

BOARD OF TRUSTEES
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5200 Civic Center Drive
Waterford, Michigan 48329-3773
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www.waterfordmi.gov

**DEVELOPMENT SERVICES
DEPARTMENT**

Jeffrey M. Polkowski, AICP
Director

Dave Hills
Superintendent of Building
Division

Scott Alef
CDBG Coordinator

MEMORANDUM

Date: April 30, 2024
To: Honorable Township Board Members
From: Jeffrey Polkowski, Director of Development Services
RE: Case No. 2023-Z-007 141 S Cass Lake Rd from R-M2, Multiple-Family
Residential to C-3, General Business
Location: East side of S Cass Lake Rd, south of Elizabeth Lake Rd
Applicant: RHD Events, Inc

The applicant is applying to rezone the subject property from R-M2, Multiple-Family Residential to R-1A, Single-Family Residential. If the rezoning is successful, they intend to develop the property as detached single-family dwellings whereas the current zoning district only allows for attached dwelling units.

Planning Commission Recommendation and Findings

The Planning Commission reviewed this proposed rezoning at the regularly scheduled meeting on April 23, 2024, and resolved unanimously to forward a favorable recommendation to the Township Board.

Motions

Based upon the Planning Commission's favorable recommendation at the April 23, 2024 regular meeting of the Planning Commission, 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 May 28, 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.

STATE OF MICHIGAN
COUNTY OF OAKLAND
CHARTER TOWNSHIP OF WATERFORD
ORDINANCE NO. 2024-Z-007

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 13-26-401-027, legally described below, with current address of 141 S Cass Lake Rd, is rezoned from R-M2, Multiple-Family Residential to R-1A, Single-Family Residential 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 May 28, 2024.

CHARTER TOWNSHIP OF WATERFORD

Date

Kimberly Markee, Township Clerk

LEGAL DESCRIPTION ATTACHMENT TO ORDINANCE 2024-Z-007

T3N, R9E, SEC 26 PART OF W 1/2 OF SE 1/4 BEG AT PT DIST S 00-04-30 W 900 FT FROM CEN OF SEC, TH S 00-04-30 W 288.66 FT, TH S 89-43-15 E 500 FT, TH S 55-45-00 E 397.30 FT, TH N 510.67 FT, TH N 89-43-15 W 828.03 FT TO BEG 6.32 A



WATERFORD TWP DEVELOPMENT SERVICES
REZONING REVIEW

PRSA 24-03-03
APRIL 23, 2024

Project Name: 141 S Cass Lake Rd Rezoning

Project #: PRSA 24-03-03

Project Type: Rezoning Review

PC Agenda: April 23, 2024 Regular Agenda

Report By: Justin Daymon

Intended Use	Detached Single-Family Dwellings (§3-303.3.A.)		
Address	141 S Cass Lake Rd	Parcel ID	13-26-401-027
Applicant	RHD Events, Inc 343 Beverly Estates Dr Waterford Twp, MI 48328	Property Owner	RHD Events, Stellie International, JMD4Snow Acquisitions 343 Beverly Estates Dr Waterford Twp, MI 48328
Current Zoning	R-M2, Multi-Family Residential	Proposed Zoning	R-1A, Single-Family Residential
Frontage	288 ft on S Cass Lake Rd 370 ft on Beverly Island Dr	Property Size	6.3 acres
General Location	east side of S Cass Lake Rd, south of Elizabeth Lake Rd		
Master Plan Designation	<p>(current) Single-Family Single-Family areas are intended to mostly provide for detached single-family dwelling units with a limited range of density classifications and a limited amount of non-residential public uses such as government buildings, churches, and schools.</p> <p>(drafted future) Waterfront Commercial: Waterfront Commercial areas including dining and retail businesses that provide unique experiences that allow residents and visitors to enjoy the Township's frontage along inland lakes such as Pontiac Lake, Loon Lake, Crescent Lake and other waterbodies such as the Clinton River. Small-scale restaurants and retail establishments should predominate, and accessory outdoor dining and retail areas should be encouraged to provide an appealing setting and experience. Such commercial developments should be required to construct and maintain site amenities that integrate with the waterfront. Consideration should be given to site design, buffering, and screening to ensure that these establishments are compatible with the surrounding Lakefront Residential areas.</p>		
Current Use	vacant property		
Zoning History	1950: Commercial-1 1960: Residential-1 1963: C-3, Extensive Business 2009: R-2, Multiple-Family Residential 2011: R-M2, Multiple-Family Residential		
Surrounding Development			
North	C-4, Extensive Business		
East	Otter Lake		
South	(across Beverly Island Dr) R-1A, Single-Family Residential		
West	(across S Cass Lake Rd) R-1A, Single-Family Residential		

Project Summary

The applicant is applying to rezone the subject property from R-M2, Multiple-Family Residential to R-1A, Single-Family Residential. If the rezoning is successful, they intend to develop the property as detached single-family dwellings.

Master Plan Compatibility

The proposed rezoning is in accordance with the current Master Plan's single-family designation for the property, but is not supported by the future land use map of the drafted 2043 Master Plan's waterfront commercial designation.

Zoning District Conformity

Bulk Regulations (§3-900):

The subject property meets the bulk regulations of the Zoning Ordinance for the proposed zoning district.

Planning Commission Approval Recommendation Guidelines

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

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

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

Staff Comment: The rezoning request is consistent with the current Master Plan, but not 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 subject lot is adjacent to other single-family residential districts on multiple sides.

- C. The subject zoning lot's physical suitability to provide all dimensional and site requirements for the range of uses permitted under the proposed zoning classification.

