

BOARD OF TRUSTEES
Gary Wall, Supervisor
Kim Markee, Clerk
Steven Thomas, Treasurer
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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-018 Rezone a portion of a parcel from M-1, Light Industrial to R-1A, Single-Family Residential
Location: NW side of Foley St at the railroad tracks, SW of Andersonville Rd
Applicant: Aaron Baughey

The subject property's residential use and industrial zoning both date back to the mid-20th century. The applicant is looking to rezone the portion of the property that is used for residential purposes so that his home is no longer considered a non-conforming use. Non-conforming uses cannot expand, undergo substantial improvement, or be rebuilt if they sustain substantial structural damage.

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 23-07-04	Action Requested	Rezoning Approval	
Request	Rezone a portion of a parcel from M-1, Light Industrial to R-1A, Single-Family Residential			
Address	4159 Foley St	Parcel Number	13-05-203-029	
Owner	Aaron Baughey 4159 Foley St Waterford, MI 48329	Applicant	Same	
Property Information				
General Location	NW side of Foley St at the railroad tracks, SW of Andersonville Rd			
Property Size	1.53 acres (total), 0.46 acres proposed to be rezoned			
Frontage	87 ft along Foley St			
Current Zoning	M-1, Light Industrial	Proposed Zoning	R-1A, Single-Family Residential	
Master Plan Designation	Light Industrial: The intent of the Light Industrial designation is to primarily accommodate research, laboratory, wholesale activities, warehousing, light manufacturing, and planned industrial development, including development within planned industrial park subdivisions. This designation is intended to encourage innovations and variety in type, design and arrangement of industrial land uses, at all times protecting neighboring residential and commercial uses from any adverse environmental impacts. Outdoor storage is discouraged but, where permitted, should be substantially screened, particularly when adjacent to non-industrial land uses and thoroughfares. All uses within this designation should be adequately screened from adjacent residential land uses.			
Current Use	The residential use of the east/southeast portion of the property dates back to between 1940 and 1963. The light industrial use of the west/northwest portion of the property dates back to between 2000 and 2005.			
Zoning History	(1950) Manufacturing-1, (1963 to present) M-1, Light Industrial			
Surrounding Development				
North	R-1A, Single Family Residential			
East	M-1, Light Industrial			
South	R-1C, Single Family Residential			
West	M-1, Light Industrial			

Request Summary

The subject property's residential use and industrial zoning both date back to the mid-20th century. The applicant is looking to rezone the portion of the property that is used for residential purposes so that his home is no longer considered a non-conforming use. Non-conforming uses cannot expand, undergo substantial improvement, or be rebuilt if they sustain substantial structural damage (2-702).

Master Plan Conformity

The subject parcel is defined as M-1, Light Industrial 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. The existing attached garage received a variance in 2017 to allow it to be built within 6.5 ft of the northeast property line.

Comments: Planning 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 residential 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 surrounding area is an uncommon mix of residential and industrial uses. The proposed rezoning would be consistent with the trend of development in the surrounding 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 would decrease the intensity of the potential uses of the property.

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. 23-07-04,
Proposed Zoning Map Amendment to Rezone From:
M-1, Light Industrial to R-1A, Single-Family Residential**

Motion:

