

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: August 7, 2023
To: Honorable Township Board Members
From: Jeffrey Polkowski, Director of Development Services
RE: Case No. 2023-Z-016 Rezone 6743 Highland Rd from O-1, Local Office to C-3, General Business
Location: South side of Highland Rd, East of N Hospital Rd
Applicant: Chad Clark

The applicant is requesting the subject property be rezoned from O-1, Local Office to C-3, General Business. This would allow for a much greater number of potential commercial uses for the property.

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 25, 2023 Meeting

Report by Justin Daymon

Application Number	PRSA 23-06-07	Action Requested	Rezoning Approval
Request	Rezone from O-1, Local Office to C-3, General Business		
Address	6743 Highland Rd	Parcel Number	13-20-101-091
Owner	Chad Clark 4992 Cheyenne Waterford Twp, MI 48327	Applicant	Same
Property Information			
General Location	South side of Highland Rd, East of N Hospital Rd		
Property Size	1.23 acres		
Frontage	214 ft along Highland Rd		
Current Zoning	O-1, Local Office	Proposed Zoning	C-3, General Business
Master Plan Designation	<p>Regional Commerce: The Regional Commerce designation is exclusively intended for property located along M-59, near the Oakland County International Airport, to allow for the mixture of commercial and office land uses that take advantage of this area's proximity to the Oakland County International Airport and Automation Alley. The highlighted area shown in Figure 8-4 should be redeveloped with a mixture of commercial, indoor recreation, and office land uses that will complement the business and economic development activities of the Oakland County International Airport clients and Automation Alley members. The redevelopment of the area should include the following characteristics: consolidation of properties to provide adequate size for office space and uses related to business clients of the Airport; strong adherence to access management and traffic calming principles; discouragement of strip commercial centers; maximized building heights that provide enhanced corporate redevelopment opportunities without endangering air traffic operations; formal landscape plantings along M59 comparable to those installed by the Airport, creation of a linear landscape pattern; and coordinated streetscape amenities. Mid to lower density residential uses might be considered if it is located near the designation area boundaries furthest from the Airport facilities, constructed to minimize the noise impact of air and vehicular traffic, direct access to M-59 is restricted, and such development is used to buffer existing single family residential uses from commercial uses. Industrial uses, automotive related services other than sales and rentals, and other uses which do not complement the Airport and Automation Alley are discouraged.</p>		
Current Use	vacant		
Zoning History	(1950) Residential-1; (1960) Commercial-1; (1963) R-1A, Single-Family Residential; (1972) R-2, Multiple Family; (1986) R-O1, Restricted Office; (2011) O-1, Local Office		
Surrounding Development			
North	(across Highland Rd) C-3, General Business: multi-tenant commercial building C-2, Small Business: Oakland Metro Taxi A-1, Airport		
East	C-4, Extensive Business: multi-tenant commercial building		
South	O-2, General Office: non-conforming residence		
West	O-2, General Office: non-conforming residence		

Request Summary

The applicant is requesting the subject property be rezoned from O-1, Local Office to C-3, General Business. This would allow for a much greater number of potential commercial uses for the property.

Master Plan Conformity

The subject parcel is defined as Regional Commerce. The proposed rezoning is fully in-line with the Master Plan.

Zoning District Evaluation

The subject parcel meets the minimum width and lot size required for the proposed zoning district.

Comments:

Planning:

1. Staff has no objection to the proposed rezoning.
2. Demand for office property has been low since the pandemic, and the transition of a large percentage of traditional office workers to working from home. Highland Rd is one of the Township's largest, and most active commercial corridors. The proposed zoning district is appropriate for the location, and fully in-line with the Master Plan.

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 commercial districts on two sides.

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

Staff Comment: The subject lot meets the requirements of the proposed zoning district.

- 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 will not result in any significant environmental impacts.

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

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

Summary / Conclusions

The rezoning request would help to expand upon an important commercial corridor, and make it easier for the property owner to make use of a property that has been underutilized for years.

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. 23-06-07,
Proposed Zoning Map Amendment to Rezone From:
O-1, Local Office to C-3, General Business**

Motion:

I move to forward a favorable/unfavorable **[Strike One]** recommendation in Case No. 23-06-07 on to the Township Board, to rezone the subject parcels #13-20-101-091 from O-1, Local Office 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 / 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.

STATE OF MICHIGAN
COUNTY OF OAKLAND
CHARTER TOWNSHIP OF WATERFORD
ORDINANCE NO. 2023-Z-**XXX**
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 13-08-230-003, legally described below, with current address of 3470 Airport Rd, is rezoned from **O-1, Local Office 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

