

BOARD OF TRUSTEES
Gary Wall, Supervisor
Kim Markee, Clerk
Steven Thomas, Treasurer
Anthony M. Bartolotta, Trustee
Marie Hauswirth, Trustee
Janet L. Matsura, Trustee
Mark Monohon, Trustee



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
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

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.

**With us there are no
boundaries**

Planning & Zoning Department

REZONING REVIEW

May 23, 2023 Meeting

Report by Justin Daymon

Application Number	PRSA 23-04-02	Action Requested	Rezoning Approval
Request	Rezone from O-1, Local Office to R-1C, Single-Family Residential		
Project Name	Genisys Rezoning		
Proposed Use(s)	Single Family Residential		
Address	A portion of 4400/4416 Dixie Hwy	Parcel Number	13-10-254-025
Owner	Genisys Credit Union 2100 Executive Hills Blvd Auburn Hills, MI 48326	Applicant	Same
Property Information			
General Location	North/North-East side of Dixie Hwy, West of Sashabaw Rd		
Property Size	.22 acres (portion of property to rezoned then split)		
Frontage	95 ft on Monroe Ave		
Current Zoning	O-1, Local Office	Proposed Zoning	R-1C, Single-Family Residential
Master Plan Designation	<p>Community Business:</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"> • Designed as part of a planned shopping center or in coordination with development on adjoining commercial sites • Located away, or substantially buffered, from residential areas • Served by a major road, as identified in the Master Plan • 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 <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>		
Current Use	Vacant portion of a parcel whose principal use is a bank.		
Zoning History	1950 – Residential-1 1960 – Commercial-1 1963 – RO-1, Restricted Office		

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

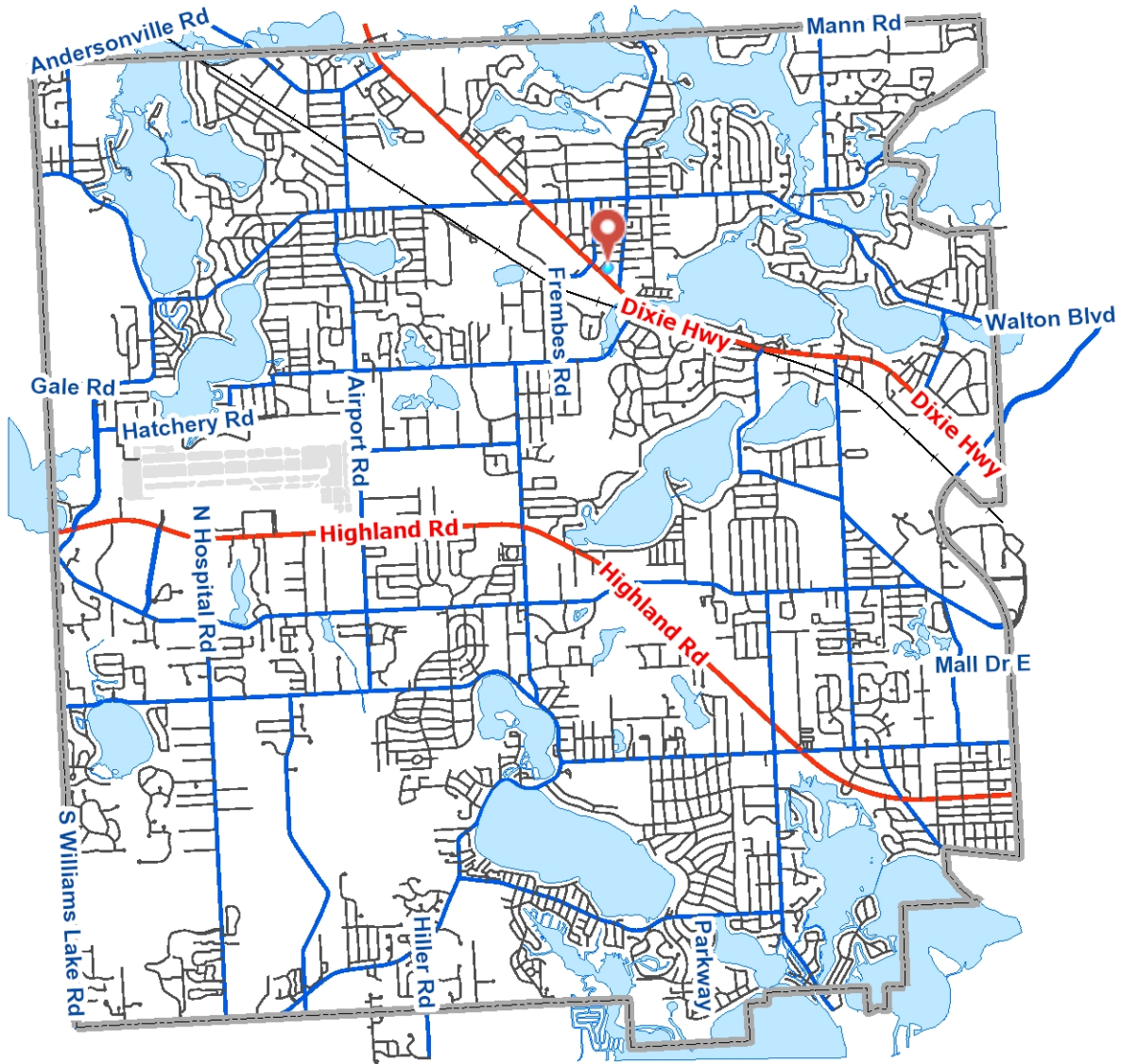
I move to forward a favorable/unfavorable **[Strike One]** recommendation in Case No. 23-04-02 on to the Township Board, to rezone a portion of the subject parcel #13-10-254-025 from O-1, Local Office to R-1C, Single-Family Residential based on the following findings and conclusions under the Ordinance 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



