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Jeffrey M. Polkowski, AICP
Director

Dave Hills
Superintendent of Building
Division

Scott Alef
CDBG Coordinator

MEMORANDUM

Date: December 29, 2023
To: Honorable Township Board Members
From: Jeffrey Polkowski, Director of Development Services
RE: Case No. 2024-Z-003
4565 & 4575 Dixie Hwy
Location: SW side of Dixie Hwy, NW of Frembes Rd
Applicant: DV 4645 Holdings, LLC

The applicant is proposing to rezone two parcels along Dixie Hwy from HT-2, High Tech Industrial and Office to C-4, Extensive Business. The northwestern 2.2 acres parcel is currently vacant and unimproved. The southeastern 2.9 acres parcel has an existing landscaping maintenance establishment operating on it. Both parcels individually meet all of the Zoning Ordinance's requirements for C-4 properties. Landscaping Maintenance Establishments are a permitted use in C-4 districts.

The applicant's proposed rezoning is harmonious with the surrounding area and supported by the current and future (drafted) Master Plan. Further, the current zoning of the property does not meet the goals of the current Master Plan, and is especially in conflict with the drafted, future Master Plan's goals for the area as the future downtown of Waterford Township. The drafted Master Plan is expected to be adopted in the coming months and highlights this area as being an ideal location for Drayton Plains. During the public outreach portion of the Master Plan process, the public, along with Waterford's elected and appointed officials, all expressed a desire to see a downtown area established. The proposed rezoning would see over five acres of land rezoned to a zoning district that is congruous with helping see the goals of the Township become realized.

Planning Commission Recommendation and Findings

The Planning Commission reviewed this proposed rezoning at the regularly scheduled meeting on December 12, 2023 and resolved unanimously, to forward a favorable recommendation to the Township Board.

Motions

Based upon the Planning Commission's favorable recommendation at the December 12, 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 22, 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 Monday's meeting please do not hesitate to reach out to me.

Planning & Zoning Department

REZONING REVIEW

December 12, 2023 Meeting

Report by Justin Daymon

Application Number	PRSA 23-11-06	Action Requested	Rezoning Approval
		PC Agenda	12/12/2023 Regular Agenda
Request	Rezone from HT-2, High Tech Industrial & Office to C-4, Extensive Commercial		
Project Name	4565 Dixie Hwy Rezoning		
Proposed Use(s)	Nursery Establishment		
Address	4565 & 4575 Dixie Hwy	Parcel Number	13-10-176-058 & -093
Owner	DV 4645 Holdings, LLC PO Box 1806 Birmingham, MI 48012	Applicant	Dennise Vidosh 592 Inverness Highland, MI 48357
Property Information			
General Location	SW side of Dixie Hwy, NW of Frembes Rd		
Property Size	2.2 acres (13-10-176-058), 2.9 acres (13-10-176-093)		
Frontage	180 ft on Dixie Hwy (-058), 240 ft on Dixie Hwy (-093)		
Current Zoning	HT-2, High Tech Industrial & Office	Proposed Zoning	C-4, Extensive Business
Master Plan Designation	<p>Community Business: The intent of the Community Business designation is to provide suitable locations for the general retail, service, and comparison shopping needs of the general population base. The commercial land uses covered by this designation are generally located along major roads, due to the higher volumes of traffic generated by these uses. Generally, the location of these uses is characterized by either a shopping center, or as an integrated or planned cluster of establishments served by one or more common parking areas, and which generate greater volumes of vehicular and pedestrian traffic. Because of the variety of business uses covered by this designation, special attention should be focused on site layout, building design, vehicular circulation, and coordination of site features between adjoining sites. In accordance with the intent of this designation, community commercial uses and sites should be:</p> <ul style="list-style-type: none"> Designed as part of a planned shopping center or in coordination with development on adjoining commercial sites Located away, or substantially buffered, from residential areas Served by a major road, as identified in the Master Plan Designed to enhance and maintain a more pedestrian friendly environment and to foster a physical development pattern that is well planned and aesthetically appealing from both abutting thoroughfares and from within the District <p>Commercial uses that may create a potential negative impact upon the natural and surrounding environment should be discouraged, or restricted, through the use of extensive screening and landscaping to minimize any potential environmental impact. Examples of such uses are automotive related services, outdoor storage and merchant retail, motor vehicle sales, and warehouses.</p>		
Current Use	Unimproved (-058), Landscaping Maintenance Establishment (-093)		
Zoning History	1950 – Manufacturing-1 1963 – M-1, Light Industry 1972 – M-1, Light Industry/M-2, General Industry 2011 – HT-2, High Tech Industrial & Office		
Surrounding Development			
Northwest	C-3, General Business: sports training facility		
Northeast	(across Dixie Hwy) C-2, Small Business: All About Driving, The Copy Man, Nour Express		
Southeast	HT-1, High Tech Office: Drayton Auto Care		
Southwest	R-1A, Single-Family Residential		

Request Summary

The applicant is proposing to rezone two parcels along Dixie Hwy from HT-2, High Tech Industrial and Office to C-4, Extensive Business. The northwestern 2.2 acres parcel is currently vacant and unimproved. The southeastern 2.9 acres parcel has an existing landscaping maintenance establishment operating on it.

Master Plan Conformity

The proposed rezoning is fully in-line with the current Master Plan, and the Future Land Use Map of the drafted Master Plan that is in the process of being adopted. Further, the current zoning of the property does not meet the goals of the current Master Plan, and is especially in conflict with the drafted, future Master Plan's goals for the area as the future downtown of Waterford Twp.

Zoning District Evaluation

Both parcels individually meet all of the Zoning Ordinance's requirements for C-4 properties (3-900). Landscaping Maintenance Establishments are a permitted use in C-4 districts (3-706.4.A.).

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 current and future, drafted, Master Plan.

- B. The requested zoning change is consistent with existing uses and zoning classifications of properties within the general area of the subject zoning lot.

Staff Comment: The subject lot is adjacent to other commercial districts on multiple 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 exceeds the requirements of the proposed zoning district.

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

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

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

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

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

Staff Comment: This rezoning request is a reduction in intensity and will not result in any significant environmental impacts.

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

Staff Comment: The proposed rezoning would not be detrimental to the public interest.

Summary / Conclusions

The applicant's proposed rezoning is harmonious with the surrounding area and supported by the current and future, drafted, Master Plan. The drafted Master Plan is expected to be adopted in the coming months and highlights this area as being an ideal location for the future downtown Waterford Twp. During the public outreach portion of the Master Plan process, the public, along with Waterford's elected and appointed officials, all expressed a desire to see a downtown area established. The proposed rezoning would see over five acres of land rezoned to a zoning district that is congruous with helping see the goals of the Township become realized.

