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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-004
327 N Telegraph Rd
Location: NW corner of Elizabeth Lake Rd and N Telegraph Rd
Applicant: Summit 327, LLC

The applicant is proposing to rezone a 55.7 acres portion of a 70 acres parcel from C-4, Extensive Business with an OV-SP, Summit Place Overlay to M-2, General Industrial. The applicant intends to re-market the internal sections of the former Summit Place Mall site for future businesses after obtaining this rezoning.

A 250 ft wide strip of the parcel along the property's N Telegraph Rd and Elizabeth Lake Rd frontages is excluded from the proposed rezoning which would allow for out-lots to be developed along both roads for the more commercial and service uses allowed in the OV-SP district.

The current 2023 Master Plan's designation for the property is Planned Destination. The proposed rezoning is supported by the upcoming drafted 2043 Master Plan's Future Land Use Map. Said Future Land Use Map designates the property as industrial which is congruous with the proposed rezoning.

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 23-11-09	Action Requested	Rezoning Approval
		PC Agenda	12/12/2023 Regular Agenda
Request	Rezone from C-4, Extensive Business with an OV-SP Summit Place Overlay to M-2, General Industrial		
Project Name	Ari-El Rezoning		
Proposed Use(s)	TBD		
Address	327 N Telegraph Rd	Parcel Number	13-25-200-038
Owner	Summit 327, LLC 29355 Northwestern Hwy, Ste 301 Southfield, MI 48034	Applicant	Same as owner
Property Information			
General Location	NW corner of Elizabeth Lake Rd and N Telegraph Rd		
Property Size	70 acres with 55.66 acres proposing to be rezoned		
Frontage	771 ft along Elizabeth Lake Rd, 1,720 ft along N Telegraph Rd		
Current Zoning	C-4, Extensive Business with an OV-SP, Summit Place Overlay	Proposed Zoning	M-2, General Industrial
Master Plan Designation	Planned Destination: The Planned Destination designation is exclusively intended for property shown in the highlighted area of Figure 8-6, to accommodate a variety of mixed land uses to maintain a regional retail and entertainment destination. This designation should provide for uses that are primarily related to comparison shopping, family entertainment, recreation, office, and hotel/conference centers. Allowance for multiple family residential developments designed to complement commercial and office uses are encouraged when properly located in the western portion of the designated area. The Planned Destination designation should also provide for formal landscape plantings along Telegraph Road, creating a linear landscape pattern, provision of infrastructure improvements to improve non-motorized pathways, traffic calming, and enhanced parking areas, and coordinated streetscape amenities throughout the designation area. Automotive related services, industrial uses, outdoor merchant retail, and other uses which tend to interfere with the destination concept and hinder pedestrian circulation, are discouraged.		
Current Use	Vacant		
Zoning History	1950 – Agricultural-1 / Residential -1 1960 – Commercial-1 / Residential-1 1963 – C-2, General Business / AG-1, General Agriculture 1972 – C-2, General Business 2011 – C-4, Extensive Business 2019 – C-4, Extensive Business with an OV-SP, Summit Place Overlay		
Surrounding Development			
North	C-4, Extensive Business: DTE Service Center		
East	(across N Telegraph Rd) Pontiac / zoning unknown: multi-tenant commercial property		
South	(across Elizabeth Lake Rd) C-2, Small Business & C-3 General Business: multi-tenant commercial properties, Rent-A-Center, PPG Paints, Suburban Uniforms, Imperial Auto Wash, Summit Palace Dealership		
West	(across Summit Dr) C-4, Extensive Business: multi-tenant commercial property		

Request Summary

The applicant is proposing to rezone a 55.7 acres portion of a 70 acres parcel from C-4, Extensive Business with an OV-SP, Summit Place Overlay to M-2, General Industrial. A 250 ft wide strip of the parcel along the property's N Telegraph Rd and Elizabeth Lake Rd frontages is excluded from the proposed rezoning which would allow for out-lots to be developed along both roads for the more commercial and service uses allowed in the OV-SP district.

Master Plan Conformity

The current 2023 Master Plan's designation for the property is Planned Destination. The proposed rezoning is supported by the upcoming drafted 2043 Master Plan's Future Land Use Map. Said Future Land Use Map designates the property as industrial which is congruous with the proposed rezoning.

Zoning District Evaluation

The property is able to meet all of the Zoning Ordinance's requirements for the proposed zoning 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 drafted 2043 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 portion of the parcel that is proposed to be rezoned would be surrounded by C-4, Extensive Business zoned properties some of which also have the OV-SP, Summit Place Overlay district. The C-4 district is the highest intensity of all commercial districts, and the OV-SP also allows for a number of industrial uses. The subject property also abuts a Public Utility Building to the north which, while being a permitted use in the C-4 district, is a quasi-industrial use.

- 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 N Telegraph Rd corridor has seen an increase in higher intensity uses in the recent past.

- 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.

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: Some of the uses permitted in the M-2, General Industrial district do have the potential to result in environmental impacts, but the Township is able to regulate these uses and the associated potential for environmental impacts through the Planning Commission's Special Approval process.

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 subject property has been vacant for years causing blight to the surrounding area. Previous desires to see the property used in a commercial manner that acts as a destination to the area have gone unrealized. The proposed rezoning would allow for a new approach to attract potential users to the site. The uses allowed in the M-2 district tend to be associated with large scale employers who could make use of the size of the property. Attracting a large-scale employer to the area would also help to support the surrounding retail businesses, service establishments, and restaurants.

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. 23-11-09,
Proposed Zoning Map Amendment to Rezone From:
C-4, Extensive Business with an OV-SP, Summit Place Overlay to M-2, General
Industrial**

Motion:

I move to forward a favorable/unfavorable **[Strike One]** recommendation in Case No. 23-11-09 on to the Township Board, to rezone a portion of the subject parcel #13-25-200-038 from C-4, Extensive Business with an OV-SP, Summit Place Overlay to M-2, General Industrial 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 23-11-09



