Agency Addresses			Thomas Pozolo, PE / MDOT	MDOT Oakland	800 Vanguard Dr	Pontiac	MI		48341
PRSA 23-04-02	Agency Addresses			Cheryl Bush, OC Intl. Airport	Oakland County	6500 Patterson Pkwy	Waterford	MI		48327
PRSA 23-04-02	Agency Addresses			The Road Commission for Oakland County		31001 Lahser Road	Beverly Hills, MI 48025			
PRSA 23-04-02	Review	PIN	CVTTAXCODE	CVTTAXDESCRIPTION	NAME1	NAME2	POSTALADDRESS	POSTALCITY	POSTALSTATE	POSTALZIP5
PRSA 23-04-02	Review	1310401001 W		CHARTER TOWNSHIP OF WATERFORD MICHAEL HOWE			1191 CHERRYLAWN DR	PONTIAC	MI	48340
PRSA 23-04-02	Review	1310254027 W		CHARTER TOWNSHIP OF WATERFORD MICHIGAN BELL TELEPHONE CO			1365 CASS AVE RM 1608	DETROIT	MI	48226
PRSA 23-04-02	Review	1310253025 W		CHARTER TOWNSHIP OF WATERFORD MONROE 4400 LLC			C/O HARVEY SC 1609 CASS LAKE RD UNIT D	KEEGO HARBOR	MI	48320
PRSA 23-04-02		1310253005 W		CHARTER TOWNSHIP OF WATERFORD JERRY SIDOCK			20099 ALBURY DR	PORT CHARLOTTE	FL	33952
PRSA 23-04-02	Review	1310254029 W		CHARTER TOWNSHIP OF WATERFORD PEARSON MARKETTI			2058 WEXFORD ST	WATERFORD	MI	48329
PRSA 23-04-02	Review	1310254003 W		CHARTER TOWNSHIP OF WATERFORD GENISYS CREDIT UNION			2100 EXECUTIVE HILLS DR	AUBURN HILLS	MI	48326
PRSA 23-04-02	Review	1310253014 W		CHARTER TOWNSHIP OF WATERFORD TNTLAT DEVELOPMENT LLC			30200 5 MILE RD	LIVONIA	MI	48154
PRSA 23-04-02		1310254026 W		CHARTER TOWNSHIP OF WATERFORD RONALD VAUGHN	JACQUELINE VA	3093 SASHABAW RD	WATERFORD	MI		48329
PRSA 23-04-02	Review	1310181006 W		CHARTER TOWNSHIP OF WATERFORD FERRIS R.A. LLC			3825 CORUNNA RD	FLINT	MI	48532
PRSA 23-04-02		1310278028 W		CHARTER TOWNSHIP OF WATERFORD COMMUNITY UNITED PRESBYTERIAN CHURCH	4301 MONROE AVE		WATERFORD	MI		48329
PRSA 23-04-02		1310254011 W		CHARTER TOWNSHIP OF WATERFORD TREVIN CASE	4345 MONROE AVE		WATERFORD	MI		48329
PRSA 23-04-02		1310253036 W		CHARTER TOWNSHIP OF WATERFORD DARIUS THOMSON	4350 MONROE AVE		WATERFORD	MI		48329
PRSA 23-04-02		1310253013 W		CHARTER TOWNSHIP OF WATERFORD KYLE C ADOLPH	4355 CHEESEMAN AVE		WATERFORD	MI		48329
PRSA 23-04-02		1310254033 W		CHARTER TOWNSHIP OF WATERFORD MICHAEL LABRANCHE	DELORES AUSTI 4355 MONROE AVE		WATERFORD	MI		48329
PRSA 23-04-02		1310254032 W		CHARTER TOWNSHIP OF WATERFORD PHILIP J NIEHAUS	JENNIFER M NIE 4365 MONROE AVE		WATERFORD	MI		48329
PRSA 23-04-02		1310253035 W		CHARTER TOWNSHIP OF WATERFORD LAURA K BEALE	4370 MONROE AVE		WATERFORD	MI		48329
PRSA 23-04-02		1310253012 W		CHARTER TOWNSHIP OF WATERFORD DALE GAGE	HOLLI GAGE 4371 CHEESEMAN AVE		WATERFORD	MI		48329
PRSA 23-04-02		1310253027 W		CHARTER TOWNSHIP OF WATERFORD HOLLY WELLS	4380 MONROE AVE		WATERFORD	MI		48329
PRSA 23-04-02		1310253026 W		CHARTER TOWNSHIP OF WATERFORD CHAD DAY	4390 MONROE AVE		WATERFORD	MI		48329
PRSA 23-04-02		1310253011 W		CHARTER TOWNSHIP OF WATERFORD ROXANNE TROUT	SCOTT HENRY 4391 CHEESEMAN AVE		WATERFORD	MI		48329
PRSA 23-04-02		1310253010 W		CHARTER TOWNSHIP OF WATERFORD STEPHEN WHITE	MARLENE WHIT 4405 CHEESEMAN AVE		WATERFORD	MI		48329
PRSA 23-04-02		1310253024 W		CHARTER TOWNSHIP OF WATERFORD JENEE M SUDDETH	4414 MONROE AVE		WATERFORD	MI		48329
PRSA 23-04-02		1310254031 W		CHARTER TOWNSHIP OF WATERFORD TIMOTHY J MILLER JR	4415 MONROE AVE		WATERFORD	MI		48329
PRSA 23-04-02		1310253009 W		CHARTER TOWNSHIP OF WATERFORD ERI JEREMIAH KIRKWOOD	4417 CHEESEMAN AVE		WATERFORD	MI		48329
PRSA 23-04-02		1310253008 W		CHARTER TOWNSHIP OF WATERFORD MEGAN SCHWARTZ	STEPHEN SCHW 4431 CHEESEMAN AVE		WATERFORD	MI		48329
PRSA 23-04-02		1310253022 W		CHARTER TOWNSHIP OF WATERFORD JOSHUA VANEK	MELISSA VANEK 4434 MONROE AVE		WATERFORD	MI		48329
PRSA 23-04-02		1310253021 W		CHARTER TOWNSHIP OF WATERFORD MITCHELL DUDA	4444 MONROE AVE		WATERFORD	MI		48329
PRSA 23-04-02		1310253007 W		CHARTER TOWNSHIP OF WATERFORD RAFAEL GUILLEN	4445 CHEESEMAN AVE		WATERFORD	MI		48329