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. 23-11-06,
Proposed Zoning Map Amendment to Rezone From:
HT-2, High Tech Industrial & Office to C-4, Extensive Business

Motion:

I move to forward a favorable/unfavorable **[Strike One]** recommendation in Case No. 23-11-06 on to the Township Board, to rezone the subject parcels #13-10-176-058 and 13-10-176-093 from HT-2, High Tech Industrial & Office to C-4, Extensive Business based on the following findings and conclusions under the Ordinance approval recommendation guidelines which are based on assessment of the information and statements presented in this case by or for the Township Staff, Applicant, and members of the public.

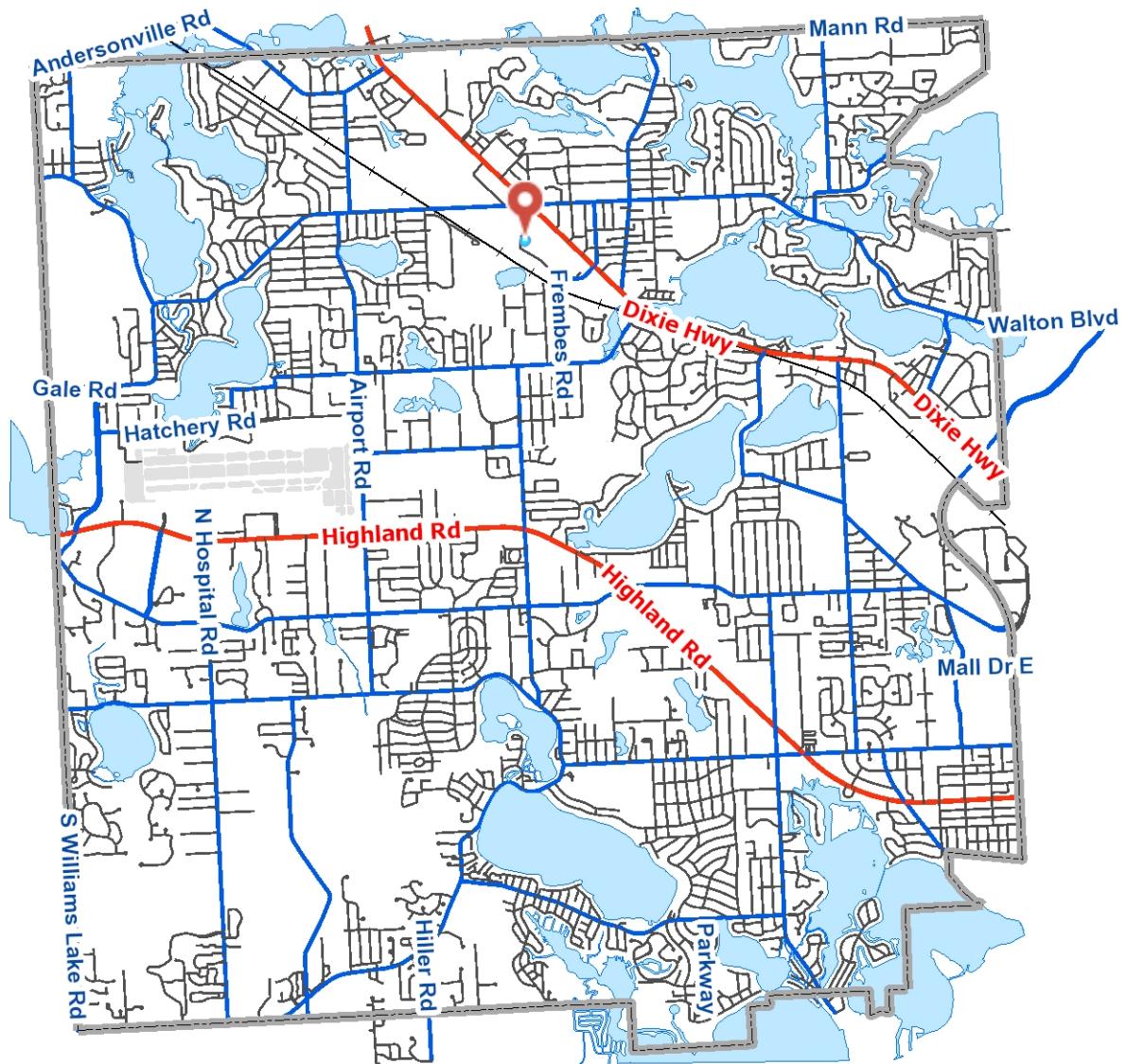
Findings:

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



PRSA 23-01-08

Location Map



1:72,224



12,037.3

0

6,018.65

12,037.3 Feet

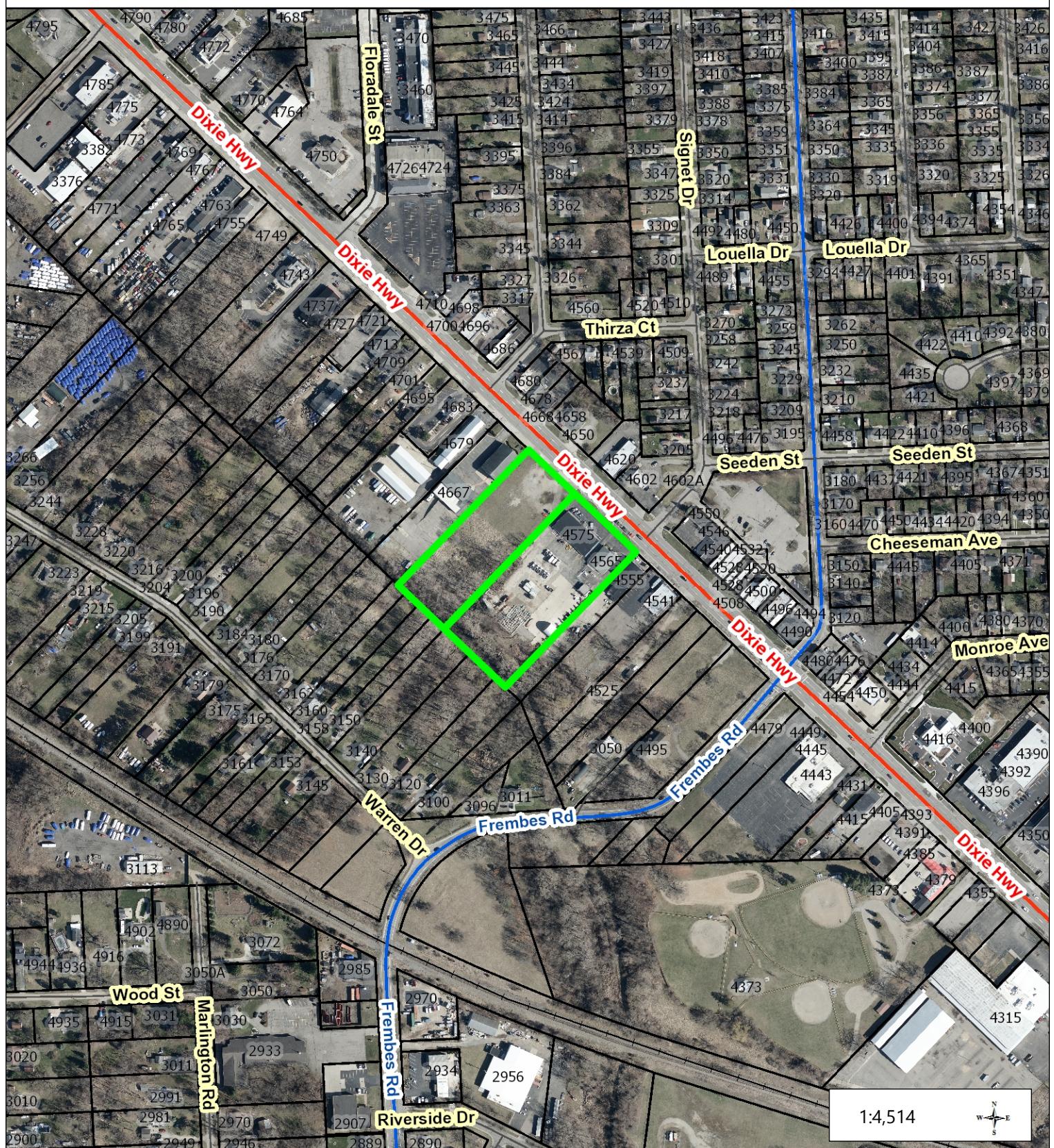
SOURCES: The Charters Township of Waterford and Oakland County, MI. Oakland County parcel data, Updated weekly.