Staff Comment: The subject lot appears able to meet all 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 a reduction in intensity and will not result in any significant environmental impacts.

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

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

Department Comments

Planning:

1. Staff is not opposed to the proposed rezoning.

Summary/Conclusions

If the proposed rezoning is successful, the applicant intends to submit for site plan review to develop detached single-family residential dwellings. The proposed rezoning is not supported by the drafted 2043 Master Plan that envisions the property as an opportunity to expand on commercial waterfront property within the Township. However, the decrease in intensity would be consistent with surrounding land uses.

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. 24-03-03,
Proposed Zoning Map Amendment to Rezone From:
R-M2, Multiple-Family Residential to R-1A, Single-Family Residential**

Motion:

I move to forward a **favorable/unfavorable [Strike One]** recommendation in Case No. 24-03-03 on to the Township Board, to rezone the subject parcel #13-26-401-027 from R-M2, Multiple-Family Residential to R-1A, Single-Family Residential 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]** 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 / will not [Strike One]** result in any significant environmental impacts.
- G. The proposed zoning amendment **will not / will [Strike One]** be detrimental to the public interest.

STATE OF MICHIGAN
COUNTY OF OAKLAND
CHARTER TOWNSHIP OF WATERFORD
ORDINANCE NO. **2024-Z-XXX**

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CHARTER TOWNSHIP OF WATERFORD

Date

Kimberly Markee, Township Clerk

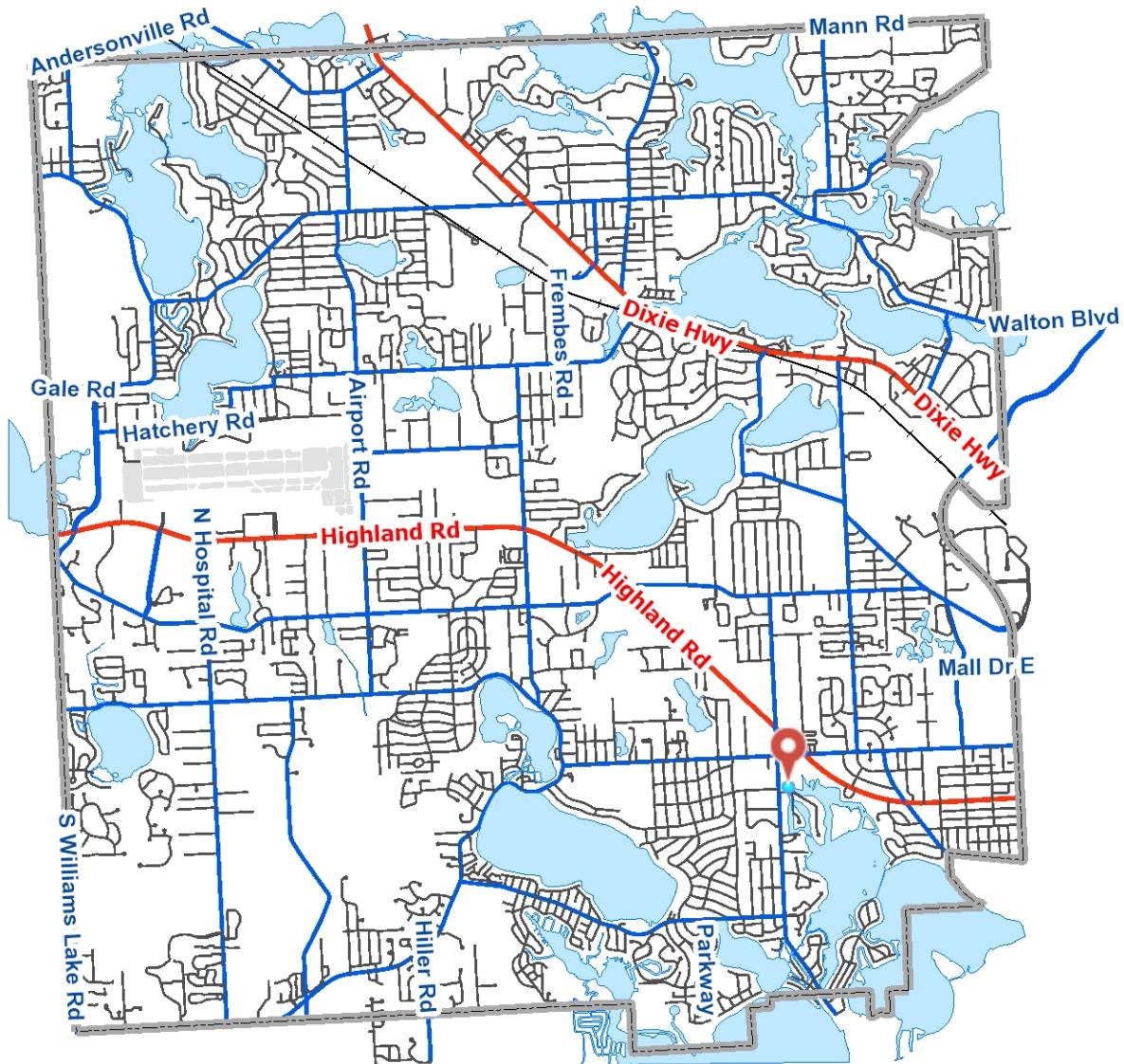
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T3N, R9E, SEC 26 PART OF W 1/2 OF SE 1/4 BEG AT PT DIST S 00-04-30 W 900 FT FROM CEN OF SEC, TH S 00-04-30 W 288.66 FT, TH S 89-43-15 E 500 FT, TH S 55-45-00 E 397.30 FT, TH N 510.67 FT, TH N 89-43-15 W 828.03 FT TO BEG 6.32 A