752.3

0

376.17

752.3 Feet

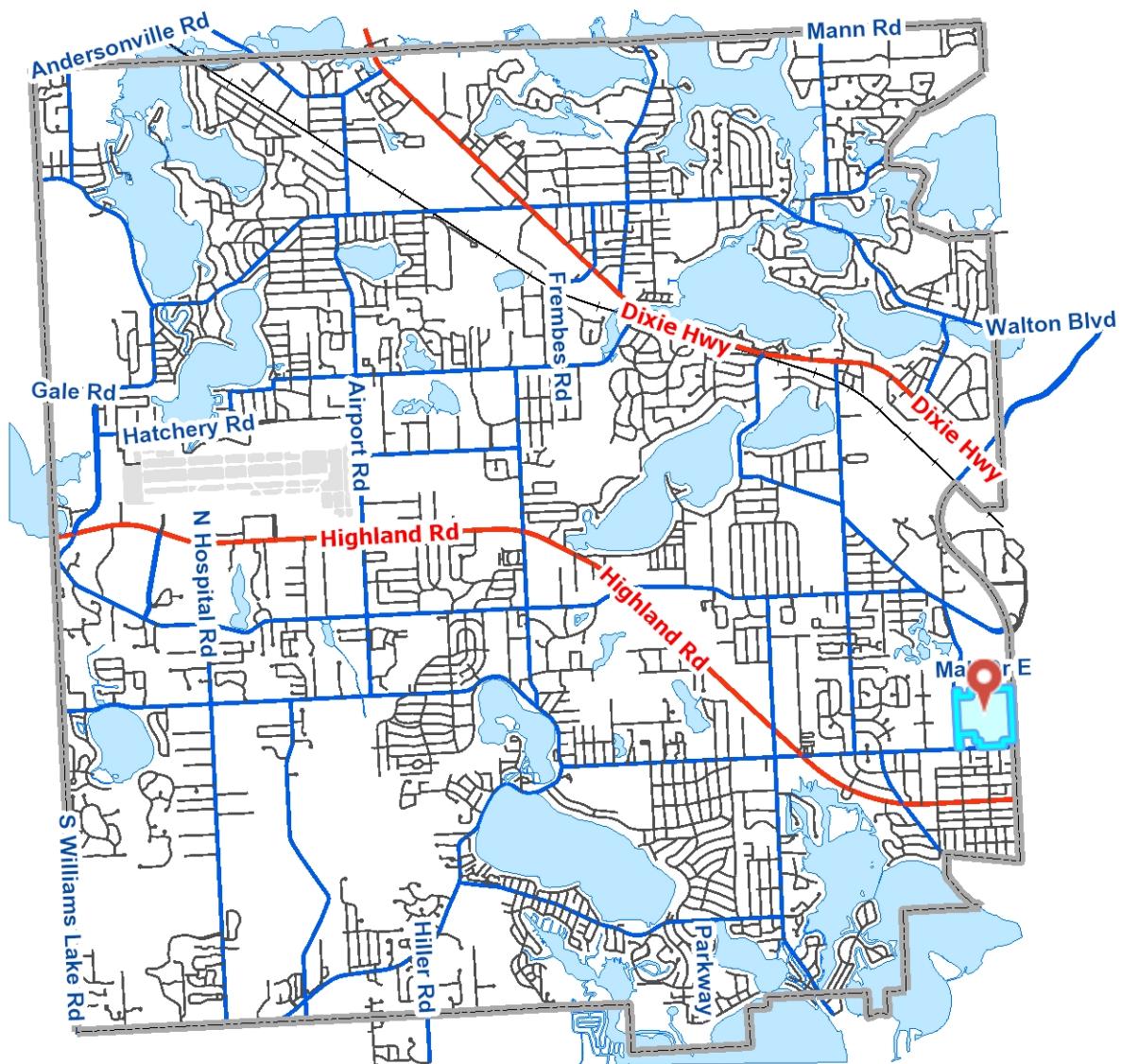
SOURCES: The Charters Township of Waterford and Oakland County, MI. Oakland County parcel data, Updated weekly.

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PRSA 23-11-09

Location Map



1:72,224



12,037.3

0

6,018.65

12,037.3 Feet

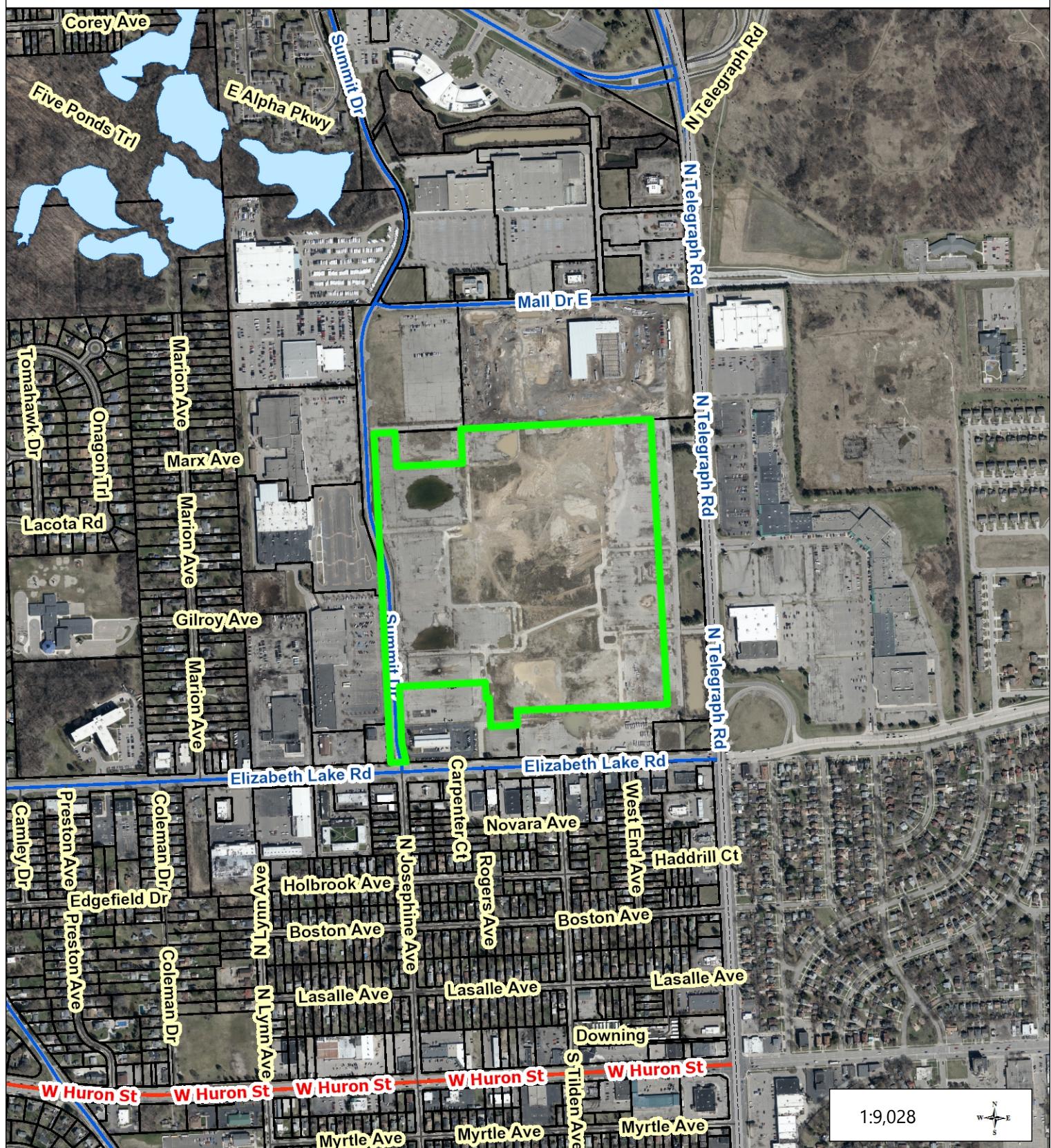
SOURCES: The Charter Township of Waterford and Oakland County, MI. Oakland County parcel data, Updated weekly.