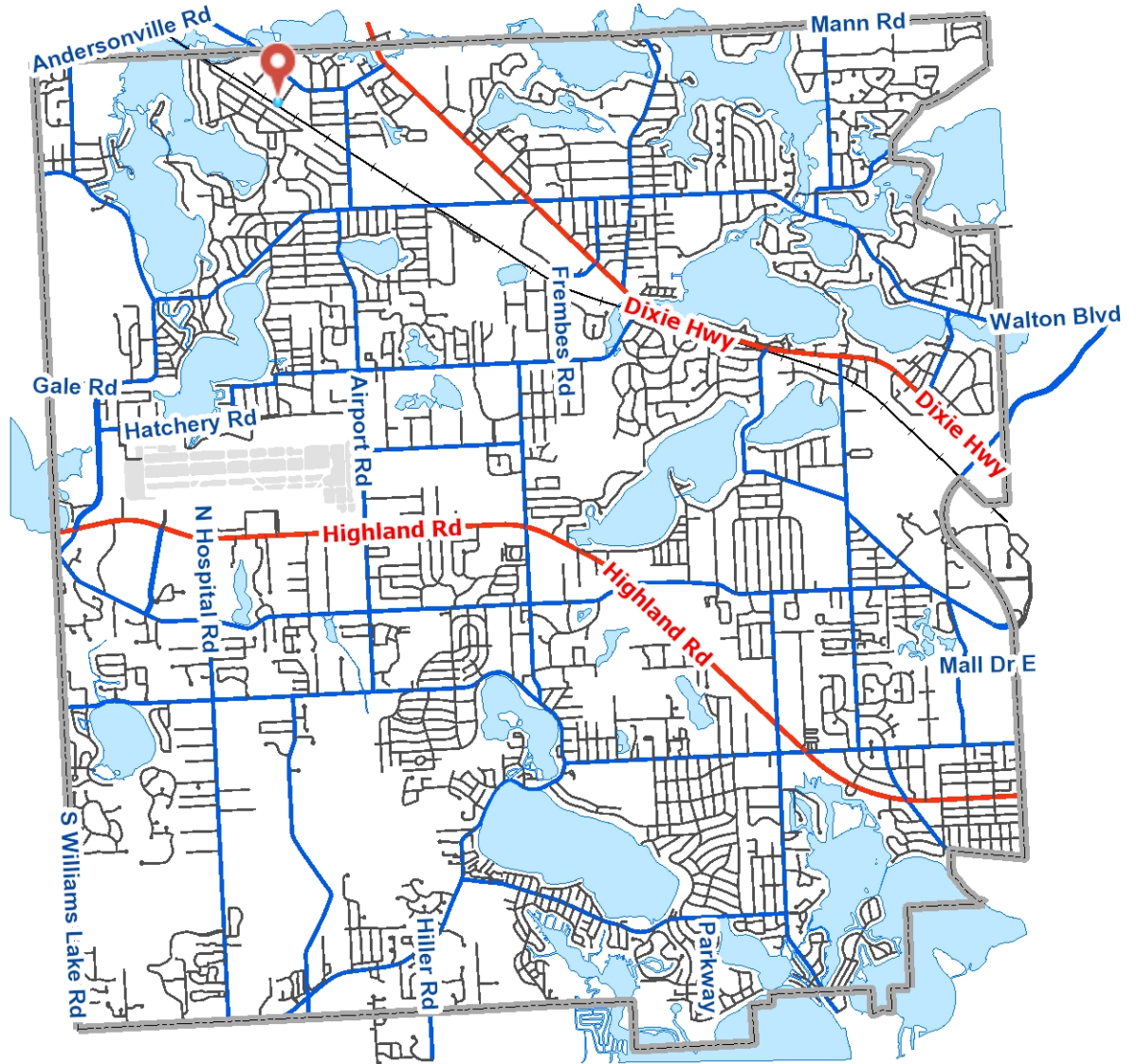
I move to forward a favorable/unfavorable **[Strike One]** recommendation in Case No. 23-07-04 on to the Township Board, to rezone a portion of the subject parcel #13-05-203-029 from M-1, Light Industrial to R-1A, Single-Family Residential based on the following findings and conclusions under the Ordinance approval recommendation guidelines which are based on assessment of the information and statements presented in this case by or for the Township Staff, Applicant, and members of the public.

Findings:

- A. The requested zoning change **is not / is [Strike One]** consistent with the adopted Master Plan as amended.
- B. The requested zoning change **is / is not [Strike One]** is consistent with existing uses and zoning classifications of properties within the general area of the subject zoning lot.
- C. The subject zoning lot **is / is not [Strike One]** physically suitable to provide all dimensional and site requirements for the range of uses permitted under the proposed zoning classification.
- D. The trend of development in the general area of the subject zoning lot **is / is not [Strike One]** consistent with the requested zoning change.
- E. The Township and other public agencies **do / do not [Strike One]** possess the capacity to provide all utility and public safety services that would be required for the range of land uses permitted under the proposed zoning classification.
- F. The requested zoning change and the resulting range of uses permitted under the proposed zoning classification **will not / will [Strike One]** result in any significant environmental impacts.
- G. The proposed zoning amendment **will not / will [Strike One]** be detrimental to the public interest.



