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Kim Markee, Clerk
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Jeffrey M. Polkowski, AICP
Director

Dave Hills
Superintendent of Building
Division

Scott Alef
CDBG Coordinator

MEMORANDUM

Date: December 4, 2023
To: Honorable Township Board Members
From: Jeffrey Polkowski, Director of Development Services
RE: Case No. 2023-Z-021
130 S Telegraph LLC
Location: West side of S Telegraph Rd, north of Voorheis Rd
Applicant: 130 S Telegraph LLC

Until recently this property was made up of five separate parcels that were being used together as a single-tenant commercial property. The eastern half was one large parcel zoned C-3, General Business, and the western half was made up of four small parcels zoned C-2, General Business. The applicant has combined the five parcels that previously made up the subject property to allow the western half to qualify for a rezoning to C-3, General Business. The applicant intends to apply for a special approval to operate a light equipment rental establishment on the property if the rezoning request is approved.

Planning Commission Recommendation and Findings

The Planning Commission reviewed this proposed rezoning at the regularly scheduled meeting on November 28, 2023 and resolved unanimously, to forward a favorable recommendation to the Township Board.

Motions

Based upon the Planning Commission's favorable recommendation at the November 28, 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 January 8, 2024 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 Wednesday's meeting please do not hesitate to reach out to me.

**With us there are no
boundaries**

STATE OF MICHIGAN
COUNTY OF OAKLAND
CHARTER TOWNSHIP OF WATERFORD
ORDINANCE NO. 2023-Z-021

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 13-36-233-012, legally described below, with current address of 130 S Telegraph Rd, is rezoned from **C-2, Local Business / C-3, General Business** to **C-3, General Business** with the Zoning Map that is adopted by and made part of the Waterford Township Zoning Ordinance in Section 3-101, to be changed and amended to reflect this rezoning.

Section 2 of Ordinance

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

CERTIFICATION

I certify that this Zoning Ordinance Map Amendment Ordinance was adopted by a majority vote of the members of the Board of Trustees of the Charter Township of Waterford at a meeting duly called and held on January 8, 2024.

CHARTER TOWNSHIP OF WATERFORD

Date

Kimberly Markee, Township Clerk

LEGAL DESCRIPTION ATTACHMENT TO ORDINANCE 2023-Z-21

T3N, R9E, SEC 36 HURON GARDENS NO 1 LOTS 755 TO 758 INCL, ALSO LOTS
766 TO 769 INCL EXC ELY PART OF SD LOTS 766 TO 769 INCL TAKEN FOR
TELEGRAPH RD 10-2-23 FR 001 TO 005 INCL

Planning & Zoning Department

REZONING REVIEW

November 28, 2023 Meeting

Report by Justin Daymon

Application Number	PRSA 23-09-05	Action Requested	Rezoning Approval
Request	Rezone from C-2, Small Business to C-3, General Business		
Project Name	EZ Rental & Supply Rezoning		
Proposed Use(s)	Light Equipment Rental Establishment with outdoor display and storage (3-705.5.S.(1).)		
Address	130 S Telegraph Rd	Parcel Number	13-36-233-012
Owner	130 S Telegraph LLC 130 S Telegraph Rd Waterford Twp, MI 48328	Applicant	Same
Property Information			
General Location	West side of S Telegraph Rd, north of Voorheis Rd		
Property Size	1.76 acres		
Frontage	200 ft on S Telegraph Rd & Pioneer Ave, 384 ft on Menominee Rd		
Current Zoning	C-2 (west half), C-3 (east half)	Proposed Zoning	C-3, Extensive Business
Master Plan Designation	Urban Business: The Urban Business land use designation is exclusively intended to reflect and promote the urban neighborhood area surrounding the section of M-59 on Waterford’s eastern border shown in the highlighted area of Figure 8-5. This area developed in tandem with the neighborhoods on the City of Pontiac’s western border. This area is characterized by small lot development and a mix of local and community businesses as well as separate single and multiple family residential land uses. This area could be compared to that of an older downtown area, with its strong sense of community identity and small-scale retail/office development. Waterford Township would like to see an emphasis placed on quality commercial and residential redevelopment efforts in this area. These uses could be coordinated into a traditional mixed use development area, where residential dwelling units are permitted above commercial uses.		
Current Use	A vacant building		
Zoning History	1950: Commercial-1 1963: C-2, General Business 2011: C-3, General Business		
Surrounding Development			
North	(across Menominee Rd) C-2, Small Business: vacant property C-3, General Business: Cass Lake Hotel		
East	(across S Telegraph Rd) N/A: Pontiac		
South	C-3, General Business: Commercial Storage Establishment		
West	(across Pioneer Ave) R-1C, Single Family Residential		

Request Summary

Until recently the property in question was made up of five separate parcels that were being used together as a single-tenant commercial property. The eastern half was one large parcel zoned C-3, General Business, and the western half was made up of four small parcels zoned C-2, General Business. The applicant has combined the five parcels that previously made up the subject property to allow the western half to qualify for a rezoning to C-3, General Business. The applicant intends to apply for a special approval to operate a light equipment rental establishment on the property if the rezoning request is approved.

Master Plan Conformity

The subject property is designated as Urban Business by the Master Plan. This designation is intended to promote the development of a more traditional urban development characterized by small lot sizes and neighborhood and local businesses. The proposed rezoning is not supported by the Master Plan, but it is important to note that the Township is in the process of drafting a new Master Plan. It is anticipated that the designation of this area will change once the new Master Plan is adopted.

Zoning District Evaluation

The subject property meets the requirements of the Zoning Ordinance to qualify for the C-3 zoning district (3-900).

