

**BOARD OF TRUSTEES**  
Gary Wall, Supervisor  
Kim Markee, Clerk  
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Janet L. Matsura, Trustee  
Mark Monohon, Trustee



5200 Civic Center Drive  
Waterford, Michigan 48329-3773  
Telephone: (248) 674-6238 Fax: (248) 674-4097  
[www.waterfordmi.gov](http://www.waterfordmi.gov)

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-022  
1400 Scott Lake Rd  
Location: South/Southeast corner of the Scott Lake Rd & Watkins Lake Rd  
intersection  
Applicant: TAG Real Estate Holdings, LLC

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The property was originally developed, and continues to operate, as a multi-tenant commercial property. In order to broaden the potential permitted uses of the property, the applicant is proposing for the subject property to be rezoned from O-2, General Office to C-1, Neighborhood Business.

### 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-022

**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 13-24-101-005, legally described below, with current address of 1400 Scott Lake Rd, is rezoned from **O-2, General Office to C-1, Neighborhood 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 8<sup>th</sup> 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

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Date

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Kimberly Markee, Township Clerk

**LEGAL DESCRIPTION ATTACHMENT TO ORDINANCE 2023-Z-022**

T3N, R9E, SEC 24 PART OF NW 1/4 BEG AT PT ON W SEC LINE DIST S 101.85 FT  
FROM NW SEC COR, TH S 502.13 FT, TH N 68-11-40 E 373.03 FT TO CEN OF  
WATKINS LAKE RD, TH N 43-36-39 W ALG CEN SAID RD 502.13 FT TO BEG,  
EXC W 60 FT TAKEN FOR HWY, ALSO EXC NELY 60 FT OF REMAINDER  
TAKEN FOR HWY, ALSO BEG AT PT DIST S 603.98 FT & N 68-11-40 E 64.62 FT  
FROM NW SEC COR, TH N 68-11-40 E 243.80 FT, TH S 43-36-39 E 120 FT, TH S 46-  
23-31 W 110 FT, TH S 43-36-39 E 69.93 FT, TH S 46-23-21 W 40.61 FT, TH N 89-50-  
30 W 248.30 FT, TH N 150.16 FT TO BEG 2.08 A 4-26-90 FR 001 & 002

# Planning & Zoning Department

## REZONING REVIEW

November 28, 2023 Meeting

Report by Justin Daymon

<b>Application Number</b>	PRSA 23-10-03	<b>Action Requested</b>	Rezoning Approval
<b>Request</b>	Rezone from O-2, General Office to C-1, Neighborhood Business		
<b>Project Name</b>	1400 Scott Lake Rd Rezoning		
<b>Proposed Use(s)</b>	Multi-Tenant Commercial Property		
<b>Address</b>	1400 Scott Lake Rd	<b>Parcel Number</b>	13-24-101-005
<b>Owner</b>	TAG Real Estate Holdings, LLC 52188 Van Dyke, Ste 101 Shelby Twp, MI 48316	<b>Applicant</b>	TAG Real Estate Holdings, LLC 31350 Telegraph Rd, Ste 201 Bingham Farms, MI 48025
<b>Property Information</b>			
<b>General Location</b>	South/Southeast corner of the Scott Lake Rd & Watkins Lake Rd intersection		
<b>Property Size</b>	2.1 acres		
<b>Frontage</b>	478 ft on Scott Lake Rd, 449 ft on Watkins Lake Rd, 289 ft on Chevrolet Ave		
<b>Current Zoning</b>	O-2, General Office	<b>Proposed Zoning</b>	C-1, Neighborhood Business
<b>Master Plan Designation</b>	<p>Community Business:</p> <p>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"> <li>• Designed as part of a planned shopping center or in coordination with development on adjoining commercial sites</li> <li>• Located away, or substantially buffered, from residential areas</li> <li>• Served by a major road, as identified in the Master Plan</li> <li>• 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</li> </ul> <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>		
<b>Current Use</b>	Multi-Tenant Commercial/Office Property		
<b>Zoning History</b>	1950: Residential-1 1960: Commercial-1 1963: C-2, General Business 2011: O-2, General Office		
<b>Surrounding Development</b>			
<b>North/Northeast</b>	(across Watkins Lake Rd) PL, Public Lands: Church & Oakland County Complex		
<b>Southeast</b>	R-1C, Single-Family Residential		
<b>West</b>	(across Scott Lake) R-1A, Single-Family Residential; PL, Public Lands: Mott High School		

### **Request Summary**

The property was originally developed, and continues to operate, as a multi-tenant commercial property. In order to broaden the potential permitted uses of the property, the applicant is proposing for the subject property to be rezoned from O-2, General Office to C-1, Neighborhood Business.

### **Master Plan Conformity**

The subject parcel is defined as Community Business by the current Master Plan. The Township is currently in the process of having a new Master Plan drafted. The drafted version of the new Master Plan's Future Land Use map also identifies this property as commercial. The proposed rezoning is fully in-line with the goals of the currently adopted and drafted future Master Plans.

### **Zoning District Evaluation**

The subject property meets the requirements of the Zoning Ordinance for the proposed C-1, Neighborhood Business district.