PRSA 23-07-04 Location Map



1:72,224



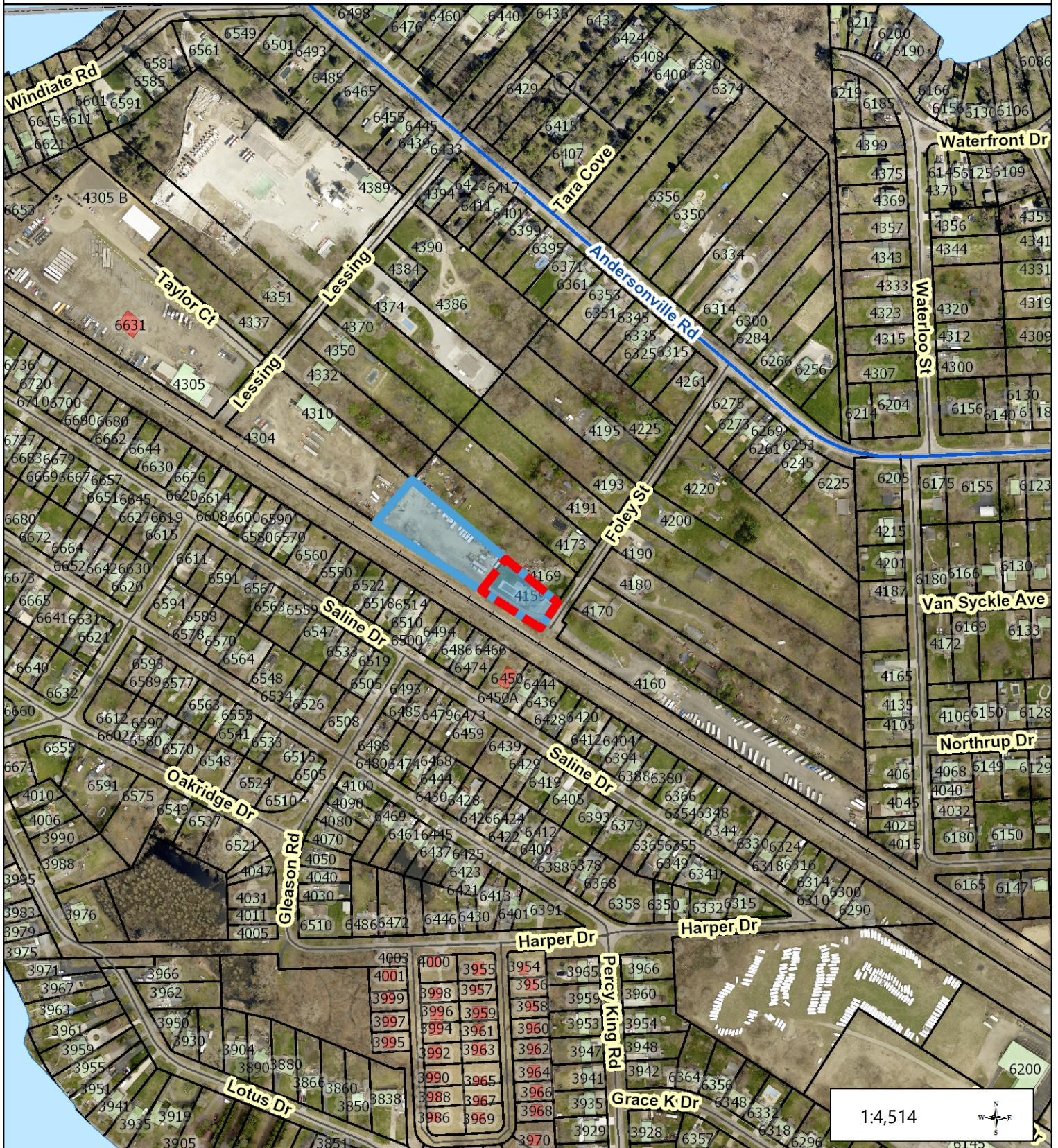
12,037.3 0 6,018.65 12,037.3 Feet

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 23-07-04 Aerial Map



