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5200 Civic Center Drive
Waterford, Michigan 48329-3773
Telephone: (248) 674-6238 Fax: (248) 674-4097
www.waterfordmi.gov

**DEVELOPMENT SERVICES
DEPARTMENT**

Jeffrey M. Polkowski, AICP
Director

Dave Hills
Superintendent of Building
Division

Scott Alef
CDBG Coordinator

MEMORANDUM

Date: August 7, 2023
To: Honorable Township Board Members
From: Jeffrey Polkowski, Director of Development Services
RE: Case No. 2023-Z-015 Rezone 3455 Highland Rd from C-2, Small Business
to C-3, General Business
Location: West/southwest side of Highland Rd, east of N Cass Lake Rd
Applicant: Blacked Out Carts

The applicant was informed that the vehicle dealer establishment they were operating on the site was noncompliant. In an attempt to bring their desired business into compliance with the requirements of the Zoning Ordinance the applicant is seeking to rezone the property to C-3, General Business.

Planning Commission Recommendation and Findings

The Planning Commission reviewed this proposed rezoning at the regularly scheduled meeting on July 25, 2023, and resolved unanimously to forward a favorable recommendation to the Township Board.

Motions

Based upon the Planning Commission's favorable recommendation at the July 25, 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 28, 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

July 26, 2022 Meeting

Report by Justin Daymon 07/11/2022

Application Number	PRSA 23-06-06	Action Requested	Rezoning Approval
Request	Rezone from C-2, Small Business to C-3, General Business		
Project Name	Blacked Out Carts Rezoning		
Proposed Use(s)	Vehicle Dealer Establishment (Golf Cart Sales & Repair)		
Address	3455 Highland Rd	Parcel Number	13-26-251-013
Owner	Steve Murello 9957 E Grand River Brighton, MI 48116	Applicant	Blacked Out Carts 3455 Highland Rd Waterford, MI 48328
Property Information			
General Location	West/southwest side of Highland Rd, east of N Cass Lake Rd		
Property Size	0.48 acres		
Frontage	133 ft along Highland Rd		
Current Zoning	C-2, Small Business	Proposed Zoning	C-3, General Business
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	Minor Vehicle Repair Facility		
Zoning History	(1950) Commercial-1; (1963) C-2, General Business		
Surrounding Development			
North-West	C-3, General Business: Tim Horton's		
North-East	C-3, General Business: (across Highland Rd) multi-tenant commercial property		
South-East	C-2, Small Business: Walt's Coney Island C-3, General Business: Burger King		
South-West	C-3, General Business: Burger King		

Request Summary

The applicant was informed that the vehicle dealer establishment they were operating on the site was non-compliant. In an attempt to bring their desired business into compliance with the requirements of the Zoning Ordinance the applicant is seeking to rezone the property to C-3, General Business.

Master Plan Conformity

The Master Plan calls for this area to be Community Business. The permitted uses within the proposed zoning of C-3, General Business district are largely in-line with the goals of the Master Plan.

Zoning District Evaluation

The subject property meets the minimum width of the proposed zoning district, but does not meet the minimum area of 24,000 sqft. The property is 21,078.7 sqft. The applicant has applied with the self-imposed condition that they must receive a variance from the Zoning Board of Appeals.

Comments:

Planning:

1. Staff has no objection to the request if the applicant is able to receive the necessary variance from the Zoning Board of Appeals.

Planning Commission Approval Recommendation Guidelines

The following is a summary of Section 4-009.3 of the Zoning Ordinance and the Planning Commission's approval recommendation guidelines that have been established for rezoning application requests:

Where the purpose and effect of the proposed amendment is to change the zoning classification of a particular property, the Planning Commission shall make its recommendations to the Township Board based upon the evidence presented to it in each specific case with respect to the following matters:

- A. The requested zoning change is consistent with the adopted Master Plan, as amended.

Staff Comment: The rezoning request is consistent with the Master Plan.

- B. The requested zoning change is consistent with existing uses and zoning classifications of properties within the general area of the subject zoning lot.

Staff Comment: The subject lot is adjacent to other C-3, General Business districts on multiple sides.

- C. The subject zoning lot's physical suitability to provide all dimensional and site requirements for the range of uses permitted under the proposed zoning classification.

Staff Comment: The applicant will need to receive a variance from the Zoning Board of Appeals for the size of the property.

- 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 not expected to result in any significant environmental impacts.

G. Whether the amendment will be detrimental to the public interest.

Staff Comment: It is unlikely that this zoning change will be detrimental.

Summary / Conclusions

The rezoning request is in-line with the master plan and the uses of the surrounding properties. Staff is supportive of this change.

Recommendation and Planning Commission Action

Following the required public hearing, the Planning Commission shall provide a recommendation to the Township Board on the rezoning request. In making this recommendation, the Planning Commission shall consider the approval recommendation guidelines referenced above. Staff has attached a motion template for your use in formulating your recommendation.

Upon your review, if you have any questions or require additional information prior to Tuesday's meeting, please contact this office.