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PRSA 23-11-09

Aerial Map



1,504.7

0

752.33

1,504.7 Feet

1:9,028



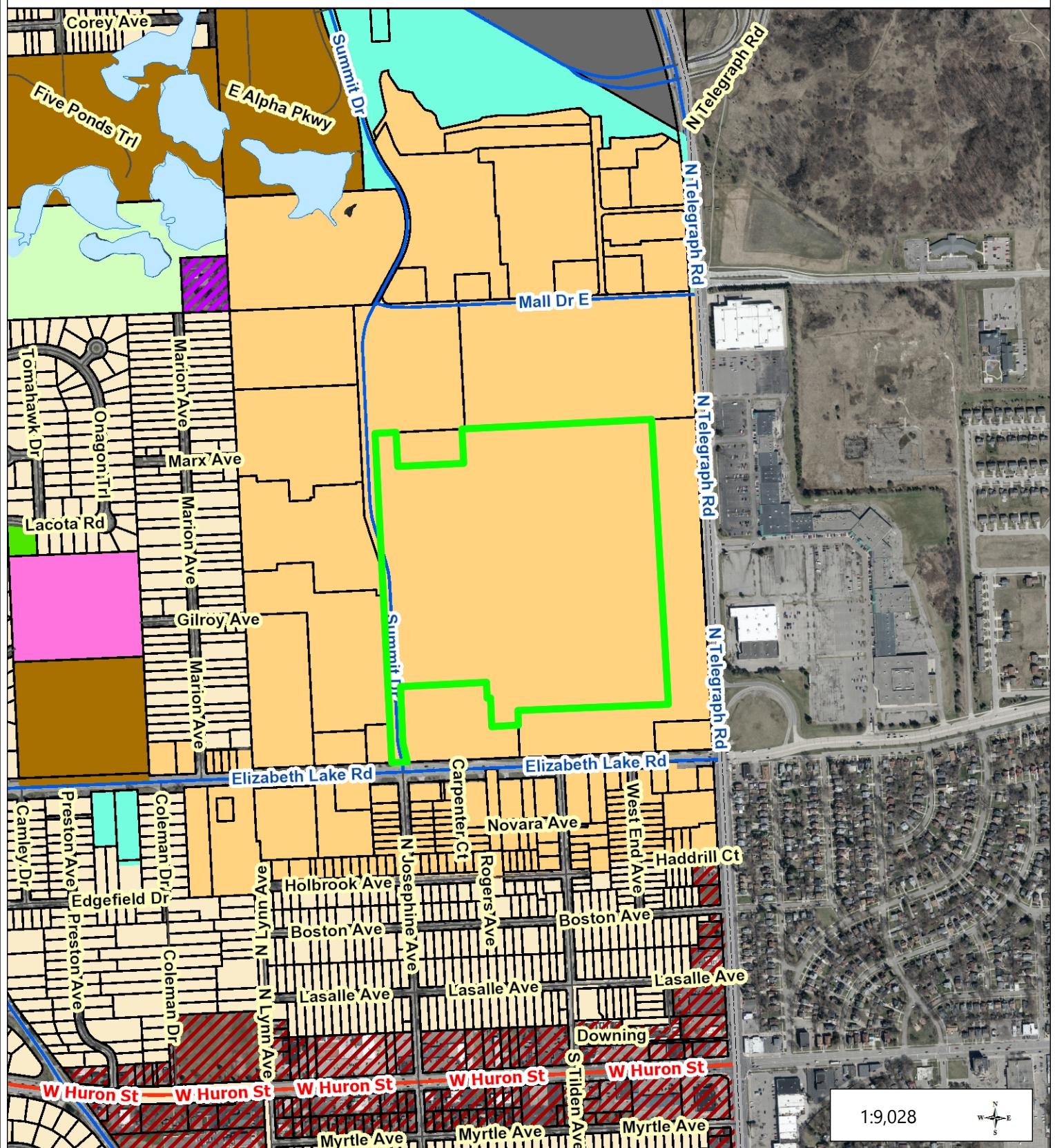
SOURCES: The Charter Township of Waterford and Oakland County, MI. Oakland County parcel data, Updated weekly.

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PRSA 23-11-09

Master Plan Map



15047

0

752 33

15047 Feet

1·9,028

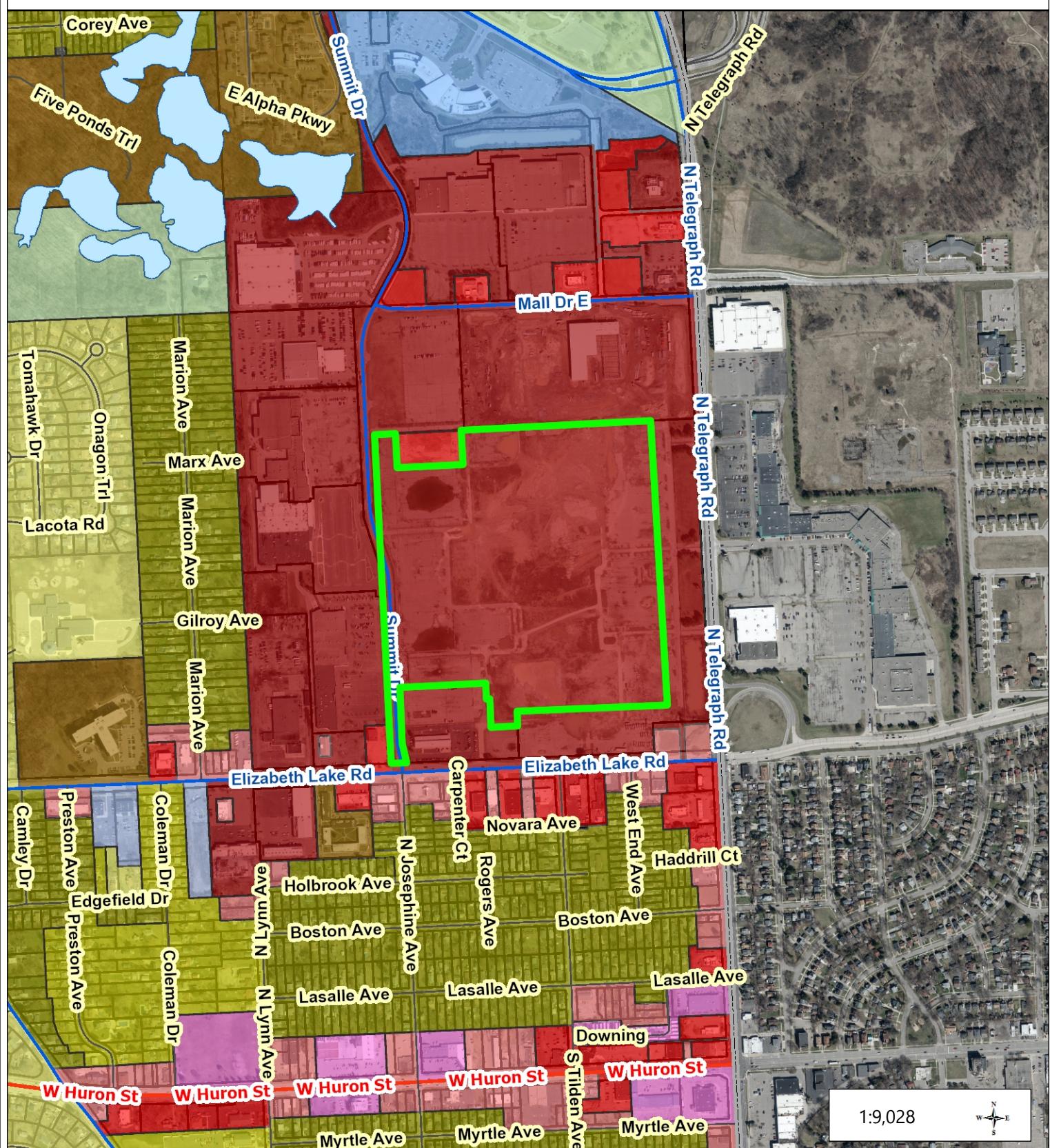
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PRSA 23-11-09