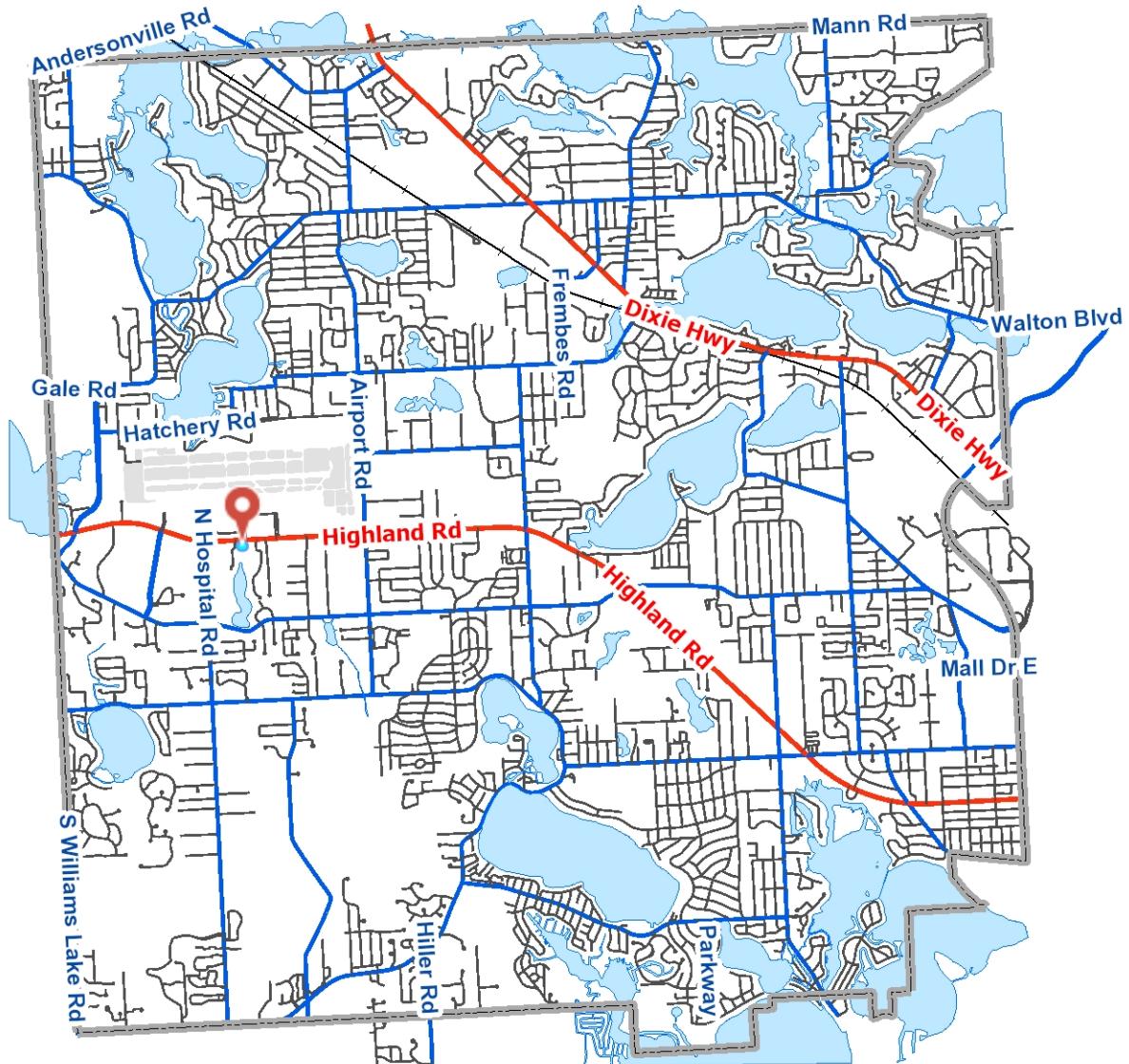
LEGAL DESCRIPTION ATTACHMENT TO ORDINANCE 2023-Z-XXX

T3N, R9E, SEC 20 SUPERVISOR'S PLAT NO 31 E 135 FT OF N 250 FT OF LOT 1,
ALSO PART OF NW 1/4 BEG AT NE COR OF LOT 1 OF SD 'PLAT', TH S 00-09-20
E 250 FT, TH N 89-40-50 E 80 FT, TH N 00-09-20 W 250 FT, TH S 89-40-50 W 80 FT
TO BEG 6-8-23 FR 019 & 126-005



PRSA 23-06-07

Location Map



1:72,224



12,037.3

0

6,018.65

12,037.3 Feet

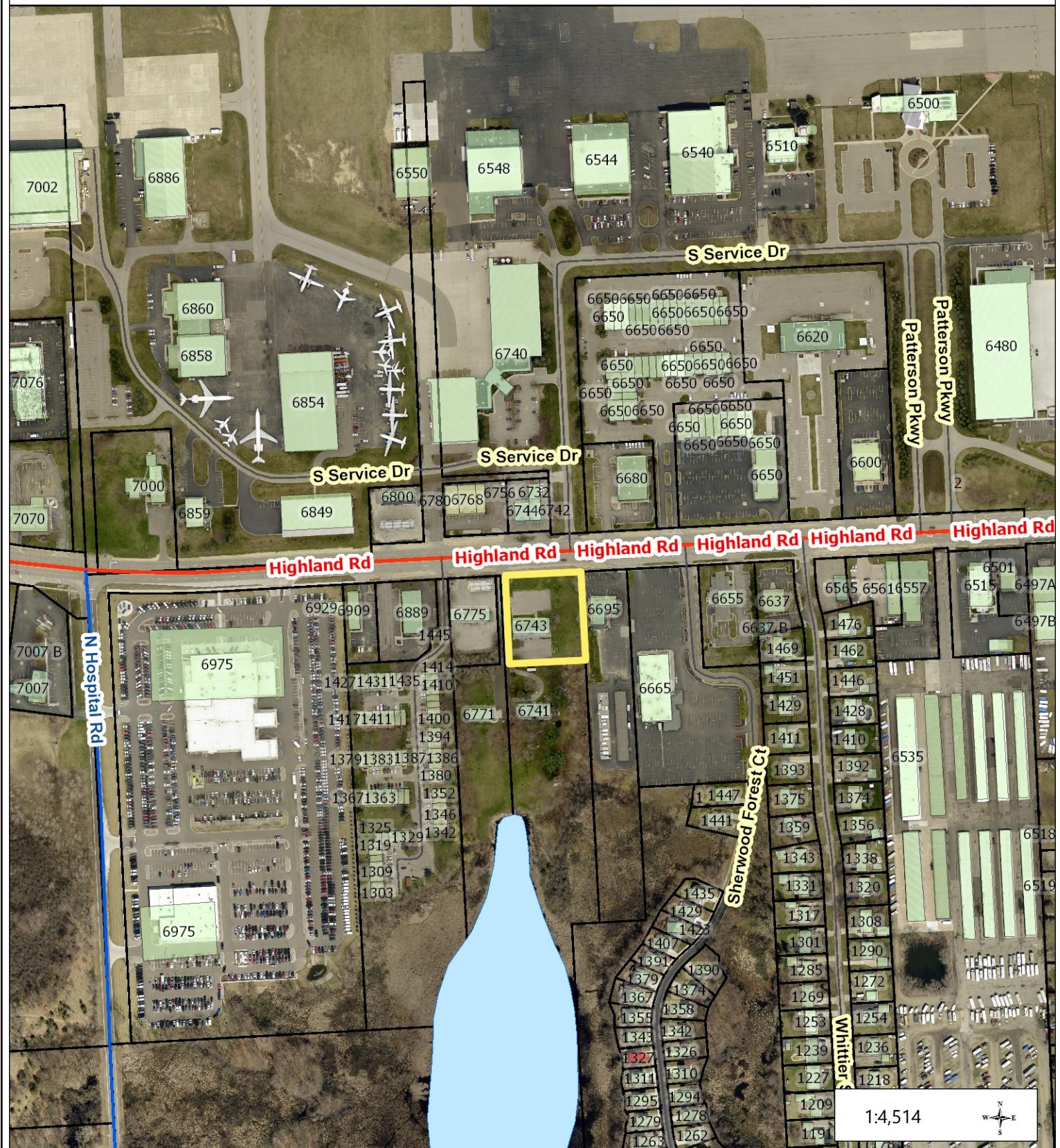
SOURCES: The Charters Township of Waterford and Oakland County, MI. Oakland County parcel data, Updated weekly.