MOTION TEMPLATE FOR PLANNING COMMISSION CASE NO. 23-06-06,
Proposed Zoning Map Amendment to Rezone From:
C-2, Small Business to C-3 General Business

Motion:

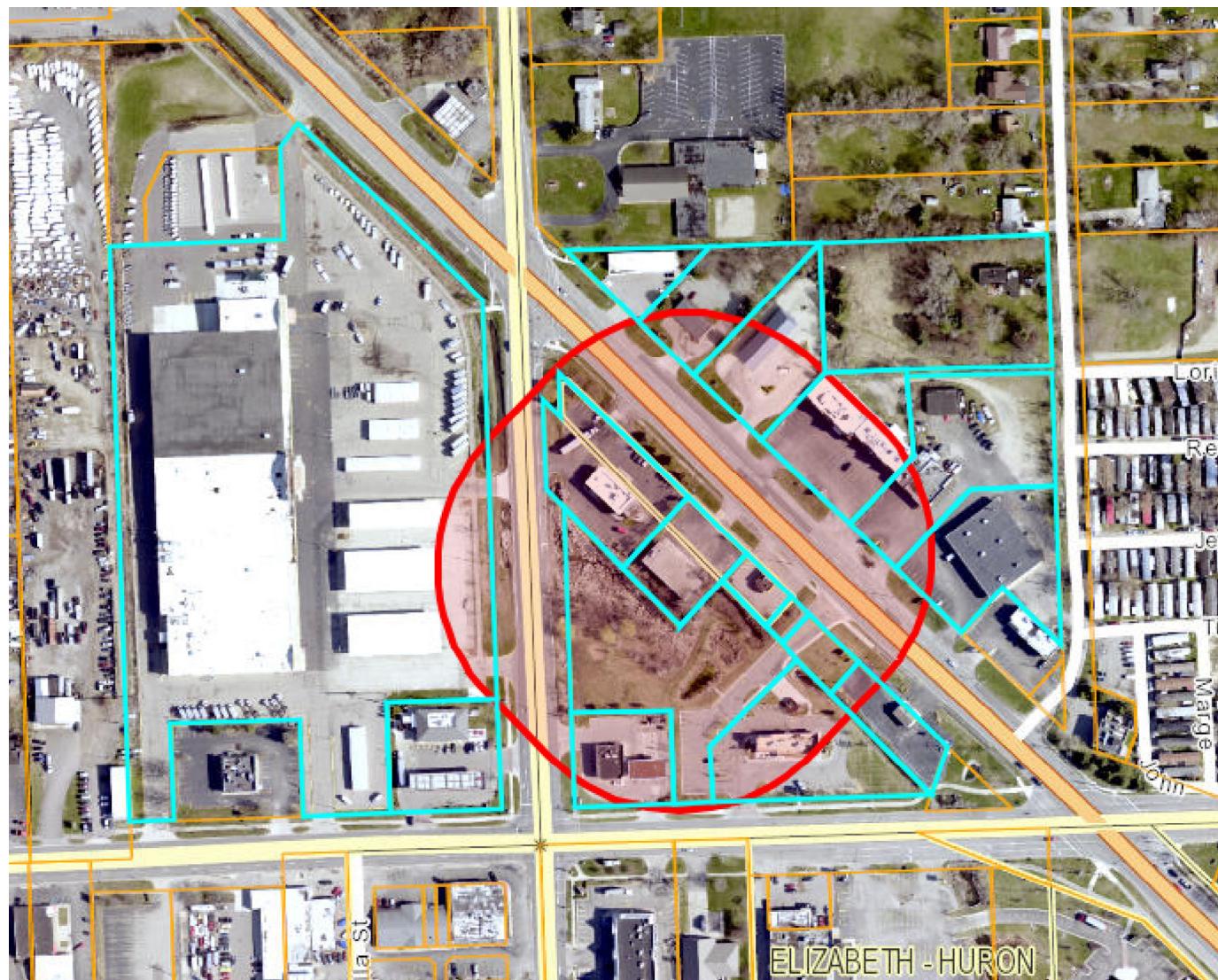
I move to forward a favorable/unfavorable **[Strike One]** recommendation in Case No. 23-06-06 on to the Township Board, to rezone the subject parcels #13-26-251-013 from C-2, Small Business to C-3, General Business based on the following findings and conclusions under the Ordinance approval recommendation guidelines which are based on assessment of the information and statements presented in this case by or for the Township Staff, Applicant, and members of the public.

Findings:

- A. The requested zoning change **is / is not [Strike One]** consistent with the adopted Master Plan as amended.
- B. The requested zoning change **is / is not [Strike One]** is consistent with existing uses and zoning classifications of properties within the general area of the subject zoning lot.
- C. The subject zoning lot **is not / is [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.

Conditions:

The applicant has applied for this rezoning with the self-imposed condition of receiving a variance for the size of the property.