Zoning Map



1,504.7

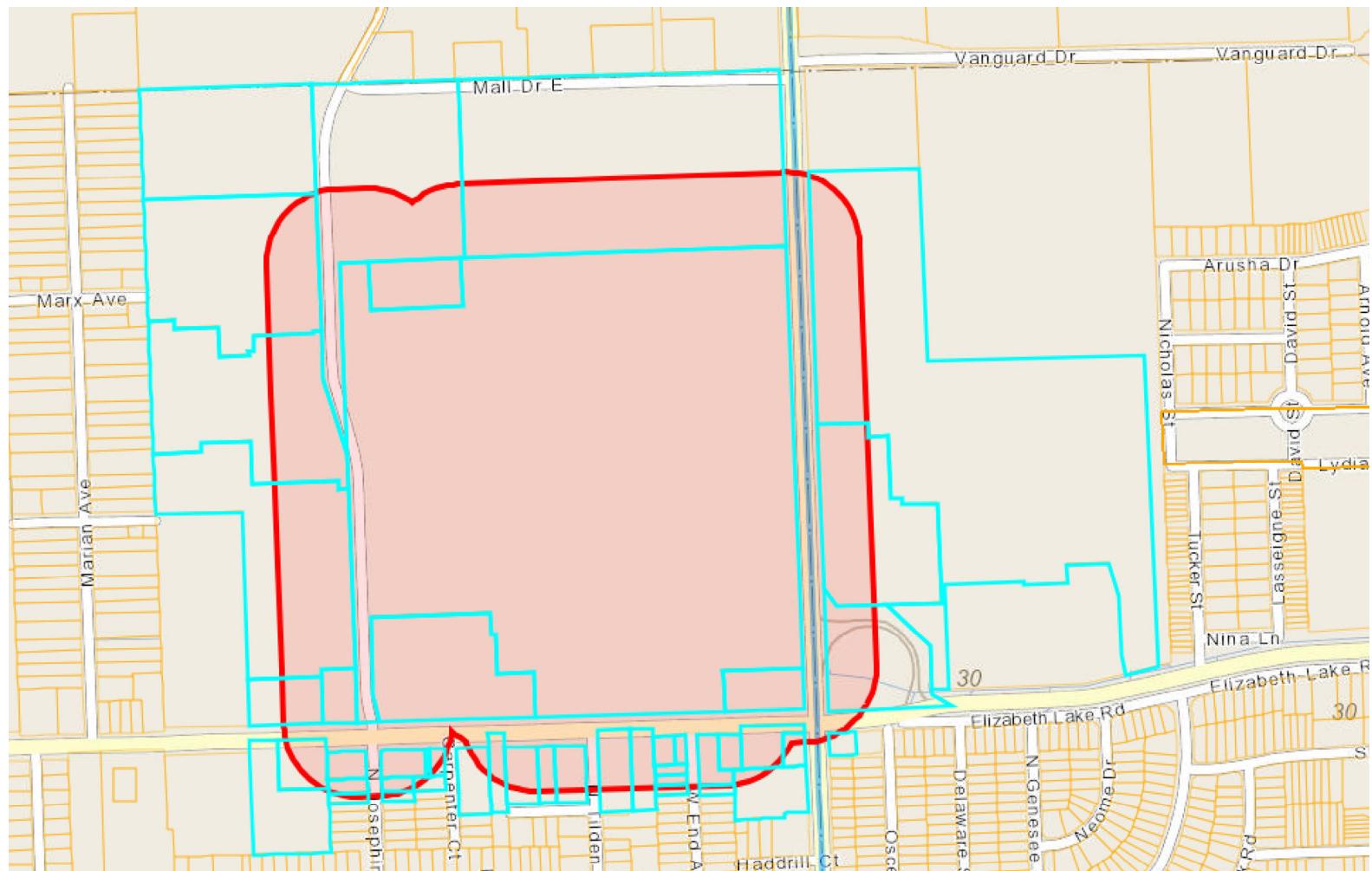
0

752.33

1,504.7 Feet

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Project Number	Extra Addresses	PIN	CVTTAXCODE	CVTTAXDESCRIPTION	NAME1	NAME2	POSTALADDRESS	POSTALCITY	POSTALSTATE	POSTALZIP5	POSTALZIP4	SITEADDRESS	SITECITY	SITESTATE	SITEZIP5	SITEZIP4
PRSA 23-11-09	Agency Addresses				Thomas Pozolo, PE / MDOT	MDOT Oakland 800 Vanguard Dr	Pontiac	MI	48341			1221 435 N TELEGRAPH RD	WATERFORD	MI	48328	
PRSA 23-11-09	Agency Addresses				Cheryl Bush, OC Int'l. Airport	Oakland County 6500 Patterson Pkwy	Waterford	MI	48327			509 ELIZABETH LAKE RD	WATERFORD	MI	48328	3304
PRSA 23-11-09	MUNICIPAL				OFFICER OF THE MAYOR	47450 Woodward Ave	Pontiac	MI	48342			615 ELIZABETH LAKE RD	WATERFORD	MI	48328	3304
PRSA 23-11-09	Agency Addresses				The Road Commission for Oakland County	31001 Lahser Road	Beverly Hills, MI 48025					7221 290 ELIZABETH LAKE RD	WATERFORD	MI	48328	3305
PRSA 23-11-09	Review	PIN	CVTTAXCODE	CVTTAXDESCRIPTION	NAME1	NAME2	POSTALADDRESS	POSTALCITY	POSTALSTATE	POSTALZIP5	POSTALZIP4	SITEADDRESS	SITECITY	SITESTATE	SITEZIP5	SITEZIP4
PRSA 23-11-09	Review	1325200034 W		CHARTER TOWNSHIP OF WATERFORDEPTE ELECTRIC COMPANY TAX DEPT.	1 ENERGY PLZ	DETROIT	MI	48226				1221 435 N TELEGRAPH RD	WATERFORD	MI	48328	
PRSA 23-11-09	Review	1325449021 W		CHARTER TOWNSHIP OF WATERFORDEBROS PROPERTIES LLC	1000 N OREGON BLVD	WATERFORD	MI	48327				509 ELIZABETH LAKE RD	WATERFORD	MI	48328	3304
PRSA 23-11-09	Review	1325429001 W		CHARTER TOWNSHIP OF WATERFORDECOISHANA LLC	LIUDMILA PERS 1266 W BLOOMFIELD HILLS	MI	48327	0906			615 ELIZABETH LAKE RD	WATERFORD	MI	48328	3304	
PRSA 23-11-09	Review	1325426018 W		CHARTER TOWNSHIP OF WATERFORDECHRISTOPHER JONES	1568 MAPLE LAWN DR	UTICA	MI	48315				7221 290 ELIZABETH LAKE RD	WATERFORD	MI	48328	3304
PRSA 23-11-09	Review	1325401002 W		CHARTER TOWNSHIP OF WATERFORDEKVP HOLDINGS LLC	1420 RIVONA DR	WATERFORD	MI	48328				7221 290 ELIZABETH LAKE RD	WATERFORD	MI	48328	3305
PRSA 23-11-09	Review	1325430075 W		CHARTER TOWNSHIP OF WATERFORDE & Z HOLDING LLC	1805 TELEGRAPH RD	WATERFORD	MI	48328				3865 141 N TELEGRAPH RD	WATERFORD	MI	48328	3306
PRSA 23-11-09	Review	1430101002		64 CITY OF PONTIAC	CTCK LLC	1976 S TELEGRAPH RD	BLOOMFIELD HILLS	MI	48307	0245		220 N TELEGRAPH RD	PONTIAC	MI	49341	1054
PRSA 23-11-09	Review	1325404003 W		CHARTER TOWNSHIP OF WATERFORDEMASTER RADIATOR SERVICE	2293 ELIZABETH LAKE RD	WATERFORD	MI	48328				3307 229 ELIZABETH LAKE RD	WATERFORD	MI	48328	3307
PRSA 23-11-09	Review	1325401004 W		CHARTER TOWNSHIP OF WATERFORDEBRIDGESTONE AMERICAS HOLD INC ATTN: TAX	200 4TH AVE S STE 100	NASHVILLE	TN	37201				2256 238 ELIZABETH LAKE RD	WATERFORD	MI	48328	3309
PRSA 23-11-09	Review	1325430076 W		CHARTER TOWNSHIP OF WATERFORDEGASSO HOLDING CO LLC	20320 W EIGHT MILE RD	SOUTHFIELD	MI	48075				457 ELIZABETH LAKE RD	WATERFORD	MI	48328	3302
PRSA 23-11-09	Review	1325430020 W		CHARTER TOWNSHIP OF WATERFORDENAIHE	24650 W WARREN ST	DEARBORN HEIGHTS	MI	48127				2176 163 N TELEGRAPH RD	WATERFORD	MI	48328	3765
PRSA 23-11-09	Review	1325430002 W		CHARTER TOWNSHIP OF WATERFORDEPAULA A WEIR	29 W END AVE	WATERFORD	MI	48328				3717 29 W END AVE	WATERFORD	MI	48328	3717
PRSA 23-11-09	Review	1325200022 W		CHARTER TOWNSHIP OF WATERFORDESUMMIT WEST INVESTMENTS LLC	263 PINE RIDGE DR	BLOOMFIELD HILLS	MI	48304				2138 415 SUMMIT DR	WATERFORD	MI	48328	3366
PRSA 23-11-09	Review	1325404038 W		CHARTER TOWNSHIP OF WATERFORDEJOHN AND LIUAN PROPERTY LLC	2839 CHESTNUT RUN DR	BLOOMFIELD HILLS	MI	48302				1105 229 ELIZABETH LAKE RD	WATERFORD	MI	48328	3307
PRSA 23-11-09	Review	1325404005 W		CHARTER TOWNSHIP OF WATERFORDEMICHAEL PEZZETTI	STACEY PEZZET 146 N JOSEPHINE AVE	WATERFORD	MI	48328				3740 146 N JOSEPHINE AVE	WATERFORD	MI	48328	3740
PRSA 23-11-09	Review	1325426016 W		CHARTER TOWNSHIP OF WATERFORDEPROPERTY MANAGEMENT LLC	29235 STEPHENSON HWY	MAIDSON HEIGHTS	MI	48071				2300 225 ELIZABETH LAKE RD	WATERFORD	MI	48328	3306
PRSA 23-11-09	Review	1325200013 W		CHARTER TOWNSHIP OF WATERFORDEPTELLA	29295 S ELMWOOD HWY STE 100	WATERFORD	MI	48328				1045 330 SUMMIT DR	WATERFORD	MI	48328	3365
PRSA 23-11-09	Review	1325429023 W		CHARTER TOWNSHIP OF WATERFORDESUMMIT ANNEX INVESTMENTS LLC	5657 W MAPLE RD	WEST BLOOMFIELD	MI	48322				3706				
PRSA 23-11-09	Review	1325429024 W		CHARTER TOWNSHIP OF WATERFORDE24 WEST END LLC	5937 ORANGE GROVE DR	WATERFORD	MI	48329				2988 24 W END AVE	WATERFORD	MI	48328	3716
PRSA 23-11-09	Review	1430101001		64 CITY OF PONTIAC	4000 OAKLAND POINTE PARTNERS LLC	29800 MIDDLEBELT RD STE 200	FARMINGTON HILLS	MI	48324			2309 254 N TELEGRAPH RD	PONTIAC	MI	49341	1054
PRSA 23-11-09	Review	1325429022 W		CHARTER TOWNSHIP OF WATERFORDENALA AHMAD	3252 WOODVIEW LAKE RD	WEST BLOOMFIELD	MI	48323				20 W END AVE	WATERFORD	MI	48328	3716
PRSA 23-11-09	Review	1325404037 W		CHARTER TOWNSHIP OF WATERFORDENGLE'S RENTAL PROPERTIES LLC	3428 WOLVEN RIDGE DR	ROCKFORD	MI	49341				9263 2278 ELIZABETH LAKE RD	WATERFORD	MI	48328	3307
PRSA 23-11-09	Review	1325429024 W		CHARTER TOWNSHIP OF WATERFORDEALAN BOUCHER	28 W END AVE	WATERFORD	MI	48328				3716 28 W END AVE	WATERFORD	MI	48328	3716
PRSA 23-11-09	Review	1325200037 W		CHARTER TOWNSHIP OF WATERFORDEC RACING LLC	350 CAMELOT WAY	ROCHESTER	MI	48306				2618 220 ELIZABETH LAKE RD	WATERFORD	MI	48328	
PRSA 23-11-09	Review	1430301037		64 CITY OF PONTIAC	RATLIFF ENTERPRISES LLC	3640 PONTIAC LAKE RD	WATERFORD	MI	48328			2343 445 ELIZABETH LAKE RD	PONTIAC	MI	49341	1021
PRSA 23-11-09	Review	1325200024 W		CHARTER TOWNSHIP OF WATERFORDECHARTER DEVELOPMENT COMPANY LLC	3850 BROADMOOR AV SE STE 100	GRAND RAPIDS	MI	49512				3975 2390 ELIZABETH LAKE RD	WATERFORD	MI	48328	3308
