

BOARD OF TRUSTEES
Gary Wall, Supervisor
Kim Markee, Clerk
Steven Thomas, Treasurer
Anthony M. Bartolotta, Trustee
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Janet L. Matsura, Trustee
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5200 Civic Center Drive
Waterford, Michigan 48329-3773
Telephone: (248) 674-6238 Fax: (248) 674-4097
www.waterfordmi.gov

**DEVELOPMENT SERVICES
DEPARTMENT**

Jeffrey M. Polkowski, AICP
Director

Dave Hills
Superintendent of Building
Division

Scott Alef
CDBG Coordinator

MEMORANDUM

Date: June 3, 2024
To: Honorable Township Board Members
From: Jeffrey Polkowski, Director of Development Services
RE: Case No. 2024-Z-009 2469 Airport Rd Rezoning
C-1, Neighborhood Business to C-2, Small Business
Location: west side of Airport Rd, just south of Hatchery Rd
Applicant: Ryan Lloyd

The applicant is proposing to rezone the subject property from C-1, Neighborhood Business to C-2, Small Business. The applicant is seeking to open a minor vehicle service facility that offers detailing and applies window tints, vinyl wraps, and ceramic coatings. This proposed rezoning is a necessary step in getting approval to open said business since minor vehicle service facilities are not permitted uses within the C-1 district.

As part of this project the property owner combined the two parcels with the Assessing Department, and by doing so removed an existing non-conformity where the existing building had been built to the southern property line. The property is now in compliance with the zoning district regulations for the current and proposed zoning district.

Planning Commission Recommendation and Findings

The Planning Commission reviewed this proposed rezoning at the regularly scheduled meeting on May 29, 2024, and resolved unanimously to forward a favorable recommendation to the Township Board.

Motions

Based upon the Planning Commission's favorable recommendation at the May 29, 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 June 25, 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-009

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 are assigned tax parcel number 13-17-227-034 legally described below, with current address of 2469 Airport Rd, is rezoned from C-1, Neighborhood Business to C-2, Small Business with the Zoning Map that is adopted by and made part of the Waterford Township Zoning Ordinance in Section 3-101, to be changed and amended to reflect this rezoning.

Section 2 of Ordinance

The effective date of this ordinance shall be on the 8th day after publication, or a later date as provided in the Michigan Zoning Enabling Act for when a petition for voter referendum on this Ordinance and/or a notice of intent to submit such a petition is timely filed with the Township Clerk.

CERTIFICATION

I certify that this Zoning Ordinance Map Amendment Ordinance was adopted by a majority vote of the members of the Board of Trustees of the Charter Township of Waterford at a meeting duly called and held on June 24, 2024.

CHARTER TOWNSHIP OF WATERFORD

Date

Kimberly Markee, Township Clerk

LEGAL DESCRIPTION ATTACHMENT TO ORDINANCE 2024-Z-009

T3N, R9E, SEC 17 JONES' AIRPORT SUB NO 1 LOTS 27, 28 & 29



WATERFORD TWP DEVELOPMENT SERVICES
REZONING REVIEW

PRSA 24-04-09
MAY 29, 2024

Project Name: 2469 Airport Rd Rezoning

Project #: PRSA 24-04-09

Project Type: Rezoning Review

PC Agenda: May 29, 2024 Regular Agenda

Report By: Justin Daymon

| | | | |
|--------------------------------|---|------------------------|--|
| Proposed Use | Minor Vehicle Service Facility (§3-704.5.F.(1)) | | |
| Address | 2469 Airport Rd | Parcel ID | 13-17-227-034 |
| Applicant | Ryan Lloyd 5821 Pleasant Dr Waterford, MI 48329 | Property Owner | Ron Gobler 3765 Dorothy Ln Waterford, MI 48329 |
| Current Zoning | C-1, Neighborhood Business | Proposed Zoning | C-2, Small Business |
| Frontage | 150 ft on Airport Rd | Property Size | 0.52 acres |
| General Location | west side of Airport Rd, just south of Hatchery Rd | | |
| Master Plan Designation | <u>(current) Office</u> The Office designation is intended for land uses that provide services, do not generate large volumes of traffic, generate only operate during traditional business hours, and are designed to be a compatible transition between residential and commercial uses. <u>(drafted future) Corridor Commercial</u> The Corridor Commercial designation is intended for a mix of retail, commercial service, dining, and office along major corridors that encourages a flexible range of formats with an emphasis on aesthetics and design throughout. | | |
| Current Use | vacant/previous building systems repair establishment | | |
| Zoning History | 1950 – Commercial-1 1963 – C-1, Local Business 1972 – C-2, General Business/C-1, Local Business 1975 – C-1, Local Business 2011 – C-1, Neighborhood Business | | |
| Surrounding Development | | | |
| North | C-1, Neighborhood Business: Building Systems Repair Establishment | | |
| East | (across Airport Rd) O-1, Local Office: Child Day Care Center | | |
| South | HT-1, High Tech Office: Vacant | | |
| West | C-1, Neighborhood Business: Vacant | | |