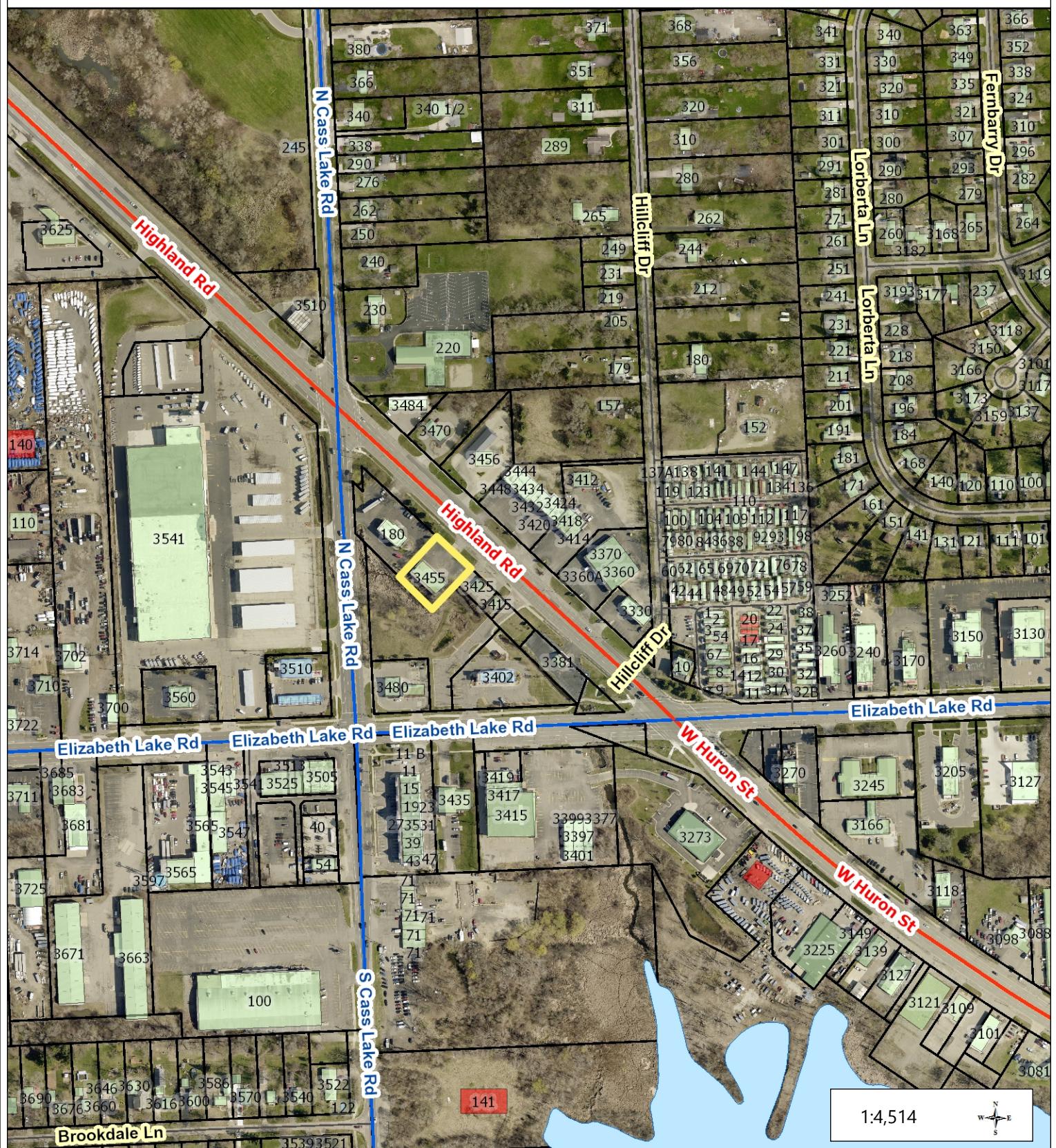


Project Number	Extra Addresses	PIN	CVTTAXCODE	CVTTAXDESCRIPTION	NAME1	NAME2	POSTALADDRESS	POSTALCITY	POSTALSTATE	POSTALZIP5
PRSA 23-06-05 & -06	Agency Addresses			Thomas Pozolo, PE / MDOT	MDOT Oakland 800 Vanguard Dr		Pontiac	MI		48341
PRSA 23-06-05 & -06	Agency Addresses			Cheryl Bush, OC Intl. Airport	Oakland County 6500 Patterson Pkwy		Waterford	MI		48327
PRSA 23-06-05 & -06	Review	PIN	CVTTAXCODE	CVTTAXDESCRIPTION	NAME1	NAME2	POSTALADDRESS	POSTALCITY	POSTALSTATE	POSTALZIP5
PRSA 23-06-05 & -06	Review	1326251005 W		CHARTER TOWNSHIP OF WATERFORD MARC BALLARD	SARA BALLARD 12109 DODGE RD		MONTROSE	MI		48457
PRSA 23-06-05 & -06	Review	1326251018 W		CHARTER TOWNSHIP OF WATERFORD BURGER KING #758	C/O GPS HOSPI' 2100 RIVEREDGE PKWY STE 850	ATLANTA	GA			30328
PRSA 23-06-05 & -06	Review	1326251007 W		CHARTER TOWNSHIP OF WATERFORD OSSEILI GROUP LLC	23861 LAWRENCE AVE	DEARBORN	MI			48128
PRSA 23-06-05 & -06	Review	1326201064 W		CHARTER TOWNSHIP OF WATERFORD SVCN 5 LLC	C/O THE RMR G 255 WASHINGTON ST STE 270	NEWTON	MA			2458
PRSA 23-06-05 & -06	Review	1326176031 W		CHARTER TOWNSHIP OF WATERFORD AREC 33 LLC	2727 N CENTRAL AVE	PHOENIX	AZ			85004
PRSA 23-06-05 & -06	Review	1326251015 W		CHARTER TOWNSHIP OF WATERFORD ELIZABETH LAKE MOBIL LLC	47995 BELLAGIO CT	NORTHLVILLE	MI			48167
PRSA 23-06-05 & -06	Review	1326201047 W		CHARTER TOWNSHIP OF WATERFORD GWIZ & GWIZ RE-UPHOLSTERY C/O JIM LLC	6872 NORTHCREST WAY E	CLARKSTON	MI			48346
PRSA 23-06-05 & -06	Review	1326201056 W		CHARTER TOWNSHIP OF WATERFORD UVR INC	C/O BADEN TAX 6920 POINTE INVERNESS WAY S	FORT WAYNE	IN			46804
PRSA 23-06-05 & -06	Review	1326201065 W		CHARTER TOWNSHIP OF WATERFORD TA12 WATERFORD LLC	7011 ORCHARD LAKE RD STE 10	WEST BLOOMFIELD	MI			48322
PRSA 23-06-05 & -06	Review	1326201042 W		CHARTER TOWNSHIP OF WATERFORD GUMMA PROPERTIES WATERFORD LLC	8266 LAKE PINE DR	COMMERCE TWP	MI			48382
PRSA 23-06-05 & -06	Review	1326251013 W		CHARTER TOWNSHIP OF WATERFORD INSTA HITCH INC.	9957 E GRAND RIVER AVE	BRIGHTON	MI			48116
PRSA 23-06-05 & -06	Review	1326251016 W		CHARTER TOWNSHIP OF WATERFORD BURGER KING COMPANY LLC BK #758	PO BOX 460388	HOUSTON	TX			77056
PRSA 23-06-05 & -06	Review	1326176013 W		CHARTER TOWNSHIP OF WATERFORD SPEEDWAY LLC	PROPERTY TAX PO BOX 4900	SCOTTSDALE	AZ			85261