PRSA 24-03-03

Location Map



1:72,224



12,037.3

0

6,018.65

12,037.3 Feet

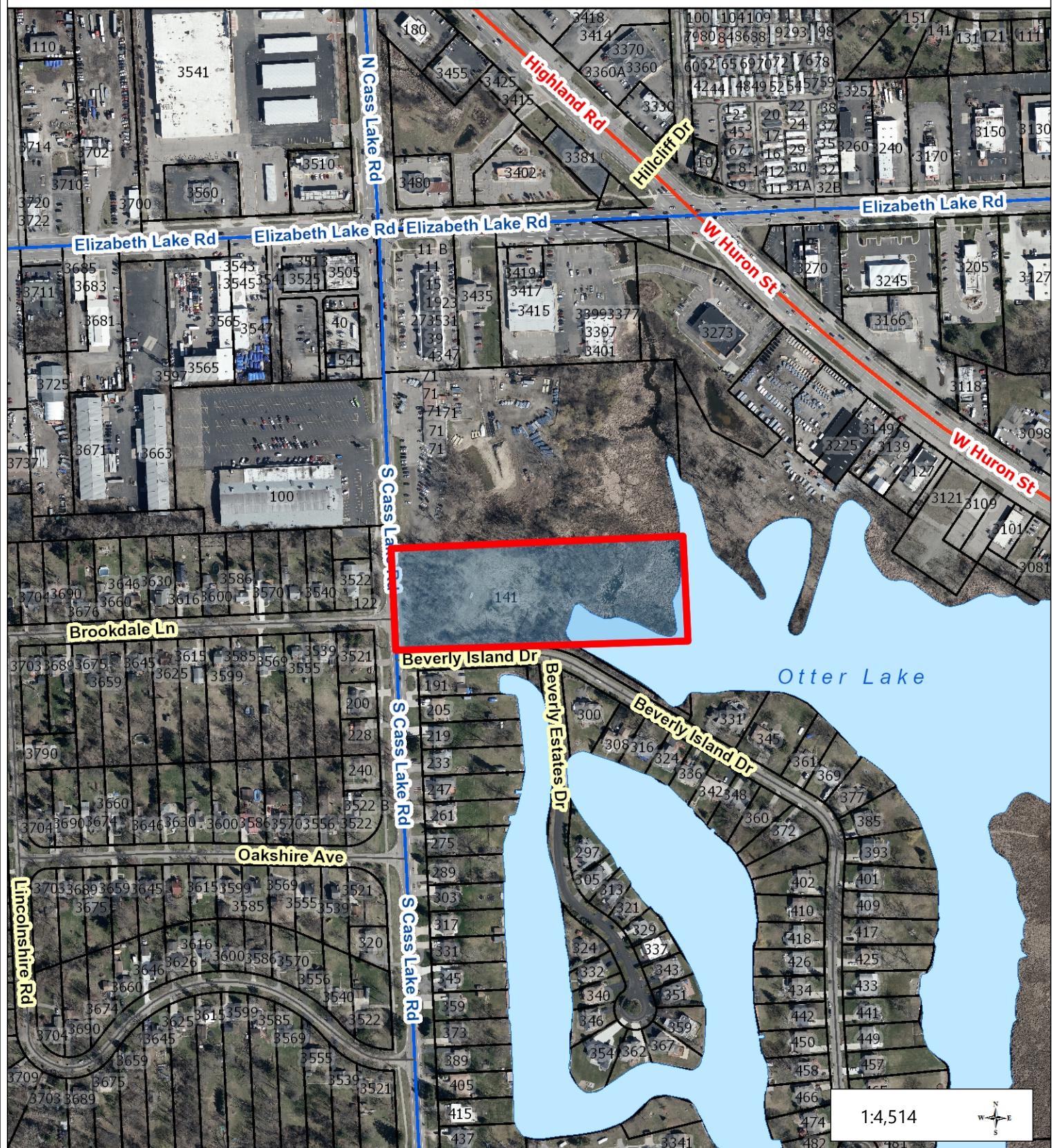
SOURCES: The Charter Township of Waterford and Oakland County, MI. Oakland County parcel data, Updated weekly.