### **Comments:**

#### Planning:

1. Staff recommends approval of the rezoning request.

### **Planning Commission Approval Recommendation Guidelines**

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

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

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

*Staff Comment: The rezoning request is consistent with the Master Plan.*

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

*Staff Comment: There are no other commercial properties in the general area of the subject zoning lot, however the property's location at the intersection of two minor arterial streets and proximity to the adjacent high school and county offices make it a logical and ideal place for commercial zoning.*

- 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: The proposed rezoning 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 the proposed zoning change will be detrimental to the public interest.***

**Summary / Conclusions**

The proposed rezoning is of a similar intensity to the current zoning of the property and would allow for an increased number of permitted uses on the property, which should make it easier for the applicant to attract tenants to the property. The recent past has seen a drastic increase in the number of traditional office industry employees that work from home. This shift has significantly changed the demand for office buildings and property. Staff is supportive of the proposed rezoning and would anticipate that the Township will see an increase of office-zoned property owners applying to rezone to a commercial zoning district.

**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. 23-10-03,**  
**Proposed Zoning Map Amendment to Rezone From:**  
**O-2, General Office to C-1, Neighborhood Business**

**Motion:**

I move to forward a favorable/unfavorable **[Strike One]** recommendation in Case No. 23-10-03 on to the Township Board, to rezone the subject parcel #13-24-101-005 from O-2, General Office to C-1, Neighborhood Business based on the following findings and conclusions under the Ordinance approval recommendation guidelines which are based on assessment of the information and statements presented in this case by or for the Township Staff, Applicant, and members of the public.