PRSA 23-06-05 & -06	Extra Addresses	1326201059 W		CHARTER TOWNSHIP OF WATERFORD OCCUPANT	157 HILLCLIFF DR	WATERFORD	MI			48328
PRSA 23-06-05 & -06	Extra Addresses	1326251019 W		CHARTER TOWNSHIP OF WATERFORD OCCUPANT	180 N CASS LAKE RD	WATERFORD	MI			48328
PRSA 23-06-05 & -06	Extra Addresses	1326201047 W		CHARTER TOWNSHIP OF WATERFORD OCCUPANT	3360 HIGHLAND RD	WATERFORD	MI			48328
PRSA 23-06-05 & -06	Extra Addresses	1326251007 W		CHARTER TOWNSHIP OF WATERFORD OCCUPANT	3381 HIGHLAND RD	WATERFORD	MI			48328
PRSA 23-06-05 & -06	Extra Addresses	1326251018 W		CHARTER TOWNSHIP OF WATERFORD OCCUPANT	3401 HIGHLAND RD	WATERFORD	MI			48328
PRSA 23-06-05 & -06	Extra Addresses	1326251016 W		CHARTER TOWNSHIP OF WATERFORD OCCUPANT	3402 ELIZABETH LAKE RD	WATERFORD	MI			48328
PRSA 23-06-05 & -06	Extra Addresses	1326251017 W		CHARTER TOWNSHIP OF WATERFORD OCCUPANT	3415 HIGHLAND RD	WATERFORD	MI			48328
PRSA 23-06-05 & -06	Extra Addresses	1326201046 W		CHARTER TOWNSHIP OF WATERFORD OCCUPANT	3418 HIGHLAND RD	WATERFORD	MI			48328
PRSA 23-06-05 & -06	Extra Addresses	1326201042 W		CHARTER TOWNSHIP OF WATERFORD OCCUPANT	3420 HIGHLAND RD	WATERFORD	MI			48328
PRSA 23-06-05 & -06	Extra Addresses	1326251005 W		CHARTER TOWNSHIP OF WATERFORD OCCUPANT	3425 HIGHLAND RD	WATERFORD	MI			48328
PRSA 23-06-05 & -06	Extra Addresses	1326251013 W		CHARTER TOWNSHIP OF WATERFORD OCCUPANT	3455 HIGHLAND RD	WATERFORD	MI			48328
PRSA 23-06-05 & -06	Extra Addresses	1326201065 W		CHARTER TOWNSHIP OF WATERFORD OCCUPANT	3456 HIGHLAND RD	WATERFORD	MI			48328
PRSA 23-06-05 & -06	Extra Addresses	1326201064 W		CHARTER TOWNSHIP OF WATERFORD OCCUPANT	3470 HIGHLAND RD	WATERFORD	MI			48328
PRSA 23-06-05 & -06	Extra Addresses	1326251015 W		CHARTER TOWNSHIP OF WATERFORD OCCUPANT	3480 ELIZABETH LAKE RD	WATERFORD	MI			48328
PRSA 23-06-05 & -06	Extra Addresses	1326201056 W		CHARTER TOWNSHIP OF WATERFORD OCCUPANT	3484 HIGHLAND RD	WATERFORD	MI			48328
PRSA 23-06-05 & -06	Extra Addresses	1326176013 W		CHARTER TOWNSHIP OF WATERFORD OCCUPANT	3510 ELIZABETH LAKE RD	WATERFORD	MI			48328
PRSA 23-06-05 & -06	Extra Addresses	1326176031 W		CHARTER TOWNSHIP OF WATERFORD OCCUPANT	3541 HIGHLAND RD	WATERFORD	MI			48328
PRSA 23-06-05 & -06	LAMS	1326201042		OCCUPANT	3448 W Huron St	Waterford MI 48328-3025				