PRSA 23-04-02	Review	1310181008 W		CHARTER TOWNSHIP OF WATERFORD BETTY PUERTAS	4447 DIXIE HWY		WATERFORD	MI		48329
PRSA 23-04-02	Review	1310253019 W		CHARTER TOWNSHIP OF WATERFORD DINH VAN TO	4458 DIXIE HWY		WATERFORD	MI		48329
PRSA 23-04-02		1310253006 W		CHARTER TOWNSHIP OF WATERFORD NANCY J COHENHAVER	4461 CHEESEMAN AVE		WATERFORD	MI		48329
PRSA 23-04-02	Review	1310326002 W		CHARTER TOWNSHIP OF WATERFORD TOWNSHIP OF WATERFORD	SHELL BALL PAR 5200 CIVIC CENTER DR		WATERFORD	MI		48329
PRSA 23-04-02	Review	1310181005 W		CHARTER TOWNSHIP OF WATERFORD KADHIM BALDAWI	5355 ROYAL VALE LN		DEARBORN	MI		48126
PRSA 23-04-02	Review	1310402012 W		CHARTER TOWNSHIP OF WATERFORD JACK'S ROADSIDE BBQ LLC	C/O TREVOR AR 5910 SHERWOOD RD		OXFORD	MI		48371
PRSA 23-04-02	Review	1310253020 W		CHARTER TOWNSHIP OF WATERFORD HGRS INC.	6310 BRANFORD DR		WEST BLOOMFIELD	MI		48322
PRSA 23-04-02	Review	1310254030 W		CHARTER TOWNSHIP OF WATERFORD THIRD WORLD LLC	700 S WATER ST		MILWAUKEE	WI		53204
PRSA 23-04-02	Review	1310401002 W		CHARTER TOWNSHIP OF WATERFORD DAVE MILLER LLC	PO BOX 61		DAVISBURG	MI		48350
PRSA 23-04-02	Extra Addresses	1310254027 W		CHARTER TOWNSHIP OF WATERFORD OCCUPANT		3059 SASHABAW RD	WATERFORD	MI		48329
PRSA 23-04-02	Extra Addresses	1310253034 W		CHARTER TOWNSHIP OF WATERFORD OCCUPANT		3125 SASHABAW RD	WATERFORD	MI		48329
PRSA 23-04-02	Extra Addresses	1310253037 W		CHARTER TOWNSHIP OF WATERFORD OCCUPANT		3141 SASHABAW RD	WATERFORD	MI		48329
PRSA 23-04-02	Extra Addresses	1310253014 W		CHARTER TOWNSHIP OF WATERFORD OCCUPANT		4339 CHEESEMAN AVE	WATERFORD	MI		48329
PRSA 23-04-02	Extra Addresses	1310254030 W		CHARTER TOWNSHIP OF WATERFORD OCCUPANT		4350 DIXIE HWY	WATERFORD	MI		48329
PRSA 23-04-02	Extra Addresses	1310402012 W		CHARTER TOWNSHIP OF WATERFORD OCCUPANT		4355 DIXIE HWY	WATERFORD	MI		48329
PRSA 23-04-02	Extra Addresses	1310326002 W		CHARTER TOWNSHIP OF WATERFORD OCCUPANT		4373 DIXIE HWY	WATERFORD	MI		48329
PRSA 23-04-02	Extra Addresses	1310401005 W		CHARTER TOWNSHIP OF WATERFORD OCCUPANT		4379 DIXIE HWY	WATERFORD	MI		48329
PRSA 23-04-02	Extra Addresses	1310401002 W		CHARTER TOWNSHIP OF WATERFORD OCCUPANT		4385 DIXIE HWY	WATERFORD	MI		48329
PRSA 23-04-02	Extra Addresses	1310401001 W		CHARTER TOWNSHIP OF WATERFORD OCCUPANT		4391 DIXIE HWY	WATERFORD	MI		48329
PRSA 23-04-02	Extra Addresses	1310254029 W		CHARTER TOWNSHIP OF WATERFORD OCCUPANT		4392 DIXIE HWY	WATERFORD	MI		48329
PRSA 23-04-02	Extra Addresses	1310254025 W		CHARTER TOWNSHIP OF WATERFORD OCCUPANT		4400 DIXIE HWY	WATERFORD	MI		48329
PRSA 23-04-02	Extra Addresses	1310253025 W		CHARTER TOWNSHIP OF WATERFORD OCCUPANT		4400 MONROE AVE	WATERFORD	MI		48329
PRSA 23-04-02	Extra Addresses	1310181007 W		CHARTER TOWNSHIP OF WATERFORD OCCUPANT		4405 DIXIE HWY	WATERFORD	MI		48329
PRSA 23-04-02	Extra Addresses	1310254003 W		CHARTER TOWNSHIP OF WATERFORD OCCUPANT		4410 DIXIE HWY	WATERFORD	MI		48329
PRSA 23-04-02	Extra Addresses	1310181006 W		CHARTER TOWNSHIP OF WATERFORD OCCUPANT		4415 DIXIE HWY	WATERFORD	MI		48329
PRSA 23-04-02	Extra Addresses	1310254028 W		CHARTER TOWNSHIP OF WATERFORD OCCUPANT		4416 DIXIE HWY	WATERFORD	MI		48329
PRSA 23-04-02	Extra Addresses	1310181005 W		CHARTER TOWNSHIP OF WATERFORD OCCUPANT		4431 DIXIE HWY	WATERFORD	MI		48329
PRSA 23-04-02	Extra Addresses	1310181008 W		CHARTER TOWNSHIP OF WATERFORD OCCUPANT		4443 DIXIE HWY	WATERFORD	MI		48329
PRSA 23-04-02	Extra Addresses	1310253020 W		CHARTER TOWNSHIP OF WATERFORD OCCUPANT		4450 DIXIE HWY	WATERFORD	MI		48329
PRSA 23-04-02	Extra Addresses	1310253019 W		CHARTER TOWNSHIP OF WATERFORD OCCUPANT		4454 DIXIE HWY	WATERFORD	MI		48329
PRSA 23-04-02	LAMS	1310253025		OCCUPANT		4402 Monroe Ave	Waterford MI 48329-4032			
PRSA 23-04-02	LAMS	1310181008		OCCUPANT		4449 Dixie Hwy	Waterford MI 48329-3510			

