

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

Jeffrey M. Polkowski, AICP
Director

Dave Hills
Superintendent of Building
Division

Scott Alef
CDBG Coordinator

MEMORANDUM

Date: November 7, 2023
To: Honorable Township Board Members
From: Jeffrey Polkowski, Director of Development Services
RE: Case No. 2023-Z-019
6011 Williams Lake Rd
Location: Southwest corner of Williams Lake Rd & Airport Rd
Applicant: Peter Kajy

This property has a long history of being used as a gas station, but the building has been unoccupied for approximately 15 years. The Zoning Ordinance has changed since the business was last active, and commercial fueling establishments are no longer a permitted use within the C-2, Small Business district. Pending a successful rezoning of the property, the applicant is also separately seeking a change of use with special approval to reopen the vacant gas station. The applicant applied for, and received, a variance to allow the property to qualify for a rezoning to C-3, General Business.

Planning Commission Recommendation and Findings

The Planning Commission reviewed this proposed rezoning at the regularly scheduled meeting on October 24, 2023 and resolved unanimously, to forward a favorable recommendation to the Township Board.

Motions

Based upon the Planning Commission's favorable recommendation at the October 24, 2023 regular meeting for this rezoning, 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 November 27, 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

October 24, 2023 Meeting

Report by Justin Daymon

| | | | |
|--------------------------------|--|-------------------------|-----------------------|
| Application Number | PRSA 23-09-03 | Action Requested | Rezoning Approval |
| Request | Rezone from C-2, Small Business to C-3, General Business | | |
| Project Name | Gas Station Reopening & Rezoning | | |
| Proposed Use(s) | Commercial Fueling Establishment | | |
| Address | 6011 Williams Lake Rd | Parcel Number | 13-08-226-026 |
| Owner | Peter Kajy 46354 N Manitou Ct Shelby Twp, MI 48317 | Applicant | Same |
| Property Information | | | |
| General Location | Southwest corner of Williams Lake Rd & Airport Rd | | |
| Property Size | 0.26 acres | | |
| Frontage | 120 ft on Williams Lake Rd, 94 ft on Airport Rd | | |
| Current Zoning | C-2, Small Business | Proposed Zoning | C-3, General Business |
| Master Plan Designation | <p>Local Business: The original intent for local business land use designations included serving the daily commercial needs of residents within walking distance of the use itself. This land use has been forced to accommodate larger numbers of users based on the increase in population and the change in the character of the commercial market over the last 50 years. Issues such as the inability of pedestrians to gain access to these uses because of the presence of barriers such as traffic and lack of non-motorized infrastructure, the increased emphasis placed on the automobile, and the market for small specialty stores being replaced by the one-stop shopping centers and corporations, have created the need for these small commercial centers to accommodate larger uses, in comparison to previously developed sites, and increased level of service and amenities.</p> <p>An example of the deficiency of this designation is probably best demonstrated by the prohibition of small sit-down restaurants within this district but allow for destination-type uses such as banks, beauty parlors/barber shops, and tailor shops.</p> <p>It is important to consider the scale of a development proposed within the local business category. The developments that should be encouraged within the local business designation should incorporate smaller parcels than larger more intense developments, while primarily providing a level of daily service to the immediate residential area, with occasional service to other residential areas within the Township.</p> | | |
| Current Use | A vacant gas station | | |
| Zoning History | <p>1950: Commercial-1</p> <p>1963: C-1, Local Business</p> <p>1975: C-2, <u>General Business</u></p> <p>2010: C-2, <u>Small Business</u></p> | | |
| Surrounding Development | | | |
| North | R-1A, Single Family Residential C-3, General Business: Citi Roofing | | |
| East | C-2, Small Business: Sweet T's Ice Cream | | |
| South & West | C-2, Small Business: Waterford Dental Arts | | |

Request Summary

This property has a long history of being used as a gas station, but the building has been unoccupied for approximately 15 years. The Zoning Ordinance has changed since the business was last active, and commercial fueling establishments are no longer a permitted use within the C-2, Small Business district. Pending a successful rezoning of the property, the applicant is also separately seeking a change of use with special approval to reopen the vacant gas station. The applicant applied for, and received, a variance to allow the property to qualify for a rezoning to C-3, General Business.

Master Plan Conformity

The subject parcel is defined as Local Business. The Local Business designation's goal is to foster the development of businesses that would provide a level of daily service to the immediate residential area. Some of the uses permitted in C-3 zoning districts are more intensive than the local business designation would call for, however the size of the property is likely to deter anyone from trying to develop the property for a use that is more intensive than a locally serving business.

Zoning District Evaluation

The subject property required a variance to be eligible for a rezoning to C-3 since it is approximately 11,325 sqft and C-3 properties are required to be a minimum of 24,000 sqft (3-900). The applicant has applied for, and received, said variance.

Comments:

Planning:

1. Staff recommends approval of the rezoning request.

Planning Commission Approval Recommendation Guidelines

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

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

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

Staff Comment: The rezoning request is 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 requested zoning change is necessary in order to potentially allow for the historic use of the subject property to be resumed. The subject property abuts other commercial properties on all sides including a C-3 property to the north (across Williams Lake Rd).

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

Staff Comment: The applicant has received a variance to allow the subject property to be eligible for the request zoning change.

- 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: Of the uses permitted in C-3 districts, the historic use of the property is likely the use that has the highest potential for environmental impacts. Staff believes any future impacts can be mitigated

through the use of the best management practices that are required by the Code of Ordinances (Chapter 8, Article V, Wellhead Protection).

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

Staff Comment: Staff does not believe the proposed zoning change would be detrimental to the public interest.

Summary / Conclusions

The proposed rezoning is part of the process the applicant must follow in their attempt to reopen the existing gas station. While the requested rezoning would increase the intensity of commercial activity potentially allowed on the property, the size and location of the property is likely to deter intensive development. The subject property would also have a buffer of less intensive commercial properties and/or a four to five lane road between the property and neighboring residential properties.

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. 23-09-03,
Proposed Zoning Map Amendment to Rezone From:
C-2, Small Business to C-3, General Business

Motion:

I move to forward a favorable/unfavorable **[Strike One]** recommendation in Case No. 23-09-03 on to the Township Board, to rezone the subject parcel #13-08-226-026 from C-2, Small Business to C-3, General Business based on the following findings and conclusions under the Ordinance approval recommendation guidelines which are based on assessment of the information and statements presented in this case by or for the Township Staff, Applicant, and members of the public.

