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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.

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 | <p>Urban Business:</p> <p>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.</p> | | |
| 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.

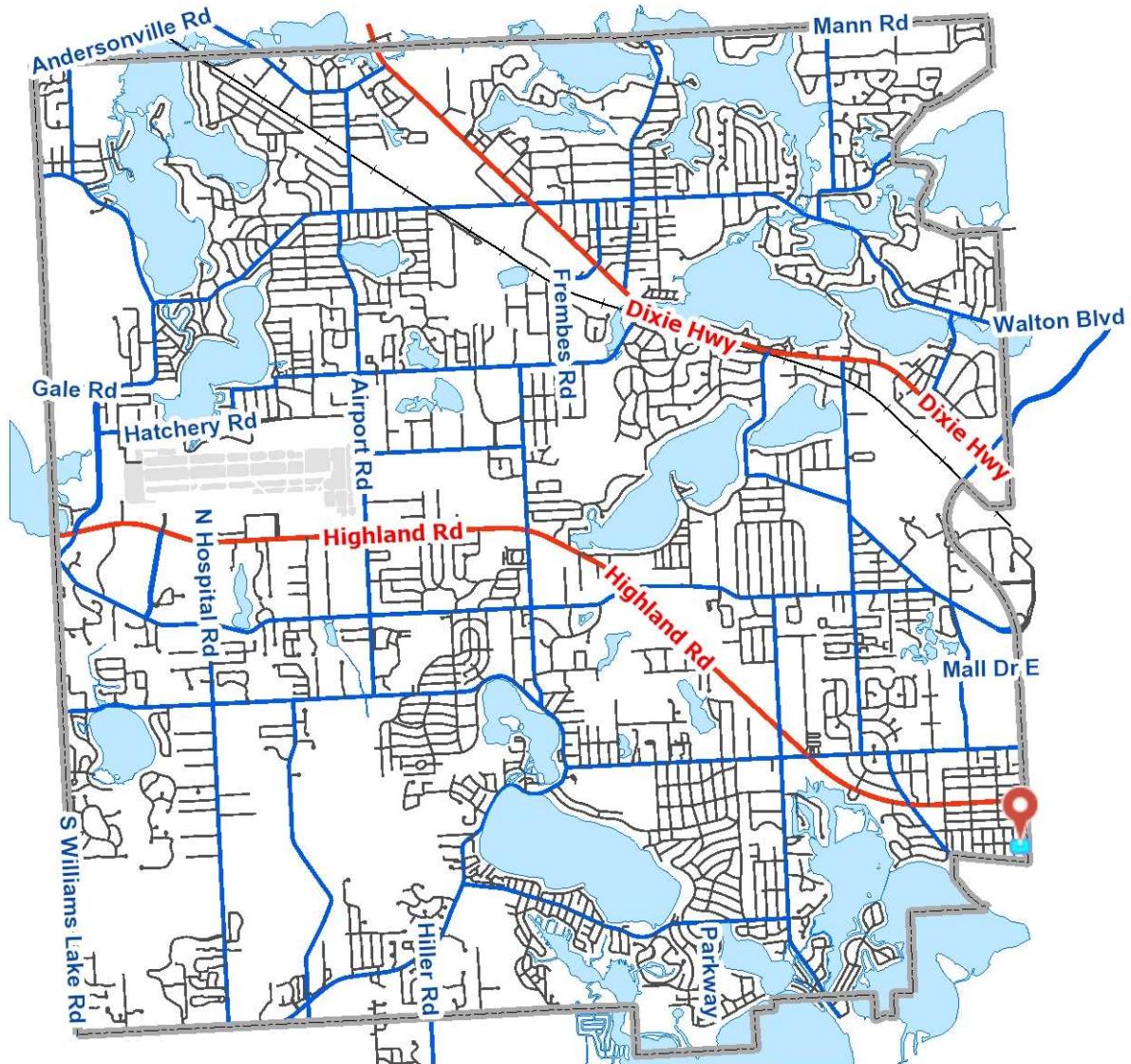
Findings:

- 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

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 23-09-05

Aerial Map



1,504.7

0

752.33

1,504.7 Feet

1:9,028



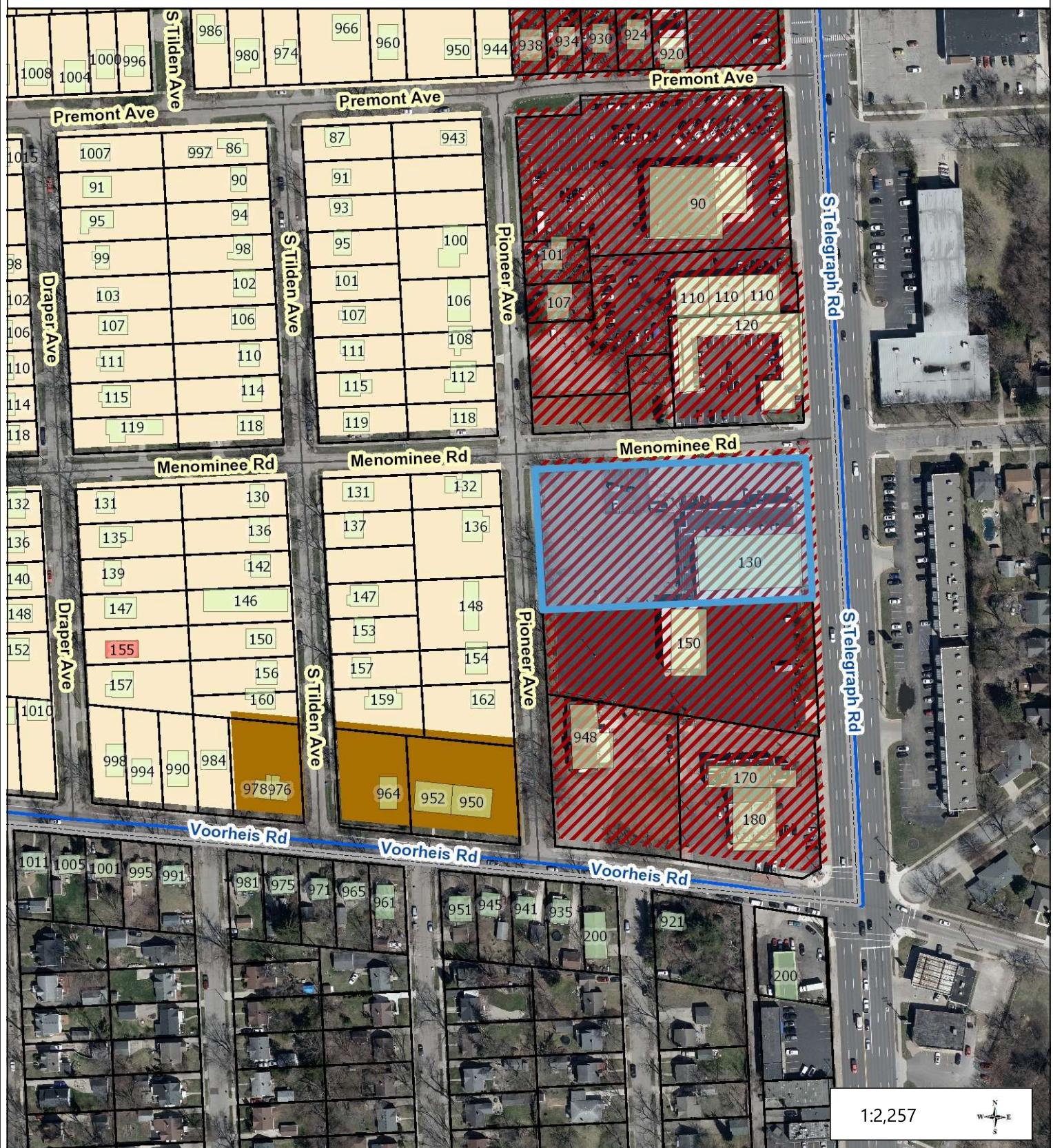
SOURCES: The Charters Township of Waterford and Oakland County, MI. Oakland County parcel data, Updated weekly.

