

BOARD OF TRUSTEES
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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: September 5, 2023
To: Honorable Township Board Members
From: Jeffrey Polkowski, Director of Development Services
RE: Case No. 2023-Z-017 Rezone 3470 Airport Rd from R-1B, Single-Family
Residential to C-1, Neighborhood Business
Location: East side of Airport Rd, south of Williams Lake Rd
Applicant: PCST Holdings LLC

The subject property has been used as a personal grooming establishment for over 50 years. The applicant is looking to bring the property's zoning in line with its historic use. Having a commercial use on residentially zoned property can present difficulties when attempting to sell the property.

Planning Commission Recommendation and Findings

The Planning Commission reviewed this proposed rezoning at the regularly scheduled meeting on August 29, 2023, and resolved unanimously to forward a favorable recommendation to the Township Board.

Motions

Based upon the Planning Commission's favorable recommendation at the August 29, 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 September 25, 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

August 29, 2023 Meeting

Report by Justin Daymon

Application Number	PRSA 23-07-01	Action Requested	Rezoning Approval
Request	Rezone from R-1B, Single-Family Residential to C-1, Neighborhood Business		
Address	3470 Airport Rd	Parcel Number	13-08-230-003
Owner	PCST Holdings LLC 5320 Oakwood Rd Ortonville, MI 48462	Applicant	Same
Property Information			
General Location	East side of Airport Rd, south of Williams Lake Rd		
Property Size	0.2 acres		
Frontage	85 ft along Airport Rd		
Current Zoning	R-1B, Single-Family Residential	Proposed Zoning	C-1, Neighborhood Business
Master Plan Designation	<p>Single Family:</p> <p>The primary land use within the Single Family designation is centered around single family dwelling units, as defined under Public Act 230 of 1972, as amended. This designation provides for a limited range of single family density classifications, from a low density of one dwelling unit per acre, to a high density of 5.5 dwelling units per acre.</p> <p>An additional higher density classification can be considered for those long-established areas located in the urban neighborhood on Waterford's central easternmost border and the areas surrounding many of Waterford's lakes. These existing residential density patterns were established when the areas were platted with smaller lots, largely for summer cottages around the lakes, and for the neighborhoods that were platted and developed in concert with the urban neighborhoods of the City of Pontiac. The consideration of this density pattern is intended to recognize the existing active residential patterns that were in place prior to the Township's initial zoning regulations.</p> <p>In some cases, single dwelling structures housing no more than two dwelling units, could be accommodated within the single family master plan designation, on a parcel by parcel basis, depending on the character of the surrounding land uses and ability of the infrastructure to accommodate the proposed use. Innovative and creative single-family design alternatives are not intended to be restricted from consideration in the Single Family designation, provided that the intent is to achieve Master Plan Goal Six, To Ensure and Enforce Land Use Development Practices that are Sensitive to Waterford's Natural Environment (Please refer to Chapter 9 – Implementation) in conjunction with Master Plan Goal Seven.</p> <p>All efforts in this land use designation should also strive to achieve Master Plan Goal Three, To Enhance the Walkability of Waterford (Please refer to Chapter 9 – Implementation). With the exception of the land uses with public and open space designations, the only secondary land uses that should be permitted within an area consisting of the Single Family land use designation are uses for which the State has superseded local zoning law, such as family day care facilities (in accordance with Act 116 of 1973).</p> <p>Within each area of the Township consisting of the Single Family land use designation, the Township Planning Commission should strive to ensure that an undue concentration of non-residential public uses such as government buildings, churches, and schools is avoided unless a written analysis shows that such concentration achieves one or more of the Master Plan Goals.</p>		
Current Use	Commercial – Personal Grooming Establishment		
Zoning History	(1950) Commercial-1, (1963) R-1A Single-Family Residential, (2011) R-1B, Single-Family Residential		

Surrounding Development	
North	C-2, Small Business: Sweet T's Ice Cream
East	R-1B, Single Family Residential
South	R-1B, Single Family Residential
West	(across Airport Rd) C-2, Small Business: Your Smile Dentist, 7-11

Request Summary

The subject property has been used as a personal grooming establishment for over 50 years. The applicant is looking to bring the property's zoning in line with its historic use. Having a commercial use on residentially zoned property can present difficulties when attempting to sell the property.