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, but it is important to note that the Township is in the process of drafting a new 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 property is along a major commercial corridor, but also abuts residentially zoned property. Proper screening will be needed to mitigate the potential for the commercial property to negatively impact neighboring residential properties.

- 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 appears able to meet zoning requirements.

- D. The trend of development in the general area of the subject zoning lot is consistent with the requested zoning change.

Staff Comment: The requested zoning change is consistent with the trend of development in the general area.

- E. The Township and other public agencies possess the capacity to provide all utility and public services that would be required for the range of uses permitted under the proposed zoning classification.

Staff Comment: Public utilities are available to the site and the Township along with other related public service agencies possess the capacity to provide all utility and public services to the property.

- F. The requested zoning change and the resulting range of uses permitted under the proposed zoning classification will not result in any significant environmental impacts.

Staff Comment: This rezoning request is not expected to result in any significant environmental impacts.

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

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

Summary / Conclusions

The applicant is seek to rezone half of their property so that it is no longer split zoned. Light equipment rental establishments are not a permitted use within C-2, Small Business districts. The proposed rezoning would allow them to operate their intended business on the entire property. Staff is not opposed to the proposed rezoning.

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. 23-09-05,
Proposed Zoning Map Amendment to Rezone From:
C-2, Small Business / C-3, General Business to C-3, General Business**

Motion:

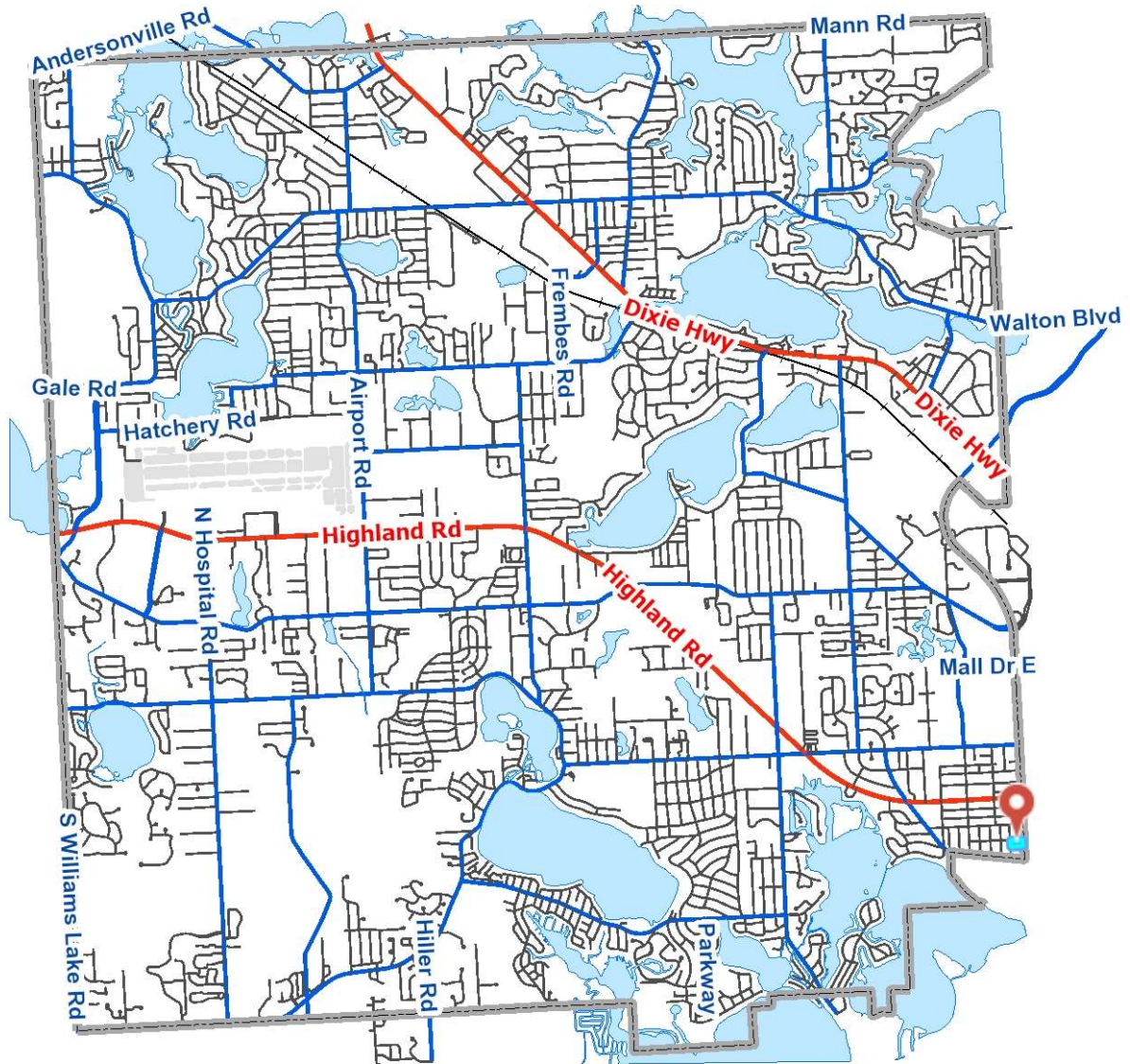
I move to forward a favorable/unfavorable **[Strike One]** recommendation in Case No. 23-09-05 on to the Township Board, to rezone the subject parcel #13-36-233-012 from C-2, Small Business / C-3, General Business to C-3, General Business based on the following findings and conclusions under the Ordinance 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 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 23-09-05 Location Map



1:72,224



12,037.3 0 6,018.65 12,037.3 Feet

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.