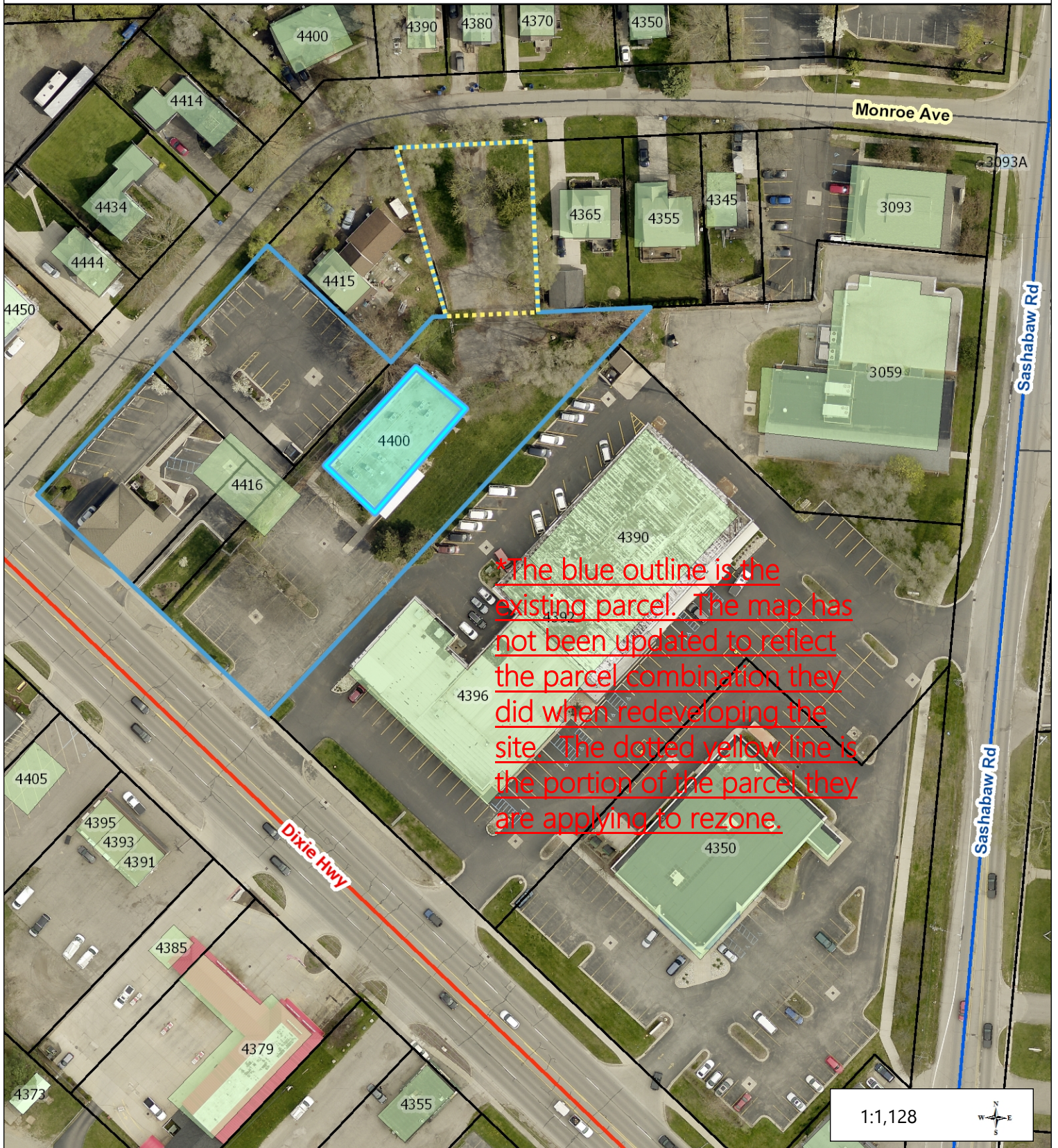
12,037.3 0 6,018.65 12,037.3 Feet

SOURCES: The 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 23-04-02 Aerial Map