Master Plan Conformity

The subject parcel is defined as Single Family within the Master Plan. While the proposed zoning is not in line with the Master Plan it is in line with its historic use. It is worth noting that the Township is in the process of having a new Master Plan drafted, and once adopted the new Master Plan's designation for the subject property may change.

Zoning District Evaluation

The subject parcel meets the requirements for the minimum lot area and width of the proposed zoning district.

Comments:

Planning:

1. Staff has no objection to the proposed rezoning.

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.

- 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 is 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 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 bring the subject lot into conformity with its historic use and be in line with surrounding development. 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. 23-07-01,
Proposed Zoning Map Amendment to Rezone From:
R-1B, Single-Family Residential to C-1, Neighborhood Business**

Motion:

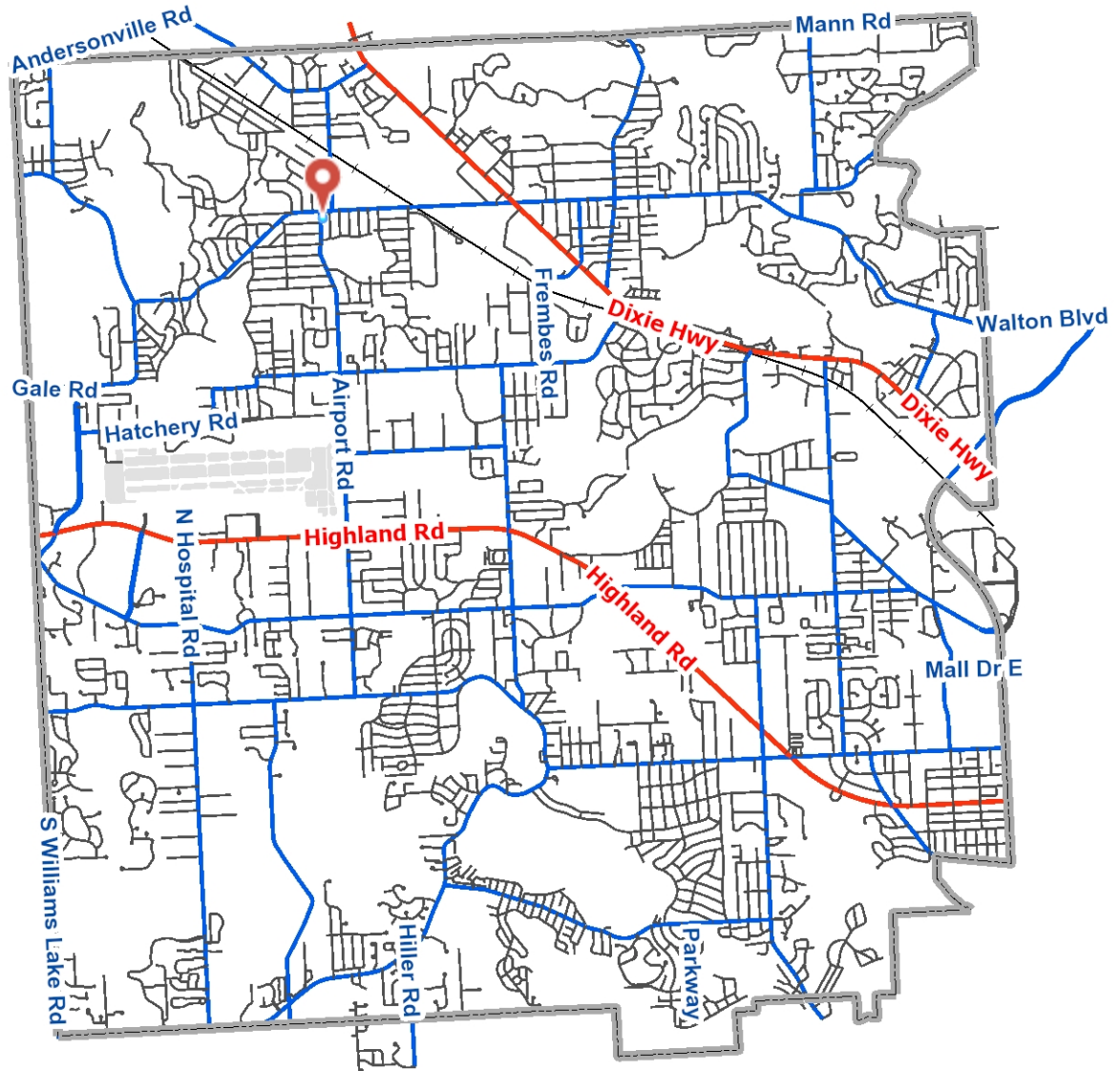
I move to forward a favorable/unfavorable **[Strike One]** recommendation in Case No. 23-07-01 on to the Township Board, to rezone the subject parcels #13-08-230-003 from R-1B, Single-Family Residential to C-1, Neighborhood Business based on the following findings and conclusions under the Ordinance 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 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 23-07-01 Location Map