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 23-11-06

Aerial Map



752.3

0

376.17

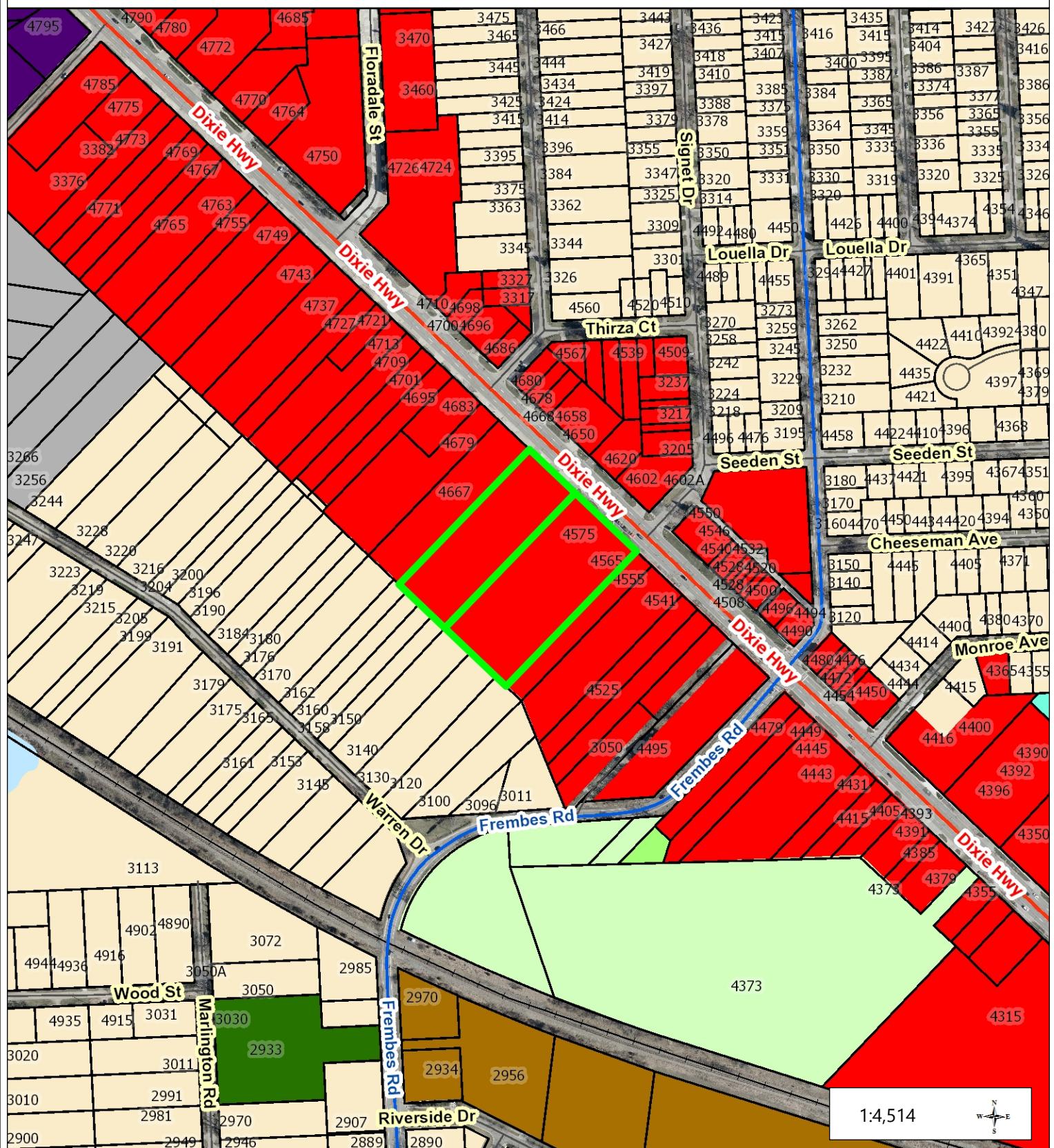
752.3 Feet

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

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PRSA 23-11-06 Master Plan Map