Project Summary

The applicant is proposing to rezone the subject property from C-1, Neighborhood Business to C-2, Small Business. The applicant is seeking to open a minor vehicle service facility that offers detailing and applies window tints, vinyl wraps, and ceramic coatings. This proposed rezoning is a necessary step in getting approval to open said business since minor vehicle service facilities are not permitted uses within the C-1 district.

Master Plan Compatibility

The proposed rezoning is not supported by the current Master Plan's land use designation of Office. The Township is in the process of updating its' Master Plan. The drafted future Master Plan, which is anticipated to be adopted in the coming months, identifies the property as Corridor Commercial. The proposed rezoning is compatible with this designation.

Zoning District Conformity (§3-900)

As part of this project the property owner combined the two parcels with the Assessing Department, and by doing so removed an existing non-conformity where the existing building had been built to the southern property line. The property is now in compliance with the zoning district regulations for the current and 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 not consistent with current Master Plan, but is consistent with the future drafted Master Plan.

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

Staff Comment: The subject lot abuts other commercially zoned properties on two sides and a higher-intensity zoning district on another.

- 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 property is able to meet the zoning requirements for the proposed district.

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

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

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

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

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

Staff Comment: The rezoning request should 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 to the public interest.

Department Comments

Planning:

1. Staff has no objection to the proposed rezoning.

Summary/Conclusions

The applicant is seeking to rezone the property to allow for their desired use to be potentially permitted. The property's historic use, location along Airport Rd, as well as being adjacent to other commercially zoned properties and a higher-intensity zoned property make the proposed rezoning appropriate.

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. 24-04-09,

**Proposed Zoning Map Amendment to Rezone From:
C-1, Neighborhood Business to C-2, Small Business**

Motion:

I move to forward a **favorable/unfavorable [Strike One]** recommendation in Case No. 24-04-09 on to the Township Board, to rezone the subject parcels #13-17-227-034 from C-1, Neighborhood Business to C-2, Small 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.

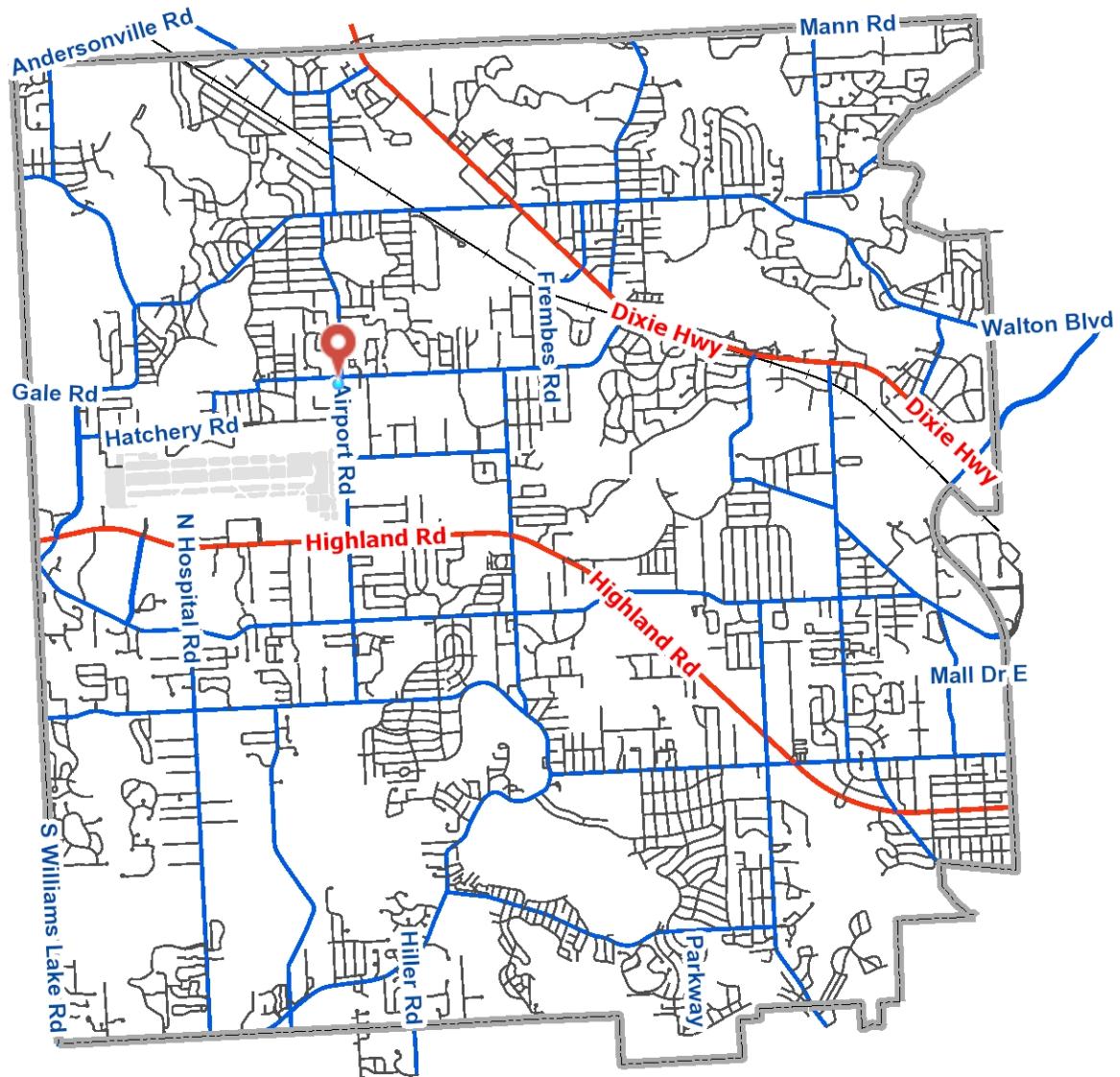
Findings:

- 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 24-04-08 & -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.

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 24-04-08 & -09

Aerial Map



188.0

0

94.00

188.0 Feet

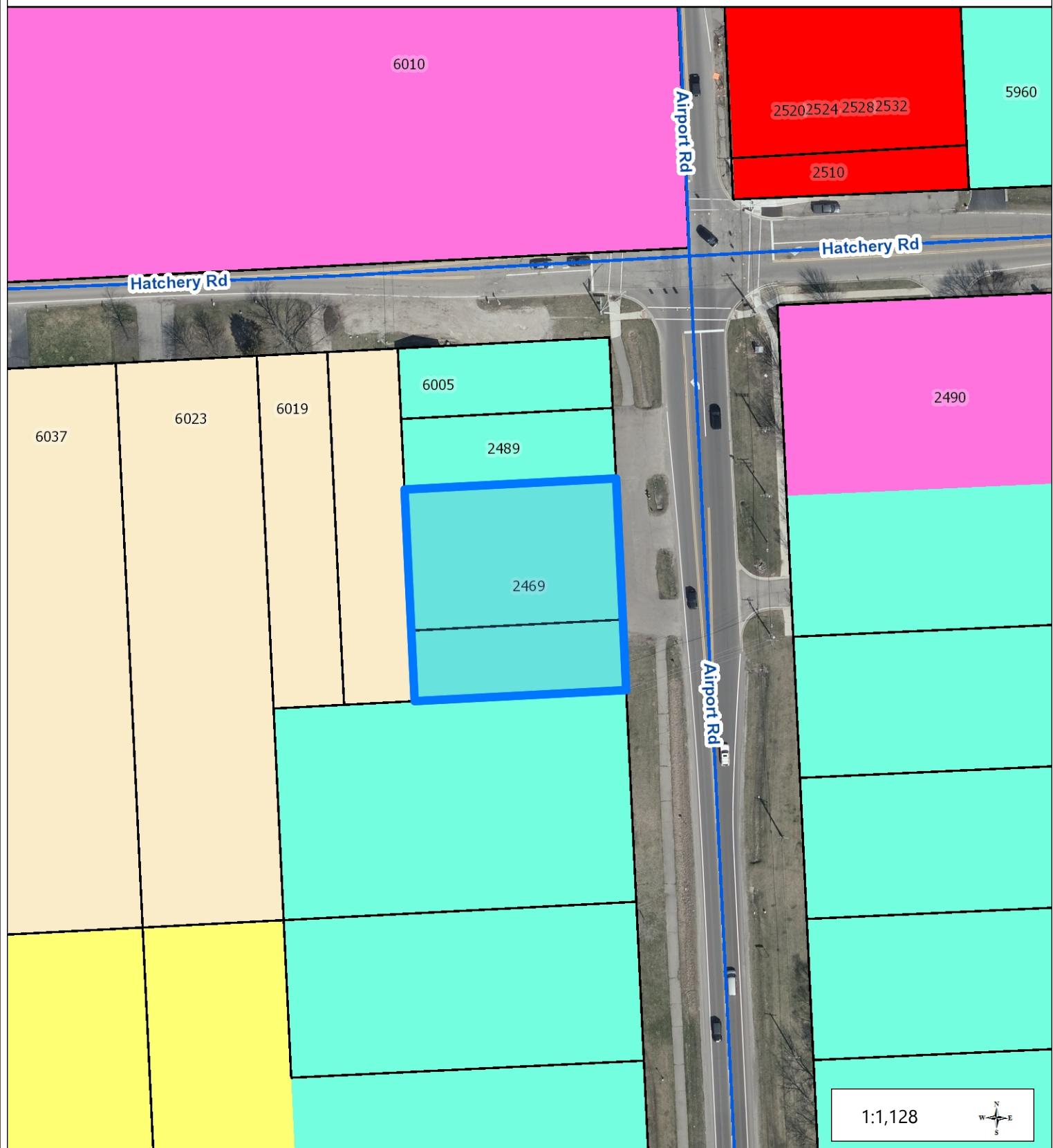
SOURCES: The Charters Township of Waterford and Oakland County, MI. Oakland County parcel data, Updated weekly.