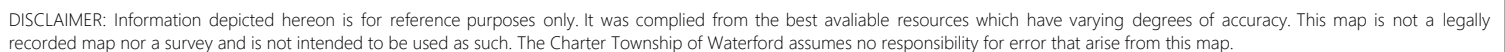
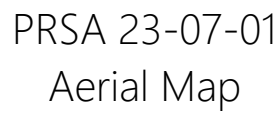
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12,037.3 0 6,018.65 12,037.3 Feet

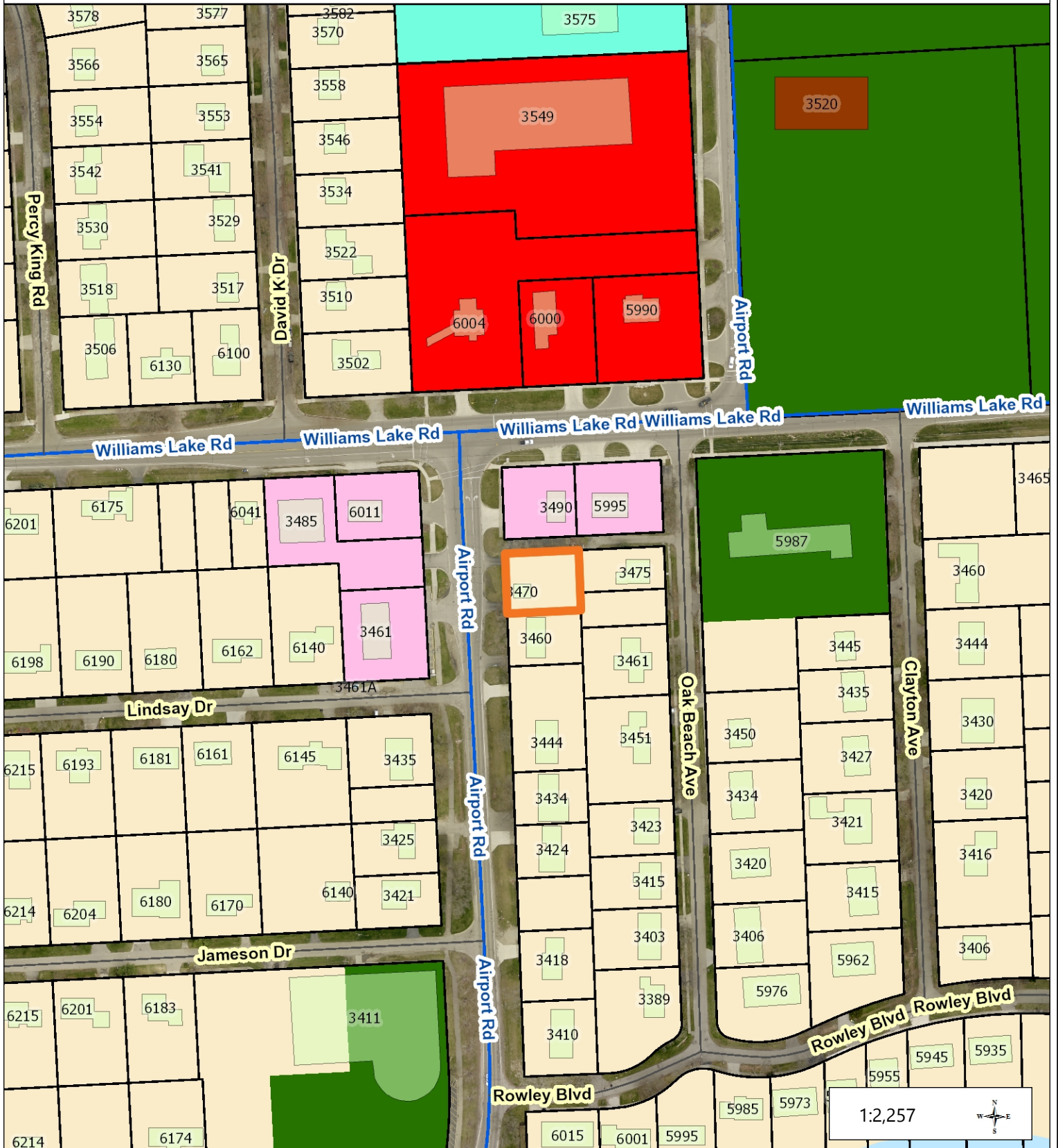
SOURCES: The Charters Township of Waterford and Oakland County, MI.
Oakland County parcel data, Updated weekly.