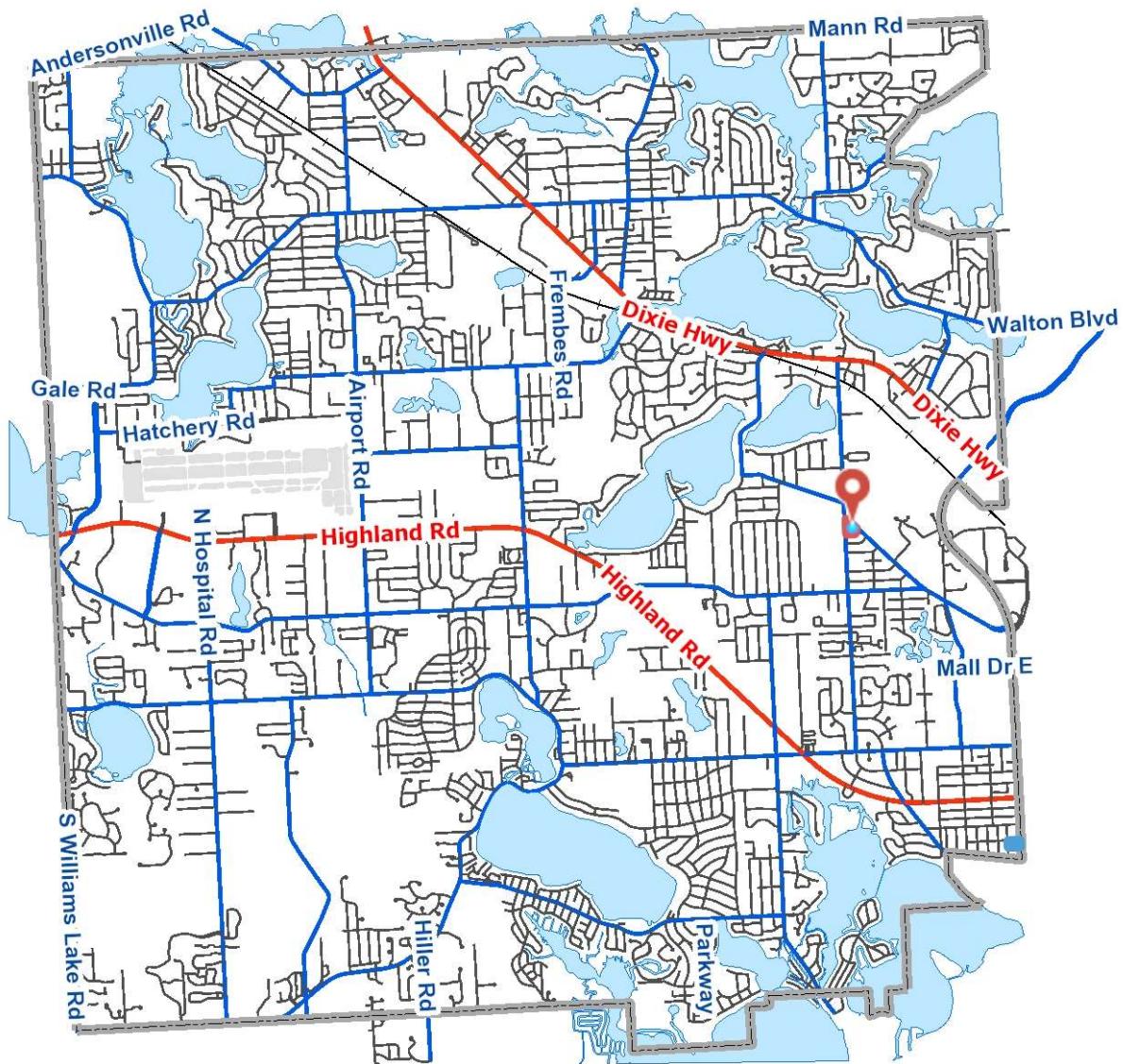
**Findings:**

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



PRSA 23-10-03

Location Map



1:72,224



12,037.3

0

6,018.65

12,037.3 Feet

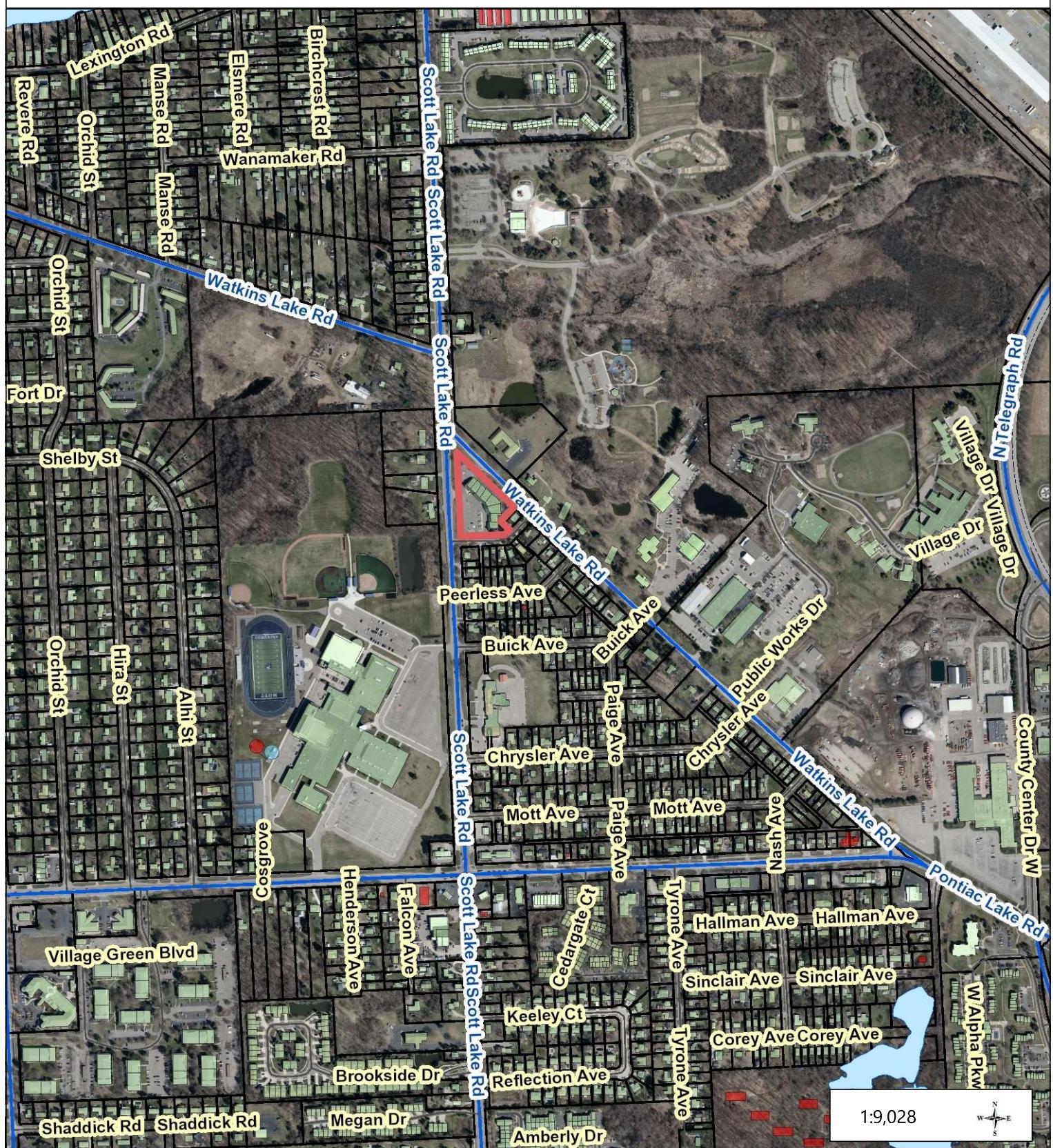
SOURCES: The Charters Township of Waterford and Oakland County, MI. Oakland County parcel data, Updated weekly.