PRSA 23-11-09	Review	1325200019 W		CHARTER TOWNSHIP OF WATERFORDESUMMIT WEST INVESTMENTS C/O DAVID M TIS	5657 W MAPLE	WEST BLOOMFIELD	MI	48322				2270 ELIZABETH LAKE RD	WATERFORD	MI	48328	3305
PRSA 23-11-09	Review	1325401003 W		CHARTER TOWNSHIP OF WATERFORDEFAVAD PROPERTIES LLC	6982 SUNCREST DR	SALINE	MI	48176				9103 2425 ELIZABETH LAKE RD	WATERFORD	MI	48328	3349
PRSA 23-11-09	Review	1325429009 W		CHARTER TOWNSHIP OF WATERFORDEGATE1 WATERFORD LLC	7011 ORCHARD LAKE RD STE 10/WEST BLOOMFIELD	MI	48322				3691 521 ELIZABETH LAKE RD	WATERFORD	MI	48328	3304	
PRSA 23-11-09	Review	1325404004 W		CHARTER TOWNSHIP OF WATERFORDEGATE2 WATERFORD LLC	PO BOX 202	RADLEY	MI	48320	0231			150 WOODLINE AVE	WATERFORD	MI	48328	3740
PRSA 23-11-09	Review	1325429008 W		CHARTER TOWNSHIP OF WATERFORDELUNG JAHM LUNGHEIMER CHEVROLET INC	PO BOX 430090	DETROIT	MI	48383				475 SUMMIT DR	WATERFORD	MI	48328	3388
PRSA 23-11-09	Review	1325404011 W		CHARTER TOWNSHIP OF WATERFORDETROSHIER PROPERTIES LLC	PO BOX 430625	PONTIAC	MI	48343	0625			56 CARPENTER CT	WATERFORD	MI	48328	3713
PRSA 23-11-09	Review	1325430071 W		CHARTER TOWNSHIP OF WATERFORDEWHISLER LLC	C/O LAURIE CIRINO	28833 TELEGRAPH RD	SOUTHFIELD	MI	48034			1949 487 ELIZABETH LAKE RD	WATERFORD	MI	48328	
PRSA 23-11-09	Review	1430100001		64 CITY OF PONTIAC	MICH DEPT OF TRANSPORTATION	PO BOX 30050	LANSING	MI	48909			7550				
PRSA 23-11-09	Extra Addresses	1325430701		CHARTER TOWNSHIP OF WATERFORDEOCCUPANT		1949 487 ELIZABETH LAKE RD	WATERFORD	MI	48328							
PRSA 23-11-09	Extra Addresses	1325405075 W		CHARTER TOWNSHIP OF WATERFORDEOCCUPANT	141 N TELEGRAPH RD	WATERFORD	MI	48328								
PRSA 23-11-09	Extra Addresses	1325401006 W		CHARTER TOWNSHIP OF WATERFORDEOCCUPANT	147 N JOSEPHINE AVE	WATERFORD	MI	48328								
PRSA 23-11-09	Extra Addresses	1325404004 W		CHARTER TOWNSHIP OF WATERFORDEOCCUPANT	150 N JOSEPHINE AVE	WATERFORD	MI	48328								
PRSA 23-11-09	Extra Addresses	1325430020 W		CHARTER TOWNSHIP OF WATERFORDEOCCUPANT	163 N TELEGRAPH RD	WATERFORD	MI	48328								
PRSA 23-11-09	Extra Addresses	1325429022 W		CHARTER TOWNSHIP OF WATERFORDEOCCUPANT	20 W END AVE	WATERFORD	MI	48328								
PRSA 23-11-09	Extra Addresses	1325200039 W		CHARTER TOWNSHIP OF WATERFORDEOCCUPANT	205 N TELEGRAPH RD	WATERFORD	MI	48328								
PRSA 23-11-09	Extra Addresses	1430101002		64 CITY OF PONTIAC	OCCUPANT	220 N TELEGRAPH RD	PONTIAC	MI	48341			1054				
PRSA 23-11-09	Extra Addresses	1325200037 W		CHARTER TOWNSHIP OF WATERFORDEOCCUPANT	2200 ELIZABETH LAKE RD	WATERFORD	MI	48328								
PRSA 23-11-09	Extra Addresses	1325429016 W		CHARTER TOWNSHIP OF WATERFORDEOCCUPANT	2211 435 N TELEGRAPH RD	WATERFORD	MI	48328								
PRSA 23-11-09	Extra Addresses	1325429015 W		CHARTER TOWNSHIP OF WATERFORDEOCCUPANT	2225 ELIZABETH LAKE RD	WATERFORD	MI	48328								
PRSA 23-11-09	Extra Addresses	1325426018 W		CHARTER TOWNSHIP OF WATERFORDEOCCUPANT	2235 ELIZABETH LAKE RD	WATERFORD	MI	48328								
PRSA 23-11-09	Extra Addresses	1325200019 W		CHARTER TOWNSHIP OF WATERFORDEOCCUPANT	2270 ELIZABETH LAKE RD	WATERFORD	MI	48328								
PRSA 23-11-09	Extra Addresses	1325404037 W		CHARTER TOWNSHIP OF WATERFORDEOCCUPANT	2271 ELIZABETH LAKE RD	WATERFORD	MI	48328								
PRSA 23-11-09	Extra Addresses	1325404038 W		CHARTER TOWNSHIP OF WATERFORDEOCCUPANT	2299 ELIZABETH LAKE RD	WATERFORD	MI	48328								
PRSA 23-11-09	Extra Addresses	1325200024 W		CHARTER TOWNSHIP OF WATERFORDEOCCUPANT	2385 ELIZABETH LAKE RD	WATERFORD	MI	48328								
PRSA 23-11-09	Extra Addresses	1325401002 W		CHARTER TOWNSHIP OF WATERFORDEOCCUPANT	2390 ELIZABETH LAKE RD	WATERFORD	MI	48328								
PRSA 23-11-09	Extra Addresses	1325429023 W		CHARTER TOWNSHIP OF WATERFORDEOCCUPANT	2395 ELIZABETH LAKE RD	WATERFORD	MI	48328								
PRSA 23-11-09	Extra Addresses	1325401003 W		CHARTER TOWNSHIP OF WATERFORDEOCCUPANT	24 W END AVE	WATERFORD	MI	48328								
PRSA 23-11-09	Extra Addresses	1325200028 W		CHARTER TOWNSHIP OF WATERFORDEOCCUPANT	2425 ELIZABETH LAKE RD	WATERFORD	MI	48328								
PRSA 23-11-09	Extra Addresses	1325200029 W		CHARTER TOWNSHIP OF WATERFORDEOCCUPANT	2446 ELIZABETH LAKE RD	WATERFORD	MI	48328								
PRSA 23-11-09	Extra Addresses	1430101001		64 CITY OF PONTIAC	OCCUPANT	254 N TELEGRAPH RD	PONTIAC	MI	48341			1054				
PRSA 23-11-09	Extra Addresses	1325429009 W		CHARTER TOWNSHIP OF WATERFORDEOCCUPANT	3305 SUMMIT DR	WATERFORD	MI	48328								
PRSA 23-11-09	Extra Addresses	1325404011 W		CHARTER TOWNSHIP OF WATERFORDEOCCUPANT	3615 CARPENTER CT	WATERFORD	MI	48328								
PRSA 23-11-09	Extra Addresses	1325200022 W		CHARTER TOWNSHIP OF WATERFORDEOCCUPANT	4155 SUMMIT DR	WATERFORD	MI	48328								
PRSA 23-11-09	Extra Addresses	1325200034 W		CHARTER TOWNSHIP OF WATERFORDEOCCUPANT	4326 N TELEGRAPH RD	WATERFORD	MI	48328								
PRSA 23-11-09	Extra Addresses	1430301037		64 CITY OF PONTIAC	OCCUPANT	4461 ELIZABETH LAKE RD	PONTIAC	MI	48341			1021				
PRSA 23-11-09	Extra Addresses	1325430076 W		CHARTER TOWNSHIP OF WATERFORDEOCCUPANT	4571 ELIZABETH LAKE RD	WATERFORD	MI	48328								
PRSA 23-11-09	Extra Addresses	1325429021 W		CHARTER TOWNSHIP OF WATERFORDEOCCUPANT	5091 ELIZABETH LAKE RD	WATERFORD	MI	48328								
PRSA 23-11-09	Extra Addresses	1325429039 W		CHARTER TOWNSHIP OF WATERFORDEOCCUPANT	5115 ELIZABETH LAKE RD	WATERFORD	MI	48328								
PRSA 23-11-09	Extra Addresses	1325429009 W		CHARTER TOWNSHIP OF WATERFORDEOCCUPANT	5211 ELIZABETH LAKE RD	WATERFORD	MI	48328								
PRSA 23-11-09	Extra Addresses	1325429001 W		CHARTER TOWNSHIP OF WATERFORDEOCCUPANT	5251 ELIZABETH LAKE RD	WATERFORD										