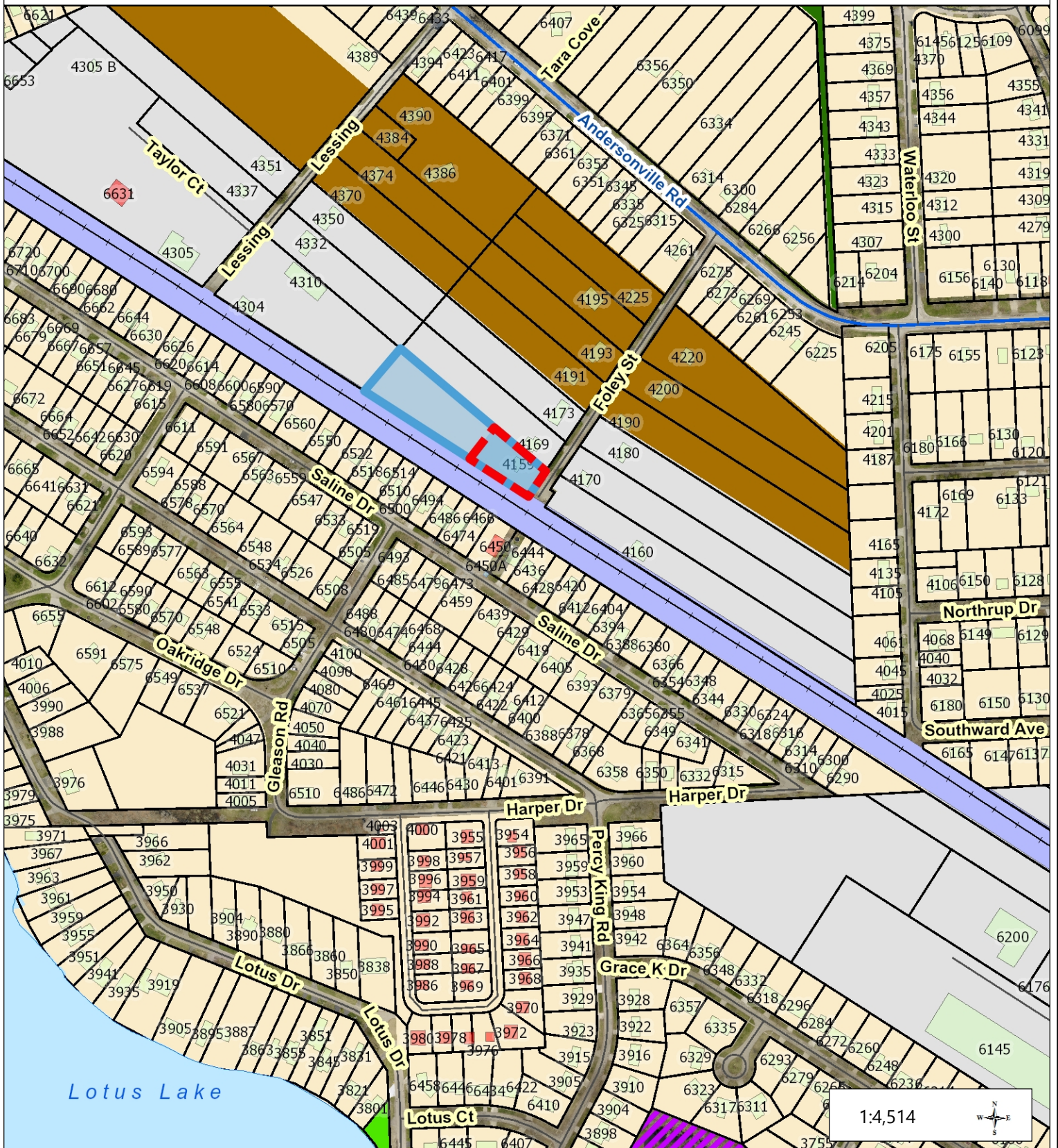
752.3 0 376.17 752.3 Feet

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PRSA 23-07-04 Master Plan Map

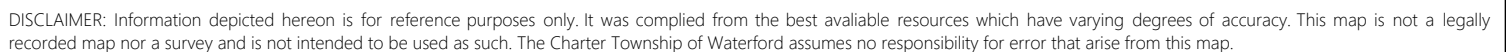
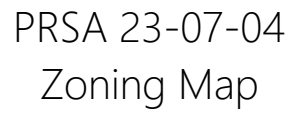