752.3

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376.17

752.3 Feet

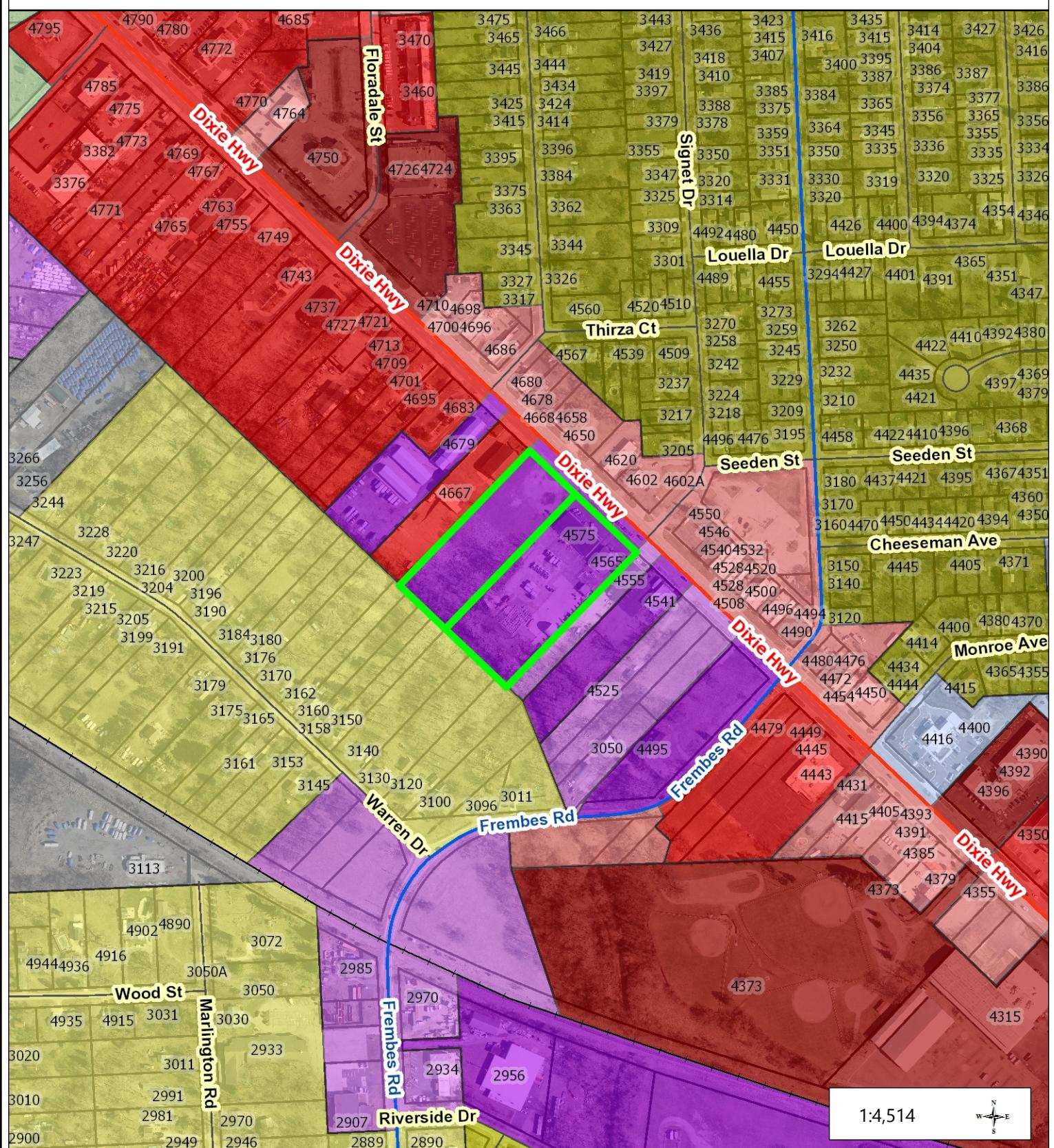
SOURCES: The Charters Township of Waterford and Oakland County, MI.
Oakland County parcel data, Updated weekly.