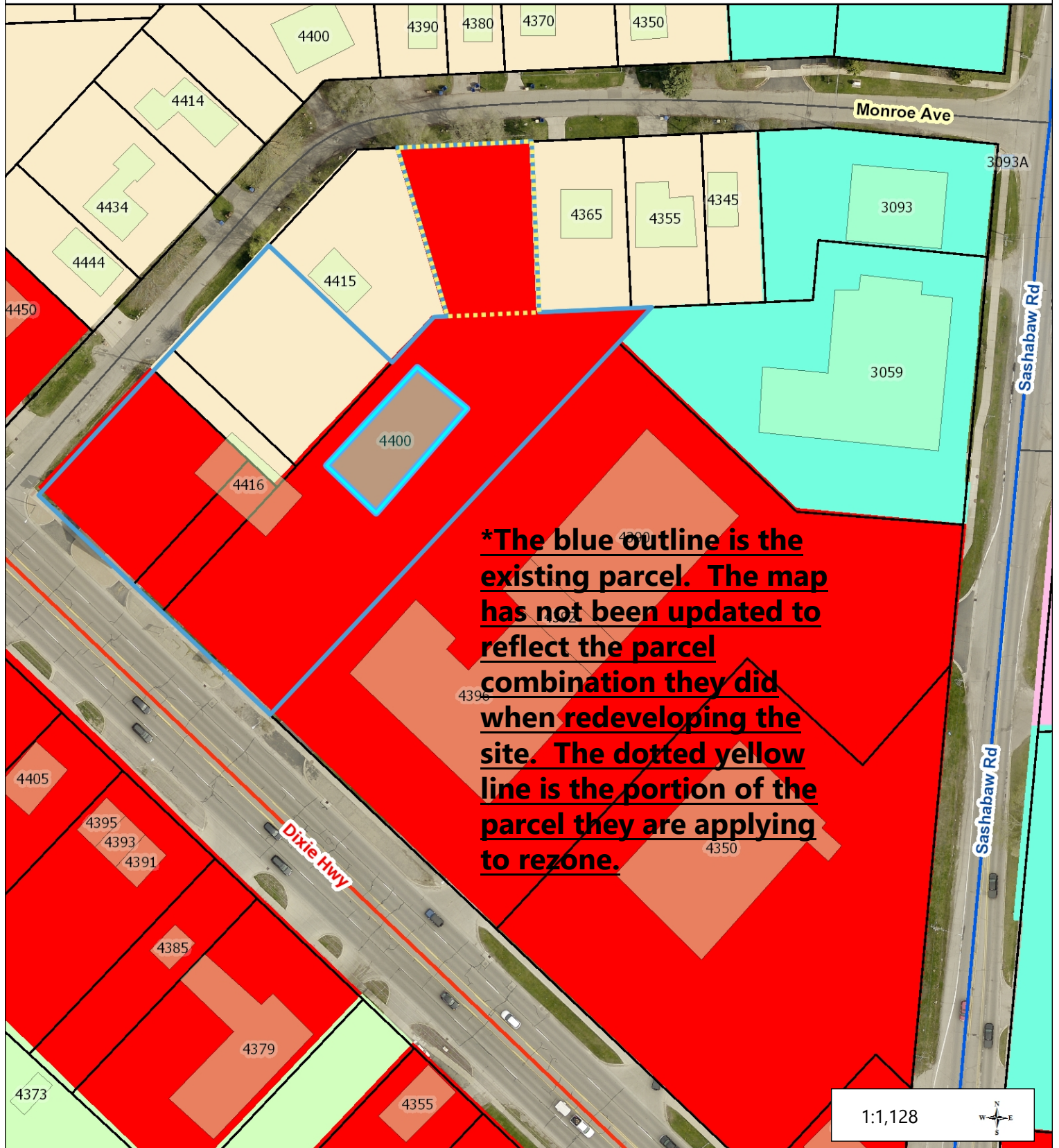
188.1 0 94.04 188.1 Feet

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

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 Master Plan Map



188.1 0 94.04 188.1 Feet

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

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 Zoning Map



188.1 0 94.04 188.1 Feet

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

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.



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 CHEESEMANS 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 CHEESEMANS 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 CHEESEMANS AVE	WATERFORD	MI	48329
PRSA 23-04-02		1310253010	W	CHARTER TOWNSHIP OF WATERFORD STEPHEN WHITE	MARLENE WHIT		4405 CHEESEMANS 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 ERIC JEREMIAH KIRKWOOD			4417 CHEESEMANS AVE	WATERFORD	MI	48329
PRSA 23-04-02		1310253008	W	CHARTER TOWNSHIP OF WATERFORD MEGAN SCHWARTZ	STEPHEN SCHW		4431 CHEESEMANS 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 CHEESEMANS 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 COPENHAVER			4461 CHEESEMANS 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 DAVID 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 CHEESEMANS 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
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
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
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
Phone: (248) 674-6238

**PLANNING DIVISION
APPLICATION FORM**



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

Office Use Only			Date Received _____
Related Application Numbers			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 |

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
<i>Additional fees may apply</i>	

II. Applicant Information

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

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 <i>(Obtain from Fire Department)</i>	
Property Owner Genisys Credit Union		Property ID Number 13-10-254-025	Lot Number 6, 7, 22, Part of 23	
Owner Address 2100 Executive Hills Blvd	Owner City Auburn Hills	Owner State & Zip MI 48326	Current Zoning O-1	Proposed Zoning R-1C / O-1
Property Address or General Location 4400 Dixie Highway			Property Size (Acres) 1.038	Num. of Buildings 1