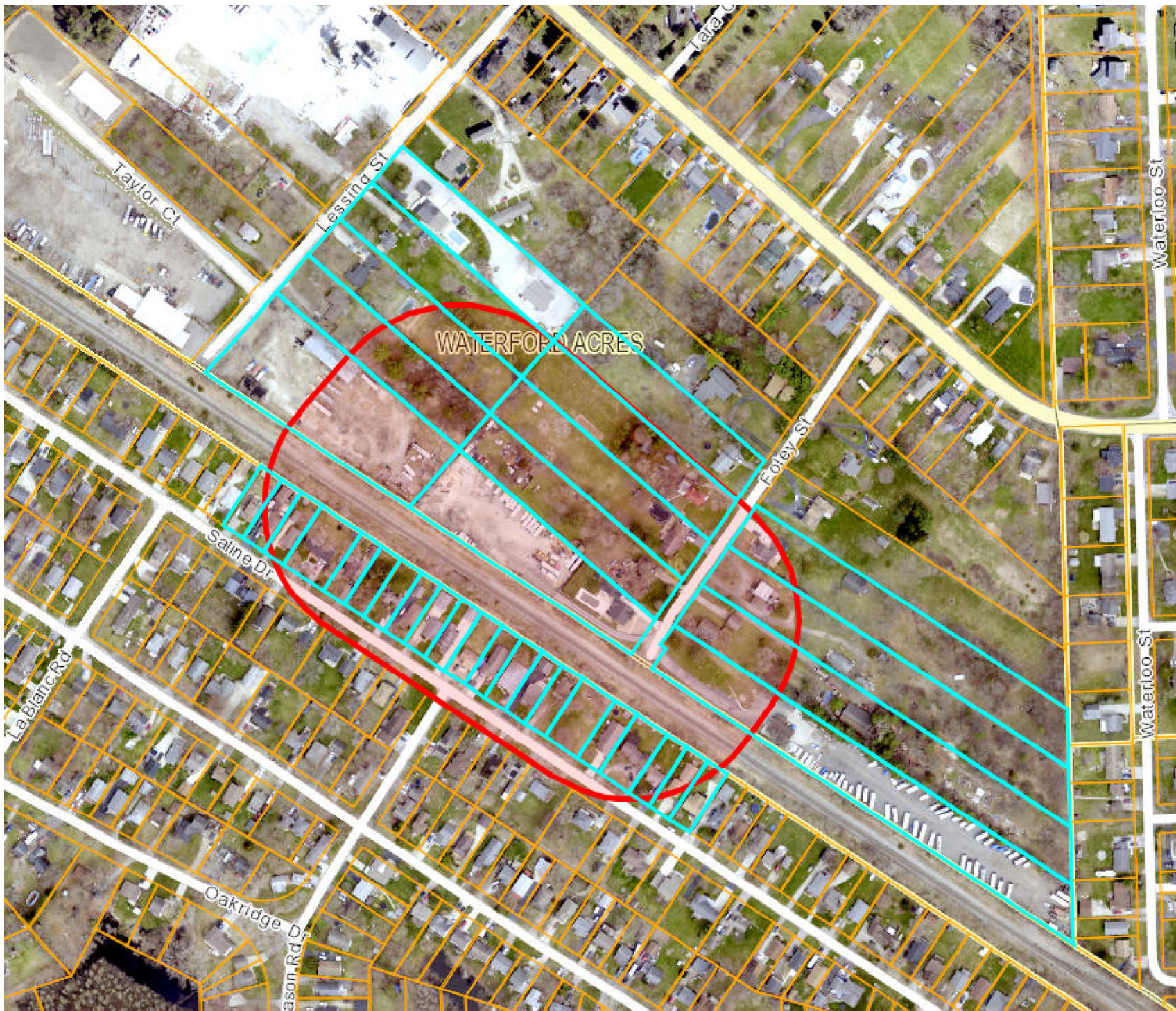
1:4,514

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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Project Number	Extra Addresses	PIN	CVTTAXCODE	CVTTAXDESCRIPTION	NAME1	NAME2	POSTALADDRESS	POSTALCITY	POSTALSTATE	POSTALZIP5
PRSA 23-07-04	Agency Addresses				Thomas Pozolo, PE / MDOT	MDOT Oakland	800 Vanguard Dr	Pontiac	MI	48341
PRSA 23-07-04	Agency Addresses				Cheryl Bush, OC Intl. Airport	Oakland County	6500 Patterson Pkwy	Waterford	MI	48327
PRSA 23-07-04	Agency Addresses				The Road Commission for Oakland County		31001 Lahser Road	Beverly Hills, MI	48025	
PRSA 23-07-04	Review	PIN	CVTTAXCODE	CVTTAXDESCRIPTION	NAME1	NAME2	POSTALADDRESS	POSTALCITY	POSTALSTATE	POSTALZIP5
PRSA 23-07-04	Review	1305251008 W		CHARTER TOWNSHIP OF WATERFORD MCM INVESTMENT PROPERTIES LLC			1825 WILDFLOWER LN	MILFORD	MI	48380
PRSA 23-07-04	Review	1305251001 W		CHARTER TOWNSHIP OF WATERFORD GENARO ZUNIGA		MARIA GARCIA	21419 WEISS TRL	MARENGO	IL	60152
PRSA 23-07-04	Review	1305129039 W		CHARTER TOWNSHIP OF WATERFORD KIMBERLEY KIRKPATRICK			234 CHERRY ST APT F	METAIRIE	LA	70005
PRSA 23-07-04	Review	1305254014 W		CHARTER TOWNSHIP OF WATERFORD LISA ANN PARKER		JACK DEVERS	P/2806 FREMBES RD	WATERFORD	MI	48329
PRSA 23-07-04	Review	1305203020 W		CHARTER TOWNSHIP OF WATERFORD STEVEN SQUIER			4115 WINDIATE PARK DR	WATERFORD	MI	48329
PRSA 23-07-04		1305203029 W		CHARTER TOWNSHIP OF WATERFORD AARON BAUGHEY			4159 FOLEY ST	WATERFORD	MI	48329
PRSA 23-07-04		1305203028 W		CHARTER TOWNSHIP OF WATERFORD ALLEN D DOYON			4169 FOLEY ST	WATERFORD	MI	48329
PRSA 23-07-04		1305203039 W		CHARTER TOWNSHIP OF WATERFORD RONALD SLAGHT		MARY SLAGHT	4173 FOLEY ST	WATERFORD	MI	48329
PRSA 23-07-04		1305254012 W		CHARTER TOWNSHIP OF WATERFORD STEPHANIE COLTON			4180 FOLEY ST	WATERFORD	MI	48329
PRSA 23-07-04		1305254011 W		CHARTER TOWNSHIP OF WATERFORD JAMES BAILEY JR		MARIE BAILEY	4190 FOLEY ST	WATERFORD	MI	48329
PRSA 23-07-04		1305203038 W		CHARTER TOWNSHIP OF WATERFORD DAVID S SKILLMAN			4191 FOLEY ST	WATERFORD	MI	48329
PRSA 23-07-04		1305203037 W		CHARTER TOWNSHIP OF WATERFORD MARY JENSEN			4193 FOLEY ST	WATERFORD	MI	48329
PRSA 23-07-04		1305128001 W		CHARTER TOWNSHIP OF WATERFORD MISTY JO DUNCAN			4332 LESSING ST	WATERFORD	MI	48329
PRSA 23-07-04		1305203022 W		CHARTER TOWNSHIP OF WATERFORD TODD M JENKINSON			4350 LESSING ST	WATERFORD	MI	48329
PRSA 23-07-04	Review	1305128004 W		CHARTER TOWNSHIP OF WATERFORD OAKLAND FUELS ATTN: PATTY			5433 SASHABAW RD	CLARKSTON	MI	48346
PRSA 23-07-04		1305255005 W		CHARTER TOWNSHIP OF WATERFORD NICHOLAS MANLEY			6412 SALINE DR	WATERFORD	MI	48329
PRSA 23-07-04		1305255004 W		CHARTER TOWNSHIP OF WATERFORD JAMES GATES III		JODY GATES	6420 SALINE DR	WATERFORD	MI	48329
PRSA 23-07-04		1305255031 W		CHARTER TOWNSHIP OF WATERFORD ALEXANDRA MCNAUGHTON		TYLER GROESBE	6428 SALINE DR	WATERFORD	MI	48329
PRSA 23-07-04	Review	1305251009 W		CHARTER TOWNSHIP OF WATERFORD MEREDITH CALVIN			6444 SALINE DR	WATERFORD	MI	48329