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 23-07-01 Master Plan Map



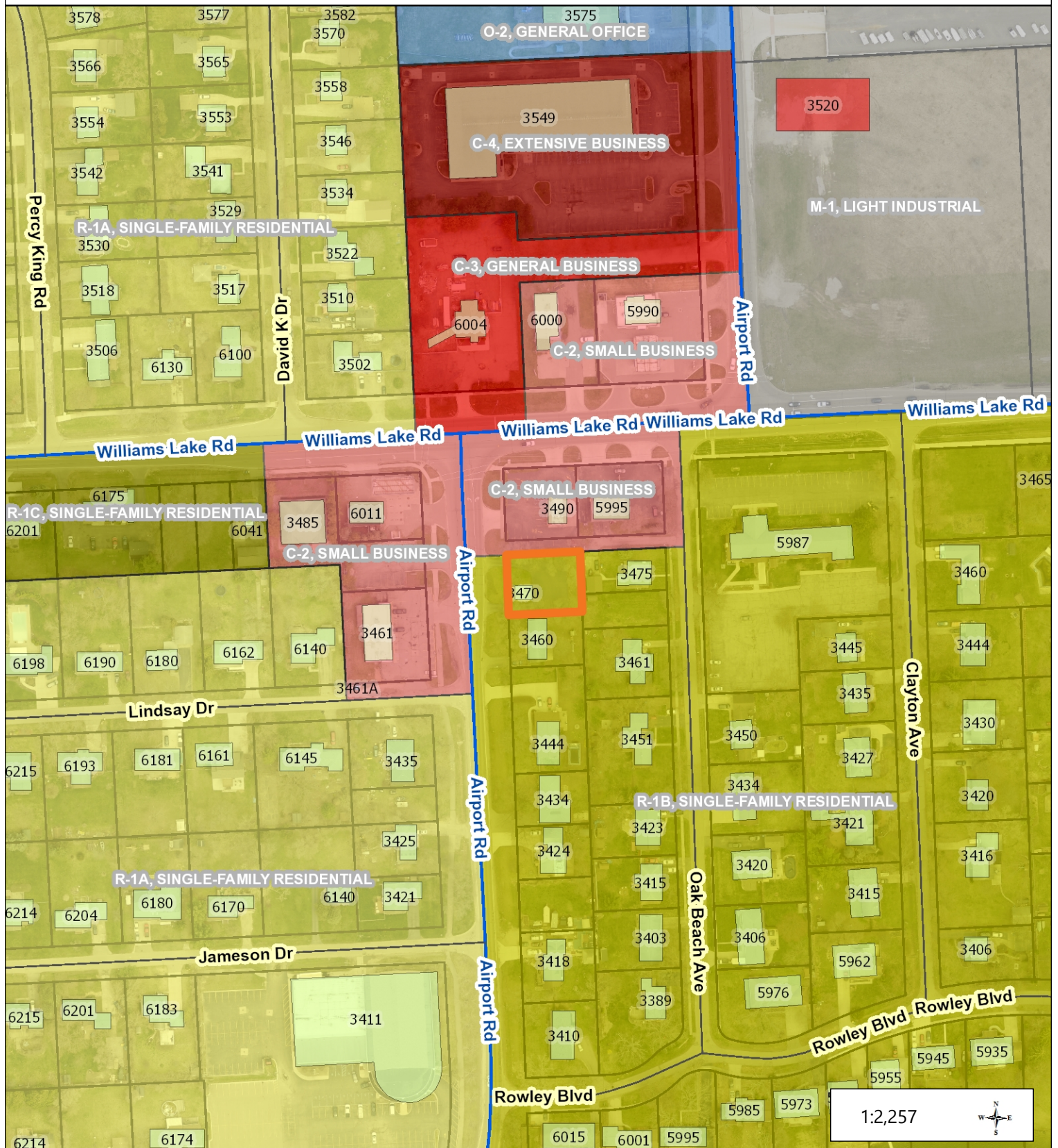
376.2 0 188.08 376.2 Feet

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