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PRSA 24-04-08 & -09

Master Plan Map



188.0

0

94.00

188.0 Feet

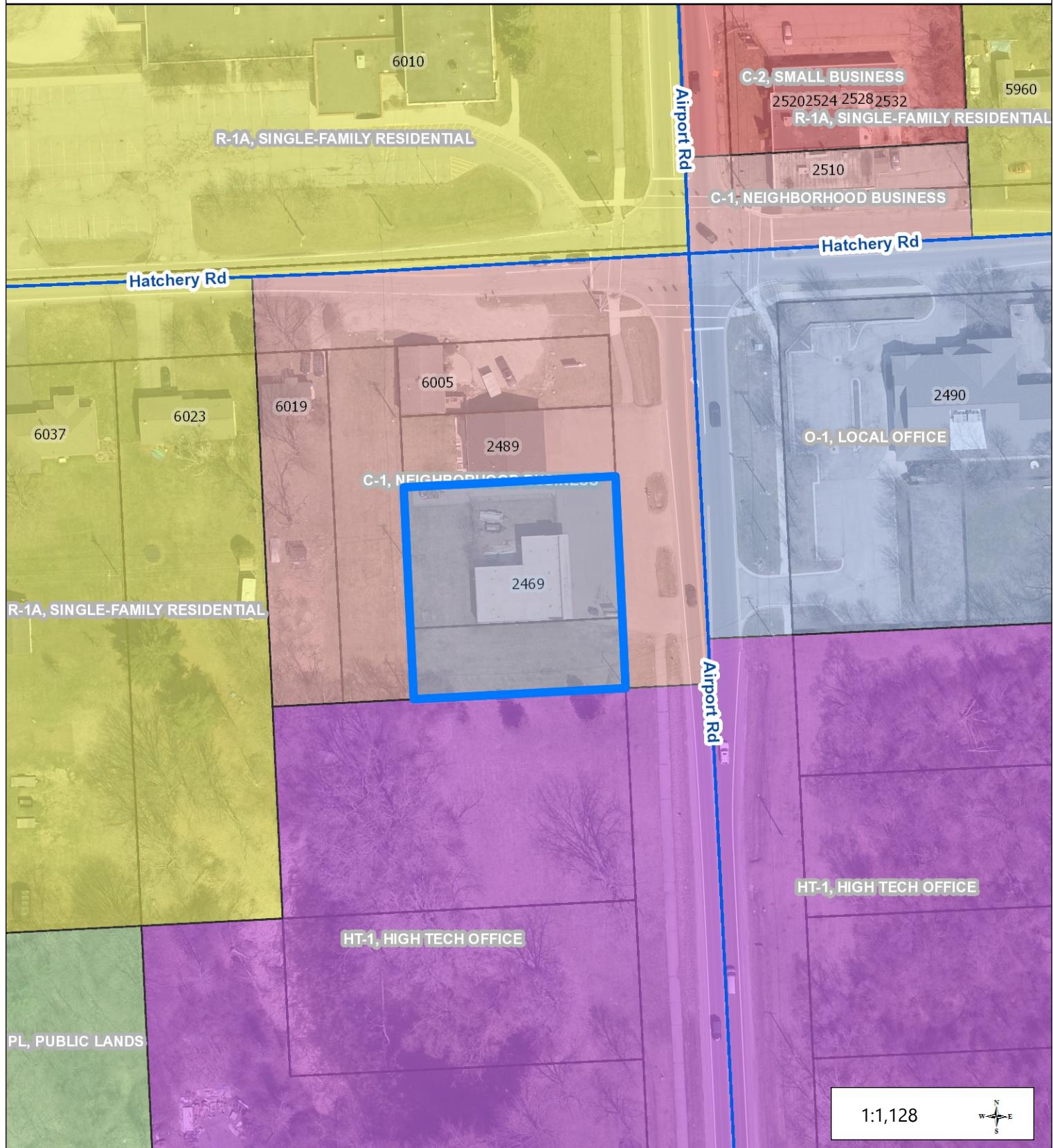
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PRSA 24-04-08 & -09