Frontage <i>(feet and streets)</i> 95' frontage on Monroe Avenue, 105' frontage on Dixie Highway			Zoning Use Section	Building Use Code
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)*

☐ 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):*

<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 <i>(Suppression)</i>	<input type="checkbox"/> Fire Alarm
<input type="checkbox"/> Other (please describe): _____		

**With us there are no
boundaries**

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

Design Firm Nowak & Fraus Engineers		Contact Person Jason Longhurst	
Address 46777 Woodward Ave.		City Pontiac	
State & ZIP MI 48342	Office Phone 248-332-7931	Cell Phone	
Email Address jlonghurst@nfe-engr.com			

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:

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 INTEREST</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 #
<i>Jackie Buchanan</i>				

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 (<i>month, day and year of original submittal and subsequent revisions</i>).	✓	✓
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 (<i>one-bedroom units, two-bedroom units, etc.</i>).	✓	✓
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 (<i>including acceleration, deceleration and passing lanes</i>), 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 type="checkbox"/> Y <input type="checkbox"/> N	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 <input type="checkbox"/> N	Will hazardous substances or polluting materials be reused or recycled on site?
<input type="checkbox"/> Y <input type="checkbox"/> N	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"/> Y <input type="checkbox"/> N	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"/> Y <input type="checkbox"/> N	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"/> Y <input type="checkbox"/> N	Will the interior of the facility have general purpose floor drains?* If yes, will the floor drains connect to: (Check One)
<input type="checkbox"/> Y <input type="checkbox"/> N	<input type="checkbox"/> Sanitary Sewer System <input type="checkbox"/> On-Site Holding Tank; or <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 <input type="checkbox"/> N	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. _____
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. Part II on reverse side.	