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 24-03-03

Aerial Map



3522

9

236 17

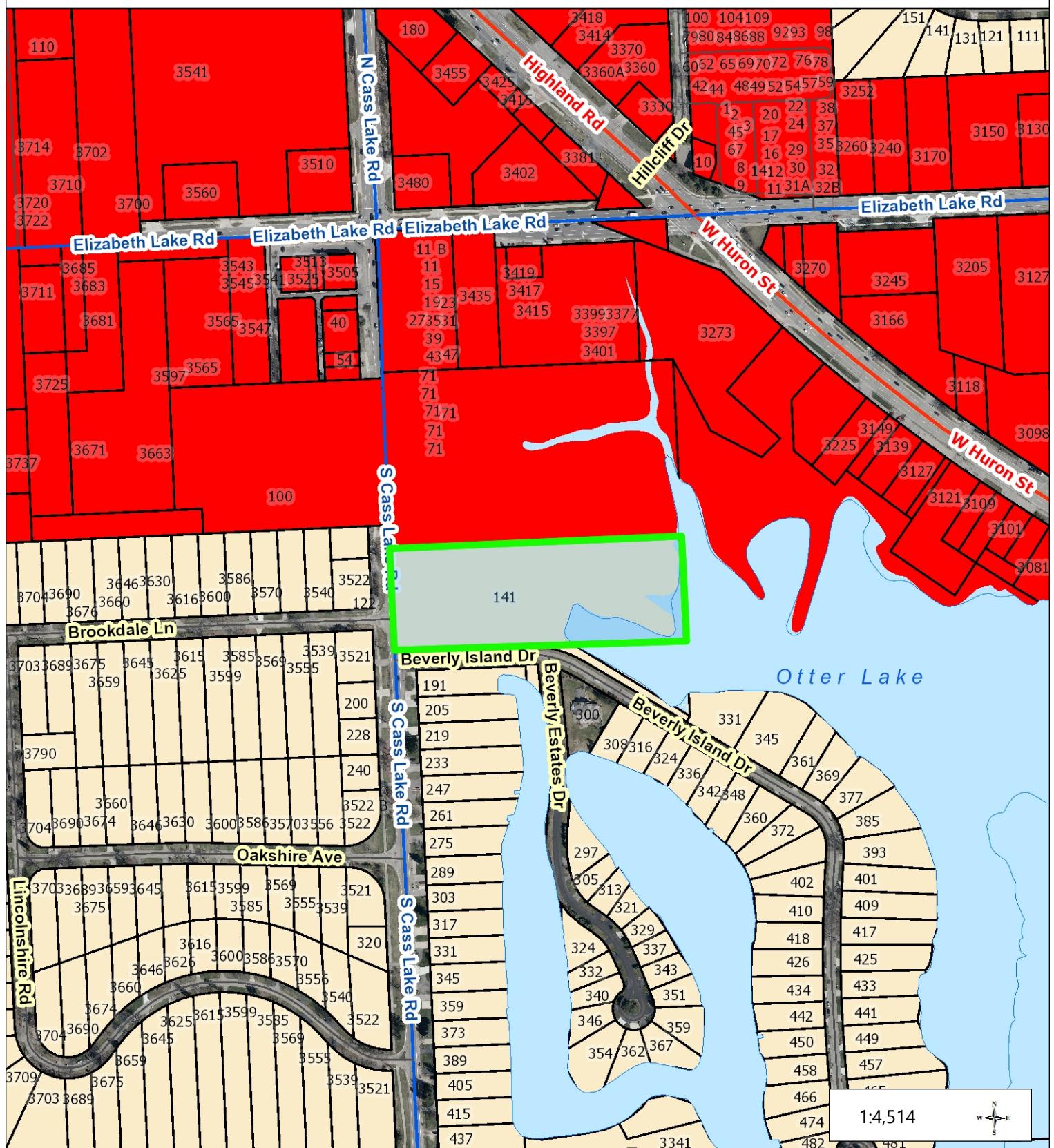
353.2 East

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

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PRSA 24-03-03 Master Plan Map



752.3

0

376.17

752.3 Feet

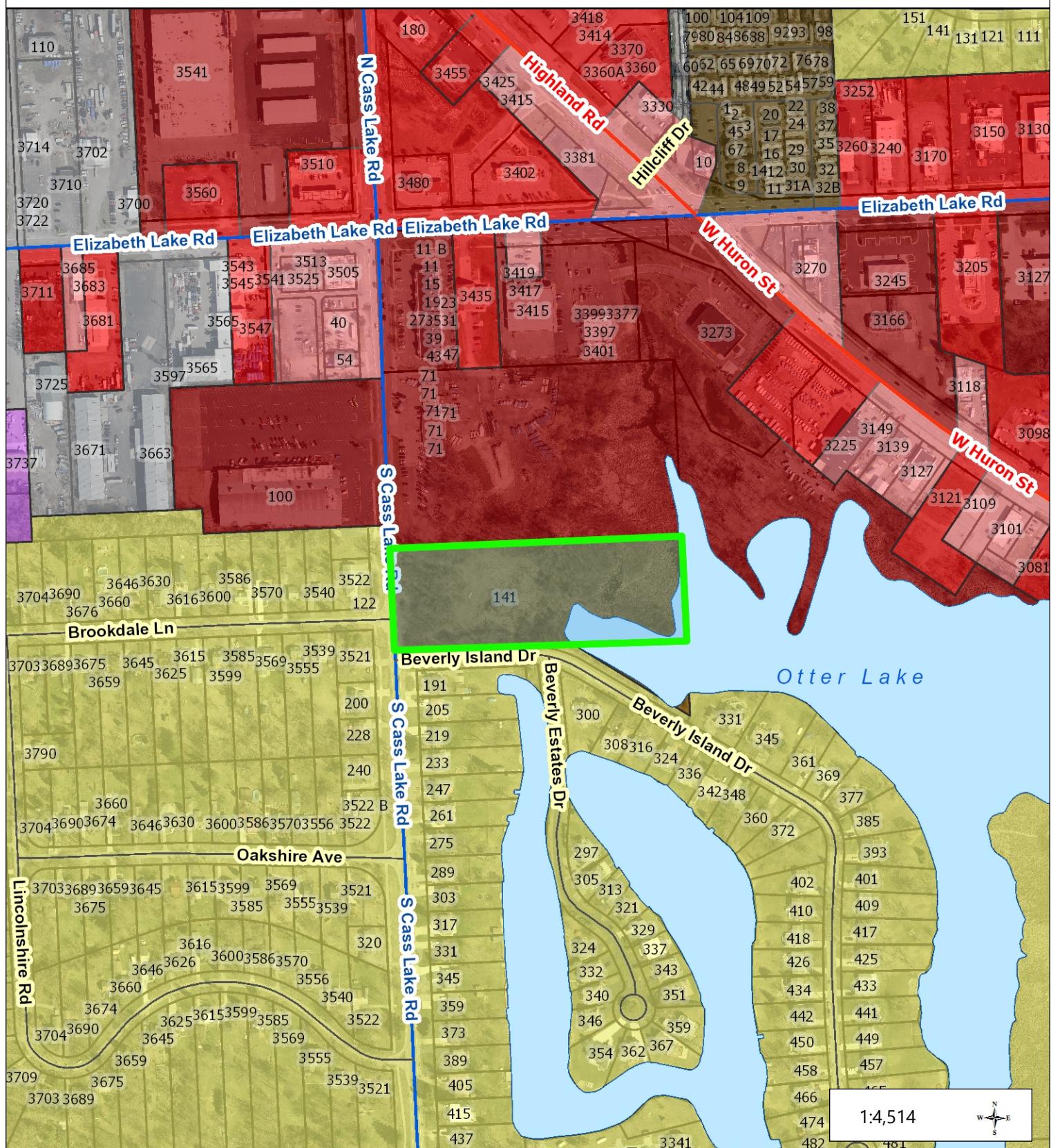
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Oakland County parcel data, Updated weekly.