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



PRSA 23-09-05

Aerial Map



1:9,028



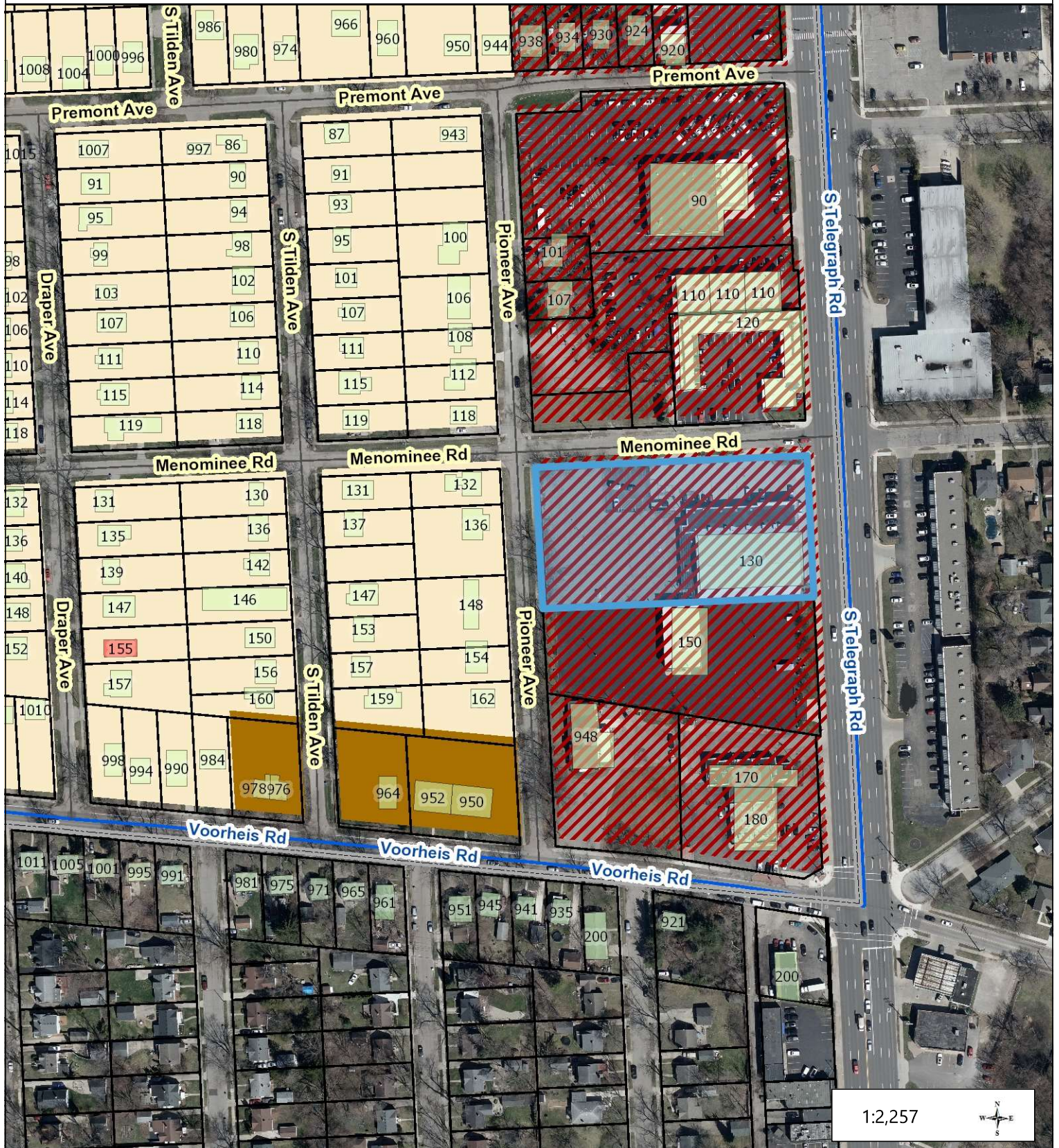
1,504.7 0 752.33 1,504.7 Feet

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

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PRSA 23-09-05 Master Plan Map