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PRSA 23-07-01 Zoning Map



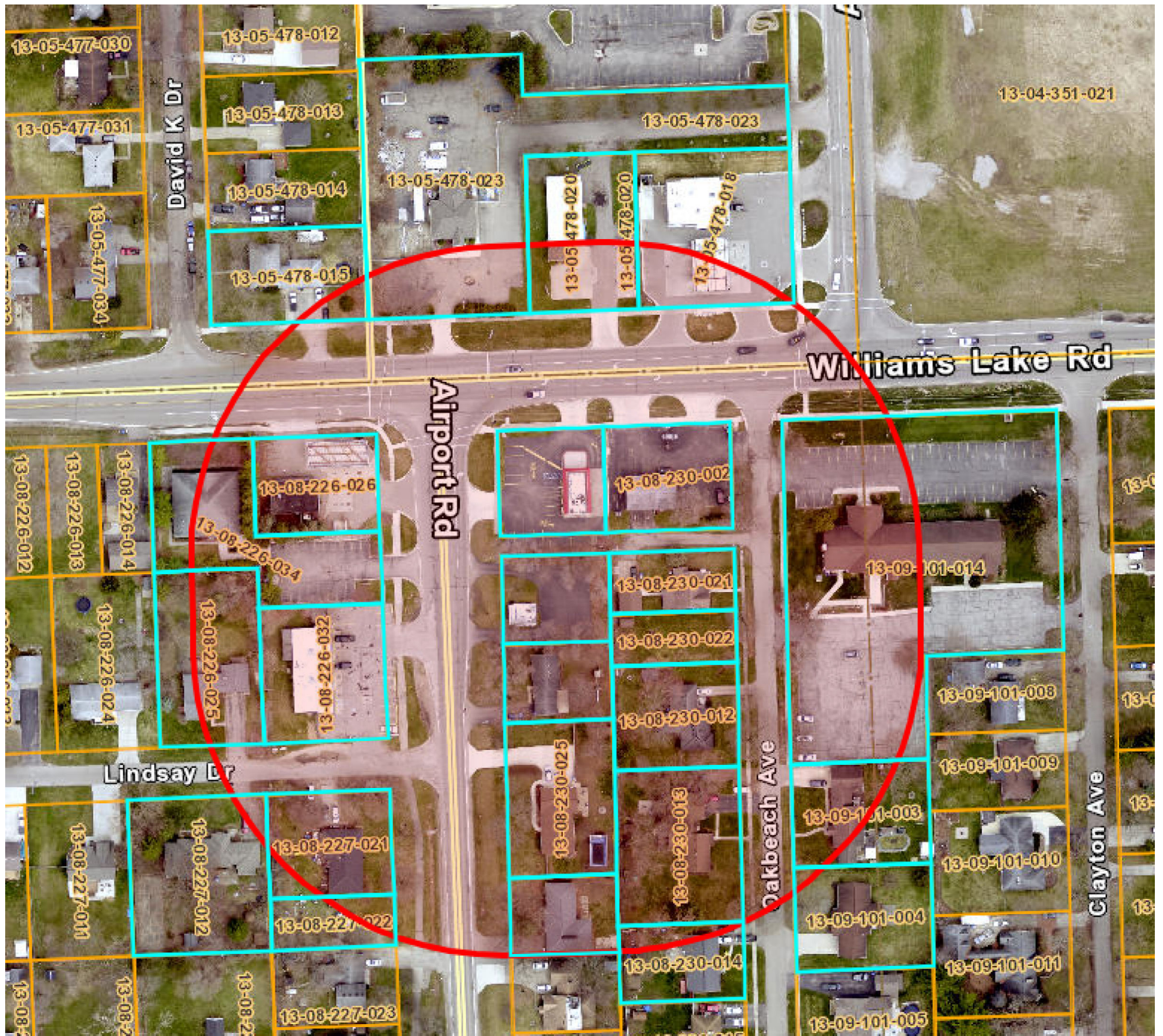
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376.2 0 188.08 376.2 Feet