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 23-10-03

## 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 23-10-03 Master Plan Map



1,504.7

0

752.33

1,504.7 Feet

1:9,028



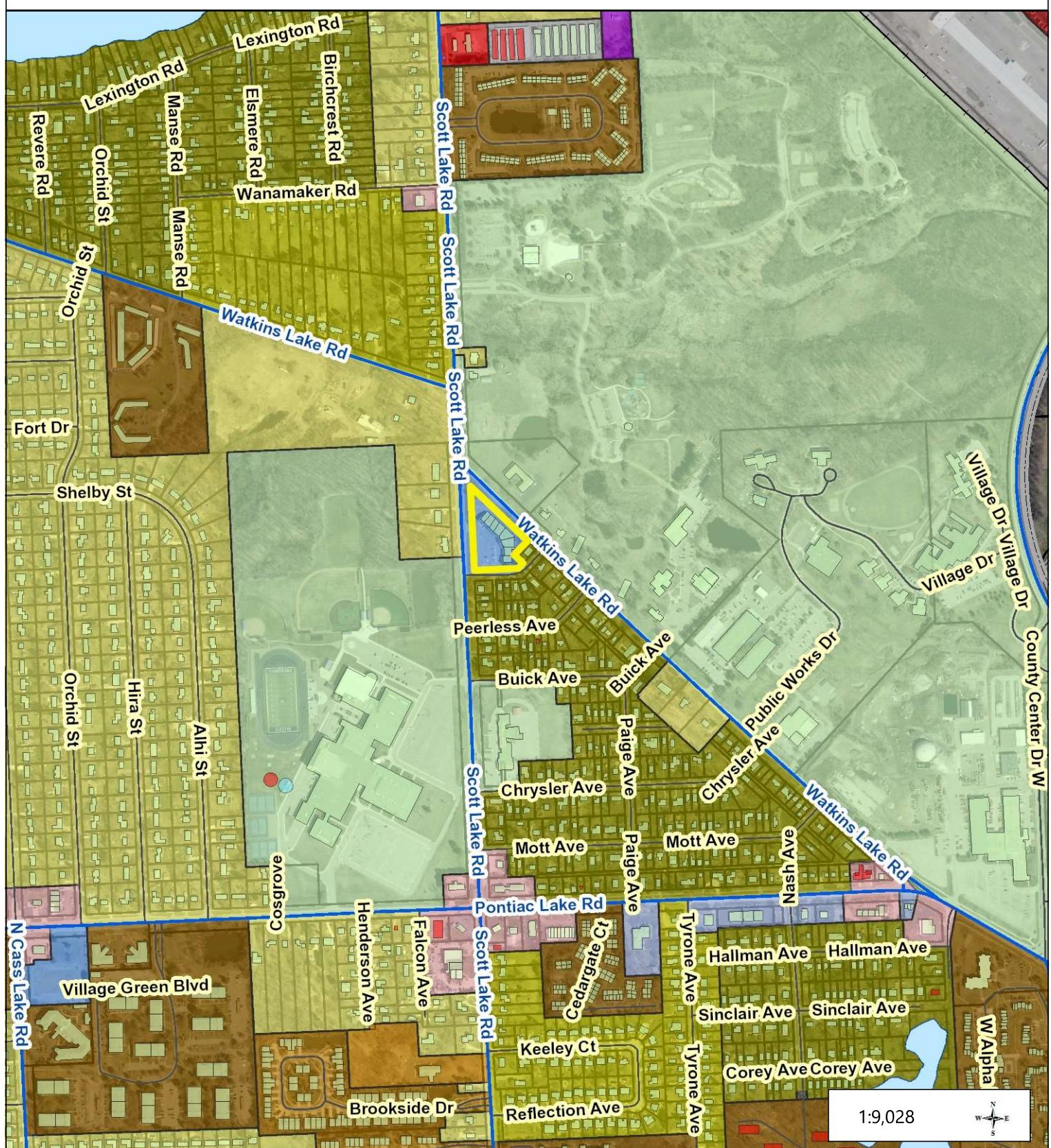
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PRSA 23-10-03