DISCLAIMER: Information depicted hereon is for reference purposes only. It was compiled from the best available resources which have varying degrees of accuracy. This map is not a legally recorded map nor a survey and is not intended to be used as such. The Charter Township of Waterford assumes no responsibility for error that arise from this map.



PRSA 23-06-07

Aerial Map



7523

6

376 17

7523 Feet

1:4,514

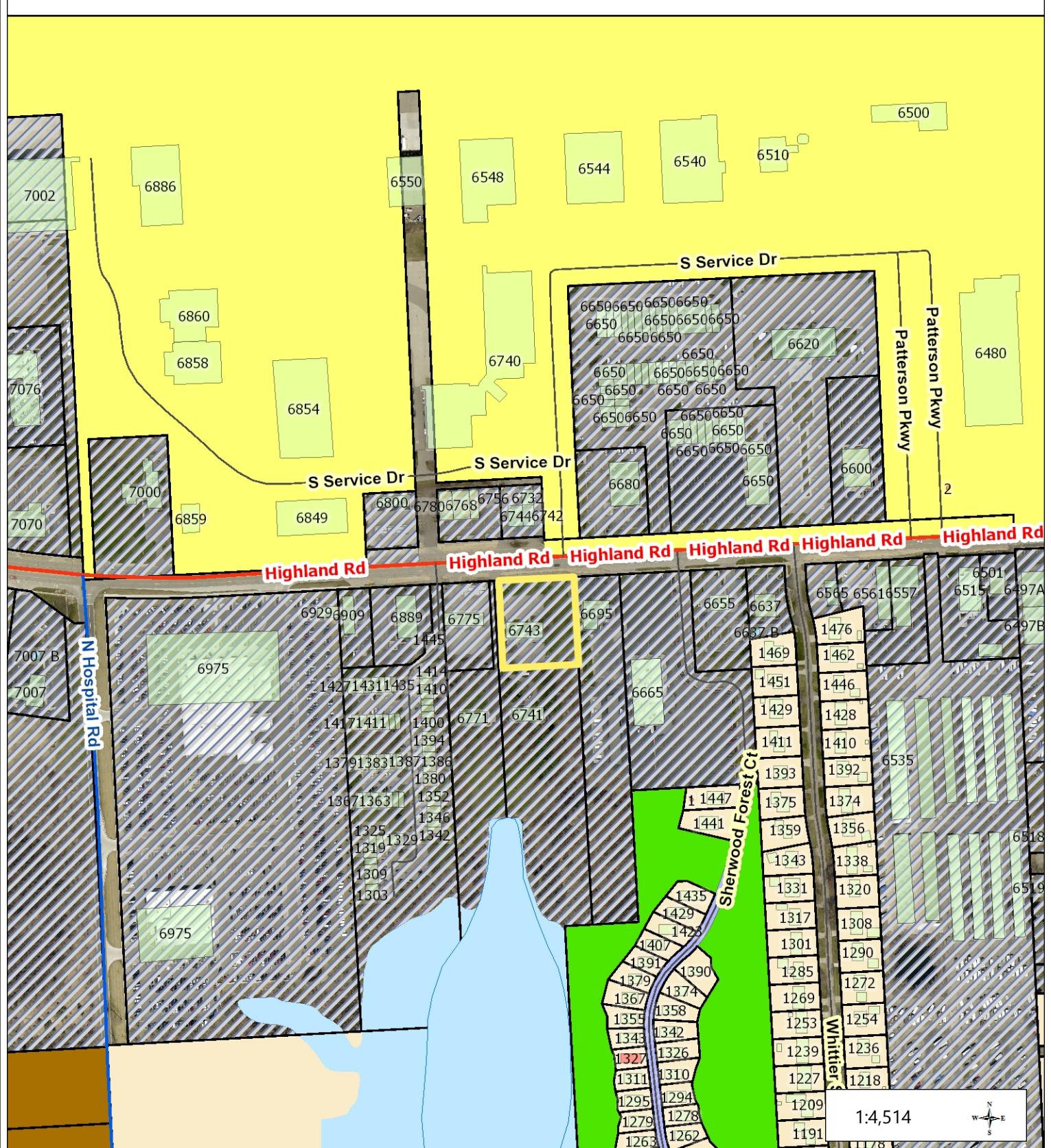
SOURCES: The Charters Township of Waterford and Oakland County, MI. Oakland County parcel data, Updated weekly.

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 23-06-07

Master Plan Map



7523

0

376 17

7523 Feet

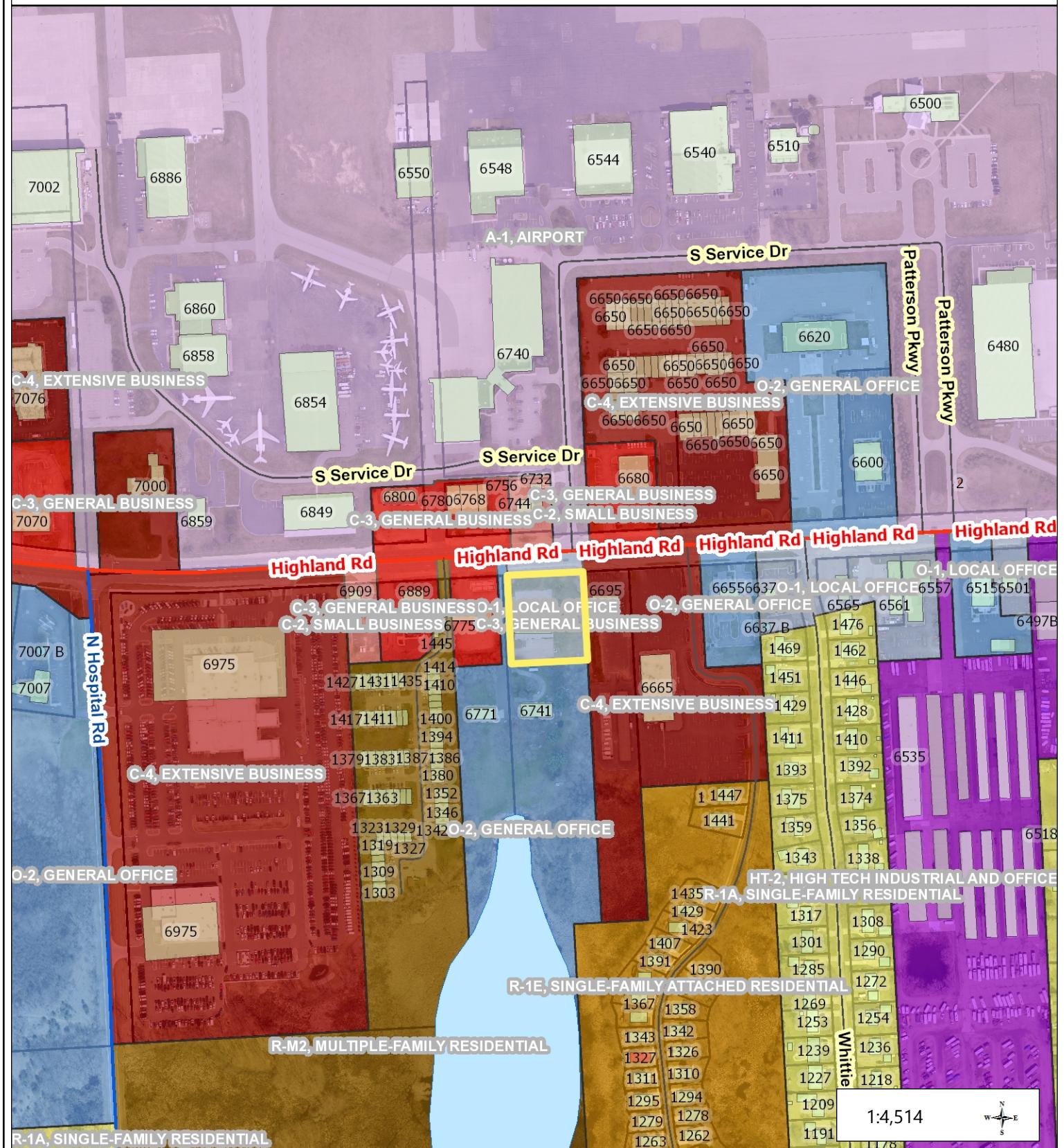
SOURCES: The Charters Township of Waterford and Oakland County, MI. Oakland County parcel data, Updated weekly.