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

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Project Number	Extra Addresses	PIN	CVTTAXCODE	CVTTAXDESCRIPTION	NAME1	NAME2	POSTALADDRESS	POSTALCITY	POSTALSTATE	POSTALZIP5
PRSA 23-07-01	Agency Addresses				Cheryl Bush, OC Intl. Airport	Oakland County	6500 Patterson Pkwy	Waterford	MI	48327
PRSA 23-07-01	Agency Addresses				The Road Commission for Oakland County		31001 Lahser Road	Beverly Hills, MI 48025		
PRSA 23-07-01	Review	PIN	CVTTAXCODE	CVTTAXDESCRIPTION	NAME1	NAME2	POSTALADDRESS	POSTALCITY	POSTALSTATE	POSTALZIP5
PRSA 23-07-01		1308230014	W	CHARTER TOWNSHIP OF WATERFORD LINDA S MILLER			3423 OAKBEACH AVE	WATERFORD	MI	48329
PRSA 23-07-01		1308230007	W	CHARTER TOWNSHIP OF WATERFORD JOSHUA MELVIN			3434 AIRPORT RD	WATERFORD	MI	48329
PRSA 23-07-01		1309101004	W	CHARTER TOWNSHIP OF WATERFORD KIMBERLY A GENTA		KIMBERLY ANN	3434 OAKBEACH AVE	WATERFORD	MI	48329
PRSA 23-07-01		1308227021	W	CHARTER TOWNSHIP OF WATERFORD RENEE A TURCOTTE			3435 AIRPORT RD	WATERFORD	MI	48329
PRSA 23-07-01	Review	1308226026	W	CHARTER TOWNSHIP OF WATERFORD R.N.A. PETROLEUM INC.			3441 ROXBURY DR	TROY	MI	48084
PRSA 23-07-01		1308230025	W	CHARTER TOWNSHIP OF WATERFORD NOELLE RACINE			3444 AIRPORT RD	WATERFORD	MI	48329
PRSA 23-07-01		1309101003	W	CHARTER TOWNSHIP OF WATERFORD DANIEL WALSH		TERESA WALSH	3450 OAKBEACH AVE	WATERFORD	MI	48329
PRSA 23-07-01		1308230013	W	CHARTER TOWNSHIP OF WATERFORD JEFFREY FISK			3451 OAKBEACH AVE	WATERFORD	MI	48329
PRSA 23-07-01		1308230004	W	CHARTER TOWNSHIP OF WATERFORD MARTHA ZIEGLER			3460 AIRPORT RD	WATERFORD	MI	48329
PRSA 23-07-01		1308230012	W	CHARTER TOWNSHIP OF WATERFORD AUDREY SHEFFIELD			3461 OAKBEACH AVE	WATERFORD	MI	48329
PRSA 23-07-01		1308226034	W	CHARTER TOWNSHIP OF WATERFORD SUNDT REAL ESTATE HOLDINGS LLC			3485 AIRPORT RD	WATERFORD	MI	48329
PRSA 23-07-01		1305478015	W	CHARTER TOWNSHIP OF WATERFORD FREEMAN DENTEL		DEBBIE DENTEL	3502 DAVID K DR	WATERFORD	MI	48329
PRSA 23-07-01	Review	1305478018	W	CHARTER TOWNSHIP OF WATERFORD AIRPORT 5990 LLC			3943 AIRPORT RD	WATERFORD	MI	48329