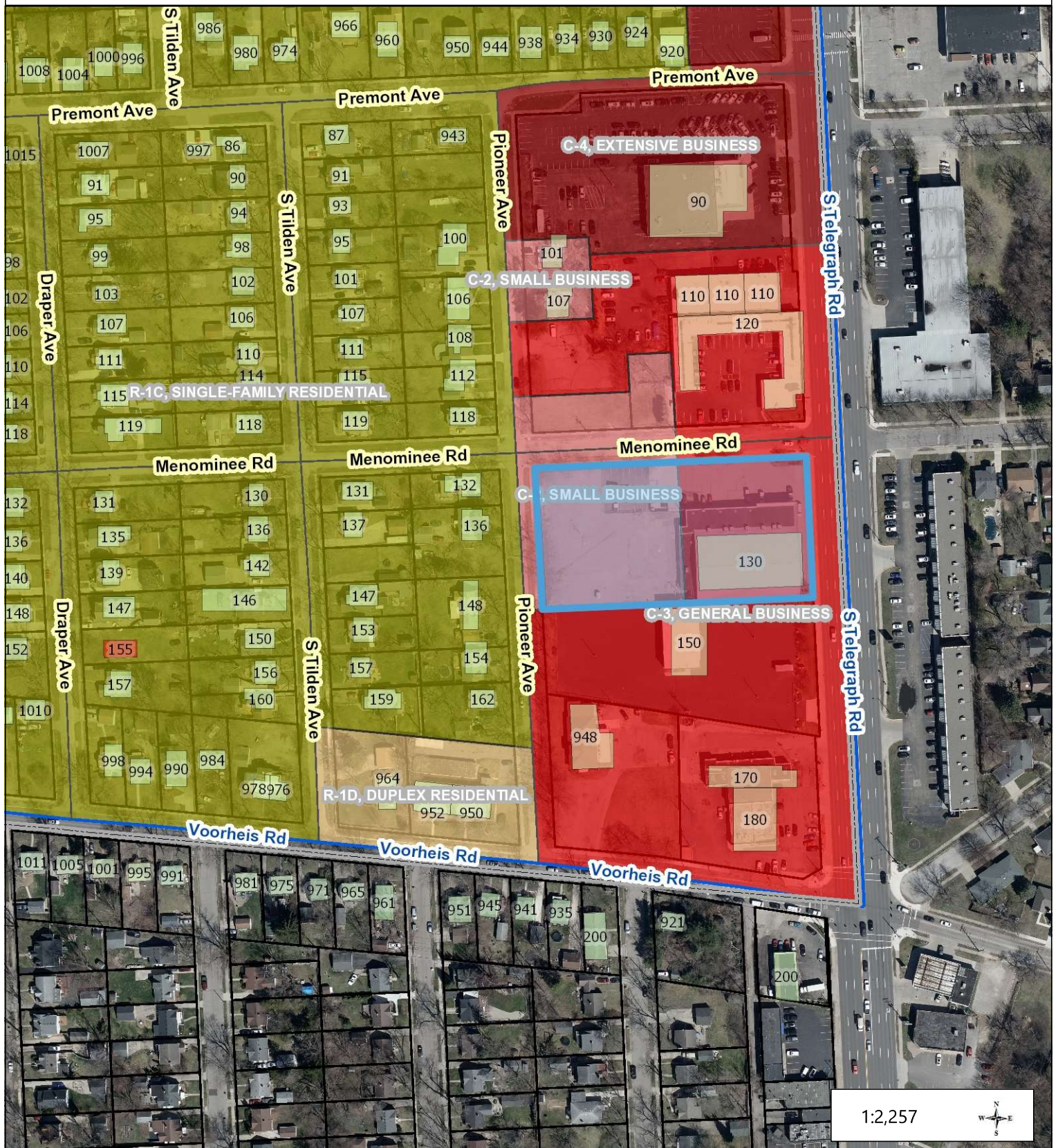
376.2 0 188.08 376.2 Feet

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

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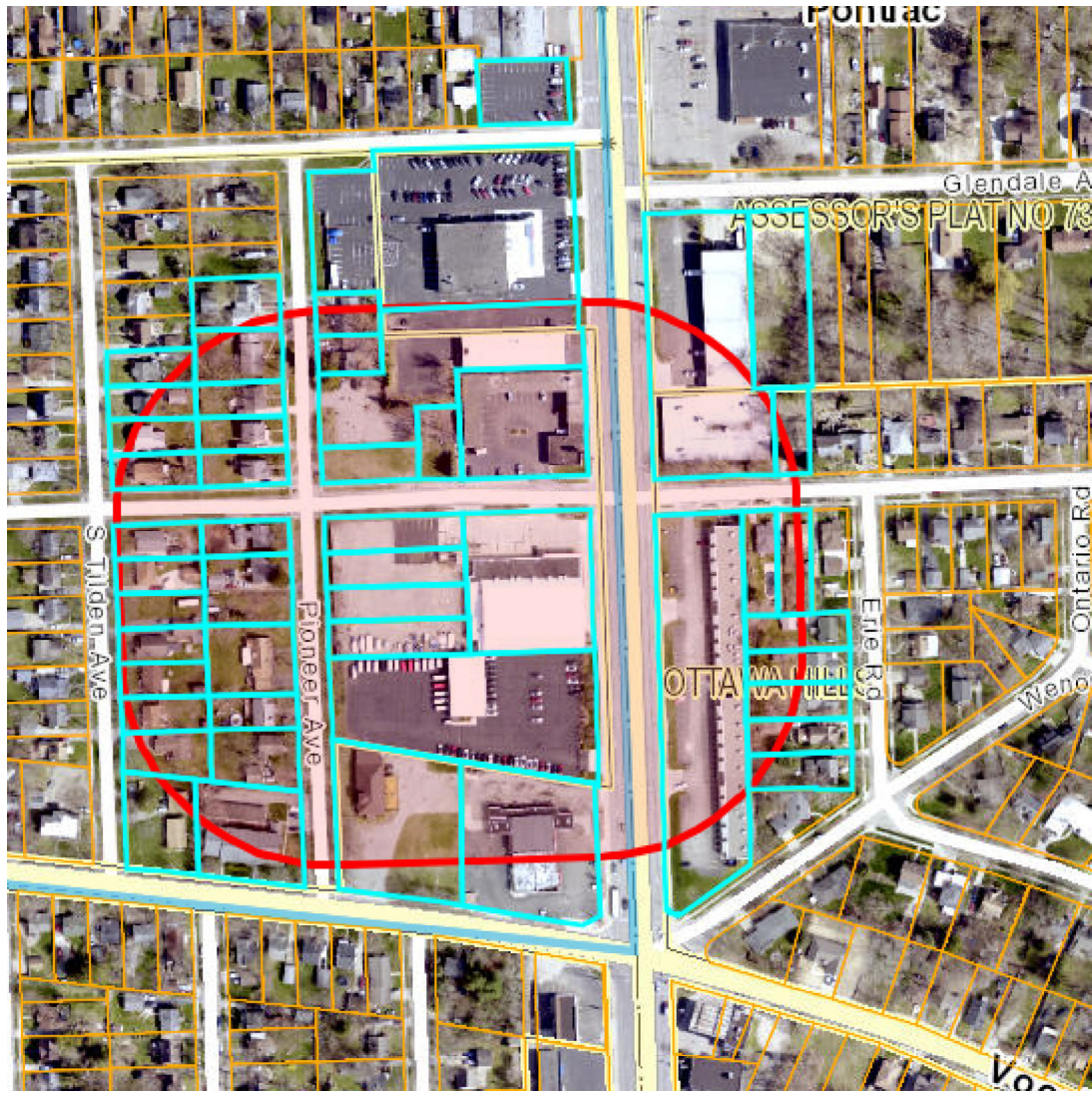
PRSA 23-09-05 Zoning Map