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PRSA 23-11-06

Zoning Map



752.3

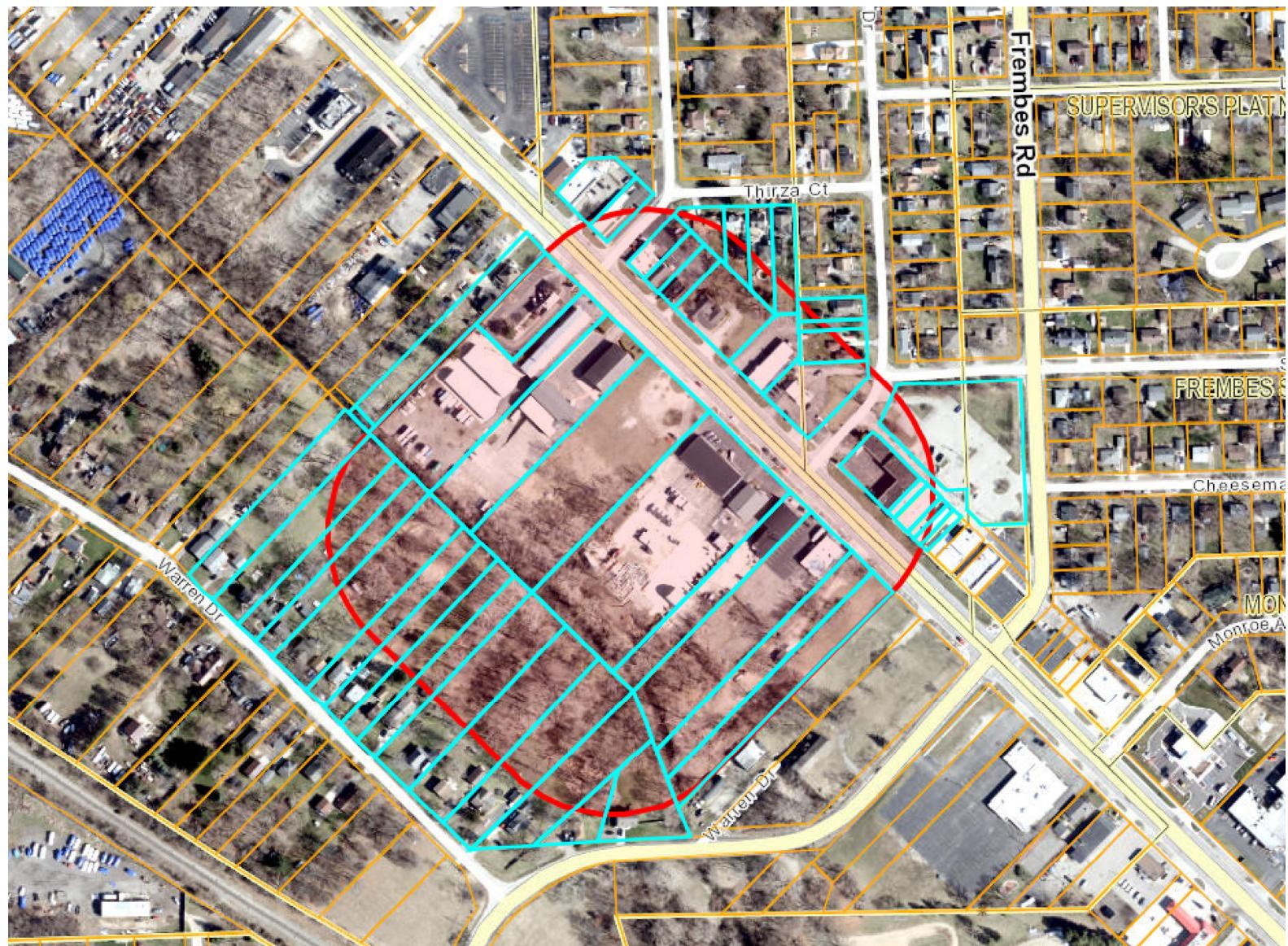
0

376.17

752.3 Feet

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Project Number	Extra Addresses	PIN	CVTTAXCODE	CVTTAXDESCRIPTION	NAME1	NAME2	POSTALADDRESS	POSTALCITY	POSTALSTATE	POSTALZIP5
PRSA 23-11-06	Agency Addresses			Thomas Pozolo, PE / MDOT	MDOT Oakland 800 Vanguard Dr		Pontiac	MI		48341
PRSA 23-11-06	Agency Addresses			Cheryl Bush, OC Intl. Airport	Oakland County 6500 Patterson Pkwy		Waterford	MI		48327
PRSA 23-11-06	Review	PIN	CVTTAXCODE	CVTTAXDESCRIPTION	NAME1	NAME2	POSTALADDRESS	POSTALCITY	POSTALSTATE	POSTALZIP5
PRSA 23-11-06		1310176092 W		CHARTER TOWNSHIP OF WATERFORD OAKLAND COUNTY DRAIN COMMISSIONER		1 PUBLIC WORKS DR BLDG 95 W	WATERFORD	MI		48328
PRSA 23-11-06	Review	1310178008 W		CHARTER TOWNSHIP OF WATERFORD SUSAN ANDERSON	PAUL ANDERSON	10175 ELLIS RD	CLARKSTON	MI		48348
PRSA 23-11-06	Review	1310176085 W		CHARTER TOWNSHIP OF WATERFORD DAIRY QUEEN	DAVID LEES	1363 GRANGER RD	ORTONVILLE	MI		48462
PRSA 23-11-06	Review	1310176019 W		CHARTER TOWNSHIP OF WATERFORD LYONWOOD DUNCAN LLC		159 CREEKWOOD CIR	LINDEN	MI		48451
PRSA 23-11-06	Review	1310172048 W		CHARTER TOWNSHIP OF WATERFORD 180 PROPERTIES LLC	KENNY LOCATE	17465 HICKORY RIDGE RD	FENTON	MI		48430
PRSA 23-11-06	Review	1310176108 W		CHARTER TOWNSHIP OF WATERFORD 4667 DIXIE HWY LLC		2255 ELIZABETH LAKE RD	WATERFORD	MI		48328
PRSA 23-11-06	Review	1310177007 W		CHARTER TOWNSHIP OF WATERFORD CAROL SPENCER		2780 S HADLEY RD	ORTONVILLE	MI		48462
PRSA 23-11-06		1310176063 W		CHARTER TOWNSHIP OF WATERFORD ALANOUF INVESTMENT LLC		28545 B ORCHARD LAKE RD STE FARMINGTON HILLS	MI			48334
PRSA 23-11-06		1310176110 W		CHARTER TOWNSHIP OF WATERFORD KYNDAL MCALLISTER		3011 FREMSES RD	WATERFORD	MI		48329
PRSA 23-11-06		1310176028 W		CHARTER TOWNSHIP OF WATERFORD STEPHEN ROBERTOY		3100 WARREN DR	WATERFORD	MI		48329
PRSA 23-11-06		1310176026 W		CHARTER TOWNSHIP OF WATERFORD KRISTOPHER P BRUCE		3130 WARREN DR	WATERFORD	MI		48329
PRSA 23-11-06		1310176025 W		CHARTER TOWNSHIP OF WATERFORD DILLON TALBOT	KIMBERLYN STA	3140 WARREN DR	WATERFORD	MI		48329
PRSA 23-11-06	Review	1310176023 W		CHARTER TOWNSHIP OF WATERFORD WILLIAM P VERHEY		3150 WARREN DR	WATERFORD	MI		48329
PRSA 23-11-06		1310176022 W		CHARTER TOWNSHIP OF WATERFORD JASON HERR		3160 WARREN DR	WATERFORD	MI		48329
PRSA 23-11-06		1310176020 W		CHARTER TOWNSHIP OF WATERFORD TED A JOHNSON	GARY JOHNSON	3170 WARREN DR	WATERFORD	MI		48329
PRSA 23-11-06		1310176018 W		CHARTER TOWNSHIP OF WATERFORD HEATHER J ROBACK		3180 WARREN DR	WATERFORD	MI		48329
PRSA 23-11-06		1310176103 W		CHARTER TOWNSHIP OF WATERFORD ROBERT WALKER		3190 WARREN DR	WATERFORD	MI		48329
PRSA 23-11-06		1310177017 W		CHARTER TOWNSHIP OF WATERFORD DONNA C ST DENNIS		3217 SIGNET DR	WATERFORD	MI		48329
PRSA 23-11-06	Review	1310182001 W		CHARTER TOWNSHIP OF WATERFORD STEPHEN D WARNER	MARIBETH S W/	340 N CASS LAKE RD	WATERFORD	MI		48328
PRSA 23-11-06	Review	1310178017 W		CHARTER TOWNSHIP OF WATERFORD RROK GOJCAJ		3692 TIMBERBROOK CT	COMMERC	MI		48382
PRSA 23-11-06	Review	1310177002 W		CHARTER TOWNSHIP OF WATERFORD THOMAS ALLARD		3761 GAINESBOROUGH DR	ORION	MI		48359
PRSA 23-11-06	Review	1310176062 W		CHARTER TOWNSHIP OF WATERFORD DESJARDINS LAND INVESTMENTS LLC		4272 COASTAL PKWY	WHITE LAKE	MI		48386
PRSA 23-11-06		1310178011 W		CHARTER TOWNSHIP OF WATERFORD EMMANUEL P AMAYO	CAROLYN M NE	4516 DIXIE HWY	WATERFORD	MI		48329
PRSA 23-11-06		1310177004 W		CHARTER TOWNSHIP OF WATERFORD LINELL BARBER		4539 THIRZA CT	WATERFORD	MI		48329
PRSA 23-11-06		1310177003 W		CHARTER TOWNSHIP OF WATERFORD CRAIG J TANNER		4545 THIRZA CT	WATERFORD	MI		48329
PRSA 23-11-06		1310176093 W		CHARTER TOWNSHIP OF WATERFORD HOOVER INVESTMENTS LLC		4565 DIXIE HWY	WATERFORD	MI		48329
PRSA 23-11-06		1310177001 W		CHARTER TOWNSHIP OF WATERFORD LINDSEY EVANS		4567 THIRZA CT	WATERFORD	MI		48329
PRSA 23-11-06		1310177025 W		CHARTER TOWNSHIP OF WATERFORD HADEED INVESTMENTS INC		4602 DIXIE HWY	WATERFORD	MI		48329
PRSA 23-11-06		1310177024 W		CHARTER TOWNSHIP OF WATERFORD STEVEN J GRUMBLATT		4620 DIXIE HWY	WATERFORD	MI		48329
PRSA 23-11-06	Review	1310177021 W		CHARTER TOWNSHIP OF WATERFORD MARGARET ANN JACKSON		4658 DIXIE HWY	WATERFORD	MI		48329
PRSA 23-11-06		1310177023 W		CHARTER TOWNSHIP OF WATERFORD ANNA CALABRESE		4668 DIXIE HWY	WATERFORD	MI		48329
PRSA 23-11-06		1310176086 W		CHARTER TOWNSHIP OF WATERFORD ABC ENTERPRISE INC.		4679 DIXIE HWY	WATERFORD	MI		48329
PRSA 23-11-06	Review	1310176021 W		CHARTER TOWNSHIP OF WATERFORD JAMES DIXON		4905 WHITE LAKE RD	CLARKSTON	MI		48346
PRSA 23-11-06	Review	1310178016 W		CHARTER TOWNSHIP OF WATERFORD STEVE ELLIOTT		5154 HIGHLAND RD	WATERFORD	MI		48327
PRSA 23-11-06		1310178018 W		CHARTER TOWNSHIP OF WATERFORD TOWNSHIP OF WATERFORD		5200 CIVIC CENTER DR	WATERFORD	MI		48329
PRSA 23-11-06	Review	1310178010 W		CHARTER TOWNSHIP OF WATERFORD GERARDO VALENCIA		5561 HARRELL RD	WATERFORD	MI		48329
PRSA 23-11-06	Review	1310176027 W		CHARTER TOWNSHIP OF WATERFORD 3238 HARDSTY LLC		7191 1ST ST	WEST BLOOMFIELD	MI		48324
PRSA 23-11-06	Review	1310177019 W		CHARTER TOWNSHIP OF WATERFORD 3205 SIGNET LLC		7273 ESSEX DR	WEST BLOOMFIELD	MI		48322
PRSA 23-11-06	Review	1310176105 W		CHARTER TOWNSHIP OF WATERFORD FRANK COLLIAS	JOSE ENRIQUE	7358 OAKSTONE DR	CLARKSTON	MI		48348
PRSA 23-11-06	Review	1310177022 W		CHARTER TOWNSHIP OF WATERFORD GETTY PROPERTIES LLC		7728 RANCH ESTATES RD	CLARKSTON	MI		48348
PRSA 23-11-06	Review	1310127032 W		CHARTER TOWNSHIP OF WATERFORD HALFWAY HOLDINGS LLC		8270 GROVELAND RD	HOLLY	MI		48442
PRSA 23-11-06	Review	1310176104 W		CHARTER TOWNSHIP OF WATERFORD MUCHAS CASAS LLC		9926 MARINE CITY HWY	CASCO	MI		48064
PRSA 23-11-06		1310176058 W		CHARTER TOWNSHIP OF WATERFORD DV 4645 HOLDINGS LLC		PO BOX 1806	BIRMINGHAM	MI		48012
PRSA 23-11-06	Review	1310176091 W		CHARTER TOWNSHIP OF WATERFORD HART ASSET MANAGEMENT LLC		PO BOX 300998	WATERFORD	MI		48330
PRSA 23-11-06	Review	1310176094 W		CHARTER TOWNSHIP OF WATERFORD MARY BECKER		PO BOX 536	OXFORD	MI		48371
PRSA 23-11-06	Extra Addresses	1310176105 W		CHARTER TOWNSHIP OF WATERFORD OCCUPANT		3096 WARREN DR	WATERFORD	MI		48329
PRSA 23-11-06	Extra Addresses	1310176027 W		CHARTER TOWNSHIP OF WATERFORD OCCUPANT		3120 WARREN DR	WATERFORD	MI		48329
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PRSA 23-11-06	Extra Addresses	1310176021 W		CHARTER TOWNSHIP OF WATERFORD OCCUPANT		3162 WARREN DR	WATERFORD	MI		48329
PRSA 23-11-06	Extra Addresses	1310176019 W		CHARTER TOWNSHIP OF WATERFORD OCCUPANT		3176 WARREN DR	WATERFORD	MI		48329
PRSA 23-11-06	Extra Addresses	1310176104 W		CHARTER TOWNSHIP OF WATERFORD OCCUPANT		3184 WARREN DR	WATERFORD	MI		48329
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PRSA 23-11-06	Extra Addresses	1310178016 W		CHARTER TOWNSHIP OF WATERFORD OCCUPANT		4512 DIXIE HWY	WATERFORD	MI		48329
PRSA 23-11-06	Extra Addresses	1310178010 W		CHARTER TOWNSHIP OF WATERFORD OCCUPANT		4520 DIXIE HWY	WATERFORD	MI		48329
PRSA 23-11-06	Extra Addresses	1310182002 W		CHARTER TOWNSHIP OF WATERFORD OCCUPANT		4524 DIXIE HWY	WATERFORD	MI		48329
PRSA 23-11-06	Extra Addresses	1310176062 W		CHARTER TOWNSHIP OF WATERFORD OCCUPANT		4525 DIXIE HWY	WATERFORD	MI		48329
PRSA 23-11-06	Extra Addresses	1310182001 W		CHARTER TOWNSHIP OF WATERFORD OCCUPANT		4528 DIXIE HWY	WATERFORD	MI		48329
PRSA 23-11-06	Extra Addresses	1310178008 W		CHARTER TOWNSHIP OF WATERFORD OCCUPANT		4532 DIXIE HWY	WATERFORD	MI		48329
PRSA 23-11-06	Extra Addresses	1310178017 W		CHARTER TOWNSHIP OF WATERFORD OCCUPANT		4540 DIXIE HWY	WATERFORD	MI		48329
PRSA 23-11-06	Extra Addresses	1310176095 W		CHARTER TOWNSHIP OF WATERFORD OCCUPANT		4541 DIXIE HWY	WATERFORD	MI		48329
PRSA 23-11-06	Extra Addresses	1310176094 W		CHARTER TOWNSHIP OF WATERFORD OCCUPANT		4555 DIXIE HWY	WATERFORD	MI		48329
PRSA 23-11-06	Extra Addresses	1310177002 W		CHARTER TOWNSHIP OF WATERFORD OCCUPANT		4561 THIRZA CT	WATERFORD	MI		48329