## Zoning Map



1,504.7

0

752.33

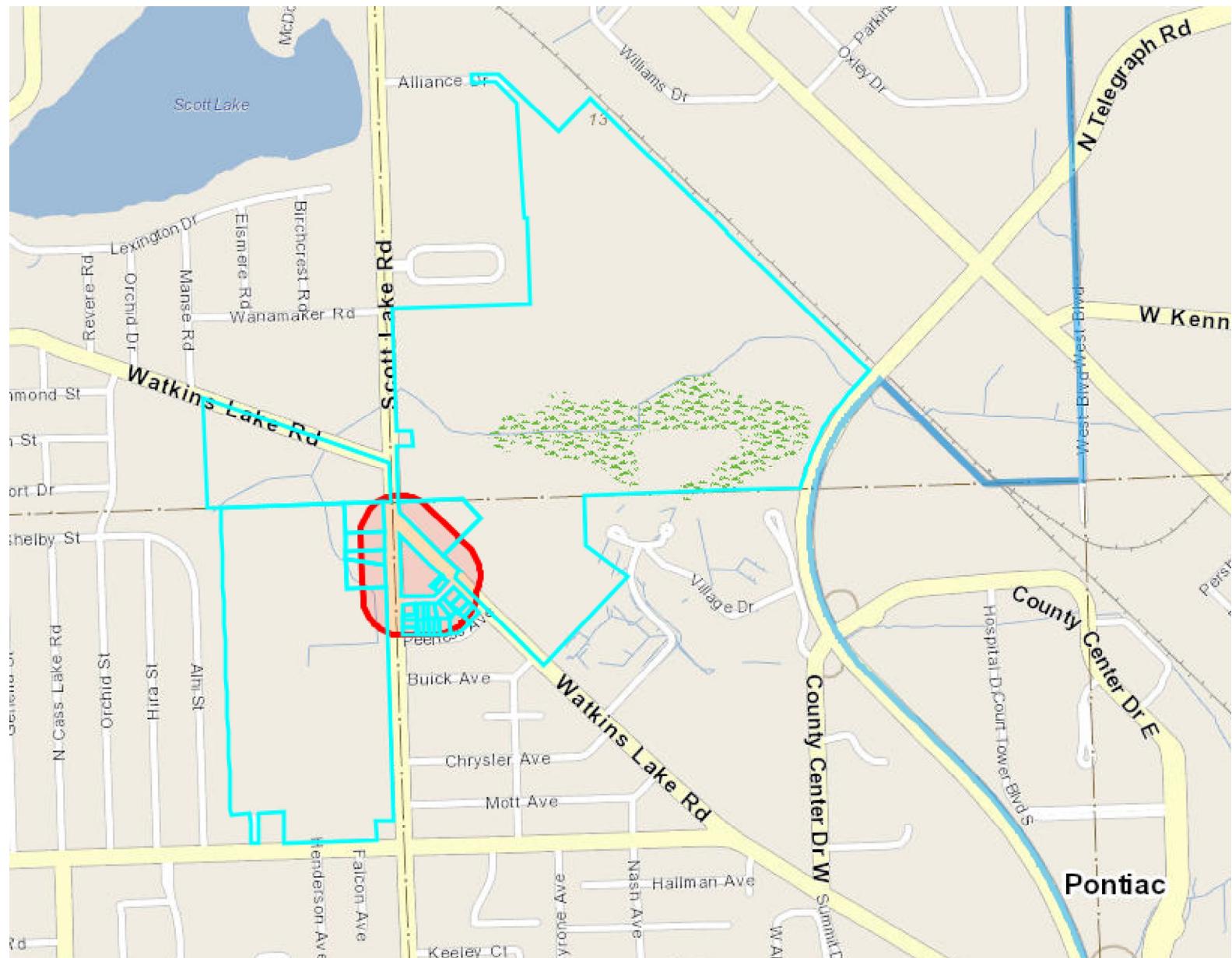
1,504.7 Feet

1:9,028



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Project Number	Extra Addresses	PIN	CVTTAXCODE	CVTTAXDESCRIPTION	NAME1	NAME2	POSTALADDRESS	POSTALCITY	POSTALSTATE	POSTALZIP5	
PRSA 23-10-03	Agency Addresses			Thomas Pozolo, PE / MDOT	MDOT Oakland	800 Vanguard Dr	Pontiac	MI		48341	
PRSA 23-10-03	Agency Addresses			Cheryl Bush, OC Intl. Airport	Oakland County	6500 Patterson Pkwy	Waterford	MI		48327	
PRSA 23-10-03	Agency Addresses			The Road Commission for Oakland County		31001 Lahser Road	Beverly Hills, MI	48025			
PRSA 23-10-03	Review			1324102028 W	CHARTER TOWNSHIP OF WATERFORD	EBONY JOHNSON	1296 SCOTT LAKE RD	WATERFORD	MI	48328	
PRSA 23-10-03				1324102002 W	CHARTER TOWNSHIP OF WATERFORD	CRISTINA N PROTIVA	1312 SCOTT LAKE RD	WATERFORD	MI	48328	
PRSA 23-10-03				1323226011 W	CHARTER TOWNSHIP OF WATERFORD	JAMES R GREENWOOD	AMY SUE GREEF	1325 SCOTT LAKE RD	WATERFORD	48328	
PRSA 23-10-03				1323226013 W	CHARTER TOWNSHIP OF WATERFORD	DUANE STOWE	1343 SCOTT LAKE RD	WATERFORD	MI	48328	
PRSA 23-10-03				1323226012 W	CHARTER TOWNSHIP OF WATERFORD	LUIS VENEGAS	1361 SCOTT LAKE RD	WATERFORD	MI	48328	
PRSA 23-10-03				1323226002 W	CHARTER TOWNSHIP OF WATERFORD	ERIC TWAROZYNSKI	EMILY FINK	1375 SCOTT LAKE RD	WATERFORD	48328	
PRSA 23-10-03				1313300201 W	CHARTER TOWNSHIP OF WATERFORD	OAKLAND COUNTY PARKS & RECREATION		2800 WATKINS LAKE RD	WATERFORD	MI	48328
PRSA 23-10-03				1324102024 W	CHARTER TOWNSHIP OF WATERFORD	FREDERICK B MERZ		2852 PEERLESS AVE	WATERFORD	MI	48328
PRSA 23-10-03				1324102023 W	CHARTER TOWNSHIP OF WATERFORD	KELLY BOUTON		2863 WATKINS LAKE RD	WATERFORD	MI	48328
PRSA 23-10-03	Review			1324102007 W	CHARTER TOWNSHIP OF WATERFORD	DEBERAH GILES		2864 ADLAKE DR	WATERFORD	MI	48329
PRSA 23-10-03				1324102022 W	CHARTER TOWNSHIP OF WATERFORD	WAYNE JONES	PATRICIA A JON	2867 WATKINS LAKE RD	WATERFORD	MI	48328
PRSA 23-10-03				1324102026 W	CHARTER TOWNSHIP OF WATERFORD	CHARLES D BIAS		2890 PEERLESS AVE	WATERFORD	MI	48328
PRSA 23-10-03				1324102027 W	CHARTER TOWNSHIP OF WATERFORD	JAVIER DEANDA	MARIA DEANDA	2895 WATKINS LAKE RD	WATERFORD	MI	48328
PRSA 23-10-03				1324102014 W	CHARTER TOWNSHIP OF WATERFORD	DIANA J PLANCHE		2900 PEERLESS AVE	WATERFORD	MI	48328
PRSA 23-10-03				1324102010 W	CHARTER TOWNSHIP OF WATERFORD	MARIO FLORENZANO		2901 CHEVROLET AVE	WATERFORD	MI	48328
PRSA 23-10-03				1324102031 W	CHARTER TOWNSHIP OF WATERFORD	LEELAND T GREEN		2903 CHEVROLET AVE	WATERFORD	MI	48328
PRSA 23-10-03				1324102030 W	CHARTER TOWNSHIP OF WATERFORD	BARBARA FERGUSON		2909 CHEVROLET AVE	WATERFORD	MI	48328
PRSA 23-10-03				1324102013 W	CHARTER TOWNSHIP OF WATERFORD	MARIE FRANCES MONTIE	DEBORAH PERC	2910 PEERLESS AVE	WATERFORD	MI	48328
PRSA 23-10-03				1324102011 W	CHARTER TOWNSHIP OF WATERFORD	TAMMIE SUTHERLAND		2920 PEERLESS AVE	WATERFORD	MI	48328
PRSA 23-10-03				1324102006 W	CHARTER TOWNSHIP OF WATERFORD	DAVID C SEBRING JR		2925 CHEVROLET AVE	WATERFORD	MI	48328