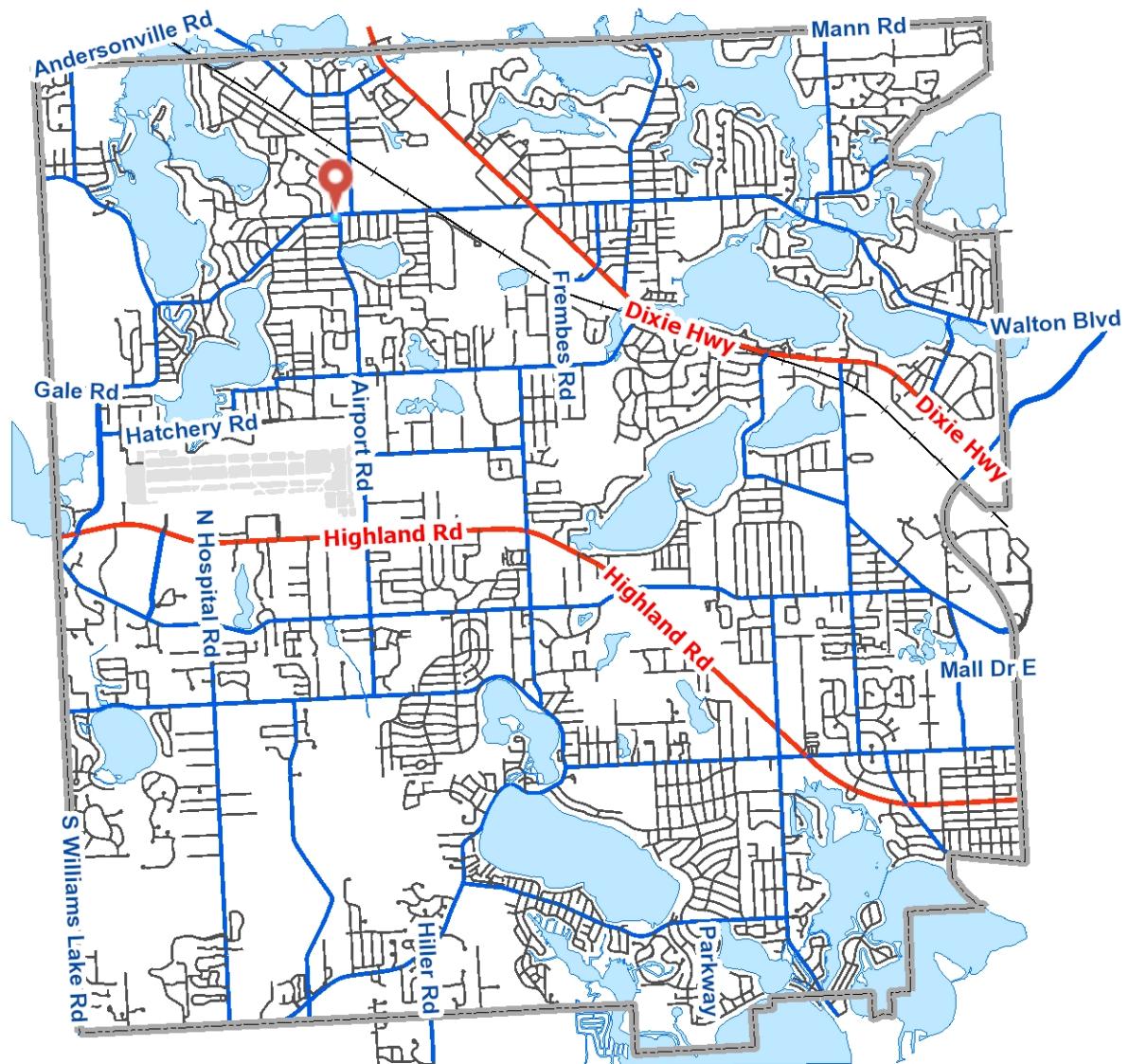
Findings:

- A. The requested zoning change **is/is not [Strike One]** consistent with the adopted Master Plan as amended.
- B. The requested zoning change **is/is not [Strike One]** 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 23-09-02 & -03

Location Map



1:72,224



12,037.3

0

6,018.65

12,037.3 Feet

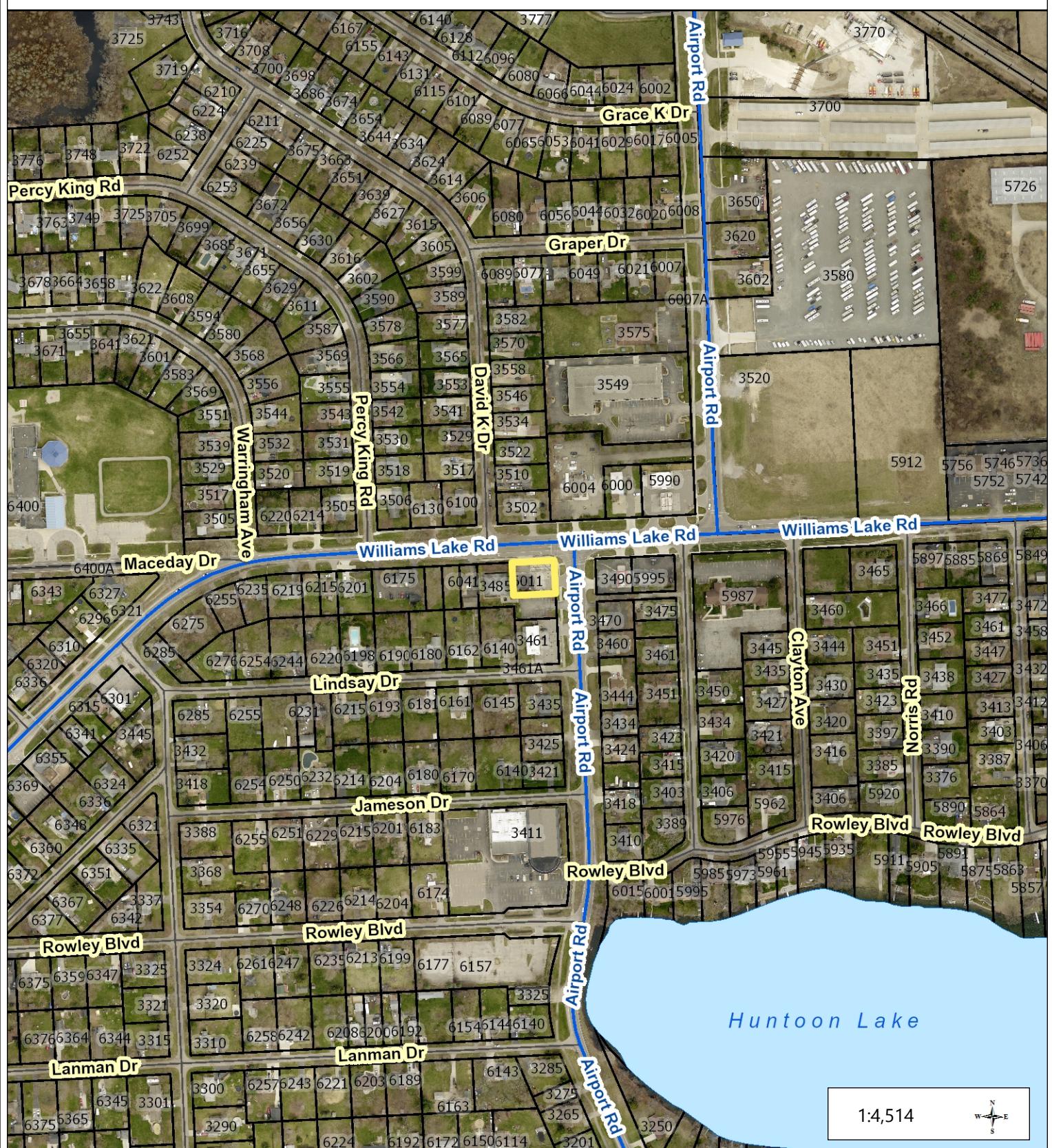
SOURCES: The Charter Township of Waterford and Oakland County, MI.
Oakland County parcel data, Updated weekly.