Project Number	Extra Addresses	PIN	CVTTAXCODE	CVTTAXDESCRIPTION	NAME1	NAME2	POSTALADDRESS	POSTALCITY	POSTALSTATE	POSTALZIPS	POSTALZIP4	SITEADDRESS	SITECITY	SITESTATE	SITEZIP5	SITEZIP4	
LAMS		1325401003			OCCUPANT		2421 Elizabeth Lake Rd, Apt 218	Waterford	MI 48328-3349								
LAMS		1325401003			OCCUPANT		2421 Elizabeth Lake Rd, Apt 219	Waterford	MI 48328-3349								
LAMS		1325401003			OCCUPANT		2421 Elizabeth Lake Rd, Apt 220	Waterford	MI 48328-3349								
LAMS		1325401003			OCCUPANT		2421 Elizabeth Lake Rd, Apt 221	Waterford	MI 48328-3349								
LAMS		1325401003			OCCUPANT		2423 Elizabeth Lake Rd, Apt 222	Waterford	MI 48328-3349								
LAMS		1325401003			OCCUPANT		2423 Elizabeth Lake Rd, Apt 128	Waterford	MI 48328-3349								
LAMS		1325401003			OCCUPANT		2423 Elizabeth Lake Rd, Apt 124	Waterford	MI 48328-3349								
LAMS		1325401003			OCCUPANT		2423 Elizabeth Lake Rd, Apt 125	Waterford	MI 48328-3349								
LAMS		1325401003			OCCUPANT		2423 Elizabeth Lake Rd, Apt 126	Waterford	MI 48328-3349								
LAMS		1325401003			OCCUPANT		2423 Elizabeth Lake Rd, Apt 127	Waterford	MI 48328-3349								
LAMS		1325401003			OCCUPANT		2423 Elizabeth Lake Rd, Apt 128	Waterford	MI 48328-3349								
LAMS		1325401003			OCCUPANT		2423 Elizabeth Lake Rd, Apt 129	Waterford	MI 48328-3349								
LAMS		1325401003			OCCUPANT		2423 Elizabeth Lake Rd, Apt 222	Waterford	MI 48328-3349								
LAMS		1325401003			OCCUPANT		2423 Elizabeth Lake Rd, Apt 223	Waterford	MI 48328-3349								
LAMS		1325401003			OCCUPANT		2423 Elizabeth Lake Rd, Apt 224	Waterford	MI 48328-3349								
LAMS		1325401003			OCCUPANT		2423 Elizabeth Lake Rd, Apt 225	Waterford	MI 48328-3349								
LAMS		1325401003			OCCUPANT		2423 Elizabeth Lake Rd, Apt 226	Waterford	MI 48328-3349								
LAMS		1325401003			OCCUPANT		2423 Elizabeth Lake Rd, Apt 227	Waterford	MI 48328-3349								
LAMS		1325401003			OCCUPANT		2423 Elizabeth Lake Rd, Apt 228	Waterford	MI 48328-3349								
LAMS		1325401003			OCCUPANT		2423 Elizabeth Lake Rd, Apt 229	Waterford	MI 48328-3349								
LAMS		1325401003			OCCUPANT		2425 Elizabeth Lake Rd, Apt 130	Waterford	MI 48328-3349								
LAMS		1325401003			OCCUPANT		2425 Elizabeth Lake Rd, Apt 131	Waterford	MI 48328-3349								
LAMS		1325401003			OCCUPANT		2425 Elizabeth Lake Rd, Apt 133	Waterford	MI 48328-3349								
LAMS		1325401003			OCCUPANT		2425 Elizabeth Lake Rd, Apt 230	Waterford	MI 48328-3349								
LAMS		1325401003			OCCUPANT		2425 Elizabeth Lake Rd, Apt 231	Waterford	MI 48328-3349								
LAMS		1325401003			OCCUPANT		2425 Elizabeth Lake Rd, Apt 232	Waterford	MI 48328-3349								
LAMS		1325401003			OCCUPANT		2425 Elizabeth Lake Rd, Apt 233	Waterford	MI 48328-3349								
LAMS		1325401003			OCCUPANT		2427 Elizabeth Lake Rd, Apt 101	Waterford	MI 48328-3349								
LAMS		1325401003			OCCUPANT		2427 Elizabeth Lake Rd, Apt 102	Waterford	MI 48328-3349								
LAMS		1325401003			OCCUPANT		2427 Elizabeth Lake Rd, Apt 104	Waterford	MI 48328-3349								
LAMS		1325401003			OCCUPANT		2427 Elizabeth Lake Rd, Apt 105	Waterford	MI 48328-3349								
LAMS		1325401003			OCCUPANT		2427 Elizabeth Lake Rd, Apt 106	Waterford	MI 48328-3349								
LAMS		1325401003			OCCUPANT		2427 Elizabeth Lake Rd, Apt 201	Waterford	MI 48328-3349								
LAMS		1325401003			OCCUPANT		2427 Elizabeth Lake Rd, Apt 202	Waterford	MI 48328-3349								
LAMS		1325401003			OCCUPANT		2427 Elizabeth Lake Rd, Apt 203	Waterford	MI 48328-3349								
LAMS		1325401003			OCCUPANT		2427 Elizabeth Lake Rd, Apt 204	Waterford	MI 48328-3349								
LAMS		1325401003			OCCUPANT		2427 Elizabeth Lake Rd, Apt 205	Waterford	MI 48328-3349								
LAMS		1325401003			OCCUPANT		2427 Elizabeth Lake Rd, Apt 206	Waterford	MI 48328-3349								
LAMS		1325401003			OCCUPANT		2427 Elizabeth Lake Rd, Apt 207	Waterford	MI 48328-3349								
LAMS		1325401003			OCCUPANT		2427 Elizabeth Lake Rd, Apt 208	Waterford	MI 48328-3349								
LAMS		1325401003			OCCUPANT		2427 Elizabeth Lake Rd, Apt 209	Waterford	MI 48328-3349								
LAMS		1325200024			OCCUPANT		355 Summit Dr		Waterford	MI 48328							
LAMS		1325430071			OCCUPANT		487 Elizabeth Lake Rd		Waterford	MI 48328-3302							