PRSA 23-06-05 (PSP 23-0085-A) & PRSA 23-06-06

Aerial Map



752.3

0

376.17

752.3 Feet

1:4,514

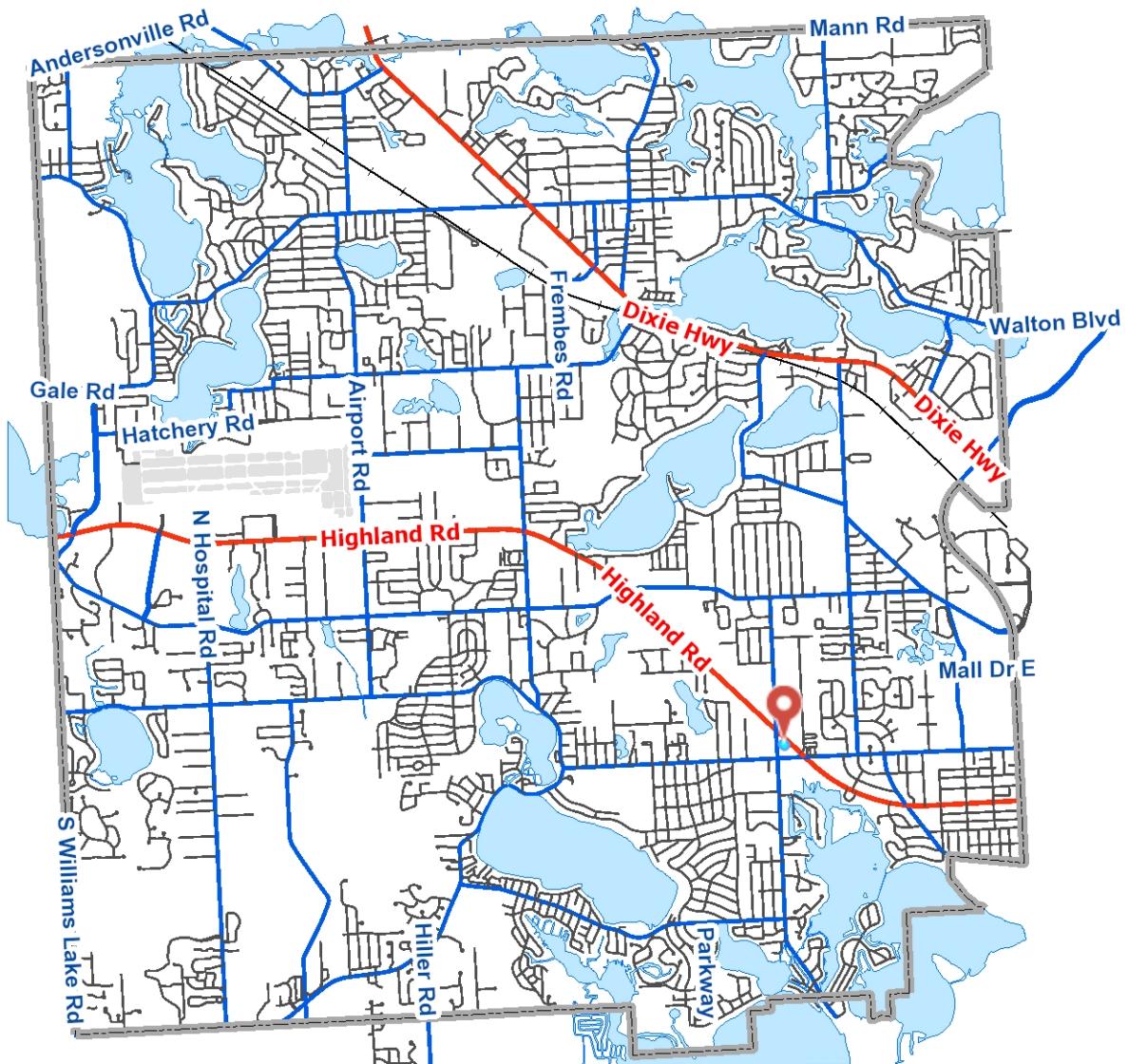


SOURCES: The Charter Township of Waterford and Oakland County, MI. Oakland County parcel data, Updated weekly.

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 23-06-05 (PSP 23-0085-A) & PRSA 23-06-06 Location Map



1:72,224



12,037.3

0

6,018.65

12,037.3 Feet

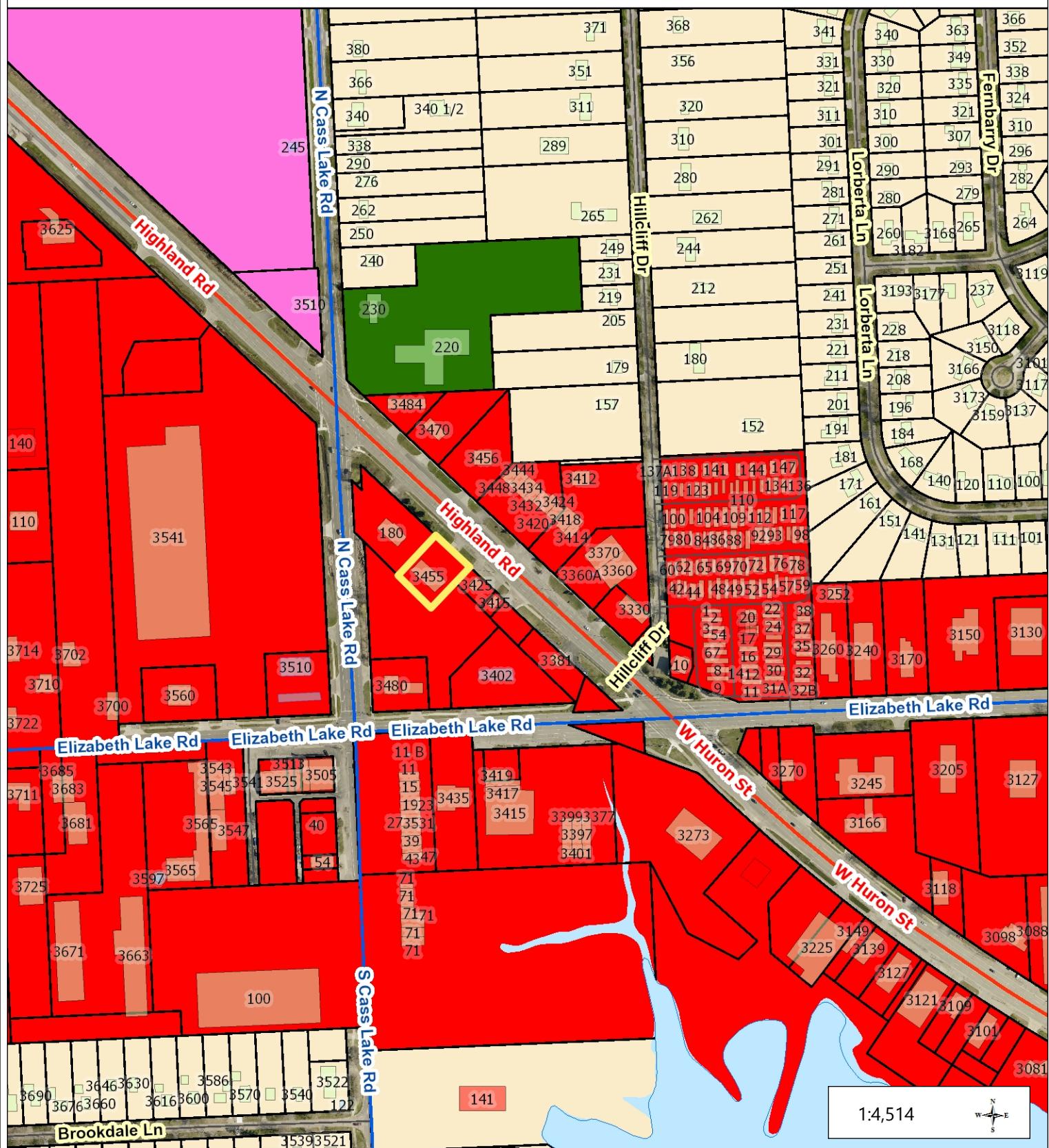
SOURCES: The Charter Township of Waterford and Oakland County, MI.
Oakland County parcel data, Updated weekly.