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 23-06-07

Zoning Map



7523

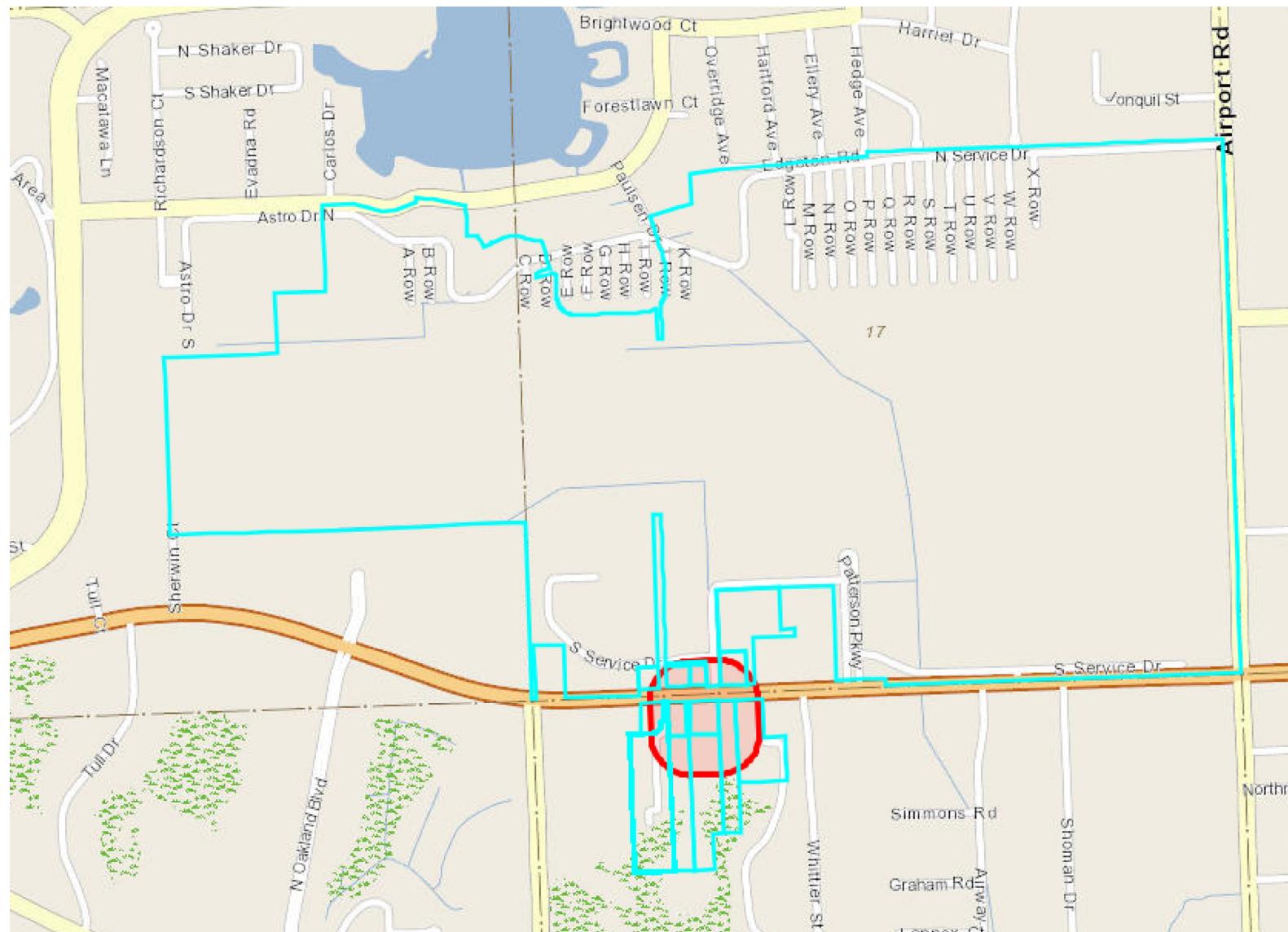
6

376 17

7523 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 23-06-07	Agency Addresses			Thomas Pozolo, PE / MDOT	MDOT Oakland 800 Vanguard Dr		Pontiac	MI		48341
PRSA 23-06-07	Agency Addresses			Cheryl Bush, OC Intl. Airport	Oakland County 6500 Patterson Pkwy		Waterford	MI		48327
PRSA 23-06-07	Agency Addresses			The Road Commission for Oakland County	31001 Lahser Road		Beverly Hills, MI 48025			
PRSA 23-06-07	Review	PIN	CVTTAXCODE	CVTTAXDESCRIPTION	NAME1	NAME2	POSTALADDRESS	POSTALCITY	POSTALSTATE	POSTALZIP5
PRSA 23-06-07	Review	1320101091 W		CHARTER TOWNSHIP OF WATERFORD CHAD CLARK		GERARDO SANC	1179 SYLVERT DR	WATERFORD	MI	48328
PRSA 23-06-07	Review	1320101029 W		CHARTER TOWNSHIP OF WATERFORD BOB HOFFMAN			1255 S HOSPITAL RD	WATERFORD	MI	48327
PRSA 23-06-07		1320101064 W		CHARTER TOWNSHIP OF WATERFORD CHERYL DUSKEY			1305 LAUREL VALLEY DR	WATERFORD	MI	48327
PRSA 23-06-07		1320101063 W		CHARTER TOWNSHIP OF WATERFORD SHELLIE COLE			1307 LAUREL VALLEY DR	WATERFORD	MI	48327
PRSA 23-06-07		1320101062 W		CHARTER TOWNSHIP OF WATERFORD DESTINI THOMPSON			1309 LAUREL VALLEY DR	WATERFORD	MI	48327
PRSA 23-06-07		1320101060 W		CHARTER TOWNSHIP OF WATERFORD DIANNE F HAMMOND			1315 LAUREL VALLEY DR	WATERFORD	MI	48327
PRSA 23-06-07		1320101058 W		CHARTER TOWNSHIP OF WATERFORD VIRGINIA SEETERLIN			1319 LAUREL VALLEY DR	WATERFORD	MI	48327
PRSA 23-06-07		1320101056 W		CHARTER TOWNSHIP OF WATERFORD MARIE NUMMER			1325 LAUREL VALLEY DR	WATERFORD	MI	48327
PRSA 23-06-07		1320101055 W		CHARTER TOWNSHIP OF WATERFORD LANCE FOSTER			1327 LAUREL VALLEY DR	WATERFORD	MI	48327
PRSA 23-06-07		1320101071 W		CHARTER TOWNSHIP OF WATERFORD JOHN HALICK			1342 LAUREL VALLEY DR	WATERFORD	MI	48327
PRSA 23-06-07		1320101070 W		CHARTER TOWNSHIP OF WATERFORD MR EMIL Hristov YONOV			1344 LAUREL VALLEY DR	WATERFORD	MI	48327
PRSA 23-06-07		1320101068 W		CHARTER TOWNSHIP OF WATERFORD KAY HAYES			1348 LAUREL VALLEY DR	WATERFORD	MI	48327
PRSA 23-06-07		1320101067 W		CHARTER TOWNSHIP OF WATERFORD MELINDA HALL			1350 LAUREL VALLEY DR	WATERFORD	MI	48327
PRSA 23-06-07		1320101047 W		CHARTER TOWNSHIP OF WATERFORD LINDA TERBUSH			1357 LAUREL VALLEY DR	WATERFORD	MI	48327
PRSA 23-06-07		1320101048 W		CHARTER TOWNSHIP OF WATERFORD MARY K REEVES			1359 LAUREL VALLEY DR	WATERFORD	MI	48327
PRSA 23-06-07		1320101050 W		CHARTER TOWNSHIP OF WATERFORD SARA FIELLMAN			1363 LAUREL VALLEY DR	WATERFORD	MI	48327
PRSA 23-06-07		1320101045 W		CHARTER TOWNSHIP OF WATERFORD DIANE B LONGO			1379 LAUREL VALLEY DR	WATERFORD	MI	48327