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 23-09-02 & -03

Aerial Map



7523

0

376 17

7523 Feet

1·4514



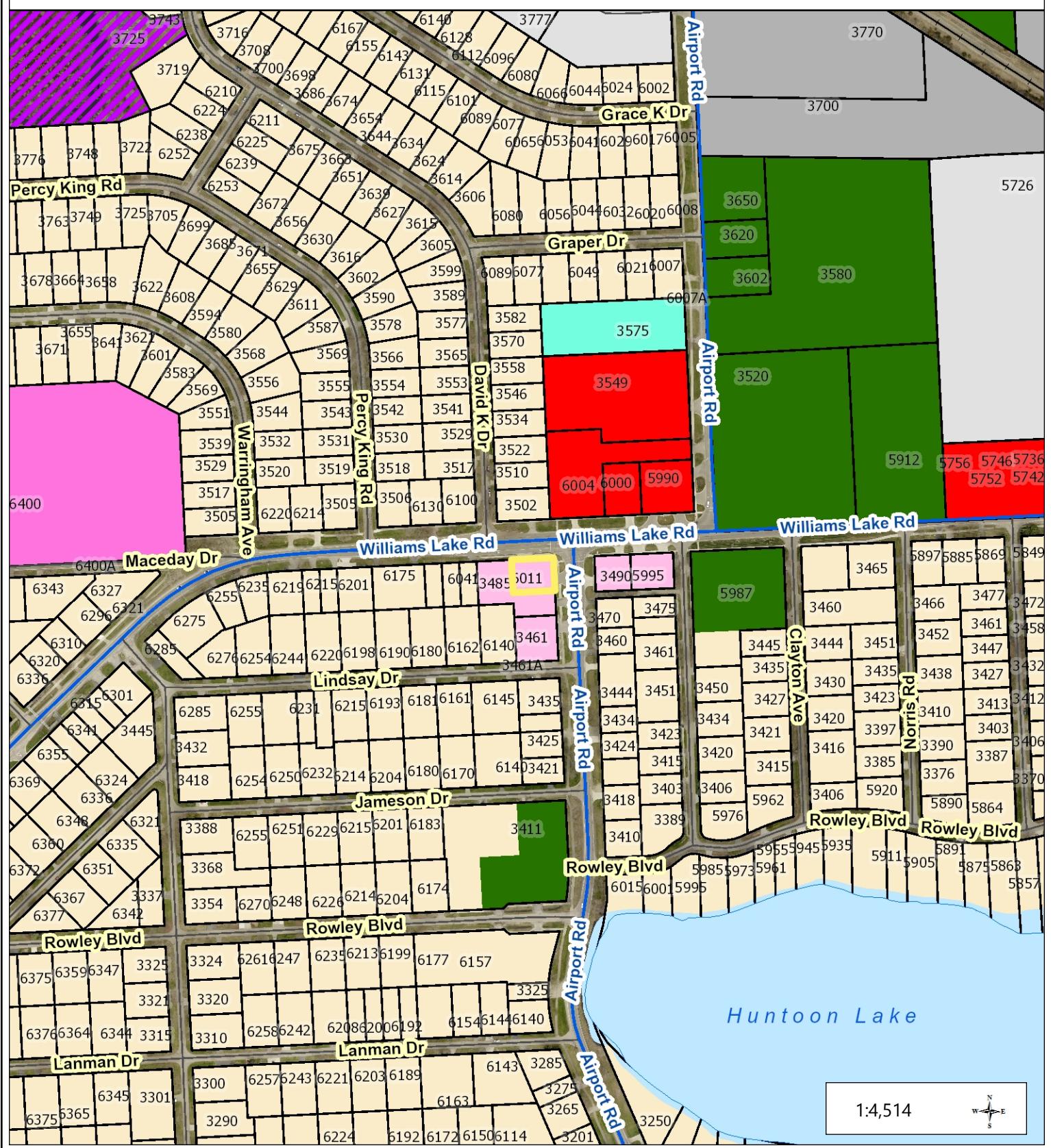
SOURCES: The Charters Township of Waterford and Oakland County, MI. Oakland County parcel data, Updated weekly.

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PRSA 23-09-02 & -03

Master Plan Map



1:4,514

752.3

0

376.17

752.3 Feet

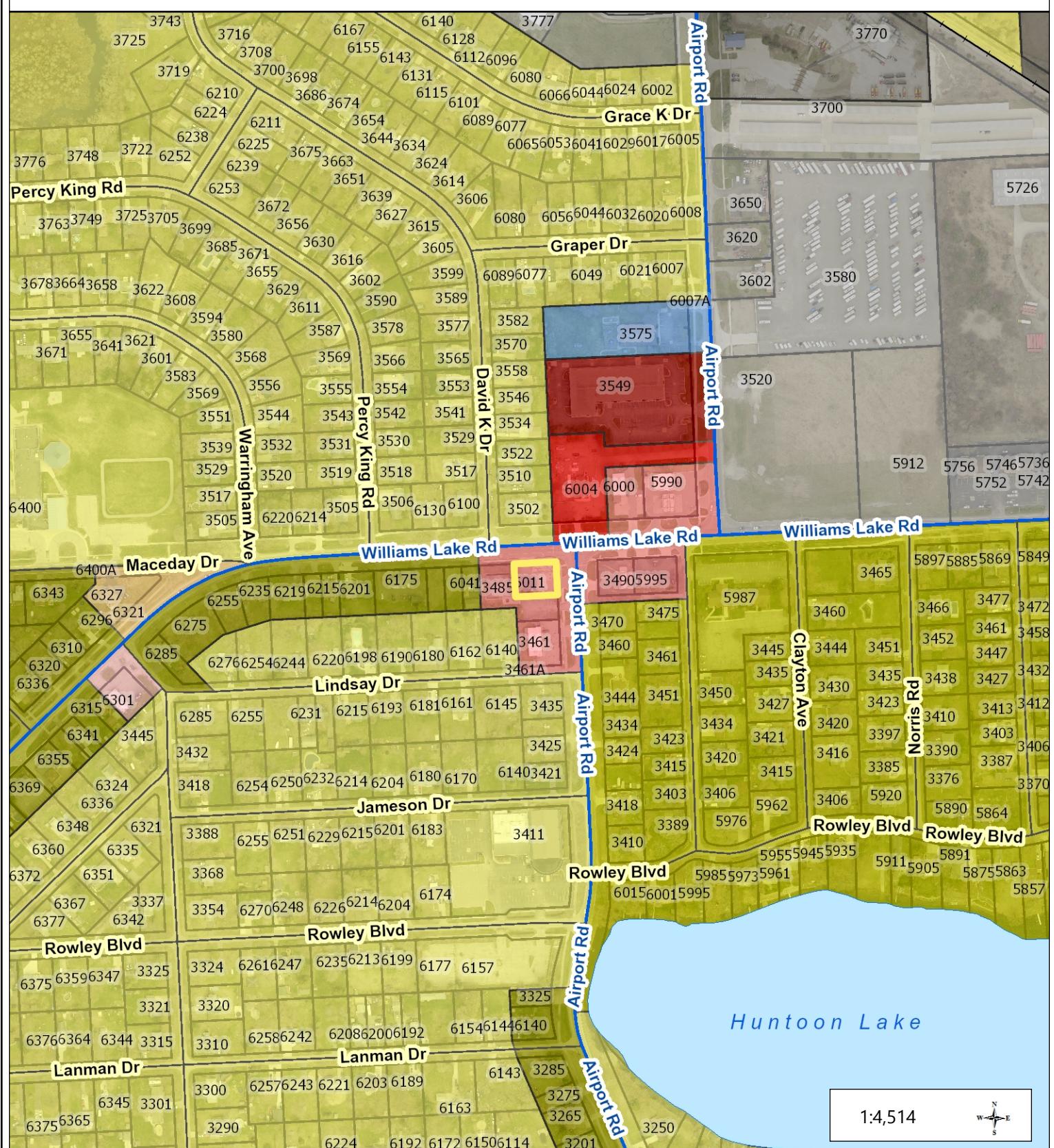
SOURCES: The Charters Township of Waterford and Oakland County, MI. Oakland County parcel data, Updated weekly.