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PRSA 23-06-05 (PSP 23-0085-A) & PRSA 23-06-06

Master Plan Map



752.3

0

376.17

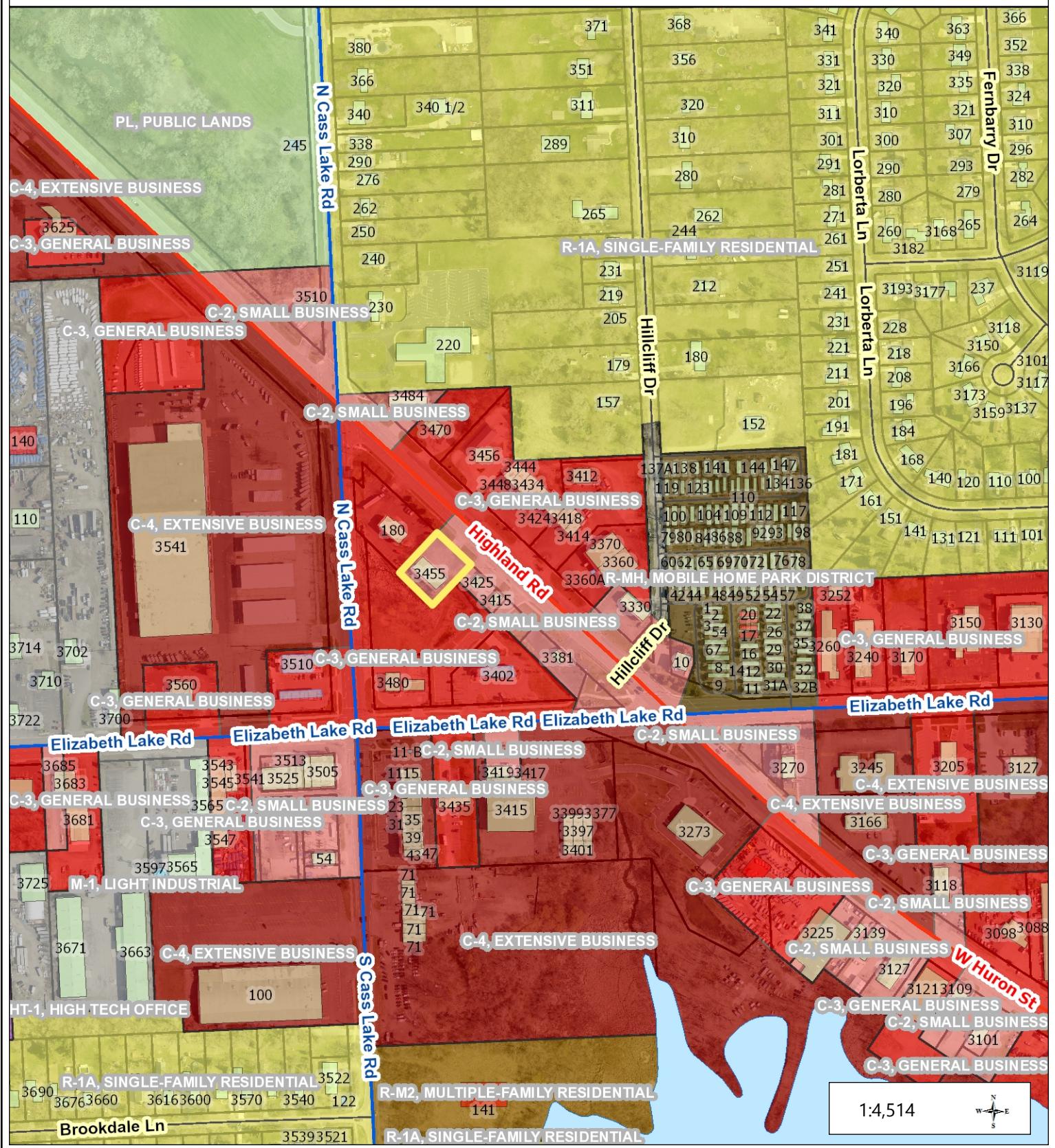
752.3 Feet

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

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PRSA 23-06-05 (PSP 23-0085-A) & PRSA 23-06-06 Zoning Map