PRSA 23-06-07		1320101078 W		CHARTER TOWNSHIP OF WATERFORD MORGAN HUBARTH			1382 LAUREL VALLEY DR	WATERFORD	MI	48327
PRSA 23-06-07		1320101077 W		CHARTER TOWNSHIP OF WATERFORD ELISABETH M WILLEKENS			1384 LAUREL VALLEY DR	WATERFORD	MI	48327
PRSA 23-06-07		1320101075 W		CHARTER TOWNSHIP OF WATERFORD JONATHAN DEBASTIANI			1388 LAUREL VALLEY DR	WATERFORD	MI	48327
PRSA 23-06-07		1320101040 W		CHARTER TOWNSHIP OF WATERFORD NIT GUICK			1389 LAUREL VALLEY DR	WATERFORD	MI	48327
PRSA 23-06-07	Review	1320101054 W		CHARTER TOWNSHIP OF WATERFORD VELENA KOZYREVA		VIKTOR KOZYRE	1390 LAUREL VALLEY DR	WATERFORD	MI	48327
PRSA 23-06-07		1320101073 W		CHARTER TOWNSHIP OF WATERFORD CRAIG HURST			1392 LAUREL VALLEY DR	WATERFORD	MI	48327
PRSA 23-06-07		1320101072 W		CHARTER TOWNSHIP OF WATERFORD RITA SMITH			1394 LAUREL VALLEY DR	WATERFORD	MI	48327
PRSA 23-06-07		1320101087 W		CHARTER TOWNSHIP OF WATERFORD RICHARD HOWE			1400 LAUREL VALLEY DR	WATERFORD	MI	48327
PRSA 23-06-07		1320101032 W		CHARTER TOWNSHIP OF WATERFORD LAUREN ELIZABETH YAHNER			1403 LAUREL VALLEY DR	WATERFORD	MI	48327
PRSA 23-06-07		1320101085 W		CHARTER TOWNSHIP OF WATERFORD BENJAMIN HORVATH			1404 LAUREL VALLEY DR	WATERFORD	MI	48327
PRSA 23-06-07		1320101033 W		CHARTER TOWNSHIP OF WATERFORD LEAH GOULD			1405 LAUREL VALLEY DR	WATERFORD	MI	48327
PRSA 23-06-07		1320101084 W		CHARTER TOWNSHIP OF WATERFORD BARBARA MEACHAM			1406 LAUREL VALLEY DR UNIT 6	WATERFORD	MI	48327
PRSA 23-06-07		1320101034 W		CHARTER TOWNSHIP OF WATERFORD ROEY CODY GAVRIEL			1407 LAUREL VALLEY DR	WATERFORD	MI	48327
PRSA 23-06-07		1320101083 W		CHARTER TOWNSHIP OF WATERFORD SCOTT LOUGHLIN			1408 LAUREL VALLEY DR	WATERFORD	MI	48327
PRSA 23-06-07		1320101082 W		CHARTER TOWNSHIP OF WATERFORD DALE LAMPELA			1410 LAUREL VALLEY DR	WATERFORD	MI	48327
PRSA 23-06-07		1320101036 W		CHARTER TOWNSHIP OF WATERFORD CATHY SANCHEZ			1411 LAUREL VALLEY DR	WATERFORD	MI	48327
PRSA 23-06-07		1320101081 W		CHARTER TOWNSHIP OF WATERFORD MAKENNA M O'BRIEN			1412 LAUREL VALLEY DR	WATERFORD	MI	48327
PRSA 23-06-07		1320101080 W		CHARTER TOWNSHIP OF WATERFORD LEA BECK			1414 LAUREL VALLEY DR	WATERFORD	MI	48327
PRSA 23-06-07		1320101037 W		CHARTER TOWNSHIP OF WATERFORD ALEZANDER GAPPY			1415 LAUREL VALLEY DR	WATERFORD	MI	48327
PRSA 23-06-07		1320101038 W		CHARTER TOWNSHIP OF WATERFORD MONICA GEER			1417 LAUREL VALLEY DR	WATERFORD	MI	48327
PRSA 23-06-07		1320101031 W		CHARTER TOWNSHIP OF WATERFORD SUSAN KAY WORK			1427 LAUREL VALLEY DR	WATERFORD	MI	48327
PRSA 23-06-07		1320101030 W		CHARTER TOWNSHIP OF WATERFORD NANCY FRANK			1429 LAUREL VALLEY DR	WATERFORD	MI	48327
PRSA 23-06-07		1320101028 W		CHARTER TOWNSHIP OF WATERFORD ROLANDO VILLARREAL			1433 LAUREL VALLEY DR	WATERFORD	MI	48327