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 23-11-09

Requesting: A rezoning of a portion of a parcel from OV-SP, Summit Place Overlay to M-2, General Industrial
Property Location: A portion of **13-25-200-038**
Property Zoned: M-2, General Industrial
Applicant: Summit 327, 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
Phone: (248) 674-6238

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

**PLANNING DIVISION
APPLICATION FORM**



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: _____
PSP: _____ PZBA: _____

PRSA: *23-11-09*

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 Summit 327 LLC	Contact Person Arie Leibovitz/Michelle Nedry	
Address 29355 Northwestern Hwy, Ste 301	City Southfield	
State & ZIP MI 48034	Home/ Office Phone	Cell Phone (248) 763-1188
Email Address arie@ari-el.com; mnedry@ari-el.com		

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: N/A	New Address Assigned (Obtain from Fire Department)	
Property Owner Summit 327 LLC	Property ID Number 13-25-200-038			Lot Number
Owner Address 29355 Northwestern Hwy, Ste 301	Owner City Southfield	Owner State & Zip MI, 48034	Current Zoning OV-SP	Proposed Zoning M-2
Property Address or General Location 327 N Telegraph Road	Property Size (Acres) 56.10			Num. of Buildings N/A
Frontage (feet and streets) 1094' on Elizabeth Lake Road & 1888' on N. Telegraph Road	Zoning Use Section OV-SP is 3-709; M-2 is 3-807			Building Use Code N/A
Proposed Use N/A	#Residential Units N/A	#Vehicle Repair Bays N/A	#Salon/Barber/ Tattoo Stations N/A	

Business License Held By: <i>(Business Registration Only)</i>	<input type="checkbox"/> Individual (Attach copy of any Assumed Name Certificate) <input 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 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

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

Design Firm N/A	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)*

Based on the Director of Development Services' recommendation, we request that the interior +/- 56 acres of the former Summit Place Mall be rezoned to M-2, General Industrial, to attract manufacturing users to the area. Currently, no industrial parcels in Waterford Township are large enough to accommodate uses permitted under an M-2 zoning designation. Therefore, we have decided to follow the Waterford Township recommendation to rezone the site's interior +/- 56 acre portion (see enclosed site plan). The site's perimeter along North Telegraph Road and Elizabeth Lake Road, which is approximately 250' deep, should remain under its current designation as an Overlay Zone to provide flexibility to attract retail uses and complimentary services, such as casual dining.

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: 327 N. Telegraph Rd, Waterford, MI 48328
Property Parcel No: 13-25-200-038

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.

	<u>NAME</u>	<u>ADDRESS</u>	<u>EMAIL</u>	<u>TYPE OF OWNERSHIP</u>	<u>INTEREST</u>	<u>SIGNATURE</u>
1.	Summit 327 LLC 29355 Northwestern Hwy, Ste 301, Southfield, MI 48034 arie@ari-el.com; mnedry@ari-el.com					
2.						
3.						
4.						

APPLICANT CERTIFICATION

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

Arie Leibovitz 2482 Comfort Ct, W. Bloomfield, MI 48323 248-763-1188 03/17/1945 L 113 071 009 202
Name (Please Print) Address Telephone Contact Birth Date Drivers License #

Digitized by srujanika@gmail.com

Signature

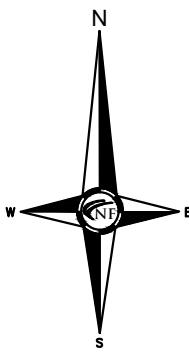
Subscribed and sworn to before me this 13 day of Nov