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PRSA 23-09-02 & -03

Zoning Map



752 3

6

376 17

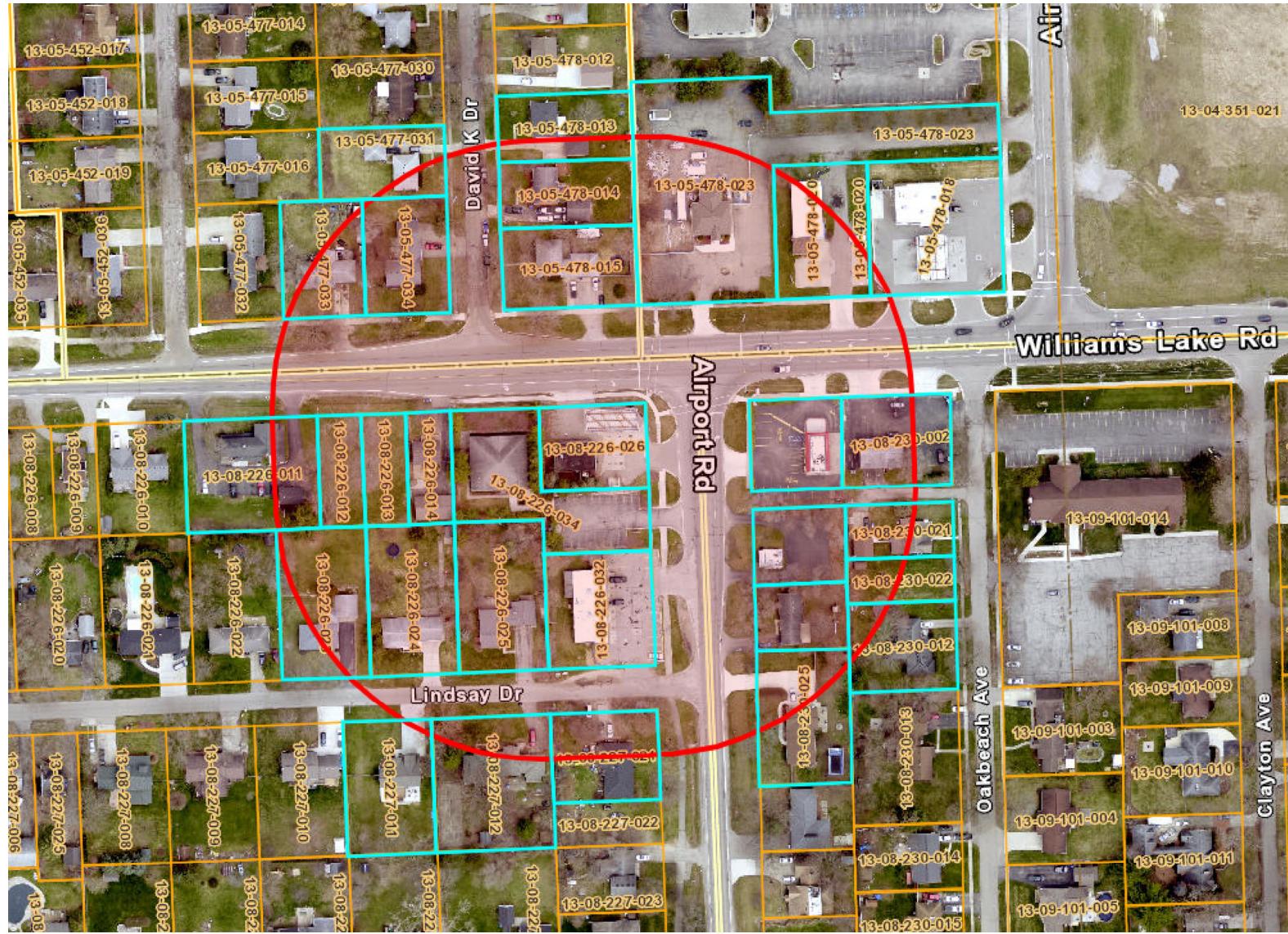
7523 Feet

14.514



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 23-09-02 & -03 | Agency Addresses | | | | Cheryl Bush, OC Intl. Airport | Oakland County | 6500 Patterson Pkwy | Waterford | MI | 48327 |
| PRSA 23-09-02 & -03 | Agency Addresses | | | | The Road Commission for Oakland County | | 31001 Lahser Road | Beverly Hills, MI 48025 | | |
| PRSA 23-09-02 & -03 | Review | PIN | CVTTAXCODE | CVTTAXDESCRIPTION | NAME1 | NAME2 | POSTALADDRESS | POSTALCITY | POSTALSTATE | POSTALZIP5 |
| PRSA 23-09-02 & -03 | Review | 1308226026 W | | CHARTER TOWNSHIP OF WATERFORD P & R WATERFORD LLC | | | 1877 ORCHARD LAKE RD STE 10A SYLVAN LAKE | | MI | 48320 |
| PRSA 23-09-02 & -03 | | 1308227021 W | | CHARTER TOWNSHIP OF WATERFORD RENEE A TURCOTTE | | | 3435 AIRPORT RD | WATERFORD | MI | 48329 |
| PRSA 23-09-02 & -03 | | 1308230025 W | | CHARTER TOWNSHIP OF WATERFORD NOELLE RACINE | | | 3444 AIRPORT RD | WATERFORD | MI | 48329 |
| PRSA 23-09-02 & -03 | | 1308230004 W | | CHARTER TOWNSHIP OF WATERFORD MARTHA ZIEGLER | | | 3460 AIRPORT RD | WATERFORD | MI | 48329 |
| PRSA 23-09-02 & -03 | | 1308230012 W | | CHARTER TOWNSHIP OF WATERFORD AUDREY SHEFFIELD | | | 3461 OAKBEACH AVE | WATERFORD | MI | 48329 |
| PRSA 23-09-02 & -03 | | 1308226034 W | | CHARTER TOWNSHIP OF WATERFORD SUNDT REAL ESTATE HOLDINGS LLC | | | 3485 AIRPORT RD | WATERFORD | MI | 48329 |
| PRSA 23-09-02 & -03 | | 1305478015 W | | CHARTER TOWNSHIP OF WATERFORD FREEMAN DENTEL | | DEBBIE DENTEL | 3502 DAVID K DR | WATERFORD | MI | 48329 |
| PRSA 23-09-02 & -03 | | 1305478014 W | | CHARTER TOWNSHIP OF WATERFORD DAWN MUNOZ | | JONATHAN GAF | 3510 DAVID K DR | WATERFORD | MI | 48329 |
| PRSA 23-09-02 & -03 | | 1305477031 W | | CHARTER TOWNSHIP OF WATERFORD MARK MONOHON | | CYNTHIA MON | 3517 DAVID K DR | WATERFORD | MI | 48329 |
| PRSA 23-09-02 & -03 | | 1305478013 W | | CHARTER TOWNSHIP OF WATERFORD LINDSAY N WATSON | | | 3522 DAVID K DR | WATERFORD | MI | 48329 |
| PRSA 23-09-02 & -03 | Review | 1305478018 W | | CHARTER TOWNSHIP OF WATERFORD AIRPORT 5990 LLC | | | 3943 AIRPORT RD | WATERFORD | MI | 48329 |
| PRSA 23-09-02 & -03 | Review | 1308230003 W | | CHARTER TOWNSHIP OF WATERFORD PCST HOLDINGS LLC | | | 5320 OAKWOOD RD | ORTONVILLE | MI | 48462 |
| PRSA 23-09-02 & -03 | Review | 1308226011 W | | CHARTER TOWNSHIP OF WATERFORD 6175 WILLIAMS LAKE LLC | | | 5940 ANDERSONVILLE RD | WATERFORD | MI | 48329 |
| PRSA 23-09-02 & -03 | | 1308230002 W | | CHARTER TOWNSHIP OF WATERFORD ROADRUNNER 10 MINUTE OIL CHANGE INC | | | 5995 WILLIAMS LAKE RD | WATERFORD | MI | 48329 |
| PRSA 23-09-02 & -03 | | 1305478020 W | | CHARTER TOWNSHIP OF WATERFORD FREDDIE A MEKLED REVOCABLE TRUST | | | 6000 WILLIAMS LAKE RD | WATERFORD | MI | 48329 |
| PRSA 23-09-02 & -03 | | 1305478023 W | | CHARTER TOWNSHIP OF WATERFORD CITI ROOFING CO. | | | 6004 WILLIAMS LAKE RD | WATERFORD | MI | 48329 |
| PRSA 23-09-02 & -03 | | 1308226014 W | | CHARTER TOWNSHIP OF WATERFORD DARREN BRANTLEY | | | 6041 WILLIAMS LAKE RD | WATERFORD | MI | 48329 |
| PRSA 23-09-02 & -03 | | 1305477034 W | | CHARTER TOWNSHIP OF WATERFORD JUSTIN M BLOM | | | 6100 WILLIAMS LAKE RD | WATERFORD | MI | 48329 |