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PRSA 23-11-06	Extra Addresses		1310176108 W	CHARTER TOWNSHIP OF WATERFORD OCCUPANT			4667 DIXIE HWY	WATERFORD	MI	48329
PRSA 23-11-06	Extra Addresses		1310177022 W	CHARTER TOWNSHIP OF WATERFORD OCCUPANT			4678 DIXIE HWY	WATERFORD	MI	48329
PRSA 23-11-06	Extra Addresses		1310177007 W	CHARTER TOWNSHIP OF WATERFORD OCCUPANT			4680 DIXIE HWY	WATERFORD	MI	48329
PRSA 23-11-06	Extra Addresses		1310176085 W	CHARTER TOWNSHIP OF WATERFORD OCCUPANT			4683 DIXIE HWY	WATERFORD	MI	48329
PRSA 23-11-06	Extra Addresses		1310127032 W	CHARTER TOWNSHIP OF WATERFORD OCCUPANT			4686 DIXIE HWY	WATERFORD	MI	48329
PRSA 23-11-06	Extra Addresses		1310176091 W	CHARTER TOWNSHIP OF WATERFORD OCCUPANT			4693 DIXIE HWY	WATERFORD	MI	48329
PRSA 23-11-06	Extra Addresses		1310127048 W	CHARTER TOWNSHIP OF WATERFORD OCCUPANT			4696 DIXIE HWY	WATERFORD	MI	48329
PRSA 23-11-06	LAMS		1310176019		OCCUPANT		3174 Warren Dr	Waterford MI 48329-3543		
PRSA 23-11-06	LAMS		1310178017		OCCUPANT		4536 Dixie Hwy	Waterford MI 48329-3514		
PRSA 23-11-06	LAMS		1310176091		OCCUPANT		4695 Dixie Hwy	Waterford MI 48329-3519		