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PRSA 24-03-03

Zoning Map



752.3

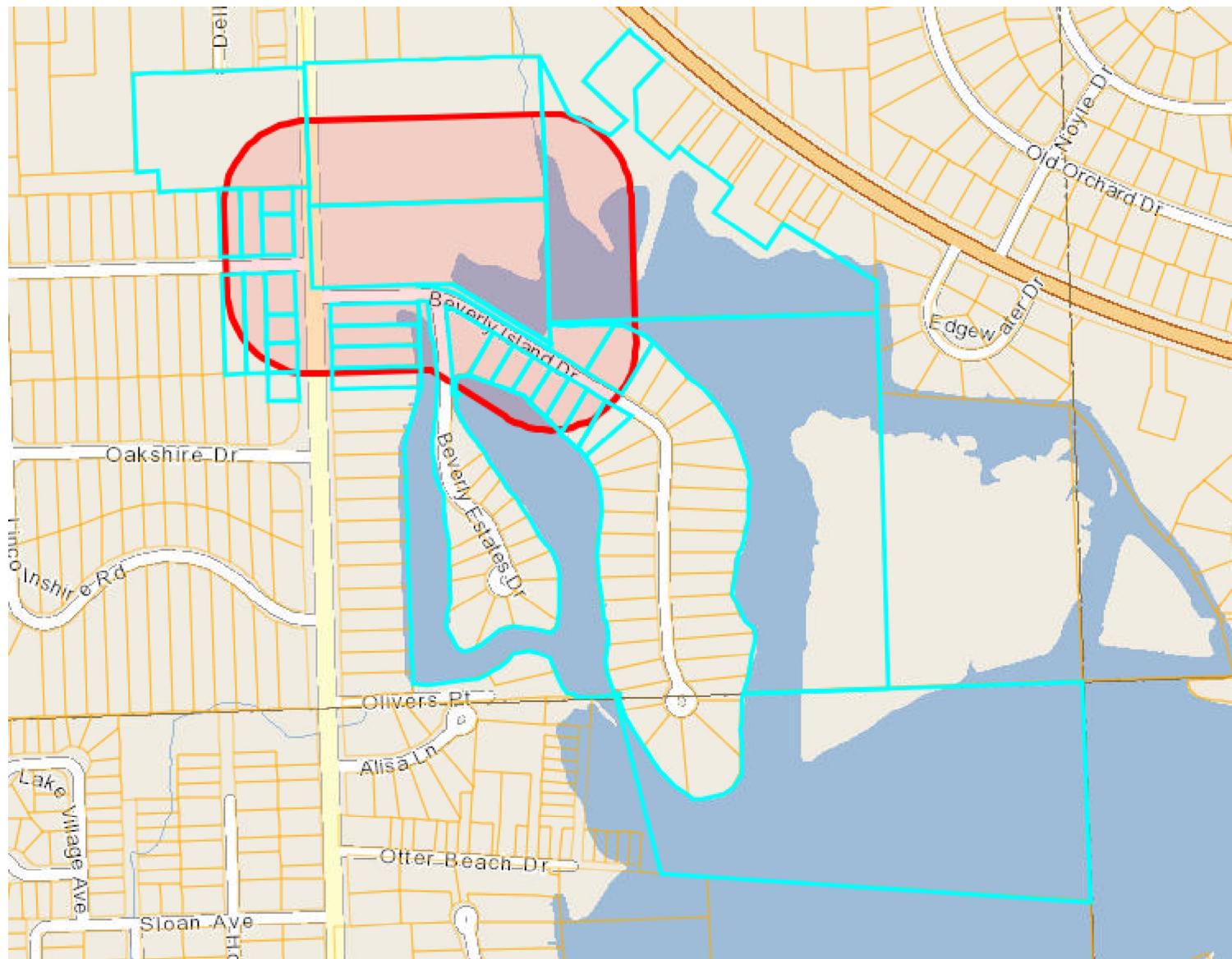
0

376.17

752.3 Feet

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Project Number	Extra Addresses	PIN	CVTTAXCODE	CVTTAXDESCRIPTION	NAME1	NAME2	POSTALADDRESS	POSTALCITY	POSTALSTATE	POSTALZIP5
PRSA 24-03-03	Agency Addresses			The Road Commission for Oakland County	31001 Lahser Road	Beverly Hills	MI		48025	
PRSA 24-03-03	Agency Addresses			DTE	1 Energy Plaza	Detroit	MI		48226	
PRSA 24-03-03	Agency Addresses			Consumers Energy	1 Energy Plaza Dr	Jackson	MI		49201	
PRSA 24-03-03	Review	PIN	CVTTAXCODE	CVTTAXDESCRIPTION	NAME1	NAME2	POSTALADDRESS	POSTALCITY	POSTALSTATE	POSTALZIP5
PRSA 24-03-03		1326326023 W		CHARTER TOWNSHIP OF WATERFORD 300 BOWL LOUNGE INC	100 S CASS LAKE RD	WATERFORD	MI		48328	
PRSA 24-03-03		1326451001 W		CHARTER TOWNSHIP OF WATERFORD DEAN DZIEWIT	191 S CASS LAKE RD	WATERFORD	MI		48328	
PRSA 24-03-03		1326451002 W		CHARTER TOWNSHIP OF WATERFORD PAUL DAVID	NANCY L DAVID 205 S CASS LAKE RD	WATERFORD	MI		48328	
PRSA 24-03-03		1326401027 W		CHARTER TOWNSHIP OF WATERFORD RHD EVENTS LLC	STELLIE LLC 2144 B BEECHMONT ST STE B	KEEGO HARBOR	MI		48320	
PRSA 24-03-03		1326451003 W		CHARTER TOWNSHIP OF WATERFORD BRIAN WORLEY	219 S CASS LAKE RD	WATERFORD	MI		48328	
PRSA 24-03-03		1326376027 W		CHARTER TOWNSHIP OF WATERFORD NEIL JAMESON JONES	AMANDA PATR 228 S CASS LAKE RD	WATERFORD	MI		48328	
PRSA 24-03-03		1326451004 W		CHARTER TOWNSHIP OF WATERFORD ANDREW SIMONDS	SHAWN WRIGHT 233 S CASS LAKE RD	WATERFORD	MI		48328	
PRSA 24-03-03		1326376033 W		CHARTER TOWNSHIP OF WATERFORD GARY PETERSON	TONI PETERSON 240 S CASS LAKE RD	WATERFORD	MI		48328	
PRSA 24-03-03	Review	1326376028 W		CHARTER TOWNSHIP OF WATERFORD FAINES TANIL CHELEUKA	29660 MIDDLEBELT RD UNIT 21(FARMINGTON HILLS		MI		48334	
PRSA 24-03-03		1326452020 W		CHARTER TOWNSHIP OF WATERFORD TODD EDDY	SHELLY EDDY 300 BEVERLY ISLAND DR	WATERFORD	MI		48328	
PRSA 24-03-03	Review	1326452005 W		CHARTER TOWNSHIP OF WATERFORD STEVEN M COHEN	SUSAN F COHEN 30595 HELMANDALE DR	FRANKLIN	MI		48025	
PRSA 24-03-03		1326452001 W		CHARTER TOWNSHIP OF WATERFORD CHELSEA COX	308 BEVERLY ISLAND DR	WATERFORD	MI		48328	
PRSA 24-03-03		1326452002 W		CHARTER TOWNSHIP OF WATERFORD JORDAN LEVIN	HILLARY LEVIN 316 BEVERLY ISLAND DR	WATERFORD	MI		48328	
PRSA 24-03-03		1326452003 W		CHARTER TOWNSHIP OF WATERFORD KATHLEEN D HOOOPER	324 BEVERLY ISLAND DR	WATERFORD	MI		48328	
PRSA 24-03-03		1326453020 W		CHARTER TOWNSHIP OF WATERFORD MAGGIE L NEFF	MICHAEL D NEF 331 BEVERLY ISLAND DR	WATERFORD	MI		48328	