| PRSA 23-09-02 & -03 | | 1305477033 W | | CHARTER TOWNSHIP OF WATERFORD MICHAEL JENKS | | | 6130 WILLIAMS LAKE RD | WATERFORD | MI | 48329 |
| PRSA 23-09-02 & -03 | | 1308226025 W | | CHARTER TOWNSHIP OF WATERFORD ROBERT A HUNLEY JR | | | 6140 LINDSAY DR | WATERFORD | MI | 48329 |
| PRSA 23-09-02 & -03 | | 1308227012 W | | CHARTER TOWNSHIP OF WATERFORD JENNIFER ZAGOROWSKI | | DAVID ZAGORO | 6145 LINDSAY DR | WATERFORD | MI | 48329 |
| PRSA 23-09-02 & -03 | | 1308227011 W | | CHARTER TOWNSHIP OF WATERFORD MATTHEW WOOD | | KRYSTAL WOOC | 6161 LINDSAY DR | WATERFORD | MI | 48329 |
| PRSA 23-09-02 & -03 | | 1308226024 W | | CHARTER TOWNSHIP OF WATERFORD DANIELLE GERALDS | | NILE HUNT III | 6162 LINDSAY DR | WATERFORD | MI | 48329 |
| PRSA 23-09-02 & -03 | | 1308226023 W | | CHARTER TOWNSHIP OF WATERFORD PAULA J HEISLER | | | 6180 LINDSAY DR | WATERFORD | MI | 48329 |
| PRSA 23-09-02 & -03 | Review | 1308230021 W | | CHARTER TOWNSHIP OF WATERFORD CARL PREGLER | | | 984 RIVER ROCK DR | HOLLY | MI | 48442 |
| PRSA 23-09-02 & -03 | Review | 1308230001 W | | CHARTER TOWNSHIP OF WATERFORD ROBAK AND SON'S PROPERTY MANAGEMENT | | | 999 MEADOWLARK DR | WATERFORD | MI | 48327 |
| PRSA 23-09-02 & -03 | Review | 1308226032 W | | CHARTER TOWNSHIP OF WATERFORD 7-ELEVEN INC C/O TAX DEPARTMENT NO 15116 PO BOX 711 | | | | DALLAS | TX | 75221 |
| PRSA 23-09-02 & -03 | Extra Addresses | 1308226026 W | | CHARTER TOWNSHIP OF WATERFORD OCCUPANT | | | 6011 WILLIAMS LAKE RD | WATERFORD | MI | 48329 |
| PRSA 23-09-02 & -03 | Extra Addresses | 1305478018 W | | CHARTER TOWNSHIP OF WATERFORD OCCUPANT | | | 5990 WILLIAMS LAKE RD | WATERFORD | MI | 48329 |
| PRSA 23-09-02 & -03 | Extra Addresses | 1308226011 W | | CHARTER TOWNSHIP OF WATERFORD OCCUPANT | | | 6175 WILLIAMS LAKE RD APT 1 | WATERFORD | MI | 48329 |
| PRSA 23-09-02 & -03 | Extra Addresses | 1308226032 W | | CHARTER TOWNSHIP OF WATERFORD OCCUPANT | | | 3461 AIRPORT RD | WATERFORD | MI | 48329 |
| PRSA 23-09-02 & -03 | Extra Addresses | 1308230001 W | | CHARTER TOWNSHIP OF WATERFORD OCCUPANT | | | 3490 AIRPORT RD | WATERFORD | MI | 48329 |
| PRSA 23-09-02 & -03 | Extra Addresses | 1308230021 W | | CHARTER TOWNSHIP OF WATERFORD OCCUPANT | | | 3475 OAKBEACH AVE | WATERFORD | MI | 48329 |
| PRSA 23-09-02 & -03 | Extra Addresses | 1308230003 W | | CHARTER TOWNSHIP OF WATERFORD OCCUPANT | | | 3470 AIRPORT RD | WATERFORD | MI | 48329 |
| PRSA 23-09-02 & -03 | LAMS | 1308226011 | | OCCUPANT | | | 6175 Williams Lake Rd, Apt 1 | Waterford MI 48329 | | |
| PRSA 23-09-02 & -03 | LAMS | 1308226011 | | OCCUPANT | | | 6175 Williams Lake Rd, Apt 2 | Waterford MI 48329 | | |
| PRSA 23-09-02 & -03 | LAMS | 1308226011 | | OCCUPANT | | | 6175 Williams Lake Rd, Apt 3 | Waterford MI 48329 | | |
| PRSA 23-09-02 & -03 | LAMS | 1308226011 | | OCCUPANT | | | 6175 Williams Lake Rd, Apt 4 | Waterford MI 48329 | | |
| PRSA 23-09-02 & -03 | LAMS | 1308226011 | | OCCUPANT | | | 6175 Williams Lake Rd, Apt 5 | Waterford MI 48329 | | |
| PRSA 23-09-02 & -03 | LAMS | 1308226011 | | OCCUPANT | | | 6175 Williams Lake Rd, Apt 6 | Waterford MI 48329 | | |

Notice is hereby given of a public hearing to be held by the Waterford Township Planning Commission on Tuesday, October 24, 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 23-09-02 & 23-09-03

Requesting: Rezoning the property from C-2 to C-3 and Special Approval to allow for a gas station to be opened on the property.