Zoning Map



188.0

0

94.00

188.0 Feet

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

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| Project Number | Extra Addresses | PIN | CVTTAXCODE | CVTTAXDESCRIPTION | NAME1 | NAME2 | POSTALADDRESS | POSTALCITY | POSTALSTATE | POSTALZIP5 |
|---------------------|------------------|--------------|------------|---|--|------------------|---------------------|---------------|-------------|------------|
| PRSA 24-04-08 & -09 | Agency Addresses | | | | Cheryl Bush, OC Intl. Airport | Oakland County | 6500 Patterson Pkwy | Waterford | MI | 48327 |
| PRSA 24-04-08 & -09 | Agency Addresses | | | | The Road Commission for Oakland County | | 31001 Lahser Road | Beverly Hills | MI | 48025 |
| PRSA 24-04-08 & -09 | Agency Addresses | | | | DTE | | 1 Energy Plaza | Detroit | MI | 48226 |
| PRSA 24-04-08 & -09 | Agency Addresses | | | | Consumers Energy | | 1 Energy Plaza Dr | Jackson | MI | 49201 |
| PRSA 24-04-08 & -09 | Review | PIN | CVTTAXCODE | CVTTAXDESCRIPTION | NAME1 | NAME2 | POSTALADDRESS | POSTALCITY | POSTALSTATE | POSTALZIP5 |
| | #REF! | 1316101063 W | | CHARTER TOWNSHIP OF WATERFORD STORE MASTER FUNDING III LLC ATTN: CORPOR | 1750 TYSONS BLVD STE 1300 | | MCLEAN | VA | | 22102 |
| PRSA 24-04-08 & -09 | Review | 1309351012 W | | CHARTER TOWNSHIP OF WATERFORD WATERFORD WEST | | 1844 LOCKWOOD | HIGHLAND | MI | | 48356 |
| PRSA 24-04-08 & -09 | | 1316101009 W | | CHARTER TOWNSHIP OF WATERFORD JD TAYLOR FAMILY LLC | | 2306 AIRPORT RD | WATERFORD | MI | | 48327 |
| PRSA 24-04-08 & -09 | | 1317227032 W | | CHARTER TOWNSHIP OF WATERFORD ROBERT PETRUSHA | | 2329 AIRPORT RD | WATERFORD | MI | | 48327 |
| PRSA 24-04-08 & -09 | Review | 1317227016 W | | CHARTER TOWNSHIP OF WATERFORD HUNDLEY ENTERPRISES LLC | | 2651 AIRPORT RD | WATERFORD | MI | | 48329 |
| PRSA 24-04-08 & -09 | Review | 1317227017 W | | CHARTER TOWNSHIP OF WATERFORD RONALD GOBLER | | 3765 DOROTHY LN | WATERFORD | MI | | 48329 |
| PRSA 24-04-08 & -09 | Review | 1308478002 W | | CHARTER TOWNSHIP OF WATERFORD WATERFORD SCHOOL DISTRICT WILLIAMS LK SC 501 N CASS LAKE RD | | | WATERFORD | MI | | 48328 |
| PRSA 24-04-08 & -09 | Review | 1317227007 W | | CHARTER TOWNSHIP OF WATERFORD BRENT GIBSON | | 5063 TUBBS RD | WATERFORD | MI | | 48327 |
| PRSA 24-04-08 & -09 | Review | 1317227015 W | | CHARTER TOWNSHIP OF WATERFORD MICHELLE HOWARD | JACOB HOWARI 5175 STEVENS RD | | CLARKSTON | MI | | 48346 |
| PRSA 24-04-08 & -09 | | 1317227006 W | | CHARTER TOWNSHIP OF WATERFORD HANNAH GODFREY | | 6023 HATCHERY RD | WATERFORD | MI | | 48329 |
| PRSA 24-04-08 & -09 | | 1317227005 W | | CHARTER TOWNSHIP OF WATERFORD ROGER ALLEN | SHERI BACHYNS 6037 HATCHERY RD | | WATERFORD | MI | | 48329 |
| PRSA 24-04-08 & -09 | | 1317227026 W | | CHARTER TOWNSHIP OF WATERFORD COUNTY OF OAKLAND | OAKLAND CNTY 6500 HIGHLAND RD | | WATERFORD | MI | | 48327 |
| PRSA 24-04-08 & -09 | Review | 1309351021 W | | CHARTER TOWNSHIP OF WATERFORD MAL-TECH PARK III LLC | | 9885 MILFORD RD | HOLLY | MI | | 48442 |
| PRSA 24-04-08 & -09 | Extra Addresses | 1316101063 W | | CHARTER TOWNSHIP OF WATERFORD OCCUPANT | | 2490 AIRPORT RD | WATERFORD | MI | | 48327 |
| PRSA 24-04-08 & -09 | Extra Addresses | 1309351021 W | | CHARTER TOWNSHIP OF WATERFORD OCCUPANT | | 9885 MILFORD RD | HOLLY | MI | | 48442 |
| PRSA 24-04-08 & -09 | LAMS | 1317227017 | | OCCUPANT | | 2469 Airport Rd | WATERFORD | MI | | 48327 |
| PRSA 24-04-08 & -09 | LAMS | 1317227016 | | OCCUPANT | | 2489 Airport Rd | WATERFORD | MI | | 48327 |
| PRSA 24-04-08 & -09 | LAMS | 1309351012 | | OCCUPANT | | 2510 Airport Rd | WATERFORD | MI | | 48329 |
| PRSA 24-04-08 & -09 | LAMS | 1309351021 | | OCCUPANT | | 2520 Airport Rd | WATERFORD | MI | | 48329 |
| PRSA 24-04-08 & -09 | LAMS | 1309351021 | | OCCUPANT | | 2524 Airport Rd | WATERFORD | MI | | 48329 |
| PRSA 24-04-08 & -09 | LAMS | 1317227015 | | OCCUPANT | | 6005 Hatchery Rd | WATERFORD | MI | | 48329 |
| PRSA 24-04-08 & -09 | LAMS | 1308478002 | | OCCUPANT | | 6010 Hatchery Rd | WATERFORD | MI | | 48329 |
| PRSA 24-04-08 & -09 | LAMS | 1317227007 | | OCCUPANT | | 6019 Hatchery Rd | WATERFORD | MI | | 48329 |