PRSA 23-06-07		1320101027 W		CHARTER TOWNSHIP OF WATERFORD LINDA SAUER			1435 LAUREL VALLEY DR	WATERFORD	MI	48327
PRSA 23-06-07	Review	1320101026 W		CHARTER TOWNSHIP OF WATERFORD SAMAR ADEEB			1652 UNION LAKE RD	COMMERCE TOWNSHIP	MI	48382
PRSA 23-06-07	Review	1320101043 W		CHARTER TOWNSHIP OF WATERFORD SHELBY R MURLEY		KELLY G MURLE	1739 CARDINAL RDG	WEST BLOOMFIELD	MI	48324
PRSA 23-06-07	Review	1320101021 W		CHARTER TOWNSHIP OF WATERFORD JAY'S BUGGY BATH LLC			1995 HILL RD	WHITE LAKE	MI	48383
PRSA 23-06-07	Review	1320101041 W		CHARTER TOWNSHIP OF WATERFORD MARK KEILLOR		MELINDA KEILL	205 ELM	YPSILANTI	MI	48197
PRSA 23-06-07	Review	1320101035 W		CHARTER TOWNSHIP OF WATERFORD 1409 LAUREL VALLEY LLC			2139 E SHORE DR	ROCHESTER HILLS	MI	48307
PRSA 23-06-07	Review	1320101049 W		CHARTER TOWNSHIP OF WATERFORD LVWD LLC			2150 ALDWIN DR	WEST BLOOMFIELD	MI	48324
PRSA 23-06-07	Review	1320101039 W		CHARTER TOWNSHIP OF WATERFORD BRENDA MERMELL			24844 PIERCE ST	SOUTHFIELD	MI	48075
PRSA 23-06-07	Review	1317376043 W		CHARTER TOWNSHIP OF WATERFORD BRE AIRPORT HOLDINGS LLC			260 E BROWN ST STE 200	BIRMINGHAM	MI	48009
PRSA 23-06-07	Review	1320101079 W		CHARTER TOWNSHIP OF WATERFORD DANIEL B SHUB			32334 FRANKLIN RD	FRANKLIN	MI	48025
PRSA 23-06-07	Review	1320101023 W		CHARTER TOWNSHIP OF WATERFORD WATERFORD HEALTH SERVICES			3252 WOODVIEW	WEST BLOOMFIELD	MI	48323
PRSA 23-06-07	Review	1317376045 W		CHARTER TOWNSHIP OF WATERFORD NAILA AHMAD			3252 WOODVIEW LAKE RD	WEST BLOOMFIELD	MI	48323
PRSA 23-06-07	Review	1320101061 W		CHARTER TOWNSHIP OF WATERFORD JASON NORMAN		BRENDA NORM	3253 WHITFIELD DR	WATERFORD	MI	48329
PRSA 23-06-07	Review	1320101059 W		CHARTER TOWNSHIP OF WATERFORD BENJAMIN HORVATH			3330 MUERKNOLL DR	TROY	MI	48084
PRSA 23-06-07	Review	1320101025 W		CHARTER TOWNSHIP OF WATERFORD WILMIS S KEILLOR LIVING TRUST			3540 SHELBY	WATERFORD	MI	48328
PRSA 23-06-07	Review	1320101057 W		CHARTER TOWNSHIP OF WATERFORD ONUR YENER AND BENGU AKDEMIR YENER LIVI	4711 W PRESERVE CT			WEST BLOOMFIELD	MI	48323
PRSA 23-06-07	Review	1317376042 W		CHARTER TOWNSHIP OF WATERFORD SULLIVAN'S TIMES SQUARE LLC			5023 SHORELINE BLVD	WATERFORD	MI	48329
PRSA 23-06-07	Review	1320101066 W		CHARTER TOWNSHIP OF WATERFORD JOHN K LUTZ		KATHLEEN A LU	5119 HIGHLAND RD # 109	WATERFORD	MI	48327
PRSA 23-06-07	Review	1320101044 W		CHARTER TOWNSHIP OF WATERFORD TERESA M ROBERTSON			5511 WAKEFIELD	GRAND BLANC	MI	48439
PRSA 23-06-07	Review	1320101069 W		CHARTER TOWNSHIP OF WATERFORD VAN LEUVEN FAMILY TRUST			565 DUNROSS	MILFORD	MI	48381
PRSA 23-06-07	Review	1320101065 W		CHARTER TOWNSHIP OF WATERFORD NADINE EDWARDS			6037 GORDON RD	WATERFORD	MI	48327