Subscribed and sworn to before me this 13 day of November, 2023

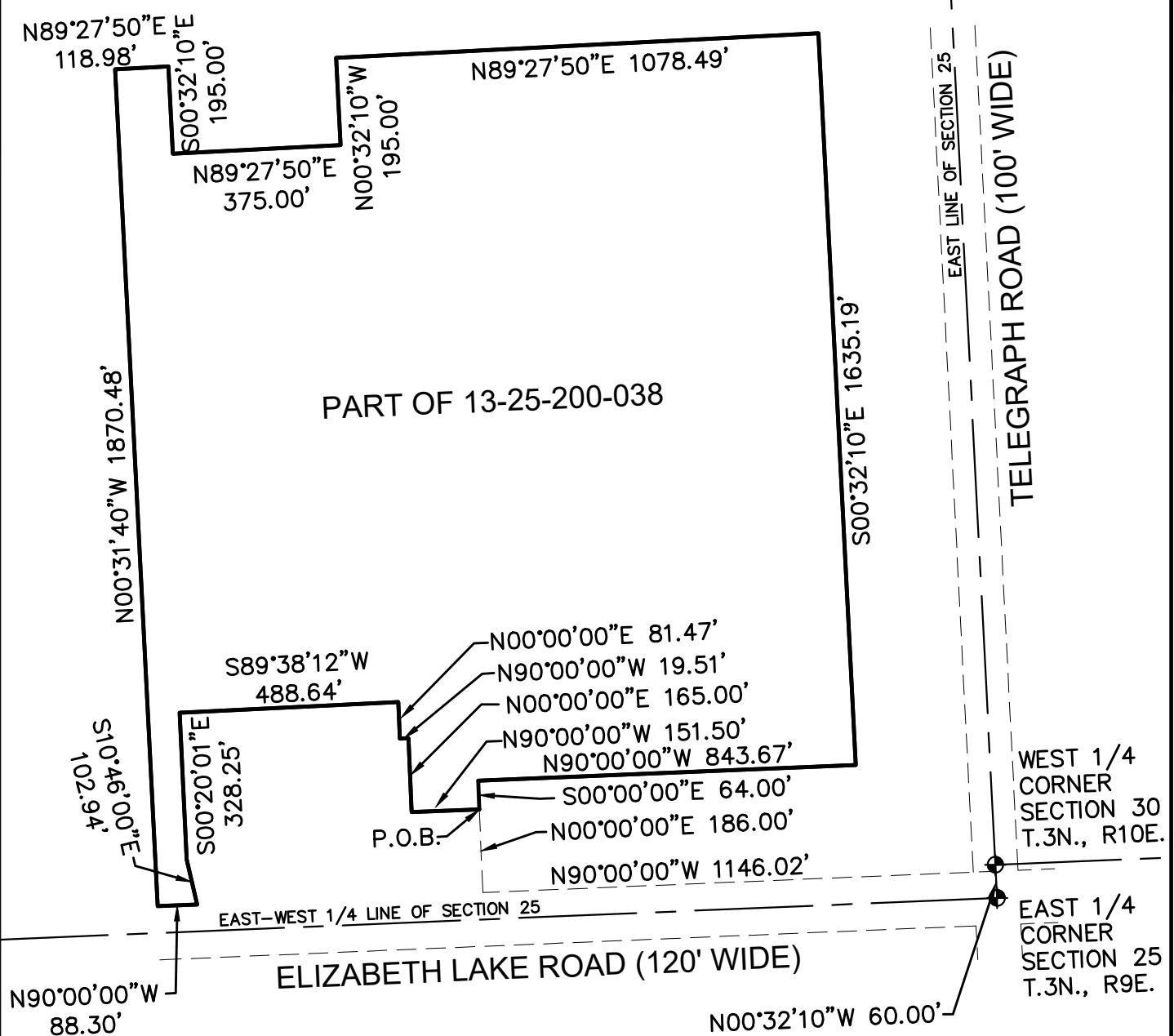
Notary Public
State of Michigan

County of OAKLAND
My Commission Expires: 02/27/2030

M. NEDRY
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF OAKLAND
My Commission Expires February 27, 2030
Acting in the County of _____



RE-ZONING SKETCH



NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL. (248) 332-7931
FAX. (248) 332-8257

SCALE DATE DRAWN JOB NO. SHEET
1" = 350' 11-21-2023 C.H. M970 1 of 2

RE-ZONING SKETCH

LEGAL DESCRIPTION - TO BE RE-ZONED

PART OF THE NORTHEAST 1/4 OF SECTION 25, TOWN 3 NORTH, RANGE 9 EAST, WATERFORD TOWNSHIP, OAKLAND COUNTY, MICHIGAN BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 25; THENCE NORTH 00 DEGREES 32 MINUTES 10 SECONDS WEST ALONG THE EAST LINE OF SAID SECTION 25, 60.00 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE NORTH LINE OF ELIZABETH LAKE ROAD (120 FEET WIDE), 1146.02; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 186.00 FEET TO POINT OF BEGINNING; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 151.50 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 165.00 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 19.51 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 81.47 FEET; THENCE SOUTH 89 DEGREES 38 MINUTES 12 SECONDS WEST, A DISTANCE OF 488.64 FEET; THENCE SOUTH 00 DEGREES 20 MINUTES 01 SECONDS EAST, 328.25 FEET; THENCE SOUTH 10 DEGREES 46 MINUTES 00 SECONDS EAST, 102.94 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE NORTH LINE OF SAID ELIZABETH LAKE ROAD, 88.30 FEET; THENCE NORTH 00 DEGREES 31 MINUTES 40 SECONDS WEST, 1870.48 FEET; THENCE NORTH 89 DEGREES 27 MINUTES 50 SECONDS EAST, 118.98 FEET; THENCE SOUTH 00 DEGREES 32 MINUTES 10 SECONDS EAST, 195.00 FEET; THENCE NORTH 89 DEGREES 27 MINUTES 50 SECONDS EAST, 375.00 FEET; THENCE NORTH 00 DEGREES 32 MINUTES 10 SECONDS WEST, 195.00 FEET; THENCE NORTH 89 DEGREES 27 MINUTES 50 SECONDS EAST, 1078.49 FEET; THENCE SOUTH 00 DEGREES 32 MINUTES 10 SECONDS EAST 1635.19 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 843.67 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 64.00 FEET TO THE POINT OF BEGINNING.

PART OF 13-25-200-038

CONTAINING: 2,424,632 SQ. FT. OR 55.66 ACRES



NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL. (248) 332-7931
FAX. (248) 332-8257

SCALE	DATE	DRAWN	JOB NO.	SHEET
N.T.S.	11-21-2023	C.H.	M970	2 of 2

COUNTY OF OAKLAND
CHARTER TOWNSHIP OF WATERFORD
ORDINANCE NO. 2024-Z-004

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 13-25-200-038, legally described below, with current address of 327 N Telegraph Rd, is rezoned from **C-4, Extensive Business with an OV-SP, Summit Place Overlay to M-2, General Industrial** 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-004

PART OF THE NORTHEAST 1/4 OF SECTION 25, TOWN 3 NORTH, RANGE 9 EAST, WATERFORD TOWNSHIP, OAKLAND COUNTY, MICHIGAN BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE EAST 1 / 4 CORNER OF SAID SECTION 25; THENCE NORTH 00 DEGREES 32 MINUTES 10 SECONDS WEST ALONG THE EAST LINE OF SAID SECTION 25, 60.00 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE NORTH LINE OF ELIZABETH LAKE ROAD (120 FEET WIDE), 1146.02; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 186.00 FEET TO POINT OF BEGINNING; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 151.50 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 165.00 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 19.51 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 81.47 FEET; THENCE SOUTH 89 DEGREES 38 MINUTES 12 SECONDS WEST, A DISTANCE OF 488.64 FEET; THENCE SOUTH 00 DEGREES 20 MINUTES 01 SECONDS EAST, 328.25 FEET; THENCE SOUTH 10 DEGREES 46 MINUTES 00 SECONDS EAST, 102.94 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE NORTH LINE OF SAID ELIZABETH LAKE ROAD, 88.30 FEET; THENCE NORTH 00 DEGREES 31 MINUTES 40 SECONDS WEST, 1870.48 FEET; THENCE NORTH 89 DEGREES 27 MINUTES 50 SECONDS EAST, 118.98 FEET; THENCE SOUTH 00 DEGREES 32 MINUTES 10 SECONDS EAST, 195.00 FEET; THENCE NORTH 89 DEGREES 27 MINUTES 50 SECONDS EAST, 375.00 FEET; THENCE NORTH 00 DEGREES 32 MINUTES 10 SECONDS WEST, 195.00 FEET; THENCE NORTH 89 DEGREES 27 MINUTES 50 SECONDS EAST, 1078.49 FEET; THENCE SOUTH 00 DEGREES 32 MINUTES 10 SECONDS EAST 1635.19 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 843.67 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 64.00 FEET TO THE POINT OF BEGINNING.

PART OF 13-25-200-038, CONTAINING: 2,424,632 SQ. FT. OR 55.66 ACRES