Notice is hereby given of a public hearing to be held by the Waterford Township Planning Commission on Wednesday, May 29, 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 24-04-08 & -09

Requesting: Rezoning from C-1, Neighborhood Business to C-2, Small Business; and Special Approval for a car detailing/window tinting/vehicle wrapping business.

Property Location: 2469 Airport Rd (13-17-227-017 & -018)

Property Zoned: C-1, Neighborhood Business

Applicant: Clean Vision Detailing & Tints

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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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**



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: 24-0040

PCR:

24-013

PRSA: 24-04-08

PSP:

PZBA:

PRSA: 24-04-09

Date Received

4/30/24

Planning Fees

Engineering Fee

New Address Fee

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

WAIVE

I. Type of Request (select all that apply)

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

II. Applicant Information

| | |
|--|---|
| Applicant Name Ryan Lloyd | Contact Person Ryan Lloyd |
| Address 5821 Pleasant Dr | City Waterford |
| State & ZIP MI 48329 | Home/ Office Phone 313-556-3037 |
| Email Address ryan@gocleanvision.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: Airport | New Address Assigned (Obtain from Fire Department) | |
| Property Owner Ron Gobler | | Property ID Number | | Lot Number |
| Owner Address 3765 Dorothy Ln | Owner City Waterford | Owner State & Zip MI 48329 | Current Zoning | Proposed Zoning |
| Property Address or General Location 2469 Airport Rd, Waterford MI 48327 | | | Property Size (Acres) | Num. of Buildings |
| Frontage (feet and streets) | | | Zoning Use Section | Building Use Code |
| Proposed Use Car and Boat Detailing and Window Tint | #Residential Units 0 | #Vehicle Repair Bays 0 | #Salon/Barber/ Tattoo Stations 0 | |

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

| | | |
|--|--|---|
| Fire Suppression Systems in Building | <input type="checkbox"/> Yes <input type="checkbox"/> No <i>If yes select the type(s):</i> | |
| <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)

The reason for the request is a change of business. The list of services that will be offered will be boat and vehicle dealing, ceramic coating, window tinting and vinyl wrapping. The goal is to provide excellent customer service to the surrounding area, promote growth within Waterford and to contribute to the community. If the facility is approved then the facility will be painted, landscaped and the parking lot will be restriped.