PRSA 23-07-04		1305251007 W		CHARTER TOWNSHIP OF WATERFORD MARY GRIGLAK			6474 SALINE DR	WATERFORD	MI	48329
PRSA 23-07-04		1305251006 W		CHARTER TOWNSHIP OF WATERFORD JAMIE KRAMER			6486 SALINE DR	WATERFORD	MI	48329
PRSA 23-07-04		1305251005 W		CHARTER TOWNSHIP OF WATERFORD AMANDA J FEOLE		RICHARD J WEL	6494 SALINE DR	WATERFORD	MI	48329
PRSA 23-07-04		1305251004 W		CHARTER TOWNSHIP OF WATERFORD KATELYN DILLON		JOHN HALL	6500 SALINE DR	WATERFORD	MI	48329
PRSA 23-07-04		1305251003 W		CHARTER TOWNSHIP OF WATERFORD JUAN OMAR RAMIREZ-GONZALEZ		VIVIANA JAZMII	6510 SALINE DR	WATERFORD	MI	48329
PRSA 23-07-04		1305251002 W		CHARTER TOWNSHIP OF WATERFORD JAMES W HUNDLEY		NORENE M HUI	6514 SALINE DR	WATERFORD	MI	48329
PRSA 23-07-04		1305129037 W		CHARTER TOWNSHIP OF WATERFORD ELISE HUGGLER		KATHRYN KELLE	6550 SALINE DR	WATERFORD	MI	48329
PRSA 23-07-04		1305129036 W		CHARTER TOWNSHIP OF WATERFORD AUGUSTINA VILLA			6560 SALINE DR	WATERFORD	MI	48329
PRSA 23-07-04		1305129035 W		CHARTER TOWNSHIP OF WATERFORD JEFFREY ROCKWELL			6570 SALINE DR	WATERFORD	MI	48329
PRSA 23-07-04		1305129034 W		CHARTER TOWNSHIP OF WATERFORD JACQULYNNE HARNACK		BRYAN HARNACK	6580 SALINE DR	WATERFORD	MI	48329
PRSA 23-07-04		1305129033 W		CHARTER TOWNSHIP OF WATERFORD ROGER A DAVIS			6590 SALINE DR	WATERFORD	MI	48329
PRSA 23-07-04	Review	1305254013 W		CHARTER TOWNSHIP OF WATERFORD CRAIG BRUSKE			6881 WELLESLEY TER	CLARKSTON	MI	48346
PRSA 23-07-04	Review	1305255033 W		CHARTER TOWNSHIP OF WATERFORD 6436 SALINE LLC			PO BOX 964	UNION LAKE	MI	48387
PRSA 23-07-04	Extra Addresses	1305254014 W		CHARTER TOWNSHIP OF WATERFORD OCCUPANT			4160 FOLEY ST	WATERFORD	MI	48329
PRSA 23-07-04	Extra Addresses	1305254013 W		CHARTER TOWNSHIP OF WATERFORD OCCUPANT			4170 FOLEY ST	WATERFORD	MI	48329
PRSA 23-07-04	Extra Addresses	1305128004 W		CHARTER TOWNSHIP OF WATERFORD OCCUPANT			4310 LESSING ST	WATERFORD	MI	48329
PRSA 23-07-04	Extra Addresses	1305203021 W		CHARTER TOWNSHIP OF WATERFORD OCCUPANT			4370 LESSING ST	WATERFORD	MI	48329
PRSA 23-07-04	Extra Addresses	1305203020 W		CHARTER TOWNSHIP OF WATERFORD OCCUPANT			4374 LESSING ST	WATERFORD	MI	48329
PRSA 23-07-04	Extra Addresses	1305255033 W		CHARTER TOWNSHIP OF WATERFORD OCCUPANT			6436 SALINE DR	WATERFORD	MI	48329
PRSA 23-07-04	Extra Addresses	1305251009 W		CHARTER TOWNSHIP OF WATERFORD OCCUPANT			6450 SALINE DR	WATERFORD	MI	48329
PRSA 23-07-04	Extra Addresses	1305251008 W		CHARTER TOWNSHIP OF WATERFORD OCCUPANT			6466 SALINE DR	WATERFORD	MI	48329
PRSA 23-07-04	Extra Addresses	1305251001 W		CHARTER TOWNSHIP OF WATERFORD OCCUPANT			6518 SALINE DR	WATERFORD	MI	48329
PRSA 23-07-04	Extra Addresses	1305129039 W		CHARTER TOWNSHIP OF WATERFORD OCCUPANT			6522 SALINE DR	WATERFORD	MI	48329
PRSA 23-07-04	LAMS	1305203038			OCCUPANT		4195 Foley St	Waterford MI	48329-1421	

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 23-07-04

Requesting: The applicant is looking to rezone a portion of their property from M-1, Light Industrial to R-1A, Single-Family Residential.