Property Location: 6011 Williams Lake Rd

Property Zoned: C-2, Small Business

Applicant: Peter Kajy

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
5200 Civic Center Drive, Waterford, Michigan 48329
planning@waterfordmi.gov
Phone: (248) 674-6238

PLANNING DIVISION
APPLICATION FORM



Sept 29th deadline

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

| | | | | |
|------------------------------------|--------------------|-----------------------|-----------------------|-----------------------|
| <i>Office Use Only</i> | | | | Date Received _____ |
| Related Application Numbers | | | | Planning Fees _____ |
| PBUS: <u>23-0063</u> | PCR: <u>23-027</u> | PRSA: <u>23-0902</u> | PZBA: <u>23-09-03</u> | Engineering Fee _____ |
| PSP: _____ | PZBA: _____ | New Address Fee _____ | | |

105

I. Type of Request (select all that apply)

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

| Fees | |
|-------------------------------------|---------|
| Business Registration | \$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

105
R2850
R2850

II. Applicant Information

| | |
|--|--------------------------------------|
| Applicant Name <u>Peter Khajy</u> | Contact Person <u>Peter Khajy</u> |
| Address <u>46354 N. Manitou Ct.</u> | City <u>Shelby Township</u> |
| State & ZIP <u>MI, 48317</u> | Home/ Office Phone — |
| Email Address <u>PeterKhajy@yahoo.com</u> | |
| Cell Phone <u>(248) 508-0872</u> | |

III. Property Information

Legal Description Attached On Site Plan

| | | | | |
|--|---|---------------------------------|--|--|
| All new buildings or unit splits are required to make a Request for New Address | Requires New Address? <input type="checkbox"/> Yes <input type="checkbox"/> No | Street Name Building Faces: | New Address Assigned (Obtain from Fire Department) | |
| Property Owner <u>Peter Khajy</u> | | Property ID Number | | Lot Number |
| Owner Address <u>46354 N. Manitou</u> | | Owner City <u>Shelby Twp</u> | Owner State & Zip <u>MI, 48317</u> | Current Zoning <u>C-2</u> Proposed Zoning <u>C-3</u> |
| Property Address or General Location <u>6011 Williams Lake Rd., Waterford MI.</u> | | Property Size (Acres) | | Num. of Buildings |
| Frontage (feet and streets) | | Zoning Use Section | | Building Use Code |
| Proposed Use <u>Gasstation and Convenience Store</u> | | #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 checked="" type="checkbox"/> Partnership or LLC (Attach a copy of Partnership or LLC Certificate) <input type="checkbox"/> Corporation (Attach a copy of Articles of Incorporation) |
|--|--|

| | | |
|--|---|---|
| Fire Suppression Systems in Building | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | If yes select the type(s): |
| <input type="checkbox"/> Sprinkler System-Fire | <input type="checkbox"/> Commercial Hood Suppression System | <input type="checkbox"/> FM 200 or Clean Agent (Computer Rooms) |
| <input type="checkbox"/> Fire Pump | <input type="checkbox"/> Paint Booth (Suppression) | <input type="checkbox"/> Fire Alarm |
| Other (please describe): _____ | | |

With us there are no boundaries

X

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)

REZONING - seeking to rezone property to C3
To reopen Existing Vacant gas station conditional upon
receiving lot size variance

CHANGE OF USE - looking to open a gas station with a convenience store we are looking to change the appearance into a much more beautiful corner to match the great looks of the ~~top~~ of wateford. This change will include new signs, new facing, fresh paint, and new lighting.

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.

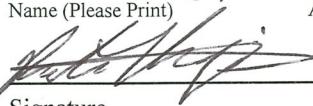
Property
Owners
→

| NAME | ADDRESS | EMAIL | TYPE OF OWNERSHIP | SIGNATURE |
|---------------|------------------------------------|-------|-------------------|---|
| | | | INTEREST | |
| 1. Peter Kajy | 46354 N. Manitou Ct Shelby Twp. | | 100 % |  |
| 2. | | | | |
| 3. | | | | |
| 4. | | | | |

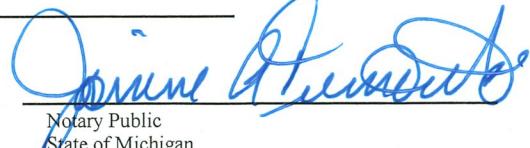
APPLICANT CERTIFICATION

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.

Peter Kajy 46354 N. Manitou Ct. /2481508-0872/07-03488
Name (Please Print) Address Telephone Contact Birth Date Drivers License #


Signature

Subscribed and sworn to before me this 22 day of September 2023


Notary Public
State of Michigan

County of JANINE A. TREMONTI
NOTARY PUBLIC - STATE OF MICHIGAN
My Commission Expires: COUNTY OF OAKLAND
My Commission Expires September 17, 2025
Acting in the County of Oakland

Sept 29th deadline

Waterford Township
Wellhead Protection Plan
September 2020
Plan Form 6
Page 6-10

WATERFORD TOWNSHIP ENVIRONMENTAL PERMITS CHECKLIST

Site Plan No. _____

This checklist is designed to assist businesses in their efforts to identify and comply with state and county environmental permit requirements. Please submit the completed form to the Township at the time that site plans are submitted.

This checklist is not a permit application form; businesses are responsible for obtaining information and permit application forms from the appropriate government offices. Notification of applicable county and state requirements is a pre-requisite for site plan approval in Waterford Township. The Township will forward this form to the Michigan Department of Environment, Great Lakes, and Energy (EGLE) Permit Coordinator. For additional information visit EGLE's website at: Michigan.gov/EGLEPermits.

Please circle the regulations which you think may apply to your business.

Y **N** Will the project involve the discharge of any type of wastewater to a storm sewer, drain, lake, stream or other surface water?

Contact the Michigan Department of Environment, Great Lakes, and Energy, Surface Water Quality Division, Southeast Michigan District Office at (586) 753-3700

Y **N** Will the project involve the discharge of liquids, sludge, wastewater and/or wastewater residuals into or onto the ground?

Contact the Michigan Department of Environment, Great Lakes, and Energy, Waste Management Division, Southeast Michigan District Office at (586) 753-3700

Y **N** Will the project or facility store or use hazardous substances, oil or salt? Depending on the type of substance, secondary containment and a Pollution Incident Prevention Plan (or a material storage permit) may be required.

Contact the Michigan Department of Environment, Great Lakes, and Energy, Waste Management Division, Southeast Michigan District Office at (586) 753-3700

Y **N** Will the facility use underground storage tanks? Existing and proposed tanks must be registered with the State of Michigan. Tanks must be installed and operated in accordance with the regulations of Waterford Township and the Michigan Department of Environment, Great Lakes, and Energy.

Contact the Waterford Township Fire Marshall at (248) 618-7568; and the Michigan Department of Environment, Great Lakes, and Energy, Southeast Michigan District Office at (586) 753-3700

Y **N** Will the facility involve the transport, on-site treatment, storage or disposal of hazardous waste generated in quantities of 1,000 kilograms (250 gallons 2,200 pounds) or more per month? If **yes**, one or more permits will be required.