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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Project Number	Extra Addresses	PIN	CVTTAXCODE	CVTTAXDESCRIPTION	NAME1	NAME2	POSTALADDRESS	POSTALCITY	POSTALSTATE	POSTALZIP5
PRSA 23-09-05	Agency Addresses				Thomas Pozolo, PE / MDOT	MDOT Oakland	800 Vanguard Dr	Pontiac	MI	48341
PRSA 23-09-05	Agency Addresses				Cheryl Bush, OC Intl. Airport	Oakland County	6500 Patterson Pkwy	Waterford	MI	48327
PRSA 23-09-05	Agency Addresses				The Road Commission for Oakland County		31001 Lahser Road	Beverly Hills, MI 48025		
Review		PIN	CVTTAXCODE	CVTTAXDESCRIPTION	NAME1	NAME2	POSTALADDRESS	POSTALCITY	POSTALSTATE	POSTALZIP5
PRSA 23-09-05		1336228020	W	CHARTER TOWNSHIP OF WATERFORD	MS BONNIE THOMASON		100 PIONEER AVE	WATERFORD	MI	48328
PRSA 23-09-05		1336228006	W	CHARTER TOWNSHIP OF WATERFORD	MICHAEL WHITING	JANET DOWNE	107 S TILDEN AVE	WATERFORD	MI	48328
PRSA 23-09-05		1336228016	W	CHARTER TOWNSHIP OF WATERFORD	PATTY MCMORRIS		108 PIONEER AVE	WATERFORD	MI	48328
Review		1431103008		64 CITY OF PONTIAC	MJCD PROPERTY MANAGEMENT LLC		111 S TELEGRAPH RD	PONTIAC	MI	48341
PRSA 23-09-05		1336229014	W	CHARTER TOWNSHIP OF WATERFORD	AADI INC		120 S TELEGRAPH RD	WATERFORD	MI	48328
PRSA 23-09-05		1336232008	W	CHARTER TOWNSHIP OF WATERFORD	JAMES F BEEDLE		132 PIONEER AVE	WATERFORD	MI	48328
Review		1336229017	W	CHARTER TOWNSHIP OF WATERFORD	MARTHA SANCHEZ	GERARDO SANC	1339 FOREST BAY DR	WATERFORD	MI	48328
PRSA 23-09-05		1336232009	W	CHARTER TOWNSHIP OF WATERFORD	DOROTHY A FORD		136 PIONEER AVE	WATERFORD	MI	48328
PRSA 23-09-05		1336232002	W	CHARTER TOWNSHIP OF WATERFORD	CORY D ORTWINE	EDITH A ORTWI	137 S TILDEN AVE	WATERFORD	MI	48328
PRSA 23-09-05		1336232004	W	CHARTER TOWNSHIP OF WATERFORD	RODOLFO MARTINEZ GUTIERREZ		147 S TILDEN AVE	WATERFORD	MI	48328
PRSA 23-09-05		1336232010	W	CHARTER TOWNSHIP OF WATERFORD	LEONID VORTSMAN	NATALYA VORT	148 PIONEER AVE	WATERFORD	MI	48328
PRSA 23-09-05		1431104014		64 CITY OF PONTIAC	MALEY MYRON G & JENNIFER D MYRON G	MALI	150 ERIE RD	PONTIAC	MI	48341
PRSA 23-09-05		1336232005	W	CHARTER TOWNSHIP OF WATERFORD	OSCAR SANCHEZ		153 S TILDEN AVE	WATERFORD	MI	48328
PRSA 23-09-05		1336232011	W	CHARTER TOWNSHIP OF WATERFORD	TAWNIE M HICKS		154 PIONEER AVE	WATERFORD	MI	48328
PRSA 23-09-05		1336232007	W	CHARTER TOWNSHIP OF WATERFORD	TAMMY LYNN BAYER		159 S TILDEN AVE	WATERFORD	MI	48328
PRSA 23-09-05		1431104016		64 CITY OF PONTIAC	MEGAN MCLAUGHLIN		160 ERIE RD	PONTIAC	MI	48341
PRSA 23-09-05		1336232012	W	CHARTER TOWNSHIP OF WATERFORD	ASHLEIGH KING		162 PIONEER AVE	WATERFORD	MI	48328
PRSA 23-09-05		1431104017		64 CITY OF PONTIAC	WARREN ALLGREN		164 ERIE RD	PONTIAC	MI	48341
PRSA 23-09-05		1431104018		64 CITY OF PONTIAC	MONA PARLOVE		170 ERIE RD	PONTIAC	MI	48341
PRSA 23-09-05	Review	1336233006	W	CHARTER TOWNSHIP OF WATERFORD	GOLLING CHRYSLER JEEP		2405 S TELEGRAPH RD	BLOOMFIELD HILLS	MI	48302
PRSA 23-09-05	Review	1431104015		64 CITY OF PONTIAC	LIONEL GOMEZ		264 VOORHEIS ST	PONTIAC	MI	48341
PRSA 23-09-05	Review	1336228018	W	CHARTER TOWNSHIP OF WATERFORD	NEFF INVESTMENT CO. II LLC		31502 WOODWARD AVE	ROYAL OAK	MI	48073
PRSA 23-09-05	Review	1336233011	W	CHARTER TOWNSHIP OF WATERFORD	MH PLAZA LLC		328 S TELEGRAPH RD	PONTIAC	MI	48341
PRSA 23-09-05	Review	1336229020	W	CHARTER TOWNSHIP OF WATERFORD	NEXUS INVESTMENTS LLC		4231 RAMSGATE	BLOOMFIELD HILLS	MI	48302
PRSA 23-09-05	Review	1336233010	W	CHARTER TOWNSHIP OF WATERFORD	NAMIR NANNOSHI		4479 PONTIAC LAKE RD STE 10	WATERFORD	MI	48328
PRSA 23-09-05	Review	1336232016	W	CHARTER TOWNSHIP OF WATERFORD	MICHAEL CREECH		5851 PINE KNOB RD	CLARKSTON	MI	48346
PRSA 23-09-05	Review	1336228008	W	CHARTER TOWNSHIP OF WATERFORD	SUSAN JOHANSEN-PARKS		5856 PONTIAC LAKE RD	WATERFORD	MI	48327
PRSA 23-09-05	Review	1336228009	W	CHARTER TOWNSHIP OF WATERFORD	YUANWEI AND JUNMIN LIN LIVING TRUST		6079 COUNTRY RIDGE DR	TROY	MI	48098
PRSA 23-09-05	Review	1336233005	W	CHARTER TOWNSHIP OF WATERFORD	130 S TELEGRAPH LLC		7499 MIDDLEBELT RD	WEST BLOOMFIELD	MI	48322
PRSA 23-09-05	Review	1336228017	W	CHARTER TOWNSHIP OF WATERFORD	HOSEIN ZADAFSHAR		784 CARIBOU CT STE 603	ROCHESTER	MI	48307
PRSA 23-09-05		1431103030		64 CITY OF PONTIAC	MARGARET R MAUTI		870 MENOMINEE RD	PONTIAC	MI	48341
PRSA 23-09-05		1431104012		64 CITY OF PONTIAC	NANCY HAWN		871 MENOMINEE RD	PONTIAC	MI	48341
PRSA 23-09-05		1431104011		64 CITY OF PONTIAC	RICHARD J AGELINK		873 MENOMINEE RD	PONTIAC	MI	48341
PRSA 23-09-05		1336229019	W	CHARTER TOWNSHIP OF WATERFORD	MOSHE 90 TELEGRAPH LLC		90 S TELEGRAPH RD	WATERFORD	MI	48328
PRSA 23-09-05	Review	1336232015	W	CHARTER TOWNSHIP OF WATERFORD	JAMES NIXON	NORMA NIXON	90 WHITETAIL CT	TROY	MI	48085
PRSA 23-09-05	Review	1336232006	W	CHARTER TOWNSHIP OF WATERFORD	HOWARD SMITH	SHERRY PROSE	PO BOX 145	SAINT CLAIR	MI	48079
PRSA 23-09-05	Review	1431104020		64 CITY OF PONTIAC	TEL V INVESTMENTS LLC		PO BOX 251244	WEST BLOOMFIELD	MI	48322
PRSA 23-09-05	Review	1336232001	W	CHARTER TOWNSHIP OF WATERFORD	EASY HOME RENTAL LLC		PO BOX 624	WALLED LAKE	MI	48390
PRSA 23-09-05	Review	1336228021	W	CHARTER TOWNSHIP OF WATERFORD	DAVY CROCKETT LLC		PO BOX 8121	BLOOMFIELD TWP	MI	48302
PRSA 23-09-05	Review	1336228007	W	CHARTER TOWNSHIP OF WATERFORD	111 S TILDEN LLC		PO BOX 964	UNION LAKE	MI	48387
PRSA 23-09-05	Extra Addresses	1336229004	W	CHARTER TOWNSHIP OF WATERFORD	OCCUPANT		101 PIONEER AVE	WATERFORD	MI	48328
PRSA 23-09-05	Extra Addresses	1336228021	W	CHARTER TOWNSHIP OF WATERFORD	OCCUPANT		106 PIONEER AVE	WATERFORD	MI	48328
PRSA 23-09-05	Extra Addresses	1336229017	W	CHARTER TOWNSHIP OF WATERFORD	OCCUPANT		107 PIONEER AVE	WATERFORD	MI	48328
PRSA 23-09-05	Extra Addresses	1336229020	W	CHARTER TOWNSHIP OF WATERFORD	OCCUPANT		110 S TELEGRAPH RD	WATERFORD	MI	48328
PRSA 23-09-05	Extra Addresses	1336228007	W	CHARTER TOWNSHIP OF WATERFORD	OCCUPANT		111 S TILDEN AVE	WATERFORD	MI	48328
PRSA 23-09-05	Extra Addresses	1336228017	W	CHARTER TOWNSHIP OF WATERFORD	OCCUPANT		112 PIONEER AVE	WATERFORD	MI	48328
PRSA 23-09-05	Extra Addresses	1336228008	W	CHARTER TOWNSHIP OF WATERFORD	OCCUPANT		115 S TILDEN AVE	WATERFORD	MI	48328
PRSA 23-09-05	Extra Addresses	1336228018	W	CHARTER TOWNSHIP OF WATERFORD	OCCUPANT		118 PIONEER AVE	WATERFORD	MI	48328
PRSA 23-09-05	Extra Addresses	1336228009	W	CHARTER TOWNSHIP OF WATERFORD	OCCUPANT		119 S TILDEN AVE	WATERFORD	MI	48328
PRSA 23-09-05	Extra Addresses	1336233005	W	CHARTER TOWNSHIP OF WATERFORD	OCCUPANT		130 S TELEGRAPH RD	WATERFORD	MI	48328
PRSA 23-09-05	Extra Addresses	1336232001	W	CHARTER TOWNSHIP OF WATERFORD	OCCUPANT		131 S TILDEN AVE	WATERFORD	MI	48328
PRSA 23-09-05	Extra Addresses	1431104020		64 CITY OF PONTIAC	OCCUPANT		139 S TELEGRAPH RD	PONTIAC	MI	48341
PRSA 23-09-05	Extra Addresses	1336233006	W	CHARTER TOWNSHIP OF WATERFORD	OCCUPANT		150 S TELEGRAPH RD	WATERFORD	MI	48328
PRSA 23-09-05	Extra Addresses	1431104015		64 CITY OF PONTIAC	OCCUPANT		156 ERIE RD	PONTIAC	MI	48341
PRSA 23-09-05	Extra Addresses	1336232006	W	CHARTER TOWNSHIP OF WATERFORD	OCCUPANT		157 S TILDEN AVE	WATERFORD	MI	48328
PRSA 23-09-05	Extra Addresses	1336233011	W	CHARTER TOWNSHIP OF WATERFORD	OCCUPANT		180 S TELEGRAPH RD	WATERFORD	MI	48328
PRSA 23-09-05	Extra Addresses	1431103008		64 CITY OF PONTIAC	OCCUPANT		881 GLENDALE AVE	PONTIAC	MI	48341
PRSA 23-09-05	Extra Addresses	1336233010	W	CHARTER TOWNSHIP OF WATERFORD	OCCUPANT		948 VOORHEIS RD	WATERFORD	MI	48328
PRSA 23-09-05	Extra Addresses	1336232015	W	CHARTER TOWNSHIP OF WATERFORD	OCCUPANT		950 VOORHEIS RD APT 1	WATERFORD	MI	48328
PRSA 23-09-05	Extra Addresses	1336232016	W	CHARTER TOWNSHIP OF WATERFORD	OCCUPANT		964 VOORHEIS RD	WATERFORD	MI	48328
PRSA 23-09-05	LAMS	1336232015			OCCUPANT		950 Voorheis Rd, Apt 1	Waterford MI 48328-3878		