Project Number	Extra Addresses	PIN	CVTTAXCODE	CVTTAXDESCRIPTION	NAME1	NAME2	POSTALADDRESS	POSTALCITY	POSTALSTATE	POSTALZIP5
PRSA 23-06-07		1317400003 W		CHARTER TOWNSHIP OF WATERFORD OAKLAND COUNTY INTL AIRPORT			6500 HIGHLAND RD	WATERFORD	MI	48327
PRSA 23-06-07	Review	1320101086 W		CHARTER TOWNSHIP OF WATERFORD KONSTANTIN PEREL	YUNA PEREL		6587 SYCAMORE ST	WEST BLOOMFIELD	MI	48324
PRSA 23-06-07		1320126006 W		CHARTER TOWNSHIP OF WATERFORD JIMM PROPERTIES LLC			6665 HIGHLAND RD	WATERFORD	MI	48327
PRSA 23-06-07		1320126002 W		CHARTER TOWNSHIP OF WATERFORD LIADES ZUEHLKE			6695 HIGHLAND RD	WATERFORD	MI	48327
PRSA 23-06-07		1317351006 W		CHARTER TOWNSHIP OF WATERFORD M-59 ONE STOP MINI MART INC			6800 HIGHLAND RD	WATERFORD	MI	48327
PRSA 23-06-07		1320101089 W		CHARTER TOWNSHIP OF WATERFORD MEDICAL PROPERTIES INC.			6889 HIGHLAND RD	WATERFORD	MI	48327
PRSA 23-06-07	Review	1320101052 W		CHARTER TOWNSHIP OF WATERFORD JIA ZHU			696 WOLVERINE DR	WOLVERINE LAKE	MI	48390
PRSA 23-06-07	Review	1320101022 W		CHARTER TOWNSHIP OF WATERFORD SIV INVESTMENTS LLC			7860 E OAKLAND MANOR DR	WATERFORD	MI	48327
PRSA 23-06-07	Review	1320101042 W		CHARTER TOWNSHIP OF WATERFORD RICHARD VALUET TRUST			906 SHAGGY BARK CT	GAYLORD	MI	49735
PRSA 23-06-07	Review	1320101051 W		CHARTER TOWNSHIP OF WATERFORD PRINCIPAL PROPERTY MANAGEMENT			9136 SHINANGUAG DR	GOODRICH	MI	48438
PRSA 23-06-07	Review	1317376039 W		CHARTER TOWNSHIP OF WATERFORD O'REILLY AUTO PARTS			PO BOX 9167	SPRINGFIELD	MO	65801
PRSA 23-06-07	Extra Addresses	1320101065 W		CHARTER TOWNSHIP OF WATERFORD OCCUPANT			1303 LAUREL VALLEY DR	WATERFORD	MI	48327
PRSA 23-06-07	Extra Addresses	1320101061 W		CHARTER TOWNSHIP OF WATERFORD OCCUPANT			1311 LAUREL VALLEY DR	WATERFORD	MI	48327
PRSA 23-06-07	Extra Addresses	1320101059 W		CHARTER TOWNSHIP OF WATERFORD OCCUPANT			1317 LAUREL VALLEY DR	WATERFORD	MI	48327
PRSA 23-06-07	Extra Addresses	1320101057 W		CHARTER TOWNSHIP OF WATERFORD OCCUPANT			1323 LAUREL VALLEY DR	WATERFORD	MI	48327
PRSA 23-06-07	Extra Addresses	1320101054 W		CHARTER TOWNSHIP OF WATERFORD OCCUPANT			1329 LAUREL VALLEY DR	WATERFORD	MI	48327
PRSA 23-06-07	Extra Addresses	1320101053 W		CHARTER TOWNSHIP OF WATERFORD OCCUPANT			1331 LAUREL VALLEY DR	WATERFORD	MI	48327
PRSA 23-06-07	Extra Addresses	1320101069 W		CHARTER TOWNSHIP OF WATERFORD OCCUPANT			1346 LAUREL VALLEY DR	WATERFORD	MI	48327
PRSA 23-06-07	Extra Addresses	1320101066 W		CHARTER TOWNSHIP OF WATERFORD OCCUPANT			1352 LAUREL VALLEY DR	WATERFORD	MI	48327
PRSA 23-06-07	Extra Addresses	1320101046 W		CHARTER TOWNSHIP OF WATERFORD OCCUPANT			1355 LAUREL VALLEY DR	WATERFORD	MI	48327
PRSA 23-06-07	Extra Addresses	1320101049 W		CHARTER TOWNSHIP OF WATERFORD OCCUPANT			1361 LAUREL VALLEY DR	WATERFORD	MI	48327
PRSA 23-06-07	Extra Addresses	1320101051 W		CHARTER TOWNSHIP OF WATERFORD OCCUPANT			1365 LAUREL VALLEY DR	WATERFORD	MI	48327
PRSA 23-06-07	Extra Addresses	1320101052 W		CHARTER TOWNSHIP OF WATERFORD OCCUPANT			1367 LAUREL VALLEY DR	WATERFORD	MI	48327
PRSA 23-06-07	Extra Addresses	1320101079 W		CHARTER TOWNSHIP OF WATERFORD OCCUPANT			1380 LAUREL VALLEY DR	WATERFORD	MI	48327
PRSA 23-06-07	Extra Addresses	1320101044 W		CHARTER TOWNSHIP OF WATERFORD OCCUPANT			1381 LAUREL VALLEY DR	WATERFORD	MI	48327
PRSA 23-06-07	Extra Addresses	1320101043 W		CHARTER TOWNSHIP OF WATERFORD OCCUPANT			1383 LAUREL VALLEY DR	WATERFORD	MI	48327
PRSA 23-06-07	Extra Addresses	1320101042 W		CHARTER TOWNSHIP OF WATERFORD OCCUPANT			1385 LAUREL VALLEY DR	WATERFORD	MI	48327
PRSA 23-06-07	Extra Addresses	1320101076 W		CHARTER TOWNSHIP OF WATERFORD OCCUPANT			1386 LAUREL VALLEY DR	WATERFORD	MI	48327
PRSA 23-06-07	Extra Addresses	1320101041 W		CHARTER TOWNSHIP OF WATERFORD OCCUPANT			1387 LAUREL VALLEY DR	WATERFORD	MI	48327
PRSA 23-06-07	Extra Addresses	1320101039 W		CHARTER TOWNSHIP OF WATERFORD OCCUPANT			1391 LAUREL VALLEY DR	WATERFORD	MI	48327
PRSA 23-06-07	Extra Addresses	1320101086 W		CHARTER TOWNSHIP OF WATERFORD OCCUPANT			1402 LAUREL VALLEY DR	WATERFORD	MI	48327
PRSA 23-06-07	Extra Addresses	1320101035 W		CHARTER TOWNSHIP OF WATERFORD OCCUPANT			1409 LAUREL VALLEY DR	WATERFORD	MI	48327
PRSA 23-06-07	Extra Addresses	1320101029 W		CHARTER TOWNSHIP OF WATERFORD OCCUPANT			1431 LAUREL VALLEY DR	WATERFORD	MI	48327
PRSA 23-06-07	Extra Addresses	1320101026 W		CHARTER TOWNSHIP OF WATERFORD OCCUPANT			1437 LAUREL VALLEY DR	WATERFORD	MI	48327
PRSA 23-06-07	Extra Addresses	1320101025 W		CHARTER TOWNSHIP OF WATERFORD OCCUPANT			1439 LAUREL VALLEY DR	WATERFORD	MI	48327
PRSA 23-06-07	Extra Addresses	1317376043 W		CHARTER TOWNSHIP OF WATERFORD OCCUPANT			6650 HIGHLAND RD	WATERFORD	MI	48327
PRSA 23-06-07	Extra Addresses	1317376039 W		CHARTER TOWNSHIP OF WATERFORD OCCUPANT			6680 HIGHLAND RD	WATERFORD	MI	48327
PRSA 23-06-07	Extra Addresses	1320101023 W		CHARTER TOWNSHIP OF WATERFORD OCCUPANT			6741 HIGHLAND RD	WATERFORD	MI	48327
PRSA 23-06-07	Extra Addresses	1320101091 W		CHARTER TOWNSHIP OF WATERFORD OCCUPANT			6743 HIGHLAND RD	WATERFORD	MI	48328
PRSA 23-06-07	Extra Addresses	1317376045 W		CHARTER TOWNSHIP OF WATERFORD OCCUPANT			6744 HIGHLAND RD	WATERFORD	MI	48327
PRSA 23-06-07	Extra Addresses	1320101022 W		CHARTER TOWNSHIP OF WATERFORD OCCUPANT			6771 HIGHLAND RD	WATERFORD	MI	48327
PRSA 23-06-07	Extra Addresses	1320101021 W		CHARTER TOWNSHIP OF WATERFORD OCCUPANT			6775 HIGHLAND RD	WATERFORD	MI	48327
PRSA 23-06-07	Extra Addresses	1317376042 W		CHARTER TOWNSHIP OF WATERFORD OCCUPANT	OCCUPANT		6780 HIGHLAND RD	WATERFORD	MI	48327
PRSA 23-06-07	LAMS	1320101084			OCCUPANT		1406 Laurel Valley Dr, Unit 60	Waterford MI 48327-1620		