Will the facility generate between 100 kilograms/month (25 gallons or 220 pounds) and 1,000 kilograms/month (250 gallons or 2,200 pounds) of hazardous waste? If **yes**, the facility may be a small quantity generator, subject to federal and state regulations. An EPA identification number should be obtained from the Michigan Department of Environment, Great Lakes, and Energy (special forms are available) and a manifest (shipping paper) should be used to transport waste off-site.

Contact Michigan Department of Environment, Great Lakes, and Energy, Waste Management Division, Southeast Michigan District Office (586) 753-3700

Y N Will the project involve burning, land filling, transferring or processing any type of solid non-hazardous wastes on-site?

Contact Michigan Department of Environment, Great Lakes, and Energy, Waste Management Division, Southeast Michigan District Office (586) 753-3700

Y N Will the project involve the installation, construction, reconstruction, relocation or alteration of any process or process equipment (including air pollution control equipment) which has the potential to emit air contaminants?

Contact Michigan Department of Environment, Great Lakes, and Energy, Air Quality Division, Southeast Michigan District Office (586) 753-3700

Y N Will the project involve any man-made change in the natural cover or topography of land, including cut and fill activities which may contribute to soil erosion and sedimentation? Will the earth change disturb an area of one (1) acre or more, or occur within 500 feet of a lake or stream? If the answer to both of these questions is **yes**, a soil erosion and sedimentation control permit is required.

Contact Oakland County Water Resources Commissioner's Office, Waterford, (248) 858-5389

Y N Does the project involve any work (dredging, filling, construction) proposed in a river, stream, creek, ditch, wetland or floodplain, or within 500 feet of an inland lake, river, stream, creek or ditch?

Contact Waterford Township Engineering Division (248) 674-6238; and Michigan Department of Environment, Great Lakes, and Energy, Land & Water Management Division, Southeast Michigan District Office (586) 753-3700

Y N Will any hazardous chemicals, hazardous wastewater or hazardous waste in any quantity be discharged to the Great Lake Water Authority (GLWA) Wastewater Treatment System? If **yes**, information may need to be provided to determine if pretreatment requirements apply.

Contact Waterford Township, Department of Public Works (248) 674-2278

Y N Will an on-site wastewater treatment system or septic system be installed? Will septic be stored on-site prior to off-site disposal?

For sanitary sewage Contact Oakland County Water Resources Commissioner's Office (248) 858-0958; for septic, contact Oakland County Health Division, Environmental Health Services (248) 858-1280; and for industrial/commercial wastewater in any quantity, or more than 10,000 gallons/day of sanitary sewer Contact Michigan Department of Environment, Great Lakes, and Energy, Waste Management Division, Southeast Michigan District Office (586) 753-3700

Y N Is this facility (or any facility under your ownership) currently involved in any compliance discussion with the Michigan Department of Environment, Great Lakes, and Energy or the Michigan Attorney General's Office?

Contact Michigan Department of Environment, Great Lakes, and Energy, Environmental Assistance Center (800) 662-9278

Y N Is this facility/property (or any facility/property under your ownership) included on the Act 307 Priority List, "Michigan Sites of Environmental Contamination" or subject to corrective action under the Leaking Underground Storage Tank (LUST) program?

Contact Michigan Department of Environment, Great Lakes, and Energy, Environmental Assistance Center (800) 662-9278

Note: For assistance with permits and approvals from the Michigan Department of Environment, Great Lakes, and Energy, including permit coordination among EGLE divisions, contact the Environmental Assistance Center (800) 662-9278 or visit Michigan.gov/EGLEPermits.

Business Name: _____

Mailing Address: _____

Street Address/Location: _____

Telephone: _____ Sidwell No. _____

Facility Owner or Manager: _____

Type of Business: _____ Date: _____

cc: DPW
Fire Marshal
EGLE - Permit Coordinator

WATERFORD TOWNSHIP HAZARDOUS SUBSTANCES REPORTING FORM

Site Plan No. _____

Note: This form must be completed and submitted as part of the site plan for all facilities.

Name of Business: _____

Business Owner: _____

Street/Mailing Address: _____

Phone: _____ Sidwell No. _____

Location of Property: _____

I affirm that the information submitted is accurate.

Owner's Signature: _____ Date: _____

Information Compiled By: _____ Date: _____

Part I: Management of Hazardous Substances and Polluting Material

Y **N** Will the proposed facility store, use or generate hazardous substances or polluting materials (including petroleum-based products) in quantities greater than 100 kilograms per month (about 25 gallons per month) now or in the future? If **yes**, please complete the rest of this form and submit with your site plan. If **no**, stop here and return to the Planning Department.

Y **N** Will hazardous substances or polluting materials be reused or recycled on site?

N Will any hazardous substances or polluting materials be stored on the site? If **yes**, identify the storage location on the site plan. Describe the size and type of secondary containment structures here and as a detail on the site plan. _____

Existing underground storage tanks .

N Will new underground storage tanks be located less than 2,000 feet from drinking water wells serving two (2) or more establishments, or less than 300 feet from a single-family drinking water well? If **yes**, contact Michigan Department of Environment, Great Lakes, and Energy (586) 753-3700.

N Will hazardous waste or liquid industrial waste be transported off-site for treatment, disposal and/or recycling? If **yes**, please list the name, address and telephone number of your licensed transporter(s). _____

N Will the interior of the facility have general purpose floor drains?* If **yes**, will the floor drains connect to: (Circle One)

A Sanitary Sewer System
B. On-Site Holding Tank; or
C. 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.

*General purpose floor drains shall not be connected to a storm water drainage system, dry well or septic system.

N Will hazardous substances or polluting materials be stored, used or handled out of doors near storm drains which discharge into lakes, streams or wetlands? If **yes**, describe the type of catch basins or spill containment facilities which will be used and provide detail on the site plan.

Additional information may be requested from the Township to assure the site plans comply with local, county and state environmental protection requirements. The Township may require Part II to be completed; only complete Part II if requested by the Township. **Part II on reverse side.**

Part II

TYPES AND QUANTITIES OF HAZARDOUS SUBSTANCES AND POLLUTING MATERIALS WHICH WILL BE USED, STORED OR GENERATED ON-SITE

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

| Common Name (Trade Name) | Chemical Name (Components) | Maximum Quantity on hand at one time | Type of Storage Containers |
|-----------------------------|-------------------------------|--|-------------------------------|
| 1. | Gas | 10,000 | under ground Tank |
| 2. | gas | 8,000 | under ground Tank |
| 3. | gas | 6,000 | under ground Tank |
| 4. | Diesel | 6,000 | under ground Tank |
| 5. | | | |
| 6. | | | |

Key

Liq. = Liquid

P. Liq. = Pressurized Liquid

S = Solid

G = Gas

P.G = Pressurized Gas

AGT = Above Ground Tank

DM = Drum(s)