752.3

0

376.17

752.3 Feet

1:4,514



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

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Notice is hereby given of a public hearing to be held by the Waterford Township Planning Commission on **Tuesday, July 25, 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 23-06-05 & 23-06-06

Requesting: Rezoning from C-2, Small Business to C-3, General Business, and Special Approval to operate a Vehicle Dealer Establishment in a C-3 districts.

Property Location: **3455 Highland Rd**

Property Zoned: C-2, Small Business

Applicant: Blacked Out Carts

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

Jeffrey M. Polkowski, AICP
Superintendent of Planning and Zoning
Charter Township of Waterford
5200 Civic Center Drive, Waterford, Michigan 48329
planning@waterfordmi.gov
Phone: (248) 674-6238

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Superintendent of Planning and Zoning
Charter Township of Waterford
5200 Civic Center Drive, Waterford, Michigan 48329
planning@waterfordmi.gov
Phone: (248) 674-6238

Turn in & pay by June 30 for July 25 meeting

**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

<i>Office Use Only</i>		Date Received	<u>6/30/23</u>
Related Application Numbers		Planning Fees	<u>✓</u>
PBUS: <u>23-0051</u>	PCR:	Engineering Fee	<u> </u>
PSP: <u>23-0085-A</u>	PZBA:	New Address Fee	<u> </u>
PRSA: <u>23-06-05</u>		PRSA: <u>23-06-06</u>	

I. Type of Request (select all that apply)

<input checked="" type="checkbox"/> Business Registration	<input checked="" type="checkbox"/> Minor Site Plan	<input type="checkbox"/> Master Plan
<input checked="" type="checkbox"/> Change of Use	<input type="checkbox"/> Major Site Plan	<input checked="" type="checkbox"/> Rezoning
<input type="checkbox"/> Concept Plan	<input checked="" type="checkbox"/> Special Approval	<input type="checkbox"/> Text Amendment

Fees

Business Registration	<u>\$100</u>
Change of Use	<u>\$550</u>
Concept Plan	<u>\$550</u>
Minor Site Plan	<u>\$1,250</u>
Major Site Plan	<u>\$1,550</u>
Special Approval	<u>\$1,000</u>
Master Plan / Zoning Text Amendment	<u>\$1,000</u>
Rezoning	<u>\$1,200</u>
Request for New Address (Fire)	<u>\$75</u>

Additional fees may apply

~~2650 x 2~~

II. Applicant Information

Applicant Name <u>Blacked out name</u>	Contact Person <u>Ali David</u>	
Address <u>3455 Highland Rd</u>	City <u>Waterford</u>	
State & ZIP <u>Michigan 48328</u>	Home/ Office Phone <u>n/a</u>	Cell Phone <u>(248) 747-2196</u>
Email Address <u>Alidavid911@gmail.com</u>		

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: <u>Highland Rd</u>	New Address Assigned (Obtain from Fire Department)	
Property Owner <u>Steve Murello</u>		Property ID Number		Lot Number
Owner Address <u>9957 East Grand River</u>	Owner City <u>Brighton</u>	Owner State & Zip <u>MI 48116</u>	Current Zoning <u>C2</u>	Proposed Zoning <u>C3</u>
Property Address or General Location <u>3455 Highland Rd</u>		Property Size (Acres) <u>21,078</u>	Num. of Buildings	
Frontage (feet and streets)		Zoning Use Section	Building Use Code	
Proposed Use <u>Golfcart Sales with outdoor Storage</u>		#Residential Units	#Vehicle Repair Bays	#Salon/Barber/ Tattoo Stations

Business License Held By: <i>(Business Registration Only)</i>	<input checked="" 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 checked="" type="checkbox"/> No	If yes select the type(s):
<input type="checkbox"/> Sprinkler System-Fire	<input type="checkbox"/> Commercial Hood Suppression System	<input type="checkbox"/> FM 200 or Clean Agent (Computer Rooms)	
<input type="checkbox"/> Fire Pump	<input type="checkbox"/> Paint Booth (Suppression)	<input type="checkbox"/> Fire Alarm	
Other (please describe): _____			

With us there are no boundaries

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

Design Firm		Contact Person
Address		City
State & ZIP	Office Phone	Cell Phone
Email Address		

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

We like to sell GolfCarts in addition to Service and Repair.

Due to limited space, we also like to store and display GolfCarts on the lot

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:

For Purpose of August Change of Zoning Form
C-2 to C-3

Property Address: 3455 Highland Rd

Property Parcel No:

All persons having ownership interest in above-referenced property must sign this document to authorize the filing of the application. Proof of ownership in the form of deed, land contract, letter of authority or tax bill is required.

Failure to obtain all ownership signatures may void any approvals. Ownership interest includes owners, all parties in land contracts, and all parties in purchase agreements. Additional signature pages may be attached for owners exceeding four in number.

	NAME	ADDRESS	EMAIL	TYPE OF OWNERSHIP	INTEREST	SIGNATURE
1.	INSTADIT INC	1004 Framework Dr Brighton MI 48160				
2.	STEVEN MURILLO	1004 Framework Dr Brighton MI 48160				
3.			INSTADIT@YAHOO.COM			
4.			SMURILLO@YAHOO.COM			

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.