Notice is hereby given of a public hearing to be held by the Waterford Township Planning Commission on **Tuesday, May 23, 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 23-04-02 Rezoning O-1, Local Office to R-1C, Single-Family Residential – Public Hearing**

**Requesting:** The applicant is proposing to rezone a portion of their parcel from O-1, Local Office to R-1C, Single-Family Residential  
**Property Location:** **4400 Dixie Hwy**  
**Property Zoned:** O-1, Local Office  
**Applicant:** Genisys Credit Union

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

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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, May 23, 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 23-04-02 Rezoning O-1, Local Office to R-1C, Single-Family Residential – Public Hearing**

**Requesting:** The applicant is proposing to rezone a portion of their parcel from O-1, Local Office to R-1C, Single-Family Residential  
**Property Location:** **4400 Dixie Hwy**  
**Property Zoned:** O-1, Local Office  
**Applicant:** Genisys Credit Union

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

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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

<b>Office Use Only</b>				Date Received _____
<b>Related Application Numbers</b>				Planning Fees _____
PBUS: _____	PCR: _____	PRSA: _____	Engineering Fee _____	
PSP: _____	PZBA: _____	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

**II. Applicant Information**

Applicant Name <b>Genisys Credit Union</b>	Contact Person <b>Michelle Mattson</b>	
Address <b>2100 Executive Hills Blvd</b>	City <b>Auburn Hills</b>	
State & ZIP <b>MI 48326</b>	Home/ Office Phone <b>248-322-9800</b>	Cell Phone
Email Address <b>mmattson@genisyscu.org</b>		