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:

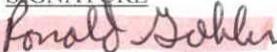
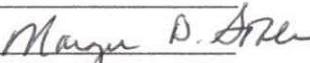
.....
.....
.....

Property Address: 2469 Airport Rd, Waterford MI 48327

Property Parcel No: _____

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

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

| | | | TYPE OF OWNERSHIP | | |
|----|------------------|-------------------------------------|-------------------|----------|---|
| | NAME | ADDRESS | EMAIL | INTEREST | SIGNATURE |
| 1. | Ron Gobler | 3765 Dorothy Ln, Waterford MI 48329 | | LLC |  |
| 2. | | rgobler@lotuselectricinc.com | | | |
| 3. | MARGIE D. GOBLER | 3765 Dorothy Ln, Wtf, M. 48329 | | |  |
| 4. | | Mgobler C SFI - USA. com | | | |

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.

Ryan Lloyd  5621 Pleasant Dr, Waterford MI 48329 313-556-3037 9/27/1988 L300755603746

Name (Please Print)

Address

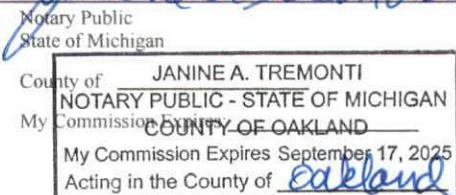
Telephone Contact

Birth Date

Drivers License #

Signature

Subscribed and sworn to before me this 30 day of April 2024



VII. Submission Requirements

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

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

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

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

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

VIII. Hazardous Substances Reporting Form

Site Plan No. _____

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

| | |
|---|------------------------------|
| Business Name Clean Vision Detailing and Tint | Business Owner Ryan Lloyd |
| Mailing Address 5821 Pleasant Dr., Waterford MI 48329 | |
| Location of Property 2469 Airport Rd, Waterford MI 48327 | |
| Phone Number 313-556-3037 | Sidwell Number |
| Owner Signature | |
| Information Compiled By Ryan Lloyd | |

Part I: Management of Hazardous Substances and Polluting Material

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

Part II

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

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

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

Key

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

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

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

Principle Property Name:

Principle Property Address:

Property Parcel Numbers:

WATERFORD TOWNSHIP

APPLICATION TO COMBINE PROPERTY

RETURN TO:

Waterford Township Assessor's Office
5200 Civic Center Drive
Waterford, MI 48329
(248) 674-6270

TOWNSHIP OF WATERFORD

APR 30 2024

DATE: April 24, 2024

RECEIVED

1. Parcels to be combined: W-13-17-227-017,
W-13-17-227-018
2. Are the taxes current? Yes X No _____
3. I/we understand that, by combining these parcels, it may not be possible to split the newly created parcel at a future date.
4. Any party having an ownership interest in the above parcels must sign this application.
Failure to do so will negate this application.

5. Name: (Please print) Ronald Gobler

Legal Signature: Ronald Gobler

Name: (Please print) Margie Gobler

Legal Signature: Margie Gobler

Name: (Please print) _____

Legal Signature: _____

Name: (Please print) _____

Legal Signature: _____

NAME OF OWNER: Ronald Gobler

ADDRESS: 3765 Dorothy Lane

CITY: Waterford STATE: Mi ZIP: 48329

PHONE: _____ (Home/Work) 248-787-2803 (Cell) _____

E-MAIL ADDRESS: rgobler@lotuselectricinc.com

LARA Corporations
Online Filing System

Department of Licensing and Regulatory Affairs

Form Revision Date 02/2017

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:

CLEAN VISION DETAIL AND TINT COMPANY 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:

Detailing car, trucks, boats beyond perfection. Tinting vehicles and boats along with custom wraps. Vehicle protection coatings.

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: ZENBUSINESS INC.
2. Street Address: 221 WEST LAKE LANSING ROAD
Apt/Suite/Other: SUITE 200
City: EAST LANSING
State: MI Zip Code: 48823

3. Registered Office Mailing Address:

P.O. Box or Street Address: 221 WEST LAKE LANSING ROAD
Apt/Suite/Other: SUITE 200
City: EAST LANSING
State: MI Zip Code: 48823

Article V

(Insert any desired additional provision authorized by the Act.)