Property Location: 4159 Foley St

Property Zoned: M-1, Light Industrial

Applicant: Aaron Baughey

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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Charter Township of Waterford
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planning@waterfordmi.gov
Phone: (248) 674-6238

**PLANNING DIVISION
APPLICATION FORM**



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

Office Use Only			Date Received	7/24/23
Related Application Numbers			Planning Fees	✓
PBUS: _____	PCR: _____	PRSA: 23-07-04	Engineering Fee	_____
PSP: _____	PZBA: _____		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 AARON BAUGHBY		Contact Person AARON	
Address 4159 FOLEY ST.		City WATERFORD	
State & ZIP MICH. 48329	Home/ Office Phone (248) 674-2224	Cell Phone (248) 640-7868	
Email Address AARONEX@AOL.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 type="checkbox"/> No		Street Name Building Faces: FOLEY		New Address Assigned (Obtain from Fire Department)	
Property Owner AARON BAUGHBY		Property ID Number 13-05-203-029		Lot Number 70			
Owner Address 4159 FOLEY ST.		Owner City		Owner State & Zip		Current Zoning M-1	
Property Address or General Location 4159 FOLEY ST. WATERFORD, MI 48329		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:
(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**

~~D.~~

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)*

BRING NONCONFORMING RESIDENCE INTO CONFORMITY

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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.	_____	_____	_____	_____	_____
2.	_____	_____	_____	_____	_____
3.	_____	_____	_____	_____	_____
4.	_____	_____	_____	_____	_____

APPLICANT CERTIFICATION

I do hereby swear all of the statements, signatures, descriptions and exhibits herewith submitted are true and accurate to the best of my knowledge and that I am to file this application and act on behalf of the signatories of the above authorization.

AARON D. BAUGHSEY **4159 FAIR ST. WATERFORD** **(248) 640-7868** **4-6-1954**

Name (Please Print)

Address

Telephone Contact

Birth Date

Drivers License #

B-200-028-157-270

Signature

Subscribed and sworn to before me this **24th** day of **July**, **2023**

Notary Public
State of Michigan

County of **Oakland**

My Commission Expires **March 15, 2028**

CHERI E. A. EVANS
Notary Public, State of Michigan
County of Oakland
My Commission Expires
March 15, 2028
Acting in the County of **Oakland**

CERTIFICATE OF SURVEY

Prepared For: AARON BAUGHEY

Legal Descriptions:
(SEE SHEET 2 OF 2)

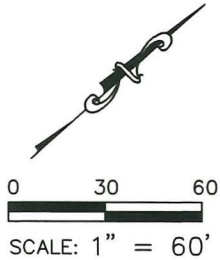
POB
PARCEL A
WESTERLY
MOST
CORNER
OF LOT 70

LOT
78

LOT
77

N 44°34'49"E 156.53' MEAS.
N 44°32'31"E 156.44' REC.

FCI



NOTE:

THE PURPOSE OF THIS SURVEY IS TO CREATE A DUAL ZONING SPLITTING THE PARENT PARCEL INTO PARCELS A AND B. PARCEL B ZONING WILL CHANGE FROM M-1 (LIGHT INDUSTRIAL) TO R-1A (SINGLE FAMILY RESIDENTIAL).

NOTES:

NO TITLEWORK WAS SUPPLIED BY CLIENT THEREFORE ALL EASEMENTS OF RECORD MAY NOT BE SHOWN.

BEARING BASIS:

HELD BEARING OF RECORD ALONG FOLEY STREET AS PER SURVEY BY DAVISON LAND SURVEYING, INC. JOB NO. 01-312, DATED 08-09-2001.

THE RECORD BEARINGS SHOWN ON THIS SURVEY ARE BASED ON A SURVEY COMPLETED BY DAVISON LAND SURVEYING, INC. JOB NO. 01-312, DATED 08-09-2001.

GRAND TRUNK RAILWAY

N 53°05'00"W 552.59' REC. TOTAL

N 53°03'54"W 349.25' MEAS.

FCI

POB
PARCEL B
SOUTHERLY
MOST
CORNER
OF LOT 70

S 38°14'56"W REC. & MEAS.
87.04' MEAS. 87.10' REC.
FOLEY STREET
(39.76' WIDE)

PARCEL B
0.46 ACRES

#4159
EXISTING
RESIDENCE

S 45°47'15"E 197.30' MEAS.

S 45°47'15"E 340.46' MEAS.

S 45°48'07"E 538.18' REC. TOTAL

LOT
69

- — IRON SET
- — IRON FOUND
- MEAS. — MEASURED
- REC. — RECORDED
- FCI — FOUND CAPPED IRON
- FIP — FOUND IRON PIPE
- SCI — SET CAPPED IRON
- *— — EXISTING FENCE LINE

I hereby certify that I have surveyed the land herein platted and described on May 25, 2023, and that the relative positional precision of each corner is within limits accepted by the practice for Michigan Professional Surveyors, and that all of the requirements of Act No. 132, P.A. 1970 (as amended) have been complied with.