**III. Property Information**

Legal Description  Attached  On Site Plan

All new buildings or unit splits are required to make a Request for New Address	Requires New Address? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Street Name Building Faces:	New Address Assigned (Obtain from Fire Department)	
			Property ID Number 13-10-254-025	Lot Number 6, 7, 22, Part of 23
Property Owner <b>Genisys Credit Union</b>			Owner State & Zip MI 48326	Proposed Zoning R-1C / O-1
Owner Address <b>2100 Executive Hills Blvd</b>	Owner City <b>Auburn Hills</b>	Current Zoning O-1	Property Size (Acres) 1.038	
Property Address or General Location <b>4400 Dixie Highway</b>			Num. of Buildings 1	Building Use Code
Frontage (feet and streets) <b>95' frontage on Monroe Avenue, 105' frontage on Dixie Highway</b>			Zoning Use Section	
Proposed Use Continue existing use as Office Establishment on Dixie Highway, rezoned area to be proposed future use consistent with R-1C zoning.		#Residential Units 0	#Vehicle Repair Bays 0	#Salon/Barber/ Tattoo Stations 0

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)		
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 <b>Nowak &amp; Fraus Engineers</b>	Contact Person <b>Jason Longhurst</b>	
Address <b>46777 Woodward Ave.</b>	City <b>Pontiac</b>	
State & ZIP <b>MI 48342</b>	Office Phone <b>248-332-7931</b>	Cell Phone
Email Address <b>jlonghurst@nfe-engr.com</b>		

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

Parcel 13-10-254-025 is a 1.038 acre parcel that includes land within both Supervisor's Plat No. 22 (L. 34, P. 56, O.C.R.) and Monroe Subdivision (L. 50, P. 37, O.C.R.). As part of a proposed lot split / combination, the two lots that are part of the Monroe Subdivision (Lots 6 and 7) are proposed to be split off to become a separate 9,600 square foot parcel. These two lots are currently zoned O-1, and in order to proceed with the proposed lot split, we are requesting that they be rezoned to R-1C, with the remainder of the current tax parcel to remain O-1. The proposed area of the R-1C zoning would be 9,600 sq. ft., while the remainder O-1 area would be 35,619 sq. ft.. The proposed R-1C zoning is consistent with the adjacent lots on Monroe Avenue that are also part of the Monroe Subdivision. The dimensions of the resultant parcels following rezoning and the proposed lot split would be in conformance with the lot area and width standards of the Waterford Township Zoning Ordinance for both the R-1C and O-1 zoning districts. In addition, this proposed rezoning would result in consistent R-1C zoning along a greater length of Monroe Avenue, and could help retain, enhance, and promote a sense of community and identity for Monroe Avenue residents.

## 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: 4400 Dixie Highway, Waterford, MI 48329

Property Parcel No: 13-10-254-025

**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>	
1.	Gensiys Credit Union	2100 Executive Hills Blvd		Owner	<i>Jackie Buchanan</i>
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.

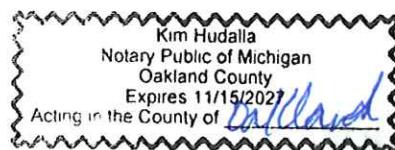
Jackie Buchanan	2100 Executive Hills	248-322-9800	N/A	N/A
Name (Please Print)	Address	Telephone Contact	Birth Date	Drivers License #

*Jackie Buchanan*

Signature

Subscribed and performed electronically on this 21 Day of February 2023 Kim Hudalla

Notary Public  
State of Michigan  
County of Oakland  
My Commission Expires: 11/15/2027



## VII. Submission Requirements

In addition to submission requirements below, all applications require proof of Ownership, Letters of Authority on behalf of the Owner, Taxes Paid, and the Hazardous Substances Reporting Form.

Fees charged for Change of Use and Concept Plan will be applied to the Site Plan fees under the same review.

When plans are submitted, one copy must be a full sized 36 x 24". All other copies must be 11" x 17" unless noted.