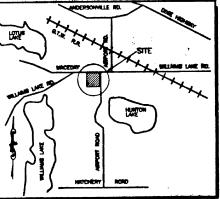
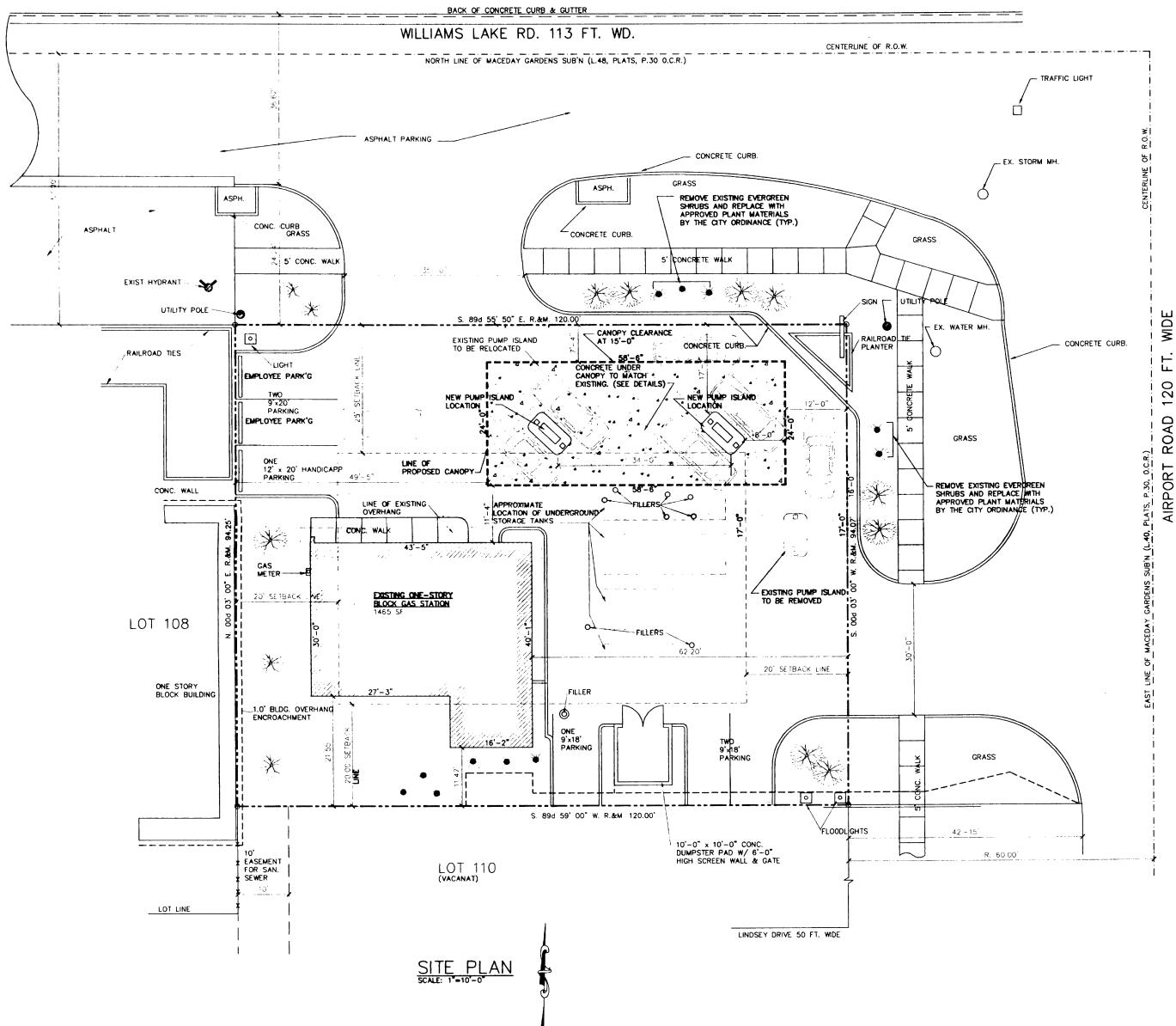
UGT = Underground Storage Tank

CY = Cylinders

CM = Metal Container

CW = Wooden/Composition Container

TP = Portable Tank



LOCATION MAP

LEGAL DESCRIPTION

LOT 109 OF "MACEDY GARDENS SUB." ON THE N.E. 1/4 OF SECTION B, T.3N., R. 8E., WATERFORD TWP., OAKLAND COUNTY, MICHIGAN AS RECORDED IN LIBER 48 OF PLAT BOOK OF OAKLAND COUNTY, MICHIGAN, ON PAGE 100, PLAT 109, LAND DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF MILLSAM LANE ROAD (113 FEET WIDE) WITH THE WEST LINE OF AIRPORT ROAD (R-120 FEET WIDE), SAID POINT BEING ALSO THE POINT OF BEGINNING, PROCEEDING NORTHEAST, A DISTANCE OF 48 FEET, P.L. 30 (P.C.P.), PROCEEDING NORTHEAST, A DISTANCE OF 48 FEET, P.L. 30 (P.C.P.), PROCEEDING NORTHEAST, FROM SAID POINT OF BEGINNING S. 60°00' E. 120 FEET, TO THE N.E. CORNER OF LOT 109, A DISTANCE OF 94.07 FEET TO THE N.E. CORNER OF LOT 108, A DISTANCE OF 120.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 109, A DISTANCE OF 120.00 FEET TO THE N.E. CORNER OF SAID LOT 109, A DISTANCE OF 120.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 109, THENCE N. 060°00' E. 120 FEET, TO THE N.E. CORNER OF SAID LOT 109, A DISTANCE OF 94.25 FEET TO THE N.E. CORNER OF SAID LOT 109, A DISTANCE OF 120.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 109, A DISTANCE OF 120.00 FEET TO THE N.E. CORNER OF SAID LOT 109, A DISTANCE OF 120.00 FEET TO THE POINT OF BEGINNING, CONTAINING 11,299 SF. FEET OR 0.2594 ACRES, MORE OR LESS, OF LAND AREA.

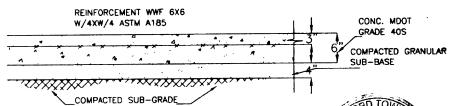
SITE DATA

SITE AREA: 11,299 SF., .026 ACRE
SITE ZONED: C-2, GENERAL BUSINESS DISTRICT
PARKING PER TOWNSHIP OF WATERFORD ZONING ORDINANCE:
GASOLINE SERVICE STATION-MINIMUM 3 IF NO LUBRICATION STALL
RETAIL STORES-1 PER EVERY 150 FEET OF USABLE SQUARE FOOTAGE
720 SF./150 SF. = 5 PARKING SPACES
TOTAL PARKING SPACES REQUIRED: 6
TOTAL PARKING SPACES PROVIDED: 6 PLUS 1 BARRIER FREE SPACE

NOTE

EXISTING SITE INFORMATION IS BASED ON A SURVEY PREPARED BY DAVID C. ADAMS & SON, DWG. NO. 6981, DATED AUGUST 29, 1986 AND SITE PLAN PREPARED BY GILLET ASSOCIATES INCORPORATED, DWG. NO. 90-18 DATED 10/10/91

NOTE CANOPY CONTRACTOR TO VERIFY CANOPY SETBACKS ON FIELD



TYPICAL CONCRETE PAVEMENT UNDER CANOPY



| REV | DATE | DESCRIPTION | BY | PPG |
|-----|---------|-------------|----|-----|
| 1 | 1/17/97 | NO REVISION | | |
| | | REVISED | | |
| | | REVISED | | |

PROPOSED CANOPY
601 WILLIAMS LAKE RD.
TITLE

BRAVO DESIGN & CONSULTANT

BRAVO DESIGN & CONSULTANT

BRAVO DESIGN & CONSULTANT