Notice is hereby given of a public hearing to be held by the Waterford Township Planning Commission on Tuesday, December 12, 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 23-11-06

Requesting: Rezoning twp parcels from HT-2, High Tech Office Industrial & Office to C-4, Extensive Business
Property Location: 4565 Dixie Hwy and the vacant parcel to the northwest
Property Zoned: HT-2, High Tech Industrial & Office
Applicant: Dennise Vidosh

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
Director of Development Services
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

Related Application Numbers

PBUS: _____

PCR: _____

PRSA: 23-11-06

PSP: _____

PZBA: _____

Date Received _____

Planning Fees _____

Engineering Fee _____

New Address Fee _____

I. Type of Request (select all that apply)

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

II. Applicant Information

Applicant Name <u>Dennice Vidich</u>	Contact Person <u>Highland Brighton</u>	
Address <u>592. Innes</u>	City <u>Brighton</u>	
State & ZIP <u>Mi. 48357</u>	Home/ Office Phone <u>517.545.5067</u>	Cell Phone
Email Address <u>dennice@re-tree.org</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>DV 4645 Holdings, LLC</u>		Property ID Number <u>13-10-176-058</u>	Lot Number <u>B-10-176-093</u>		
Owner Address <u>Po Box 1804</u>		Owner City <u>Birmingham</u>	Owner State & Zip <u>Mi. 48012</u>	Current Zoning <u>HT-2</u>	Proposed Zoning <u>C-4</u>
Property Address or General Location <u>4645 Dixie Hwy, Waterford, MI 48329</u>		Frontage (feet and streets) <u>180'</u>	Property Size (Acres) <u>2.2+2.9</u>	Num. of Buildings <u>0</u>	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	<input type="checkbox"/> Yes <input type="checkbox"/> No	If yes select the type(s):
<input type="checkbox"/> Sprinkler System-Fire	<input type="checkbox"/> Commercial Hood Suppression System	<input type="checkbox"/> FM 200 or Clean Agent (Computer Rooms)
<input type="checkbox"/> Fire Pump	<input type="checkbox"/> Paint Booth (Suppression)	<input type="checkbox"/> Fire Alarm
Other (please describe): _____		

With us there are no boundaries

**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)*

REZONE FROM HT-2 TO C-4

REZONING 13-10-176-058

13-10-176-093 - 4575 DIXIE HWY

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.	Pannise Vidoch				
2.	Daniel Delfoss				
3.					
4.					

Property owner →

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.

Applicant → Pannise Vidoch 592 Inverness 218705-3334 11/26/80
Name (Please Print) Address Telephone Contact Birth Date Drivers License #

Signature _____

Subscribed and sworn to before me this _____ day of _____, _____

Notary Public
State of Michigan

County of _____

My Commission Expires: _____

VII. Submission Requirements

In addition to submission requirements below, all applications require proof of Ownership, Letters of Authority on behalf of the Owner, Taxes Paid, and the Hazardous Substances Reporting Form.

Fees charged for Change of Use and Concept Plan will be applied to the Site Plan fees under the same review.

When plans are submitted, one copy must be a full sized 36 x 24". All other copies must be 11" x 17" unless noted.

Application Type	Requirements	Explanation
Business Registration	Application; \$100 fee	All new businesses or occupants to a commercial space.
Change of Use	Application; Business Registration Fee; additional \$550 fee; Property Unit List of Multiple-Tenant properties	Required if space is vacant or use type changes
Concept Plan	Application; \$550 fee; 1 digital and 1 physical copy of concept plan;	Required prior to Planning Commission review for Minor / Major Site Plan or Special Approval
Minor / Major Site Plan	Application; \$1,250 or \$1,550 fee per review type; 1 digital and 2 physical copies of 36 x 24" preliminary plan; 10 copies of 11" x 17" preliminary plan. 2 additional full size sets at Final Site Plan Review May require additional Business Registration / Change of Use at time of occupancy	Required for Final Site Plan Review and any prior to any exterior improvements.
Special Approval	Application; \$1,000 fee (\$600 fee for modifications or renewals); Change of Use/Minor/ Major Site Plan requirements and fees as necessary May require additional Business Registration at time of occupancy	Potentially required based on use type per zoning district
Master Plan	Application; \$1,000 fee; detailed explanation of changes; 1 digital and 11 physical copies of application and supporting documents	Request to modify the Master Plan
Rezoning / Text Amendment	Application; \$1,200 fee; detailed explanation of changes; 1 digital and 11 physical copies of application and supporting documents	Request to modify the zoning map or zoning ordinance text