Application Type	Requirements	Explanation
Business Registration	Application; \$100 fee	All new businesses or occupants to a commercial space.
Change of Use	Application; Business Registration Fee; additional \$550 fee; Property Unit List of Multiple-Tenant properties	Required if space is vacant or use type changes
Concept Plan	Application; \$550 fee; 1 digital and 1 physical copy of concept plan;	Required prior to Planning Commission review for Minor / Major Site Plan or Special Approval
Minor / Major Site Plan	Application; \$1,250 or \$1,550 fee per review type; 1 digital and 2 physical copies of 36 x 24" preliminary plan; 10 copies of 11" x 17" preliminary plan. 2 additional full size sets at Final Site Plan Review May require additional Business Registration / Change of Use at time of occupancy	Required for Final Site Plan Review and any prior to any exterior improvements.
Special Approval	Application; \$1,000 fee (\$600 fee for modifications or renewals); Change of Use/Minor/ Major Site Plan requirements and fees as necessary May require additional Business Registration at time of occupancy	Potentially required based on use type per zoning district
Master Plan	Application; \$1,000 fee; detailed explanation of changes; 1 digital and 11 physical copies of application and supporting documents	Request to modify the Master Plan
Rezoning / Text Amendment	Application; \$1,200 fee; detailed explanation of changes; 1 digital and 11 physical copies of application and supporting documents	Request to modify the zoning map or zoning ordinance text

Plan Elements	Concept	Preliminary
A. Name, address and telephone number of property owner.	✓	✓
B. Name, business address and contact information for all developers, engineers, attorneys, architects landscape architects, and registered land surveyors associated with the development of the concept plan.	✓	✓
C. Title block with project name and address/location of site.	✓	✓
D. North arrow.	✓	✓
E. Scale.	✓	✓
F. Legend.	✓	✓
G. Revision block (month, day and year of original submittal and subsequent revisions).	✓	✓
H. Existing zoning on subject parcel and neighboring properties.	✓	✓
I. A certified survey completed by a State of Michigan Licensed Land Surveyor, which indicates the legal description and recorded and measured dimensions of the property lines and other pertinent data as prescribed in Public Act 132 of 1970, Certified Surveys, as amended. The plan shall be drawn in accordance with the dimensions shown on this survey.	✓	✓
J. The location, dimensions, and proposed usage of all proposed permanent and accessory buildings and structures to be constructed, maintained, and used on the site. For all proposed residential use components of the concept plan, also include the proposed density calculation and number of each type of dwelling unit (one-bedroom units, two-bedroom units, etc.).	✓	✓
K. The location of all proposed transformer pads, dumpster enclosures and exterior appliance units on the site.	✓	✓
L. The location of all proposed exterior lighting to be used on the site.	✓	✓
M. The location of all proposed signs to be used on the site.	✓	✓
N. The location of all proposed landscaped areas, open space, and outdoor recreation areas to be dedicated and maintained on the site.	✓	✓
O. The location and addresses of buildings, uses and other significant features of immediately adjacent property within one hundred (100) feet of the subject zoning lot.	✓	✓
P. Location of existing and proposed public and private rights-of-way, drives, drive approaches (including acceleration, deceleration and passing lanes), nonmotorized pathways, any other vehicular and pedestrian circulation features within and adjacent to the parcel, all parking and loading areas indicating type of surfacing, and outdoor display areas where applicable.	✓	✓
Q. Location of all wetland, floodplain, drainage course, and natural feature boundaries.	✓	✓
D. Show all dimensional and numerical information, and three-dimensional details for items K through M listed under Concept Plan		✓
E. Location map.		✓
F. All required minimum setbacks from existing or proposed public or private rights-of-way and property lines.		✓
G. Total lot area, net lot area, and buildable area of the zoning lot, as measured in square feet and acreage.		✓
H. Grading plan.		✓
I. The location, dimensions, and details for all walls, fences and berms as proposed and/or required by the Zoning Ordinance.		✓
J. All curbing including size, type, location and detail.		✓
K. The location, capacity, and details of all existing or proposed water, sanitary sewer, stormwater drainage, and other utilities serving the site with all information as required to conform with the Township Engineering Standards.		✓
L. All existing easements and vacated easements and rights-of-way.		✓
M. Front, side, and rear elevations of all proposed buildings.		✓
N. All other items required by either the Zoning Official or the Building Official to comply with land regulation requirements contained in the Waterford Code of Ordinances.		✓

### VIII. Hazardous Substances Reporting Form

Site Plan No. \_\_\_\_\_

*Note: This form must be completed and submitted as part of the site plan for all facilities.*

Business Name Genisys Credit Union	Business Owner CEO Jackie Buchanan
Mailing Address 2100 Executive Hills Blvd	
Location of Property 4400 Dixie Highway, Waterford, MI 48329	
Phone Number 248-322-9800	Sidwell Number 13-10-254-025
Owner Signature	Date
Information Compiled By	Date