PRSA 23-07-01	Review	1308230003	W	CHARTER TOWNSHIP OF WATERFORD PCST HOLDINGS LLC			5320 OAKWOOD RD	ORTONVILLE	MI	48462
PRSA 23-07-01	Review	1309101014	W	CHARTER TOWNSHIP OF WATERFORD CHRIST LUTHERAN EVANGELICAL CHURCH			5987 WILLIAMS LAKE RD # 203	WATERFORD	MI	48329
PRSA 23-07-01		1308230002	W	CHARTER TOWNSHIP OF WATERFORD ROADRUNNER 10 MINUTE OIL CHANGE INC			5995 WILLIAMS LAKE RD	WATERFORD	MI	48329
PRSA 23-07-01		1305478020	W	CHARTER TOWNSHIP OF WATERFORD FREDDIE A MEKLED REVOCABLE TRUST			6000 WILLIAMS LAKE RD	WATERFORD	MI	48329
PRSA 23-07-01		1305478023	W	CHARTER TOWNSHIP OF WATERFORD CITI ROOFING CO.			6004 WILLIAMS LAKE RD	WATERFORD	MI	48329
PRSA 23-07-01		1308226025	W	CHARTER TOWNSHIP OF WATERFORD ROBERT A HUNLEY JR			6140 LINDSAY DR	WATERFORD	MI	48329
PRSA 23-07-01		1308227012	W	CHARTER TOWNSHIP OF WATERFORD JENNIFER ZAGOROWSKI		DAVID ZAGORO	6145 LINDSAY DR	WATERFORD	MI	48329
PRSA 23-07-01	Review	1308230021	W	CHARTER TOWNSHIP OF WATERFORD CARL PREGLER			984 RIVER ROCK DR	HOLLY	MI	48442
PRSA 23-07-01	Review	1308230001	W	CHARTER TOWNSHIP OF WATERFORD ROBAK AND SON'S PROPERTY MANAGEMENT			999 MEADOWLARK DR	WATERFORD	MI	48327
PRSA 23-07-01	Review	1308226032	W	CHARTER TOWNSHIP OF WATERFORD 7-ELEVEN INC C/O TAX DEPARTMENT NO 15116			PO BOX 711	DALLAS	TX	75221
PRSA 23-07-01	Extra Addresses	1308226032	W	CHARTER TOWNSHIP OF WATERFORD OCCUPANT			3461 AIRPORT RD	WATERFORD	MI	48329
PRSA 23-07-01	Extra Addresses	1308230003	W	CHARTER TOWNSHIP OF WATERFORD OCCUPANT			3470 AIRPORT RD	WATERFORD	MI	48329
PRSA 23-07-01	Extra Addresses	1308230021	W	CHARTER TOWNSHIP OF WATERFORD OCCUPANT			3475 OAKBEACH AVE	WATERFORD	MI	48329
PRSA 23-07-01	Extra Addresses	1308230001	W	CHARTER TOWNSHIP OF WATERFORD OCCUPANT			3490 AIRPORT RD	WATERFORD	MI	48329
PRSA 23-07-01	Extra Addresses	1309101014	W	CHARTER TOWNSHIP OF WATERFORD OCCUPANT			5987 WILLIAMS LAKE RD	WATERFORD	MI	48329
PRSA 23-07-01	Extra Addresses	1305478018	W	CHARTER TOWNSHIP OF WATERFORD OCCUPANT			5990 WILLIAMS LAKE RD	WATERFORD	MI	48329
PRSA 23-07-01	Extra Addresses	1308226026	W	CHARTER TOWNSHIP OF WATERFORD OCCUPANT			6011 WILLIAMS LAKE RD	WATERFORD	MI	48329