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PRSA 23-09-05

Master Plan Map



3762

0

188 08

3762 Feet

1:2,257



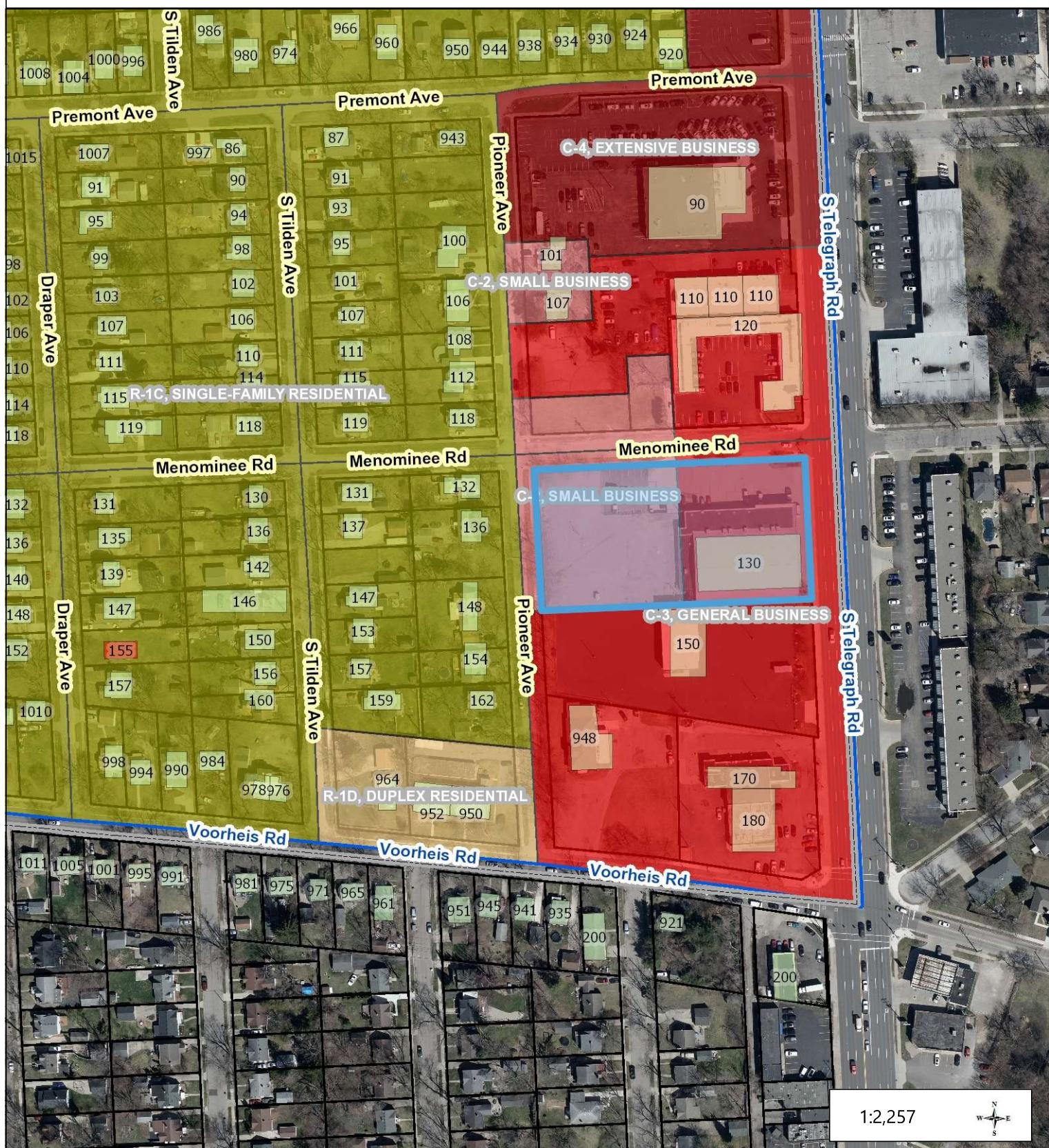
SOURCES: The Charters Township of Waterford and Oakland County, MI. Oakland County parcel data, Updated weekly.