#### Part I: Management of Hazardous Substances and Polluting Material

<input checked="" type="checkbox"/> Y	Will the proposed facility store, use or generate hazardous substances or polluting materials (including petroleum-based products) in quantities greater than 100 kilograms per month (about 25 gallons per month) now or in the future? If yes, please complete the rest of this form and submit with your site plan. If no, stop here and return to the Planning Department.
<input type="checkbox"/> Y	Will hazardous substances or polluting materials be reused or recycled on site?
<input type="checkbox"/> N	
<input type="checkbox"/> Y	Will any hazardous substances or polluting materials be stored on the site? If yes, identify the storage location on the site plan. Describe the size and type of secondary containment structures here and as a detail on the site plan.
<input type="checkbox"/> N	
<input type="checkbox"/> Y	Will new underground storage tanks be located less than 2,000 feet from drinking water wells serving two (2) or more establishments, or less than 300 feet from a single family drinking water well? If yes, contact Michigan Department of Environment, Great Lakes, and Energy (586) 753-3700.
<input type="checkbox"/> N	
<input type="checkbox"/> Y	Will hazardous waste or liquid industrial waste be transported off-site for treatment, disposal and/or recycling? If yes, please list the name, address and telephone number of your licensed transporter(s)
<input type="checkbox"/> N	
<input type="checkbox"/> Y	Will the interior of the facility have general purpose floor drains?* If yes, will the floor drains connect to: (Check One)
<input type="checkbox"/> N	
<input type="checkbox"/> Y	<input type="checkbox"/> Sanitary Sewer System <input type="checkbox"/> On-Site Holding Tank; or
<input type="checkbox"/> N	<input type="checkbox"/> System authorized by state groundwater discharge permit, which requires monitoring. Contact Waterford Township Department of Public Works (248) 674-2278; and Michigan Department of Environment, Great Lakes, and Energy, Waste Management Division, Southeast Michigan District Office (586) 753-3700
<i>*General purpose floor drains shall not be connected to a storm water drainage system, dry well or septic system.</i>	
<input type="checkbox"/> Y	Will hazardous substances or polluting materials be stored, used or handled out of doors near storm drains which discharge into lakes, streams or wetlands? If yes, describe the type of catch basins or spill containment facilities which will be used and provide detail on the site plan.
<input type="checkbox"/> N	
Additional information may be requested from the Township to assure the site plans comply with local, county and state environmental protection requirements. The Township may require Part II to be completed; only complete Part II if requested by the Township. <b>Part II on reverse side.</b>	

**Part II****Types and Quantities of Hazardous Substances and Polluting Materials Which Will Be Used, Stored or Generated On-Site**

Please list the hazardous substances and polluting materials (including chemicals, hazardous materials, petroleum products, hazardous wastes and other polluting materials) which are expected to be used, stored or generated on-site. Quantities should reflect the maximum volumes on hand at any time. Attach additional pages, if necessary, to list all hazardous substances and polluting materials.

Common Name (Trade Name)	Chemical Name (Components)	Maximum Quantity on hand at one time	Type of Storage Containers
1.			
2.			
3.			
4.			
5.			
6.			

**Key**

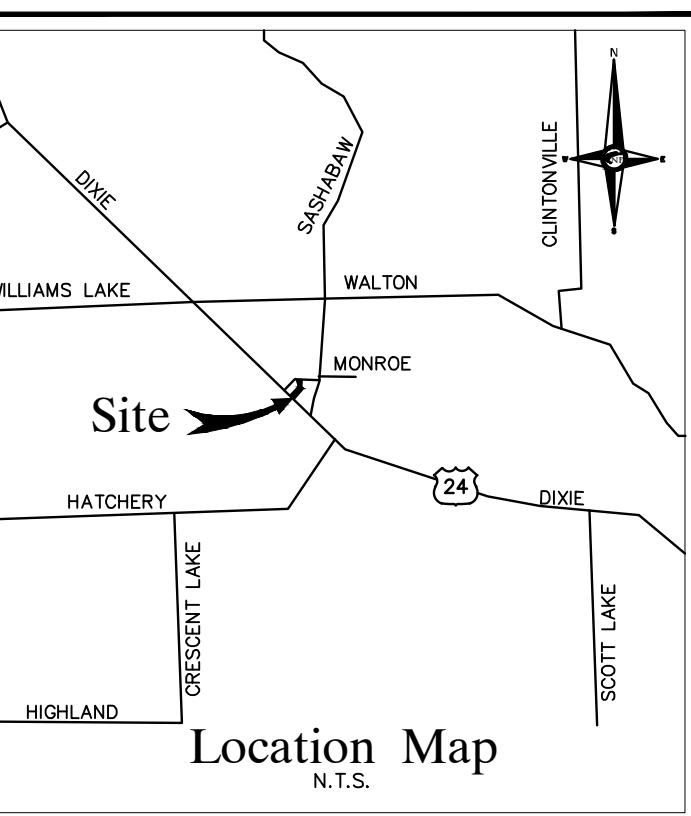
Liq. = Liquid  
DM = Drum(s)  
S = Solid  
G = Gas  
P. G. = Pressurized Gas  
TP = Portable Tank  
AGT = Above Ground Tank  
P. Liq. = Pressurized Liquid  
UGT = Underground Storage Tank  
CY = Cylinders  
CM = Metal Container  
CW = Wooden/Composition Container

## IX. Multi-Tenant Commercial Property Unit List (For multi-tenant properties only. To be filled out by property owner or management company)

Principle Property Name:

## Principle Property Address:





Location Map  
N.T.S.