PRSA 24-03-03		1326452004 W		CHARTER TOWNSHIP OF WATERFORD LAWRENCE YEIP	KIM YEIP 336 BEVERLY ISLAND DR	WATERFORD	MI		48328	
PRSA 24-03-03		1326453004 W		CHARTER TOWNSHIP OF WATERFORD EDMUND P ANDERSON	RACHEL A ANDI 345 BEVERLY ISLAND DR	WATERFORD	MI		48328	
PRSA 24-03-03		1326452006 W		CHARTER TOWNSHIP OF WATERFORD CHARLES E BRODEUR JR	348 BEVERLY ISLAND DR	WATERFORD	MI		48328	
PRSA 24-03-03		1326376012 W		CHARTER TOWNSHIP OF WATERFORD SHANNA HOLCOMB	3539 BROOKDALE LN	WATERFORD	MI		48328	
PRSA 24-03-03		1326328016 W		CHARTER TOWNSHIP OF WATERFORD TIMOTHY S NEUMAIER	3540 BROOKDALE LN	WATERFORD	MI		48328	
PRSA 24-03-03		1326376011 W		CHARTER TOWNSHIP OF WATERFORD GLORIA JOSTOCK	3555 BROOKDALE LN	WATERFORD	MI		48328	
PRSA 24-03-03		1326328015 W		CHARTER TOWNSHIP OF WATERFORD ANDREW BATTEN	MIRANDA ZIMM 3556 BROOKDALE LN	WATERFORD	MI		48328	
PRSA 24-03-03		1326401041 W		CHARTER TOWNSHIP OF WATERFORD SHARON MCCARTHY ORR	3565 PORT COVE DR APT 81	WATERFORD	MI		48328	
PRSA 24-03-03		1326452007 W		CHARTER TOWNSHIP OF WATERFORD VINCENT MORRELL	360 BEVERLY ISLAND DR	WATERFORD	MI		48328	
PRSA 24-03-03		1335226001 W		CHARTER TOWNSHIP OF WATERFORD BEVERLY ISLAND ASSOCIATION	481 BEVERLY ISLAND DR	WATERFORD	MI		48328	
PRSA 24-03-03	Review	1326401020 W		CHARTER TOWNSHIP OF WATERFORD 71 SOUTH HOLDINGS LLC	513 RIVER RIDGE DR	WATERFORD	MI		48327	
PRSA 24-03-03	Review	1326376029 W		CHARTER TOWNSHIP OF WATERFORD LONG CASTLE INVESTMENTS LLC	6515 RIDGEWOOD RD	CLARKSTON	MI		48346	
PRSA 24-03-03	Extra Addresses	1326376028 W		CHARTER TOWNSHIP OF WATERFORD OCCUPANT	200 S CASS LAKE RD	WATERFORD	MI		48328	
PRSA 24-03-03	Extra Addresses	1326452005 W		CHARTER TOWNSHIP OF WATERFORD OCCUPANT	342 BEVERLY ISLAND DR	WATERFORD	MI		48328	
PRSA 24-03-03	Extra Addresses	1326376029 W		CHARTER TOWNSHIP OF WATERFORD OCCUPANT	3521 BROOKDALE LN	WATERFORD	MI		48328	
PRSA 24-03-03	Extra Addresses	1326328019 W		CHARTER TOWNSHIP OF WATERFORD OCCUPANT	3522 BROOKDALE LN	WATERFORD	MI		48328	
PRSA 24-03-03	LAMS	1326401020		OCCUPANT	71 S Cass Lake Rd, Ste 100	WATERFORD	MI		48328	
PRSA 24-03-03	LAMS	1326401020		OCCUPANT	71 S Cass Lake Rd, Ste 200	WATERFORD	MI		48328	
PRSA 24-03-03	LAMS	1326401020		OCCUPANT	71 S Cass Lake Rd, Ste 300	WATERFORD	MI		48328	
PRSA 24-03-03	LAMS	1326401020		OCCUPANT	71 S Cass Lake Rd, Ste 400	WATERFORD	MI		48328	
PRSA 24-03-03	LAMS	1326401020		OCCUPANT	71 S Cass Lake Rd, Ste 500	WATERFORD	MI		48328	
PRSA 24-03-03	LAMS	1326401020		OCCUPANT	71 S Cass Lake Rd, Ste 600	WATERFORD	MI		48328	
PRSA 24-03-03	LAMS	1326401020		OCCUPANT	71 S Cass Lake Rd, Ste 700	WATERFORD	MI		48328	