PRSA 23-10-03				1324126017 W	CHARTER TOWNSHIP OF WATERFORD	BURNING BUSH APOSTOLIC MINISTRY		2950 WATKINS LAKE RD	WATERFORD	MI	48328
PRSA 23-10-03				1314477001 W	CHARTER TOWNSHIP OF WATERFORD	KATIE M. MOORE LIVING TRUST		3019 WATKINS LAKE RD	WATERFORD	MI	48328
PRSA 23-10-03	Review			1324101004 W	CHARTER TOWNSHIP OF WATERFORD	PAUWELS FAMILY TRUST		4376 ISLAND PARK DR	WATERFORD	MI	48329
PRSA 23-10-03	Review			1324101005 W	CHARTER TOWNSHIP OF WATERFORD	TAG REAL ESTATE HOLDINGS LLC		44400 VAN DYKE AVE STE 101	STERLING HEIGHTS	MI	48314
PRSA 23-10-03	Review			1323226001 W	CHARTER TOWNSHIP OF WATERFORD	WATERFORD SCHOOL DISTRICT	MOTT HIGH SCH	501 N CASS LAKE RD	WATERFORD	MI	48328
PRSA 23-10-03	Review			1324102001 W	CHARTER TOWNSHIP OF WATERFORD	LEASING PROPERTIES OF MI		5838 KINGS ARMS CT	WATERFORD	MI	48327
PRSA 23-10-03	Review			1324102029 W	CHARTER TOWNSHIP OF WATERFORD	ROBERT MANTHA		6577 PINE RIDGE CIR	CLARKSTON	MI	48346
PRSA 23-10-03	Review			1324102021 W	CHARTER TOWNSHIP OF WATERFORD	MARTIN GOJCAJ		PO BOX 252	CLARKSTON	MI	48347
PRSA 23-10-03	Extra Addresses			1323226001 W	CHARTER TOWNSHIP OF WATERFORD	OCCUPANT		1151 SCOTT LAKE RD	WATERFORD	MI	48328
PRSA 23-10-03	Extra Addresses			1324102029 W	CHARTER TOWNSHIP OF WATERFORD	OCCUPANT		1288 SCOTT LAKE RD	WATERFORD	MI	48328
PRSA 23-10-03	Extra Addresses			1324102001 W	CHARTER TOWNSHIP OF WATERFORD	OCCUPANT		1320 SCOTT LAKE RD	WATERFORD	MI	48328
PRSA 23-10-03	Extra Addresses			1324101005 W	CHARTER TOWNSHIP OF WATERFORD	OCCUPANT		1400 SCOTT LAKE RD STE L	WATERFORD	MI	48328
PRSA 23-10-03	Extra Addresses			1324102021 W	CHARTER TOWNSHIP OF WATERFORD	OCCUPANT		2875 WATKINS LAKE RD	WATERFORD	MI	48328
PRSA 23-10-03	Extra Addresses			1324101004 W	CHARTER TOWNSHIP OF WATERFORD	OCCUPANT		2907 WATKINS LAKE RD	WATERFORD	MI	48328
PRSA 23-10-03	Extra Addresses			1324102007 W	CHARTER TOWNSHIP OF WATERFORD	OCCUPANT		2917 CHEVROLET AVE	WATERFORD	MI	48328
PRSA 23-10-03	LAMS			1324101005	OCCUPANT			1400 Scott Lake Rd, Ste A	Waterford MI 48328		
PRSA 23-10-03	LAMS			1324101005	OCCUPANT			1400 Scott Lake Rd, Ste B	Waterford MI 48328		
PRSA 23-10-03	LAMS			1324101005	OCCUPANT			1400 Scott Lake Rd, Ste C	Waterford MI 48328		
PRSA 23-10-03	LAMS			1324101005	OCCUPANT			1400 Scott Lake Rd, Ste D	Waterford MI 48328		
PRSA 23-10-03	LAMS			1324101005	OCCUPANT			1400 Scott Lake Rd, Ste E	Waterford MI 48328		
PRSA 23-10-03	LAMS			1324101005	OCCUPANT			1400 Scott Lake Rd, Ste F	Waterford MI 48328		
PRSA 23-10-03	LAMS			1324101005	OCCUPANT			1400 Scott Lake Rd, Ste G	Waterford MI 48328		
PRSA 23-10-03	LAMS			1324101005	OCCUPANT			1400 Scott Lake Rd, Ste H	Waterford MI 48328		
PRSA 23-10-03	LAMS			1324101005	OCCUPANT			1400 Scott Lake Rd, Ste I	Waterford MI 48328		
PRSA 23-10-03	LAMS			1324101005	OCCUPANT			1400 Scott Lake Rd, Ste J	Waterford MI 48328		
PRSA 23-10-03	LAMS			1324101005	OCCUPANT			1400 Scott Lake Rd, Ste K	Waterford MI 48328		
PRSA 23-10-03	LAMS			1324101005	OCCUPANT			1400 Scott Lake Rd, Ste L	Waterford MI 48328-1578		
PRSA 23-10-03	LAMS			1314477001	OCCUPANT			3023 Watkins Lake Rd	Waterford MI 48328-1535		