SITE INFORMATION

EXISTING ZONING:	O-1 LOCAL OFFICE
SITE AREA:	64,418 SF. OR 1.48 ACRES (TOTAL)
SITE ADDRESS:	4416 DIXIE HIGHWAY
EXISTING USE:	CREDIT UNION AND MEDICAL CENTER
PROPOSED USE:	CREDIT UNION
MIN. YARD SETBACKS:	REQUIRED PROPOSED
FRONT (SOUTHWEST)	35' 70.95 FT.
FRONT (NORTHWEST)	35' 66.33 FT.
REAR (NORTHEAST)	30' 72.75 FT.
(ADJACENT TO RESIDENTIAL)	
REAR (SOUTHEAST)	20' 81.94 FT.
MIN. PARKING SETBACKS:	REQUIRED PROPOSED
FRONT (SOUTHWEST)	20' 20.00 FT.
FRONT (NORTHWEST)	20' 20.48 FT.
REAR (NORTHEAST)	30' 47.33 FT.
(ADJACENT TO RESIDENTIAL)	
REAR (SOUTHEAST)	5' 6.43 FT.
MAX. BLDG. HEIGHT	30' FT.

EXISTING AND PROPOSED  
LEGAL DESCRIPTIONS

EXISTING PARCELS:

PARCEL 13-10-254-003 (4416 DIXIE HWY)  
SOUTHEASTERLY 28 FEET OF "SUPERVISOR'S PLAT NO. 22"  
PART OF THE NORTHEAST 1/4 OF SECTION 10, TOWN 3 NORTH,  
RANGE 9 EAST, WATERFORD TOWNSHIP, OAKLAND COUNTY, MICHIGAN  
AS RECORDED IN LIBER 34 OF PLATS, ON PAGE 56, OAKLAND  
COUNTY RECORDS.

PARCEL 13-10-254-004  
LOT 1, THE NORTHEASTERLY 1/2 OF "MONROE SUBDIVISION"  
PART OF THE NORTHEAST 1/4 OF SECTION 10, TOWN 3 NORTH  
RANGE 9 EAST, WATERFORD TOWNSHIP, OAKLAND COUNTY, MICHIGAN  
AS RECORDED IN LIBER 50 OF PLATS, ON PAGE 37, OAKLAND  
COUNTY RECORDS.

PARCEL 13-10-254-005  
LOT 1, THE NORTHEASTERLY 1/2 OF LOT 21, AND ALL OF LOTS 2 AND 3 OF  
"MONROE SUBDIVISION", PART OF THE NORTHEAST 1/4 OF SECTION 10,  
TOWN 3 NORTH, RANGE 9 EAST, WATERFORD TOWNSHIP, OAKLAND  
COUNTY, MICHIGAN AS RECORDED IN LIBER 50 OF PLATS, ON PAGE  
37, OAKLAND COUNTY RECORDS.

PARCEL 13-10-254-025 (4416 DIXIE HWY)  
LOTS 6, 7, "MONROE SUBDIVISION", PART OF THE NORTHEAST 1/4  
OF SECTION 10, TOWN 3 NORTH, RANGE 9 EAST, WATERFORD  
TOWNSHIP, OAKLAND COUNTY, MICHIGAN AS RECORDED IN LIBER 50  
OF PLATS, ON PAGE 37, OAKLAND COUNTY RECORDS AND LOT 22,  
ALSO THE NORTHWESTERLY 85.43 FEET OF LOT 23 OF "SUPERVISOR'S  
PLAT NO. 22", PART OF THE NORTHEAST 1/4 OF SECTION 10, TOWN 3  
NORTH, RANGE 9 EAST, WATERFORD TOWNSHIP, OAKLAND COUNTY,  
MICHIGAN AS RECORDED IN LIBER 34 OF PLATS, ON PAGE 56,  
OAKLAND COUNTY RECORDS.

PARCEL 13-10-254-028 (4416 DIXIE HWY)  
NORTHWESTERLY 32 FEET OF LOT 21, PART OF "SUPERVISOR'S PLAT NO. 22"  
PART OF THE NORTHEAST 1/4 OF SECTION 10, TOWN 3 NORTH,  
RANGE 9 EAST, WATERFORD TOWNSHIP, OAKLAND COUNTY, MICHIGAN  
AS RECORDED IN LIBER 34 OF PLATS, ON PAGE 56, OAKLAND  
COUNTY RECORDS.

CONTAINING 74,018.75 SQUARE FEET OR 1.699 ACRES IF LAND.