Notice is hereby given of a public hearing to be held by the Waterford Township Planning Commission on **Tuesday, April 23, 2024** at **6:00 p.m.** in the Auditorium at 5200 Civic Center Dr., Waterford, MI 48329, to hear the following request:

Case No. PRSA 24-03-03

Requesting: Rezoning from R-M2, Multi-Family Residential to R-1A, Single-Family Residential
Property Location: **141 S Cass Lake Rd**
Property Zoned: R-M2, Multiple-Family Residential
Applicant: RHD Events, Inc

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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Applicant: RHD Events, Inc

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

**PLANNING DIVISION
APPLICATION FORM**



SCANNED
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: 24-03-03

PSP: _____

PZBA: _____

Date Received

3/27/24

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 RHD Events, Inc	Contact Person Michelle King	
Address 343 Beverly Estates Drive	City Waterford	
State & ZIP MI 48328	Home/ Office Phone 2488816231	Cell Phone 2488816231
Email Address michelle.king@rhdevents.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 type="checkbox"/> No	Street Name Building Faces:	New Address Assigned (Obtain from Fire Department)		
			Property ID Number	Lot Number	
RHD Events, Inc, Stellie International, LLC, & JMD4SNow Acquisitions			MI 48328		R-1A Single
Owner Address 343 Beverly Estates Drive	Owner City Waterford	Owner State & Zip MI 48328	Current Zoning multifamily	Proposed Zoning R-1A Single	Num. of Buildings 0
Property Address or General Location 141 S Cass Lake Road			Property Size (Acres) 6.32	Num. of Buildings 0	
Frontage (feet and streets) Cass Lake Road and Beverly Island Drive			Zoning Use Section	Building Use Code	
Proposed Use Single Family Homes	#Residential Units 6	#Vehicle Repair Bays 0	#Salon/Barber/ Tattoo Stations 0		

Business License Held By:
(Business Registration Only)
 Individual (Attach copy of any Assumed Name Certificate)
 Partnership or LLC (Attach a copy of Partnership or LLC Certificate)
 Corporation (Attach a copy of Articles of Incorporation)

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

With us there are no boundaries

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

Design Firm	Contact Person	
Address	City	
State & ZIP	Office Phone	Cell Phone
Email Address		

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

Rezone the property at 141 S Cass Lake Road to R-1A, Single Family Residential.

RHD Events
343 Beverly Estates Dr
Waterford MI 48328

Stellie International
346 Beverly Estates Dr
Waterford MI 48328

JMD 4 Snow Acquisition
332 Beverly Estates Dr
Waterford MI 48328

Michelle King
Dean Nichols

Stephan Frischmeyer
Ellen Fassbeker

Jason Dziak
Amanda Dziak

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:

No restrictions

Property Address: 141 South Cass Lake Road, Waterford MI 48328

Property Parcel No: 1326401027

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.