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PRSA 23-09-05

Zoning Map



376.2

0

188.08

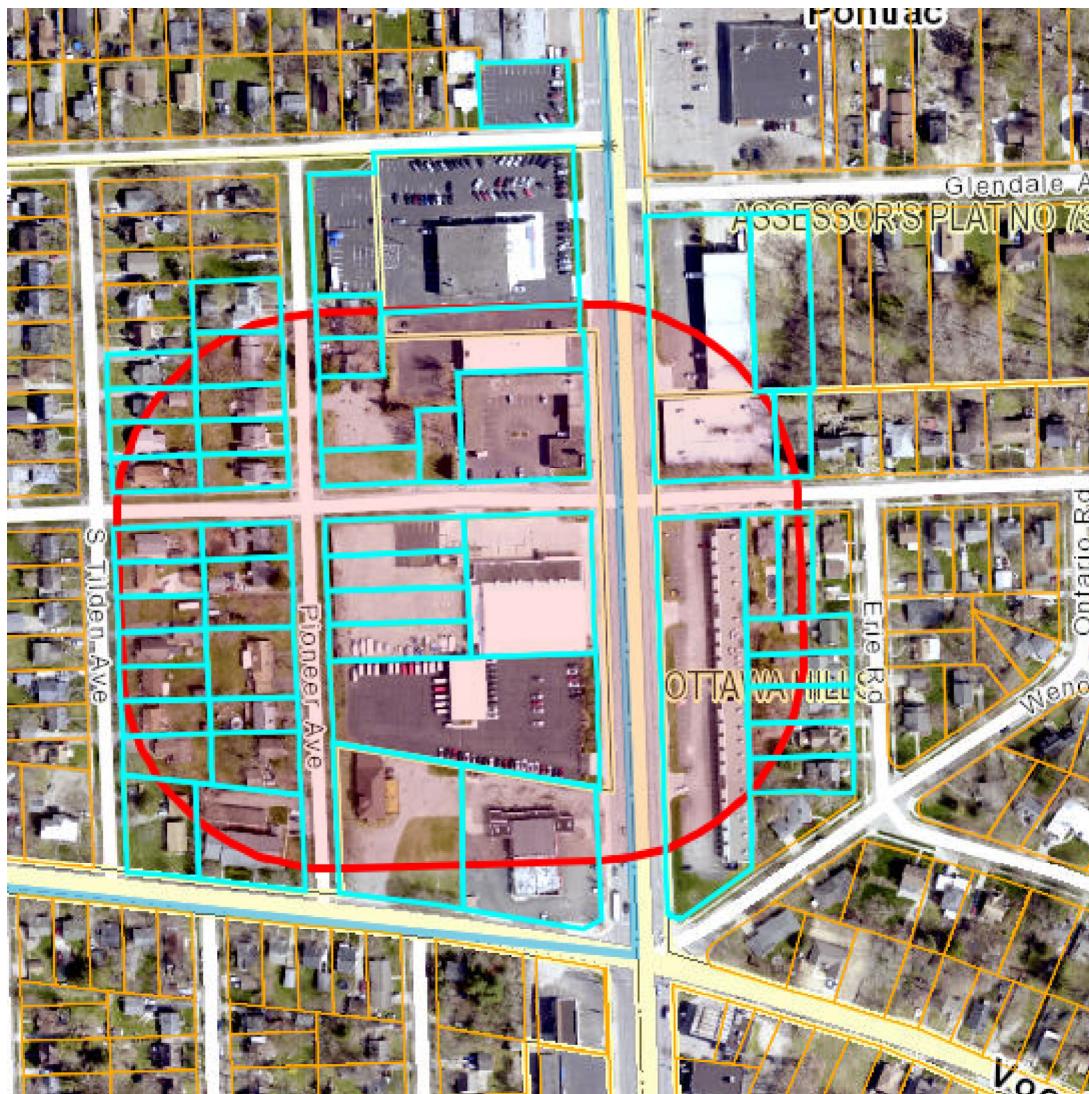
376.2 Feet

1:2,257



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 | | |
| PRSA 23-09-05 | 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 DOWNEY | 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 |
| PRSA 23-09-05 | 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 |
| PRSA 23-09-05 | 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 MALY | 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 MC LAUGHLIN | | 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 ALLGREEN | | 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 | | 240S 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 | 1336230311 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 | 1336230310 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 | 1336230305 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 | 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