LICENSED PROFESSIONAL SURVEYOR #39075

ALPINE
Land Surveying, Inc.

376 BEECH FARM CIRCLE SUITE # 1293
HIGHLAND, MICHIGAN, 48357
PHONE: 810-207-8050

FIELD: KG
DRAWN: DJS
CHECKED: KG
REVISED:

DATE: 07-24-2023
JOB NO: 23-6305
SHEET: 1 OF 2

CERTIFICATE OF SURVEY

Prepared For: AARON BAUGHEY

Legal Descriptions:

PREVIOUS LEGAL DESCRIPTION: PARCEL ID: 13-05-203-029

Lot 70, WATERFORD ACRES SUBDIVISION, a subdivision of part of the N 1/2 of Section 5, Town 3 North, Range 9 East, Waterford Township, Oakland County, Michigan, according to the plat thereof as recorded in Liber 33, Page 27, Oakland County records.

LEGAL DESCRIPTION PARCEL A:

A portion of Lot 70, WATERFORD ACRES SUBDIVISION, a subdivision of part of the N 1/2 of Section 5, Town 3 North, Range 9 East, Waterford Township, Oakland County, Michigan, according to the plat thereof as recorded in Liber 33, Page 27, Oakland County records, being more particularly described as: Beginning at the most westerly corner of said Lot 70, thence N 44°34'49" E, 156.53 feet (recorded as N 44°32'31" E, 156.44 feet); thence S 45°47'15" E (recorded as S 45°48'07" E), 340.46 feet; thence S 41°40'26" W, 112.39 feet; thence N 53°03'54" W (recorded as N 53°05'00" W), 349.25 feet to the Point of Beginning. Containing 1.06 Acres and subject to all easements and encumbrances of record.

LEGAL DESCRIPTION PARCEL B:

A portion of Lot 70, WATERFORD ACRES SUBDIVISION, a subdivision of part of the N 1/2 of Section 5, Town 3 North, Range 9 East, Waterford Township, Oakland County, Michigan, according to the plat thereof as recorded in Liber 33, Page 27, Oakland County records, being more particularly described as: Beginning at the most southerly corner of said Lot 70, thence N 53°03'54" W (recorded as N 53°05'00" W), 203.00 feet; thence N 41°40'26" E, 112.39 feet; thence S 45°47'15" E (recorded as S 45°48'07" E), 197.30 feet; thence S 38°14'56" W, 87.04 feet (recorded as 87.10 feet); to the Point of Beginning. Containing 0.46 Acres and subject to all easements and encumbrances of record.

I hereby certify that I have surveyed the land herein platted and described on May 25, 2023, and that the relative positional precision of each corner is within limits accepted by the practice for Michigan Professional Surveyors, and that all of the requirements of Act No. 132, P.A. 1970 (as amended) have been complied with.


KAROLL L. GROVE
LICENSED PROFESSIONAL SURVEYOR #39075

ALPINE

Land Surveying, Inc.

376 BEECH FARM CIRCLE SUITE # 1293

HIGHLAND, MICHIGAN, 48357

PHONE: 810-207-8050

FIELD:	KG	DATE:	07-24-2023
DRAWN:	DJS	JOB NO:	23-6305
CHECKED:	KG	SHEET:	2 OF 2
REVISED:			

STATE OF MICHIGAN
COUNTY OF OAKLAND
CHARTER TOWNSHIP OF WATERFORD
ORDINANCE NO. 2023-Z-018

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 4159 Foley St, is rezoned from **M-1, Light Industrial** to **R-1A, Single-Family Residential** with the Zoning Map that is adopted by and made part of the Waterford Township Zoning Ordinance in Section 3-101, to be changed and amended to reflect this rezoning.

Section 2 of Ordinance

The effective date of this ordinance shall be on the 8th day after publication, or a later date as provided in the Michigan Zoning Enabling Act for when a petition for voter referendum on this Ordinance and/or a notice of intent to submit such a petition is timely filed with the Township Clerk.

CERTIFICATION

I certify that this Zoning Ordinance Map Amendment Ordinance was adopted by a majority vote of the members of the Board of Trustees of the Charter Township of Waterford at a meeting duly called and held on September 25, 2023.

CHARTER TOWNSHIP OF WATERFORD

Date

Kimberly Markee, Township Clerk

LEGAL DESCRIPTION ATTACHMENT TO ORDINANCE 2023-Z-018

A portion of Lot 70, WATERFORD ACRES SUBDIVISION, a subdivision of part of the N 1/2 of Section 5, Town 3 North, Range 9 East, Waterford Township, Oakland County, Michigan, according to the plat thereof as recorded in Liber 33, Page 27, Oakland County records, being more particularly described as: Beginning at the most southerly corner of said Lot 70, thence N 53°03'54" W (recorded as N 53°05'00" W), 203.00 feet; thence N 41°40'26" E, 112.39 feet; thence S 45°47'15" E (recorded as S 45°48'07" E), 197.30 feet; thence S 38°14'56" W, 87.04 feet (recorded as 87.10 feet); to the Point of Beginning. Containing 0.46 Acres and subject to all easements and encumbrances of record .