Plan Elements	Concept	Preliminary
A. Name, address and telephone number of property owner.	✓	✓
B. Name, business address and contact information for all developers, engineers, attorneys, architects landscape architects, and registered land surveyors associated with the development of the concept plan.	✓	✓
C. Title block with project name and address/location of site.	✓	✓
D. North arrow.	✓	✓
E. Scale.	✓	✓
F. Legend.	✓	✓
G. Revision block (<i>month, day and year of original submittal and subsequent revisions</i>).	✓	✓
H. Existing zoning on subject parcel and neighboring properties.	✓	✓
I. A certified survey completed by a State of Michigan Licensed Land Surveyor, which indicates the legal description and recorded and measured dimensions of the property lines and other pertinent data as prescribed in Public Act 132 of 1970, Certified Surveys, as amended. The plan shall be drawn in accordance with the dimensions shown on this survey.	✓	✓
J. The location, dimensions, and proposed usage of all proposed permanent and accessory buildings and structures to be constructed, maintained, and used on the site. For all proposed residential use components of the concept plan, also include the proposed density calculation and number of each type of dwelling unit (<i>one-bedroom units, two-bedroom units, etc.</i>).	✓	✓
K. The location of all proposed transformer pads, dumpster enclosures and exterior appliance units on the site.	✓	✓
L. The location of all proposed exterior lighting to be used on the site.	✓	✓
M. The location of all proposed signs to be used on the site.	✓	✓
N. The location of all proposed landscaped areas, open space, and outdoor recreation areas to be dedicated and maintained on the site.	✓	✓
O. The location and addresses of buildings, uses and other significant features of immediately adjacent property within one hundred (100) feet of the subject zoning lot.	✓	✓
P. Location of existing and proposed public and private rights-of-way, drives, drive approaches (<i>including acceleration, deceleration and passing lanes</i>), nonmotorized pathways, any other vehicular and pedestrian circulation features within and adjacent to the parcel, all parking and loading areas indicating type of surfacing, and outdoor display areas where applicable.	✓	✓
Q. Location of all wetland, floodplain, drainage course, and natural feature boundaries.	✓	✓
D. Show all dimensional and numerical information, and three-dimensional details for items K through M listed under Concept Plan	✓	
E. Location map.	✓	
F. All required minimum setbacks from existing or proposed public or private rights-of-way and property lines.	✓	
G. Total lot area, net lot area, and buildable area of the zoning lot, as measured in square feet and acreage.	✓	
H. Grading plan.	✓	
I. The location, dimensions, and details for all walls, fences and berms as proposed and/or required by the Zoning Ordinance.	✓	
J. All curbing including size, type, location and detail.	✓	
K. The location, capacity, and details of all existing or proposed water, sanitary sewer, stormwater drainage, and other utilities serving the site with all information as required to conform with the Township Engineering Standards.	✓	
L. All existing easements and vacated easements and rights-of-way.	✓	
M. Front, side, and rear elevations of all proposed buildings.	✓	
N. All other items required by either the Zoning Official or the Building Official to comply with land regulation requirements contained in the <u>Waterford Code of Ordinances</u> .		✓

VIII. Hazardous Substances Reporting Form

Site Plan No. _____

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

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

Part I: Management of Hazardous Substances and Polluting Material

<input type="checkbox"/> Y	Will the proposed facility store, use or generate hazardous substances or polluting materials (including petroleum-based products) in quantities greater than 100 kilograms per month (about 25 gallons per month) now or in the future? If yes , please complete the rest of this form and submit with your site plan. If no , stop here and return to the Planning Department.
<input type="checkbox"/> N	
<input type="checkbox"/> Y	Will hazardous substances or polluting materials be reused or recycled on site?
<input type="checkbox"/> N	
<input type="checkbox"/> Y	Will any hazardous substances or polluting materials be stored on the site? If yes , identify the storage location on the site plan. Describe the size and type of secondary containment structures here and as a detail on the site plan.
<input type="checkbox"/> N	
<input type="checkbox"/> Y	Will new underground storage tanks be located less than 2,000 feet from drinking water wells serving two (2) or more establishments, or less than 300 feet from a single family drinking water well? If yes , contact <i>Michigan Department of Environment, Great Lakes, and Energy (586) 753-3700</i> .
<input type="checkbox"/> N	
<input type="checkbox"/> Y	Will hazardous waste or liquid industrial waste be transported off-site for treatment, disposal and/or recycling? If yes , please list the name, address and telephone number of your licensed transporter(s)
<input type="checkbox"/> N	
<input type="checkbox"/> Y	Will the interior of the facility have general purpose floor drains?* If yes , will the floor drains connect to: (Check One)
<input type="checkbox"/> N	
<input type="checkbox"/> Y	<input type="checkbox"/> Sanitary Sewer System <input type="checkbox"/> On-Site Holding Tank; or
<input type="checkbox"/> N	<input type="checkbox"/> System authorized by state groundwater discharge permit, which requires monitoring. <i>Contact Waterford Township Department of Public Works (248) 674-2278; and Michigan Department of Environment, Great Lakes, and Energy, Waste Management Division, Southeast Michigan District Office (586) 753-3700</i>
<i>*General purpose floor drains shall not be connected to a storm water drainage system, dry well or septic system.</i>	
<input type="checkbox"/> Y	Will hazardous substances or polluting materials be stored, used or handled out of doors near storm drains which discharge into lakes, streams or wetlands? If yes , describe the type of catch basins or spill containment facilities which will be used and provide detail on the site plan.
<input type="checkbox"/> N	
Additional information may be requested from the Township to assure the site plans comply with local, county and state environmental protection requirements. The Township may require Part II to be completed; only complete Part II if requested by the Township. Part II on reverse side.	

Part II

Types and Quantities of Hazardous Substances and Polluting Materials Which Will Be Used, Stored or Generated On-Site

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

	Common Name (Trade Name)	Chemical Name (Components)	Maximum Quantity on hand at one time	Type of Storage Containers
1.				
2.				
3.				
4.				
5.				
6.				

Key

Liq. = Liquid
DM = Drum(s)
S = Solid
G = Gas
P. G. = Pressurized Gas
TP = Portable Tank

AGT = Above Ground Tank
P. Liq. = Pressurized Liquid
UGT = Underground Storage Tank
CY = Cylinders
CM = Metal Container
CW = Wooden/Composition Container

IX. Multi-Tenant Commercial Property Unit List (For multi-tenant properties only. To be filled out by property owner or management company)

Principle Property Name:

Principle Property Address:

Property Parcel Numbers:

STATE OF MICHIGAN
COUNTY OF OAKLAND
CHARTER TOWNSHIP OF WATERFORD
ORDINANCE NO. 2024-Z-003
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 parcels of property that are assigned tax parcel numbers 13-10-176-058 & 13-10-176-093, legally described below, with current address of 4565 & 4575 Dixie Hwy, are rezoned from **HT-2, High Tech Industrial & Office** to **C-4, Extensive 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 22, 2024.

CHARTER TOWNSHIP OF WATERFORD

Date

Kimberly Markee, Township Clerk

LEGAL DESCRIPTION ATTACHMENT TO ORDINANCE 2024-Z-003

(13-10-176-058)

T3N, R9E, SEC 10 FAIRPLAINS SUB LOTS 22, 23 & 24 EXC THAT PART IN RD

(13-10-176-093)

**T3N, R9E, SEC 10 FAIRPLAINS SUB LOTS 18 TO 21 INCL EXC THAT PART
TAKEN FOR DIXIE HWY 4/17/84 FR 079**