Project Number	Extra Addresses	PIN	CVTTAXCODE	CVTTAXDESCRIPTION	NAME1	NAME2	POSTALADDRESS	POSTALCITY	POSTALSTATE	POSTALZIP5
PRSA 23-09-05	LAMS	1336232015			OCCUPANT		950 Voorheis Rd, Apt 2	Waterford MI 48328-3878		
PRSA 23-09-05	LAMS	1336232015			OCCUPANT		950 Voorheis Rd, Apt 3	Waterford MI 48328-3878		
PRSA 23-09-05	LAMS	1336232015			OCCUPANT		950 Voorheis Rd, Apt 4	Waterford MI 48328-3878		
PRSA 23-09-05	LAMS	1336232015			OCCUPANT		952 Voorheis Rd, Apt 1	Waterford MI 48328-3878		
PRSA 23-09-05	LAMS	1336232015			OCCUPANT		952 Voorheis Rd, Apt 2	Waterford MI 48328-3878		
PRSA 23-09-05	LAMS	1336232015			OCCUPANT		952 Voorheis Rd, Apt 3	Waterford MI 48328-3878		
PRSA 23-09-05	LAMS	1336232015			OCCUPANT		952 Voorheis Rd, Apt 4	Waterford MI 48328-3878		
PRSA 23-09-05	MUNICIPAL				OFFICER OF THE MAYOR		47450 Woodward Ave	Pontiac	MI	48342