Part II

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

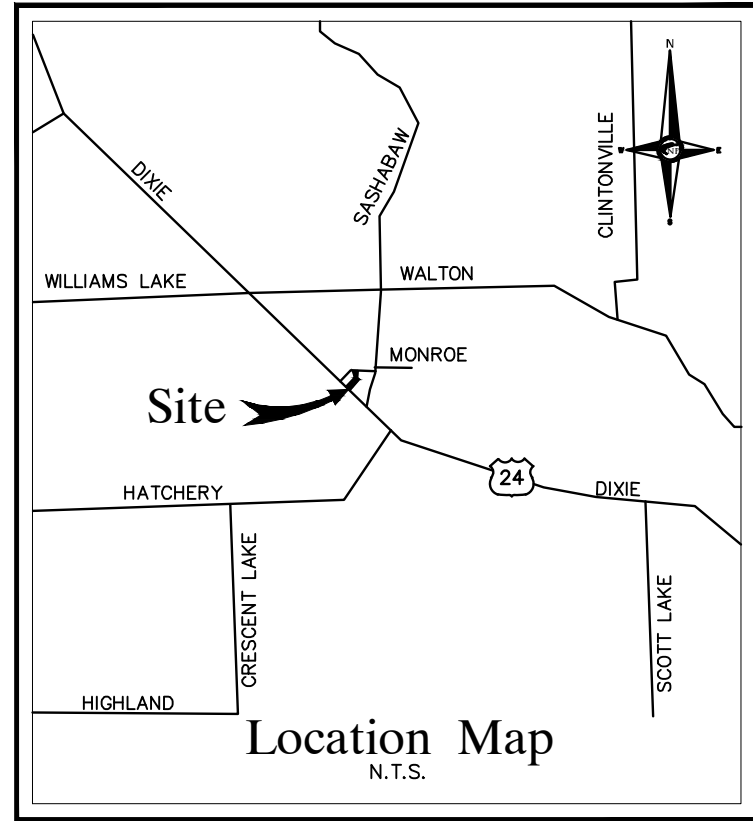
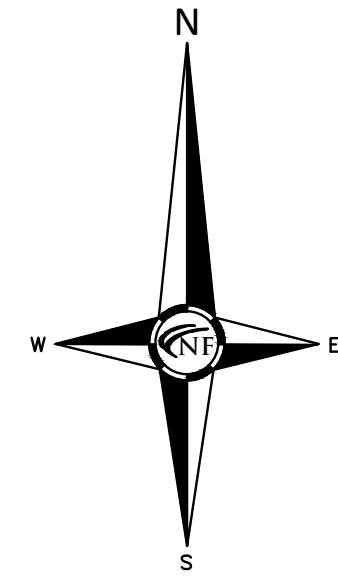
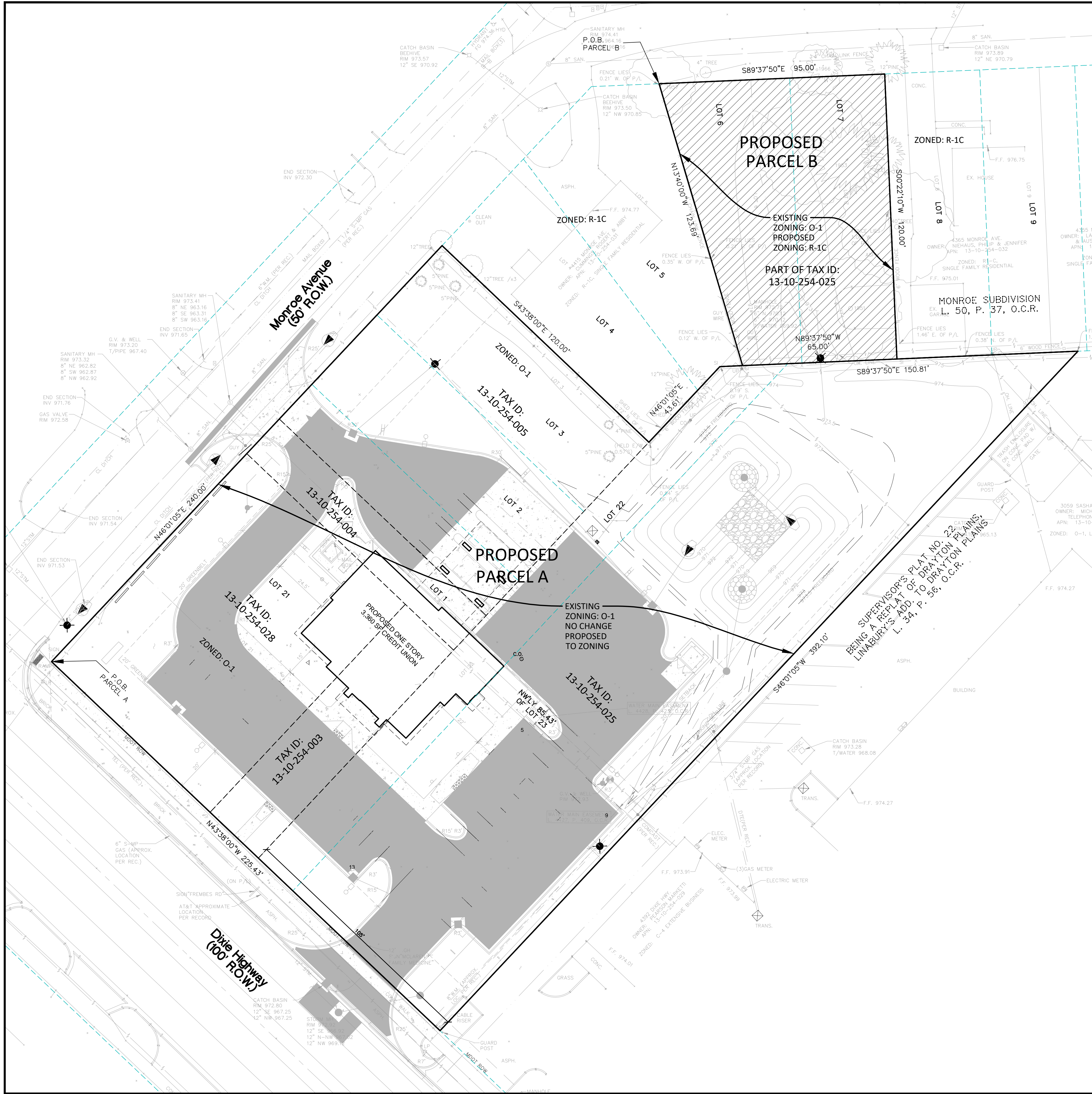
Please list the hazardous substances and polluting materials (including chemicals, hazardous materials, petroleum products, hazardous wastes and other polluting materials) which are expected to be used, stored or generated on-site. Quantities should reflect the maximum volumes on hand at any time. Attach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