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Charter Township of Waterford
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**PLANNING DIVISION
APPLICATION FORM**



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

Office Use Only

Related Application Numbers

PBUS: 23-00666
PSP: 23-1473

PCR: _____
PZBA: _____

PRSA: 23-09-04
23-09-05

Date Received _____
Planning Fees _____
Engineering Fee _____
New Address Fee _____

I. Type of Request (select all that apply)

| | | |
|---|--|--|
| <input checked="" type="checkbox"/> Business Registration | <input checked="" 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 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

NO FEE

II. Applicant Information

| | | |
|---|---|------------------------------------|
| Applicant Name <u>EZ Rental + Supply LLC</u> | Address <u>130 S Telegraph</u> | Contact Person <u>Randy Yon</u> |
| State & ZIP <u>MI 48328</u> | Home/ Office Phone <u>248-755-4444</u> | Cell Phone <u>↔</u> |
| Email Address <u>Randy@grayholdings.com</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 | <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 S Telegraph LLC</u> | Property ID Number | | | Lot Number | |
| Owner Address <u>130 S Telegraph</u> | Owner City <u>Waterford</u> | Owner State & Zip <u>MI 48328</u> | Current Zoning <u>C-2C-3/7C3</u> | Proposed Zoning | |
| Property Address or General Location <u>130 S Telegraph</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"/> 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): <u> </u> | | |

With us there are no boundaries

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

| | | | |
|------------------|------------------------|-----------------|--|
| Design Firm | Contact Person | | |
| Address | Randy Yens | | |
| 7499 Middlefield | City | West Bloomfield | |
| State & ZIP | Office Phone | Cell Phone | |
| 48338 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 centers.

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

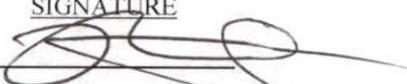
I (WE), the undersigned have made application to the Charter Township of Waterford for land use matters to be considered and decisions made by the: Planning Commission and /or Zoning Board of Appeals that will affect use of our property identified below. In order to enable the members of such decision-making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

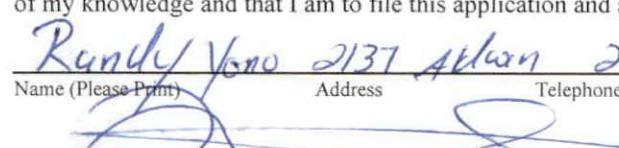
All persons having ownership interest in above-referenced property must sign this document to authorize the filing of the application. Proof of ownership in the form of deed, land contract, letter of authority or tax bill is required.

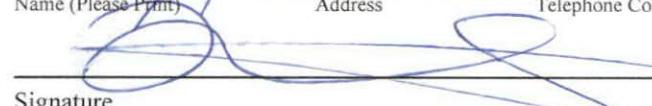
Failure to obtain all ownership signatures may void any approvals. Ownership interest includes owners, all parties in land contracts, and all parties in purchase agreements. Additional signature pages may be attached for owners exceeding four in number.

| | NAME | ADDRESS | EMAIL | TYPE OF OWNERSHIP | INTEREST | SIGNATURE |
|----|------------|--------------------|------------------------|-------------------|----------|---|
| 1. | Randy Yano | 7499 Middlebelt Rd | | | 100% |  |
| 2. | | | randy@grsyholdings.com | | | |
| 3. | | | | | | |
| 4. | | | | | | |

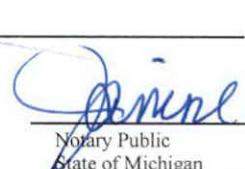
APPLICANT CERTIFICATION

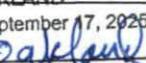
I do hereby swear all of the statements, signatures, descriptions and exhibits herewith submitted are true and accurate to the best of my knowledge and that I am to file this application and act on behalf of the signatories of the above authorization.


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


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, 2026
COUNTY OF OAKLAND
Acting in the County of 

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, 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 7499 MIDDLEBELT ROAD
Address:
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