STEVEN MURILLO 1004 Framework Dr 734449-1001 11065-1640-777-302-030

Name (Please Print)

Address

Telephone Contact

Birth Date

Drivers License #

Signature

Subscribed and sworn to before me this 28 day of June 2023

Kari E. White

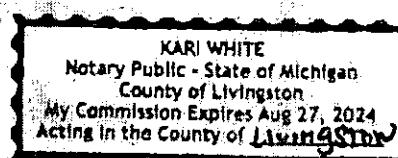
Notary Public
State of Michigan

County of

Livingston

My Commission Expires

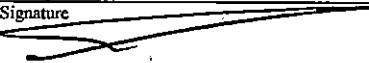
08/18/2024



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 <i>Blacked out Contr</i>	Business Owner
Mailing Address <i>3455 Highland Rd</i>	
Location of Property <i>Same as above</i>	
Phone Number <i>(248) 747-2196</i>	Sidwell Number
Owner Signature 	Date <i>6/23/23</i>
Information Compiled By <i>Al David</i>	Date <i>6/23/23</i>

Part I: Management of Hazardous Substances and Polluting Material

<input 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 checked="" type="checkbox"/> N	
<input type="checkbox"/> Y	Will hazardous substances or polluting materials be reused or recycled on site?
<input checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" type="checkbox"/> N	
<input type="checkbox"/> Y	<input type="checkbox"/> Sanitary Sewer System <input type="checkbox"/> On-Site Holding Tank; or
<input checked="" 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 checked="" 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. 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.	None			
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

DESCRIPTION OF PROPERTY

Part of Lot 2 of "Roth Subdivision", as recorded in Liber 71, page 15,
of Oakland County Records and also part of lot 35 of "Sunny Slope Acres",
a subdivision, as recorded in Liber 35, page 19, of Oakland County
Records, said subdivision located in the N.E. 1/4 of Section 26 T.3N.
R.9E., Waterford Township, Oakland County, Michigan, said property
more particularly described as follows:

Commencing at a point known as the center of said Section 26, thence 00° 25' 13"E. along the N.W. 1/4 Section line of said Section 26, 751.76 ft.; thence S. 87° 20' 45"E. 71.58 ft. to a point lying on the Southeast corner of the 1/4 Section line of said Section 26, thence along said line of said Highway 145.18 ft. to the Farther corner of said Lot 2, said corner being the Point of Beginning of said property; thence S. 64° 00' 45"E. 133.05 ft. to the Point of Beginning of the 1/4 Section line of said property; thence S. 64° 00' 45"E. 160.04 ft.; thence N. 40° 13' 50"W. 133.05 ft. to the Point of Beginning of the 1/4 Section line of said property; thence N. 40° 13' 50"W. 156.59 ft. to a point lying on the Southwest corner of the 1/4 Section line of said property; thence along said Southwest line of said 133.05 ft. to the Point of Beginning.

Subject to all easements of record.

The above described property contains 2.474 acres, more or less.

GENERAL NOTES

*0.00 INDICATES EXISTING GRADE ELEVATIONS
+0.00 INDICATES FIN. GRADE ELEVATIONS
(0.00) INDICATES EXISTING CONTOUR ELEVATIONS
SURFACE DRAINAGE SHOWN THIS → →
INSTALLATION OF STORM DRAINAGE FACILITIES SHALL BE GOVERNED BY ALL
LOCAL CODE REQUIREMENTS

All obstructions within the areas bounded by our right-of-way lines, extended property lines and edge of paved roadway which interfere with the proposed road layout, shall be removed, relocated or adjusted accordingly, unless otherwise noted or prohibited by code.

SITE PLAN
SCALE: 1" = 10'-0"

BLDG. SIZE: 40' x 90' = 3600 SF
PARKING: 12 SPACES @ 10' x 20'

80' x 100' MUFFLER SHOP			
SITE PLAN PRELIMINARY			
MIDAS REALTY CORPORATION			
122 SOUTH RIVERBROOK PLAZA C12B 1920			
CHICAGO, ILLINOIS, 60606 812/634-9999			
JOB SITE REF ID#S	DATE	JOB NO.	Sheet No.
M-811 BUCKEY LAKE RD, WATERBROOK Twp, Michigan	8/14/78	7022	SITE PLAN
8/10/78			
8/12/78			

STATE OF MICHIGAN
COUNTY OF OAKLAND
CHARTER TOWNSHIP OF WATERFORD
ORDINANCE NO. 2023-Z-015

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 13-26-251-013, legally described below, with current address of 3455 Highland Rd, is rezoned from **C-2, Local Business to C-3, General Business** 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 28, 2023.

CHARTER TOWNSHIP OF WATERFORD

Date

Kimberly Markee, Township Clerk

LEGAL DESCRIPTION ATTACHMENT TO ORDINANCE 2023-Z-015

T3N, R9E, SEC 26 SUNNY SLOPE ACRES PART OF LOT 35 & PART OF LOT 2 OF 'ROTH SUB' ALL BEING DESC AS BEG AT PT DIST N 02-15-15 E 751.86 FT & S 87-20-45 E 71.58 FT & S 41-50-15 E 408.15 FT FROM CEN OF SEC, TH S 48-09-45 W 60.28 FT, TH S 48-09-45 W 100.04 FT, TH N 40-13-50 W 133.05 FT, TH N 48-09-45 E 156.59 FT, TH S 41-50-15 E 133.00 FT TO BEG 4-9-18 CORR