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 23-06-07

Requesting: Rezoning the parcel from O-1, Local Office to C-3, General Business
Property Location: **6743 Highland Rd**
Property Zoned: O-1, Local Office
Applicant: Chad Clark

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, 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 23-06-07

Requesting: Rezoning the parcel from O-1, Local Office to C-3, General Business
Property Location: **6743 Highland Rd**
Property Zoned: O-1, Local Office
Applicant: Chad Clark

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, 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 23-06-07

Requesting: Rezoning the parcel from O-1, Local Office to C-3, General Business
Property Location: **6743 Highland Rd**
Property Zoned: O-1, Local Office
Applicant: Chad Clark

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, 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 23-06-07

Requesting: Rezoning the parcel from O-1, Local Office to C-3, General Business
Property Location: **6743 Highland Rd**
Property Zoned: O-1, Local Office
Applicant: Chad Clark

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

Related Application Numbers

PBUS: 23-0053

PCR: 23-019

PRSA: 23-06-07

PSP: _____

PZBA: _____

Date Received 6/30/23

Planning Fees ✓

Engineering Fee _____

New Address Fee _____

I. Type of Request (select all that apply)

Business Registration Minor Site Plan Master Plan
 Change of Use Major Site Plan Rezoning
 Concept Plan Special Approval Text Amendment

II. Applicant Information

Airways Lofts

Applicant Name

Chad Clark

Contact Person

Chad Clark

Address

4992 Cheyenne Ave

City

Waterford

State & ZIP

M 48327

Home/Office Phone

Cell Phone

248 866-3274

Email Address

chadslandscaping@gmail.com

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 / Zoning Text Amendment	\$1,000
Rezoning	\$1,200
Request for New Address (Fire)	\$75

Additional fees may apply

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 type="checkbox"/> No	Street Name Building Faces:	New Address Assigned (Obtain from Fire Department)	
Property Owner		Property ID Number	Lot Number	
Owner Address	Owner City	Owner State & Zip	Current Zoning	Proposed Zoning
Property Address or General Location		Property Size (Acres)		Num. of Buildings
Frontage (feet and streets)		Zoning Use Section	Building Use Code	
Proposed Use		#Residential Units	#Vehicle Repair Bays	#Salon/Barber/Tattoo Stations

Business License Held By: <i>(Business Registration Only)</i>	<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
<input type="checkbox"/> Other (please describe): _____		

With us there are no boundaries

SCANNED

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)*

hostel

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: _____

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.	Jerry Sanchez	Jerrysanchez@embarqmail.com			
2.	Chad Clark	chadlandscaping@gmail.com			
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.

Chad Clark 4992 Cheyenne Dr 48327 3/26/77 C462115180242

Name (Please Print)

Address

Telephone Contact

Birth Date

Drivers License #

Chad Clark

Signature

Subscribed and sworn to before me this 6 day of 30 2023

Andrea Beauchamp

Notary Public
State of Michigan

County of Oakland

My Commission Expires: 12/28

ANDREA BEAUCHAMP
NOTARY PUBLIC, STATE OF MICHIGAN
COUNTY OF OAKLAND
My Commission Expires 03/18/2028
Acting in the County of Oakland

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 / Zoning Text Amendment	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 / Zoning Ordinance
Rezoning Request	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

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	Business Owner
Mailing Address	
Location of Property	
Phone Number	Sidwell Number
Owner Signature	
Information Compiled By	

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 type="checkbox"/> N	
<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. 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

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:

STATE OF MICHIGAN
COUNTY OF OAKLAND
CHARTER TOWNSHIP OF WATERFORD
ORDINANCE NO. 2023-Z-016

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 13-08-230-003, legally described below, with current address of 3470 Airport Rd, is rezoned from **O-1, Local Office** 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-016

T3N, R9E, SEC 20 SUPERVISOR'S PLAT NO 31 E 135 FT OF N 250 FT OF LOT 1,
ALSO PART OF NW 1/4 BEG AT NE COR OF LOT 1 OF SD 'PLAT', TH S 00-09-20
E 250 FT, TH N 89-40-50 E 80 FT, TH N 00-09-20 W 250 FT, TH S 89-40-50 W 80 FT
TO BEG 6-8-23 FR 019 & 126-005