PROPOSED:

PROPOSED PARCEL A:  
LOTS 21, 22 & PART OF LOT 23 OF "SUPERVISOR'S PLAT NO. 22"  
RECORDED IN LIBER 34 OF PLATS, ON PAGE 56, OAKLAND  
COUNTY RECORDS AND LOTS 1, 2, AND 3 OF "MONROE SUBDIVISION" RECORDED  
IN LIBER 50 OF PLATS, ON PAGE 37, OAKLAND COUNTY RECORDS OF  
PART OF THE NORTHEAST 1/4 OF SECTION 10, TOWN 3 NORTH,  
RANGE 9 EAST, WATERFORD TOWNSHIP, OAKLAND COUNTY, MICHIGAN  
BECOMING PART OF THE DESCRIBED PARCEL FOR CONVENIENCE  
BEGINNING AT THE WESTERLY CORNER OF SAID LOT 21; THENCE  
NORTH 46 DEGREES 00 MINUTES 05 SECONDS EAST, 240.00 FEET TO  
THE NORTHEASTERLY CORNER OF SAID LOT 22; THENCE NORTH 43  
DEGREES 38 MINUTES 00 SECONDS EAST, 120.00 FEET TO THE EASTERLY  
CORNER OF SAID LOT 3; THENCE NORTH 46 DEGREES 01 MINUTES 05  
SECONDS, 161.00 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT  
22; THENCE SOUTH 89 DEGREES 37 MINUTES 50 SECONDS WEST,  
150.81 FEET; THENCE SOUTH 46 DEGREES 01 MINUTES 05 SECONDS  
WEST, 392.10 FEET TO A POINT ON THE NORTHEASTERLY RIGHT  
OF 4416 DIXIE HIGHWAY (100 FEET WIDE); THENCE NORTH 43  
DEGREES 38 MINUTES 00 SECONDS WEST, 225.43 FEET TO THE  
POINT OF BEGINNING.

CONTAINING 64,418.75 SQUARE FEET OR 1.479 ACRES IF LAND.  
PROPOSED PARCEL B:  
LOT 1, THE NORTHEASTERLY 1/2 OF "MONROE SUBDIVISION", PART OF THE  
NORTHEAST 1/4 OF SECTION 10, TOWN 3 NORTH, RANGE 9 EAST, WATERFORD  
TOWNSHIP, OAKLAND COUNTY, MICHIGAN AS RECORDED IN LIBER 50  
OF PLATS, ON PAGE 37, OAKLAND COUNTY RECORDS

CONTAINING 9,600.00 SQUARE FEET OR 0.220 ACRES IF LAND.

PROPOSED ZONING LEGEND

	AREA PROPOSED TO BE REZONED FROM O-1 TO R-1C
--	---

PAVING LEGEND

	PROPOSED CONCRETE PAVEMENT
	PROPOSED ASPHALT PAVEMENT

LEGEND

	EXISTING SANITARY SEWER
	SAN. CLEAN OUT
	EXISTING WATERMAIN
	EX. R. Y. CATCH BASIN
	EXISTING BURIED CABLES
	OVERHEAD LINES
	LIGHT POLE
	SIGN
	EXISTING GAS MAIN
	PR. SANITARY SEWER
	PR. WATER MAIN
	PR. STORM SEWER
	PR. R. Y. CATCH BASIN
	PROPOSED LIGHT POLE

811  
Know what's below  
Call before you dig.

DATE ISSUED/REVISED

DRAWN BY:  
T. Wood

DESIGNED BY:  
T. Wood

APPROVED BY:  
J. Longhurst

DATE:  
February 17, 2023

SCALE: 1" = 20'

20 10 0 10 20 30  
NFE JOB NO. C511-01 SHEET NO. 1 of 1

STATE OF MICHIGAN  
COUNTY OF OAKLAND  
CHARTER TOWNSHIP OF WATERFORD  
ORDINANCE NO. 2023-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 13-10-254-025, legally described below, with current address of 4400/4416 Dixie Hwy, is rezoned from **O-1, Local Office 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 14, 2023.

CHARTER TOWNSHIP OF WATERFORD

---

Date

---

Kimberly Markee, Township Clerk

**LEGAL DESCRIPTION ATTACHMENT TO ORDINANCE 2023-Z-014**

LOTS 6 AND 7 OF MONROE SUBDIVISION PART OF THE NORTHEAST  $\frac{1}{4}$  OF SECTION 10, TOWN 3 NORTH, RANGE 9 EAST, WATERFORD TOWNSHIP, OAKLAND COUNTY, MICHIGAN AS RECORDED IN LIBER 50 OF PLATS, ON PAGE 37, OAKLAND COUNTY RECORDS CONTAINING 9,600.00 SQUARE FEET OR .220 ACRES IF LAND.