Notice is hereby given of a public hearing to be held by the Waterford Township Planning Commission on **Tuesday, August 29, 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 23-07-01

Requesting: Rezoning from R-1B Single-Family Residential to C-1, Neighborhood Business
Property Location: 3470 Airport
Property Zoned: R-1B, Single-Family Residential
Applicant: PCST Holdings LLC

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

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

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**PLANNING DIVISION
APPLICATION FORM**



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: _____ PCR: _____
PSP: _____ PZBA: _____

PRSA: 23-07-01

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

Fees

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

Additional fees may apply

II. Applicant Information

Applicant Name Joseph E Mooney Jr.		Contact Person
Address 5320 Oakwood Rd.		City Ortonville
State & ZIP Michigan 48462	Home/ Office Phone	Cell Phone 260-667-3466
Email Address Cherylm126@yahoo.com		

III. Property Information

Legal Description ☐ Attached ☐ On Site Plan

All new buildings or unit splits are required to make a Request for New Address		Requires New Address? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Street Name Building Faces:		New Address Assigned (Obtain from Fire Department)	
Property Owner PCST Holdings LLC			Property ID Number		Lot Number	
Owner Address 5320 Oakwood Rd		Owner City Ortonville	Owner State & Zip Mi 48462	Current Zoning Residential	Proposed Zoning Commercial Office	
Property Address or General Location 3470 Airport Rd				Property Size (Acres)	Num. of Buildings 1	
Frontage (feet and streets)				Zoning Use Section	Building Use Code	
Proposed Use Barber/beauty shop, office space etc.			#Residential Units 0	#Vehicle Repair Bays 0	#Salon/Barber/Tattoo Stations 2	

Business License Held By:
(Business Registration Only)

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

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

☐ Sprinkler System-Fire ☐ Commercial Hood Suppression System ☐ FM 200 or Clean Agent (Computer Rooms)
☐ Fire Pump ☐ Paint Booth (Suppression) ☐ Fire Alarm
☐ Other (please describe): _____

**With us there are no
boundaries**

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

Design Firm		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)*

In the early 1970's our father, Joseph Mooney Sr. relocated his barber business from Pontiac to 3470 Airport Rd, Waterford. Then in the late 70's he attempted to get the property rezoned from residential to commercial office but was unsuccessful. At that time the 7-Eleven convenience store was across the street but the ice cream shop that is now at 3490 Airport did not exist. If something catastrophic happened to the building or the existing barber retires and we could not find another barber to keep the business open, the land would be useless as residential. It is our view with the 7-Eleven store open 24 hours a day directly across the street and the ice cream shop directly north open into the evening, this piece of property would be very difficult to sell as residential. For this reason we are requesting to rezone this property at 3470 Airport Road to commercial office.

VI. Affidavit of Ownership and Consent to Property Inspection

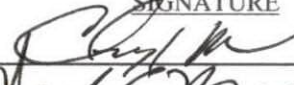
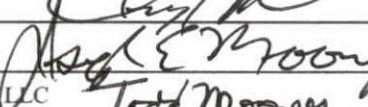
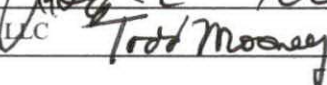
I (WE), the undersigned have made application to the Charter Township of Waterford for land use matters to be considered and decisions made by the: Planning Commission and /or Zoning Board of Appeals that will affect use of our property identified below. In order to enable the members of such decision-making 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.

	<u>NAME</u>	<u>ADDRESS</u>	<u>EMAIL</u>	<u>TYPE OF OWNERSHIP INTEREST</u>	<u>SIGNATURE</u>
1.	Cheryl Mooney	215 Lane 425 Jimmerson Lake Fremont In 46737	Cherylml126@yahoo.com	Partner LLC	
2.	Joseph Mooney	5320 Oakwood Rd Ortonville Mi 48462	Skipmooney59@gmail.com	Partner LLC	
3.	Todd Mooney	1411 N Lakeshore dr Marion In 46952	tmmooney95@gmail.com	Partner LLC	
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.

Joseph E Mooney Jr	5320 Oakwood Rd	248 330 9083	12/19/1959	M500441189962
Name (Please Print)	Address	Telephone Contact	Birth Date	Drivers License #


Signature

Subscribed and sworn to before me this 22 day of JUNE, 2023


Notary Public
State of Michigan

County of GENESEE

My Commission Expires: 01/03/2024



STATE OF MICHIGAN
COUNTY OF OAKLAND
CHARTER TOWNSHIP OF WATERFORD
ORDINANCE NO. 2023-Z-017
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 **R-1B, Single-Family Residential** to **C-1, Neighborhood 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 September 25, 2023.

CHARTER TOWNSHIP OF WATERFORD

Date

Kimberly Markee, Township Clerk

LEGAL DESCRIPTION ATTACHMENT TO ORDINANCE 2023-Z-017

**T3N, R9E, SEC 8 JUDSON BRADWAY'S HUNTOON LAKE SUB N 1/2 OF LOT 53 &
ALL OF LOT 54**