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 23-09-05

Requesting: Rezoning the property from C-2, Small Business/C-3, General Business to C-4, Extensive Business
Property Location: 130 S Telegraph Rd
Property Zoned: C-2, Small Business & C-3, General Business
Applicant: 130 S Telegraph, 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

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 23-09-05

Requesting: Rezoning the property from C-2, Small Business/C-3, General Business to C-4, Extensive Business
Property Location: 130 S Telegraph Rd
Property Zoned: C-2, Small Business & C-3, General Business
Applicant: 130 S Telegraph, LLC

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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 _____
Related Application Numbers		Planning Fees _____
PBUS: <u>23-0066</u>	PCR: _____	Engineering Fee _____
PSP: <u>23-1473</u>	PZBA: _____	New Address Fee _____
PRSA: <u>23-09-04</u> <u>23-09-05</u>		

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

II. Applicant Information

Applicant Name <u>EZ Rental + Supply LLC / Stelegraph LLC</u>		Contact Person <u>Randy Von U</u>
Address <u>130 Stelegraph</u>		City <u>Waterford</u>
State & ZIP <u>MI 48328</u>	Home/ Office Phone <u>248-755-4444</u>	Cell Phone <u>67</u>
Email Address <u>Randy @ grsy holdings. com</u>		

III. Property Information

Legal Description	<input type="checkbox"/> Attached <input type="checkbox"/> On Site Plan	Requires New Address? <input type="checkbox"/> Yes <input type="checkbox"/> No		Street Name Building Faces: <u>Telegraph</u>	New Address Assigned (Obtain from Fire Department)
Property Owner <u>130 Stelegraph LLC</u>	Property ID Number	Lot Number			
Owner Address <u>130 Stelegraph</u>	Owner City <u>Waterford</u>	Owner State & Zip <u>MI 48328</u>	Current Zoning <u>C-2P-3/7C3</u>	Proposed Zoning	
Property Address or General Location <u>130 Stelegraph</u>	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)	<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 type="checkbox"/> No	If yes select the type(s):
<input checked="" type="checkbox"/> Sprinkler System-Fire <input type="checkbox"/> Fire Pump <input type="checkbox"/> Other (please describe): _____	<input type="checkbox"/> Commercial Hood Suppression System <input type="checkbox"/> Paint Booth (Suppression)	<input type="checkbox"/> FM 200 or Clean Agent (Computer Rooms) <input type="checkbox"/> Fire Alarm

**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	
7499 Middlebelt		West Bloomfield	
State & ZIP	Office Phone	Cell Phone	
48322 MI		248-755-4444	
Email Address			
Randy@grsyholdings.com			

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

Looking to combine properties and change all properties to C-3 zoning to do retail and light equipment rental.