NAME AND ADDRESS OF EACH INITIAL MEMBER:

RYAN LLOYD
5821 PLEASANT DRIVE
WATERFORD TOWNSHIP, MI 48329-3343

Signed this 1st Day of April, 2024 by the organizer(s):

Signature
Ryan Lloyd

Title:
Organizer

Title if "Other" was selected

MICHIGAN DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS

FILING ENDORSEMENT

This is to Certify that the ARTICLES OF ORGANIZATION

for

CLEAN VISION DETAIL AND TINT COMPANY LLC

ID Number: 803194054

received by electronic transmission on April 01, 2024, is hereby endorsed.

Filed on April 09, 2024, by the Administrator.

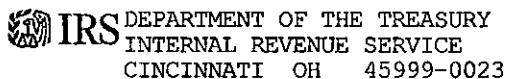
The document is effective on the date filed, unless a subsequent effective date within 90 days after received date is stated in the document.



In testimony whereof, I have hereunto set my hand and affixed the Seal of the Department, in the City of Lansing, this 9th day of April, 2024.

Linda Clegg, Director

Corporations, Securities & Commercial Licensing Bureau



Date of this notice: 04-10-2024

Employer Identification Number:
99-2416644

Form: SS-4

Number of this notice: CP 575 G

CLEAN VISION DETAIL AND TINT
COMPANY LLC
RYAN LLOYD SOLE MBR
5821 PLEASANT DR
WATERFORD TWP, MI 48329

For assistance you may call us at:
1-800-829-4933

IF YOU WRITE, ATTACH THE
STUB AT THE END OF THIS NOTICE.

WE ASSIGNED YOU AN EMPLOYER IDENTIFICATION NUMBER

Thank you for applying for an Employer Identification Number (EIN). We assigned you EIN 99-2416644. This EIN will identify you, your business accounts, tax returns, and documents, even if you have no employees. Please keep this notice in your permanent records.

Taxpayers request an EIN for their business. Some taxpayers receive CP575 notices when another person has stolen their identity and are opening a business using their information. If you did **not** apply for this EIN, please contact us at the phone number or address listed on the top of this notice.

When filing tax documents, making payments, or replying to any related correspondence, it is very important that you use your EIN and complete name and address exactly as shown above. Any variation may cause a delay in processing, result in incorrect information in your account, or even cause you to be assigned more than one EIN. If the information is not correct as shown above, please make the correction using the attached tear-off stub and return it to us.

A limited liability company (LLC) may file Form 8832, *Entity Classification Election*, and elect to be classified as an association taxable as a corporation. If the LLC is eligible to be treated as a corporation that meets certain tests and it will be electing S corporation status, it must timely file Form 2553, *Election by a Small Business Corporation*. The LLC will be treated as a corporation as of the effective date of the S corporation election and does not need to file Form 8832.

To obtain tax forms and publications, including those referenced in this notice, visit our Web site at www.irs.gov. If you do not have access to the Internet, call 1-800-829-3676 (TTY/TDD 1-800-829-4059) or visit your local IRS office.

IMPORTANT REMINDERS:

- * Keep a copy of this notice in your permanent records. This notice is issued only one time and the IRS will not be able to generate a duplicate copy for you. You may give a copy of this document to anyone asking for proof of your EIN.
- * Use this EIN and your name exactly as they appear at the top of this notice on all your federal tax forms.
- * Refer to this EIN on your tax-related correspondence and documents.
- * Provide future officers of your organization with a copy of this notice.

Your name control associated with this EIN is CLEA. You will need to provide this information along with your EIN, if you file your returns electronically.

Safeguard your EIN by referring to Publication 4557, Safeguarding Taxpayer Data: A Guide for Your Business.

You can get any of the forms or publications mentioned in this letter by visiting our website at www.irs.gov/forms-pubs or by calling 800-TAX-FORM (800-829-3676).

If you have questions about your EIN, you can contact us at the phone number or address listed at the top of this notice. If you write, please tear off the stub at the bottom of this notice and include it with your letter.

Thank you for your cooperation.

Keep this part for your records.

CP 575 G (Rev. 7-2007)

Return this part with any correspondence so we may identify your account. Please correct any errors in your name or address.

CP 575 G

9999999999

Your Telephone Number Best Time to Call DATE OF THIS NOTICE: 04-10-2024
() - EMPLOYER IDENTIFICATION NUMBER: 99-2416644
FORM: SS-4 NOBOD

INTERNAL REVENUE SERVICE
CINCINNATI OH 45999-0023

CLEAN VISION DETAIL AND TINT
COMPANY LLC
RYAN LLOYD SOLE MBR
5821 PLEASANT DR
WATERFORD TWP, MI 48329