Notice is hereby given of a public hearing to be held by the Waterford Township Planning Commission on Tuesday, November 28, 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 23-10-03**

**Requesting:** Rezoning the property from O-2, General Office to C-1, Neighborhood Business  
**Property Location:** **1400 Scott Lake Rd**  
**Property Zoned:** O-2, General Office  
**Applicant:** TAG Real Estate Holdings, 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  
Director of Development Services  
Charter Township of Waterford  
5200 Civic Center Drive, Waterford, Michigan 48329  
[planning@waterfordmi.gov](mailto:planning@waterfordmi.gov)  
Phone: (248) 674-6238

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Jeffrey M. Polkowski, AICP  
Director of Development Services  
Charter Township of Waterford  
5200 Civic Center Drive, Waterford, Michigan 48329  
[planning@waterfordmi.gov](mailto:planning@waterfordmi.gov)  
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**Property Zoned:** O-2, General Office  
**Applicant:** TAG Real Estate Holdings, 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  
Director of Development Services  
Charter Township of Waterford  
5200 Civic Center Drive, Waterford, Michigan 48329  
[planning@waterfordmi.gov](mailto: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, November 28, 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 23-10-03**

**Requesting:** Rezoning the property from O-2, General Office to C-1, Neighborhood Business  
**Property Location:** **1400 Scott Lake Rd**  
**Property Zoned:** O-2, General Office  
**Applicant:** TAG Real Estate Holdings, 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.

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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: \_\_\_\_\_

PCR: \_\_\_\_\_

PRSA: \_\_\_\_\_

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

**Fees**

Business Registration	\$100
Change of Use	\$550
Concept Plan	\$550
Minor Site Plan	\$1,250
Major Site Plan	\$1,550
Special Approval	\$1,000
Master Plan Amendment	\$1,000
Rezoning / Text Amendment	\$1,200
Request for New Address (Fire)	\$75

*Additional fees may apply*

**II. Applicant Information**

Applicant Name <b>TAG Real Estate Holdings, LLC</b>	Contact Person <b>c/o Tom Kalas, Attorney</b>	
Address <b>31350 Telegraph Road, Ste. 201</b>	City <b>Bingham Farms</b>	
State & ZIP <b>MI 48025</b>	Home/ Office Phone <b>248-731-7243</b>	Cell Phone <b>248-330-6575</b>
Email Address <b>tom@kalkad.com</b>		

**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 checked="" type="checkbox"/> No	Street Name Building Faces:	New Address Assigned (Obtain from Fire Department)	
Property Owner <b>TAG Real Estate Holdings, LLC</b>		Property ID Number <b>W-13-24-101-005</b>	Lot Number	
Owner Address <b>52188 Van Dyke, Ste. 101</b>	Owner City <b>Shelby Twp.</b>	Owner State & Zip <b>MI 48316</b>	Current Zoning <b>O-2 Office</b>	Proposed Zoning <b>C-1 Business</b>
Property Address or General Location <b>1400 Scott Lake Road</b>			Property Size (Acres) <b>2.08 Acres</b>	Num. of Buildings <b>One; 18,885 sq ft</b>
Frontage (feet and streets) <b>Scott Lake (479'); Watkins Lake (448'); Chevrolet Road (249')</b>			Zoning Use Section	Building Use Code <b>C</b>
Proposed Use <b>Neighborhood business retail uses under C-1</b>	#Residential Units <b>N/A</b>	#Vehicle Repair Bays <b>N/A</b>	#Salon/Barber/ Tattoo Stations <b>N/A</b>	

Business License Held By: <i>(Business Registration Only)</i>	<input type="checkbox"/> Individual (Attach copy of any Assumed Name Certificate) <input checked="" type="checkbox"/> Partnership or LLC (Attach a copy of Partnership or LLC Certificate) <input type="checkbox"/> Corporation (Attach a copy of Articles of Incorporation)
------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

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

*With us there are no boundaries*

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

Design Firm <b>N/A - Rezoning Request</b>		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)*