Applicant changed rezoning request to C-3, General Business for the whole property to avoid the need of a variance since the property is not large enough to qualify for C-4. Confirmed through email from Justin Daymon to randy@grsyholdings.com on 10/20/2023 with the subject Phone Call Follow Up - 130 S Telegraph.

VI. Affidavit of Ownership and Consent to Property Inspection

I (WE), the undersigned have made application to the Charter Township of Waterford for land use matters to be considered and decisions made by the: Planning Commission and /or Zoning Board of Appeals that will affect use of our property identified below. In order to enable the members of such decision-making body to make an informed decision on our request, I (WE), do hereby consent to allow the members of the decision-making body to inspect the subject property up to the date of the meeting of the decision-making body at which such body issues its final decision on MY (OUR) request, provided that such inspections are limited to: • gathering information specific to the requested action, • typical hours of daily human activity, unless specified otherwise below, and • the following restrictions:

Property Address: _____

Property Parcel No: _____

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

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

	NAME	ADDRESS	EMAIL	TYPE OF OWNERSHIP INTEREST	SIGNATURE
1.	Randy Yano	7899 Middlebelt Rd		100%	
2.			sandy@grsyholdings.com		
3.					
4.					

APPLICANT CERTIFICATION

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

Randy Yano 2137 Algon 248-755-4444 02/12/1977 Y500730441113
Name (Please Print) Address Telephone Contact Birth Date Drivers License #

Signature _____

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

Notary Public
State of Michigan

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

MICHIGAN DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
FILING ENDORSEMENT

This is to Certify that the ARTICLES OF ORGANIZATION

for

EZ RENTAL & SUPPLY, LLC

ID Number: 803088181

received by electronic transmission on August 23, 2023 ***, is hereby endorsed.***

Filed on August 23, 2023 ***, by the Administrator.***

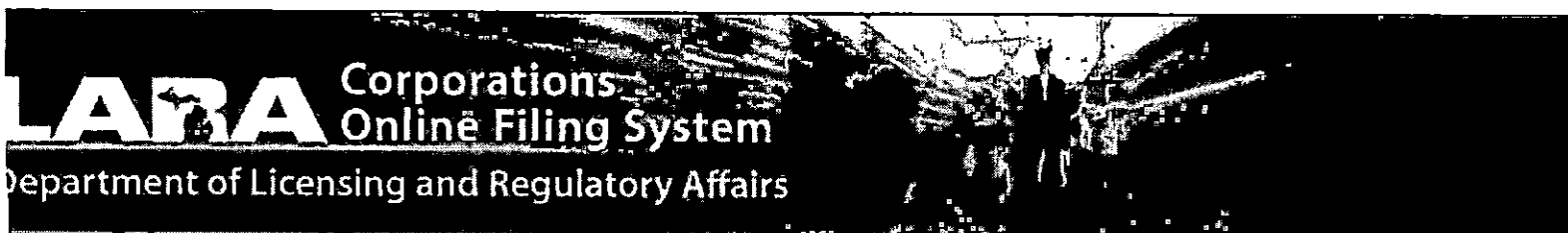
The document is effective on the date filed, unless a subsequent effective date within 90 days after received date is stated in the document.



In testimony whereof, I have hereunto set my hand and affixed the Seal of the Department, in the City of Lansing, this 23rd day of August, 2023.

Linda Clegg

Linda Clegg, Director
Corporations, Securities & Commercial Licensing Bureau



Form Revision Date 02/201

ARTICLES OF ORGANIZATION
For use by DOMESTIC LIMITED LIABILITY COMPANY

Pursuant to the provisions of Act 23, Public Acts of 1993, the undersigned executes the following Articles:

Article I

The name of the limited liability company is:

EZ RENTAL & SUPPLY, LLC

Article II

Unless the articles of organization otherwise provide, all limited liability companies formed pursuant to 1993 PA 23 have the purpose of engaging in any activity within the purposes for which a limited liability company may be formed under the Limited Liability Company Act of Michigan. You may provide a more specific purpose:

Tool and equipment rental

Article III

The duration of the limited liability company if other than perpetual is:

Article IV

The street address of the registered office of the limited liability company and the name of the resident agent at the registered office (P.O. Boxes are not acceptable):

1. Agent Name: RANDY YONO
2. Street Address: 7499 MIDDLEBELT ROAD
Apt/Suite/Other:
City: WEST BLOOMFIELD
State: MI Zip Code: 48322
3. Registered Office Mailing Address:
P.O. Box or Street Address: 7499 MIDDLEBELT ROAD
Apt/Suite/Other:
City: WEST BLOOMFIELD
State: MI Zip Code: 48322

Signed this 23rd Day of August, 2023 by the organizer(s):

Signature	Title	Title if "Other" was selected
Randy Yono	Organizer	

By selecting ACCEPT, I hereby acknowledge that this electronic document is being signed in accordance with the Act. I further certify that to the best of my knowledge the information provided is true, accurate, and in compliance with the Act.

☐ Decline ☒ Accept