			TYPE OF OWNERSHIP		
	NAME	ADDRESS	EMAIL	INTEREST	SIGNATURE
1.	Michelle King & Dean Nichols	343 Beverly Es	michelle.king@rhdevents.com	3%	<u>Michelle L King</u>
2.	Stephan Frischemeyer & Ellen Fassbeck		stephan.frischemeyer	Stephan Frischemeyer	
3.	Jason & Amanda Dziak	jason.dziak@yahoo.com		33%	<u>Jason Dziak</u>
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.

Michelle King 343 Beverly Es 2488816231 02/15/1973 K52060356412

Name (Please Print) Address Telephone Contact Birth Date Drivers License #

Michelle King

Signature

Subscribed and sworn to before me this 27 day of March, 2024

Kathleen M Lindsey
Notary Public
State of Michigan
County of Oakland
My Commission Expires: 12/31/2026

KATHLEEN M. LINDSEY
Notary Public, Oakland County, MI
My Commission Expires December 31, 2026
Acting in the County of Oakland

Signature: Stephan Frischemeyer
Stephan Frischemeyer (Mar 26, 2024 13:08 EDT)
Email: stephan.frischemeyer@gmail.com

Signature: ADM
Jason Dziak (Mar 26, 2024 15:15 EDT)
Email: jason.dziak@yahoo.com

LARA Corporations
Online Filing System
Department of Licensing and Regulatory Affairs

Form Revision Date 07/201

ANNUAL STATEMENT

For use by **DOMESTIC LIMITED LIABILITY COMPANY**

(Required by Section 207, Act 23, Public Act of 1993)

Identification Number: 802523130

Annual Statement Filing Year: 2024

1. Limited Liability Company Name:

JMD4SNOW ACQUISITIONS LLC

2. The street address of the limited liability company's registered office and name of the resident agent at that office:

1. Resident Agent Name: JASON DZIAK
2. Street Address: 332 BEVERLY ESTATES DR
Apt/Suite/Other:
City: WATERFORD TOWNSHIP
State: MI Zip Code: 48328

3. Mailing address of the registered office:

P.O. Box or Street
Address:
Apt/Suite/Other:
City:
State: Zip Code:

This annual statement must be signed by a member, manager, or an authorized agent.

Signed this 5th Day of February, 2024 by:

Signature	Title	Title if "Other" was selected
Jason J. Dziak	Member	
Amanda M. Dziak	Member	

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

MICHIGAN DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS

FILING ENDORSEMENT

***This is to Certify that the* 2024 ANNUAL STATEMENT**

for

JMD4SNOW ACQUISITIONS LLC

ID Number: 802523130

received by electronic transmission on February 05, 2024 , is hereby endorsed.

Filed on February 06, 2024 , 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 6th day of February, 2024.

Linda Clegg, Director

Corporations, Securities & Commercial Licensing Bureau

LARA Corporations
Online Filing System
Department of Licensing and Regulatory Affairs

Form Revision Date 07/20

ANNUAL REPORT

For use by **DOMESTIC PROFIT CORPORATION**

(Required by Section 911, Act 284, Public Act of 1972)

The identification number assigned by the Bureau is: 800660850

Annual Report Filing Year: 2023

1. Corporation Name:

ROYAL HALF DIME, INC.

On behalf of the corporation, I certify that no changes have occurred in required information since the last year filed report.

This document must be signed by an authorized officer or agent:

Signed this 27th Day of November, 2023 by:

Signature	Title	Title if "Other" was selected
Michelle King	President	

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

MICHIGAN DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS

FILING ENDORSEMENT

***This is to Certify that the* 2023 ANNUAL REPORT**

for

ROYAL HALF DIME, INC.

ID Number: 800660850

received by electronic transmission on November 27, 2023 , is hereby endorsed.

Filed on November 27, 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 27th day of November, 2023.

Linda Clegg, Director

Corporations, Securities & Commercial Licensing Bureau

Michigan Department of Labor & Economic Growth

Filing Endorsement

This is to Certify that the ARTICLES OF INCORPORATION - PROFIT

for

ROYAL HALF DIME, INC.

ID NUMBER: 53668D

received by facsimile transmission on August 25, 2005 is hereby endorsed filed on August 25, 2005 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 25th day of August, 2005.

A handwritten signature in black ink, appearing to read "Andrew S. Metzger".

, Director

Bureau of Commercial Services

LARA Corporations
Online Filing System
Department of Licensing and Regulatory Affairs

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:

STELLIE INTERNATIONAL 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:

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: STEPHAN FRISCHEMEYER
2. Street Address: 346 BEVERLY ESTATES DR
Apt/Suite/Other:
City: WATERFORD
State: MI Zip Code: 48328

3. Registered Office Mailing Address:

P.O. Box or Street 346 BEVERLY ESTATES DR
Address:
Apt/Suite/Other:
City: WATERFORD
State: MI Zip Code: 48328

Signed this 1st Day of November, 2023 by the organizer(s):

Signature	Title	Title if "Other" was selected
Cheyenne Moseley, Assistant Secretary, Legalzoom.com, Inc.	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

MICHIGAN DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS

FILING ENDORSEMENT

This is to Certify that the ARTICLES OF ORGANIZATION

for

STELLIE INTERNATIONAL LLC

ID Number: 803121091

received by electronic transmission on November 01, 2023, is hereby endorsed.

Filed on November 01, 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 1st day of November, 2023.

Linda Clegg, Director

Corporations, Securities & Commercial Licensing Bureau