Applicant/Owner seeks to rezone the property from O-2 (Office) to C-1 (Neighborhood Business), to allow for neighborhood type retail uses permitted in C-1. These uses, which could include convenience stores, sandwich/deli/coffee shops, dry cleaning, child day care, and similar uses would be harmonious with the area and allow for a more marketable utilization of the property. The uses would service the needs of the surrounding residential developments. The property is approximately 2.08 acres, and is located on a corner with frontage on Chevrolet, Watkins Lake and Scott Lake Roads. There is an existing building on the property (see aerial), consisting of approximately 18,885 sq ft., and with typical occupancy at 50% or less. The building is actually constructed and looks like a neighborhood retail center, and clearly more conducive to such uses. Tenant inquiries for the property are generally received from retail users, and not for office uses, but C-1 does also allow office use, if there is ever any such demand. The property under its current zoning of O-2 cannot be utilized in an economically feasible manner, nor is it marketable as zoned. This is quite evident, as typically half (+/-) of the property remains vacant since there is no office use demand. Covid and the resulting work from home model, has resulted in significant less demand for office uses. This building and many other similar office buildings are dealing with low occupancy and resulting financial distress. The property is being marketed by a full-service broker for office use, but there is no interest or demand. The tenant interest and inquiries received are for retail uses. The property is ideally situated, and constructed for C-1 neighborhood retail uses. C-1 provides for low impact commercial uses, that would fit nicely in the building and service the surrounding residents.

## 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:

Provide advance (at least 24 hours) notice to the property manager Dan Rubino at [dan@pilotpg.com](mailto:dan@pilotpg.com), to schedule any visits.

Property Address: 1400 Scott Lake Road

Property Parcel No: W-13-24-101-005

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.				TAG Real Estate Holdings, LLC, a Michigan limited liability company is the property owner, c/o Tom Kalas, its attorney.	
2.		52188 Van Dyke, Ste. 101, Shelby Township, MI 48316			(See next page)
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.

Tom Kalas, Esq. 3100 Telegraph Rd., Ste 101, Birmingham, MI 48023 248-330-6575 N/A N/A  
Name (Please Print) Address Telephone Contact Birth Date Drivers License #

Signature

Subscribed and sworn to before me this 31st day of October, 2023

Victoria L. Bentley  
Notary Public  
State of Michigan

County of \_\_\_\_\_

My Commission Expires 08/07/2024  
Victoria L. Bentley  
Notary Public of Michigan  
Macomb County  
Expires 08/07/2024  
Acting in the County of OAKLAND

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2.	52188 Van Dyke, Ste. 101, Shelby Township, MI 48316			Gianfranco Tiberio	
3.					
4.					

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Tom Kalas, Esq	2483306575	N/A	N/A
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 \_\_\_\_\_

EXISTING BUILDING



**1400 SCOTT LAKE RD** Waterford, MI 48328 (Property Address)  
 Parcel Number: W -13-24-101-005

**Property Owner:** TAG REAL ESTATE HOLDINGS LLC

**Summary Information**  
 > 57 Building Department records found

**OWNER INFO**

## 6 Associated Properties Found for This Parcel

Currently viewing **1400 SCOTT LAKE RD**. [Click here to select a different property.](#)

### Owner Information

Not Available

### Amount Due

Property Total **\$0.00**

### Projects

Project Number	Filed As	Status	Number of Items	
J09723	09723-Alteration	Finished: Finished	7	<a href="#">View</a>
J20191049	Temporary Use	Finished: Finished	2	<a href="#">View</a>
J20200279	Sign	Canceled: Canceled	6	<a href="#">View</a>
J20231402	Business Registration	Finished: Finished	2	<a href="#">View</a>
J58016E	58016E-Addition	Finished: Finished	1	<a href="#">View</a>
JSuite A, Look Insurance	Suite A, Look Insurance-Alteration	Finished: Finished	2	<a href="#">View</a>
JSuite AA, A-1 Insurance	Suite AA, A-1 Insurance-Alteration	Finished: Finished	2	<a href="#">View</a>
JSuite B	Suite B-Alteration	Finished: Finished	1	<a href="#">View</a>

1

Displaying items 1 - 8 of 8

### Permits

To request an inspection or pay on a record, click [View](#)

Permit Type	Permit Number	Associated Project	Status	Date Issued	Last Inspection	Amount Due	
Building	P20068537		FINALED	9/9/2004	10/27/2005	\$0.00	<a href="#">View</a>
Building	P20069768		FINALED	2/2/2006	2/28/2007	\$0.00	<a href="#">View</a>
Building	P20073075		FINALED	7/30/2012	2/25/2013	\$0.00	<a href="#">View</a>
Building	P20073851		FINALED	7/11/2014	10/8/2014	\$0.00	<a href="#">View</a>
Building	P20074609	JSuite A, Look Insurance	FINALED	12/21/2015	1/12/2017	\$0.00	<a href="#">View</a>
Building	P20074610	JSuite AA, A-1 Insurance	FINALED	12/21/2015	3/10/2016	\$0.00	<a href="#">View</a>
Building	P20075734	JSuite G	FINALED	2/12/2018	3/14/2018	\$0.00	<a href="#">View</a>
Building	P20075801	JUnit B	FINALED	4/11/2018	12/26/2018	\$0.00	<a href="#">View</a>
Mechanical	P22919M	J09723	FINALED	6/28/1991	11/13/1992	\$0.00	<a href="#">View</a>
Mechanical	P22920M	J09723	FINALED	6/28/1991	11/13/1992	\$0.00	<a href="#">View</a>

1 2 3 4

Displaying items 1 - 10 of 35

[Apply for a Permit](#)

### PZE Processes

To pay on a record, click [View](#)

Process Type	Process Number	Status	Date Process Started	Last Inspection	Amount Due	
Process - Rezoning	PRSA23-10-03	Preprocess - Ready			\$0.00	<a href="#">View</a>

1

Displaying items 1 - 1 of 1

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