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 (4410 DIXIE HWY)
SOUTHEASTERLY 28 FEET OF LOT 21 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, EXCEPT 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
NORTHEASTERLY 1/2 OF LOT 1 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 (4400 DIXIE HWY)
S 6, 7 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 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 92 FEET OF LOT 21 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
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE WESTERLY CORNER OF SAID LOT 21; THENCE
NORTH 48 DEGREES 01 MINUTES 05 SECONDS EAST, 240.00 FEET TO
THE NORTHERLY CORNER OF SAID LOT 3; THENCE SOUTH 43 DEGREES
38 MINUTES 00 SECONDS EAST, 120.00 FEET TO THE EASTERLY
CORNER OF SAID LOT 3; THENCE NORTH 48 DEGREES 01 MINUTES 05
SECONDS EAST, 43.61 FEET TO THE NORTHERLY CORNER OF SAID LOT
22; THENCE SOUTH 89 DEGREES 37 MINUTES 50 SECONDS EAST,
150.81 FEET; THENCE SOUTH 48 DEGREES 01 MINUTES 05 SECONDS
WEST, 392.10 FEET TO A POINT ON THE NORTHEASTERLY RIGHT OF
WAY LINE OF 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
LOTS 6 AND 7 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

	MANHOLE		EXISTING SANITARY SEWER
	HYDRANT		SAN. CLEAN OUT
	GATE VALVE		EXISTING WATERMAIN
	MANHOLE		EXISTING STORM SEWER
	CATCH BASIN		EX. R. Y. CATCH BASIN
	UTILITY POLE		EXISTING BURIED CABLES
	GUY POLE		OVERHEAD LINES
	GUY WIRE		LIGHT POLE
	SIGN		EXISTING GAS MAIN
	MANHOLE		PR. SANITARY SEWER
	GATE VALVE		PR. WATER MAIN
	C.B.		PR. STORM SEWER
	MANHOLE		PR. R. Y. CATCH BASIN
	PROPOSED LIGHT POLE		

SEAL

PROJECT

Genisys Credit Union
4416 Dixie Highway

CLIENT

Genisys Credit Union
2100 Executive Hills Blvd.
Auburn Hills, MI 48326
Contact:
Ms. Michelle Mattson
Phone: 248-332-9800
Email: mmattson@genisyscu.org

PROJECT LOCATION

Part of the NE 1/4
of Section 10
T. 3 N., R. 9 E.
Waterford Township,
Oakland County, Michigan

SHEET

Zoning Application
Exhibit



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 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 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 ¼ 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.