

BOARD OF TRUSTEES
Gary Wall, Supervisor
Kim Markee, Clerk
Steven Thomas, Treasurer
Anthony M. Bartolotta, 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.

*With us there are no
boundaries*

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:

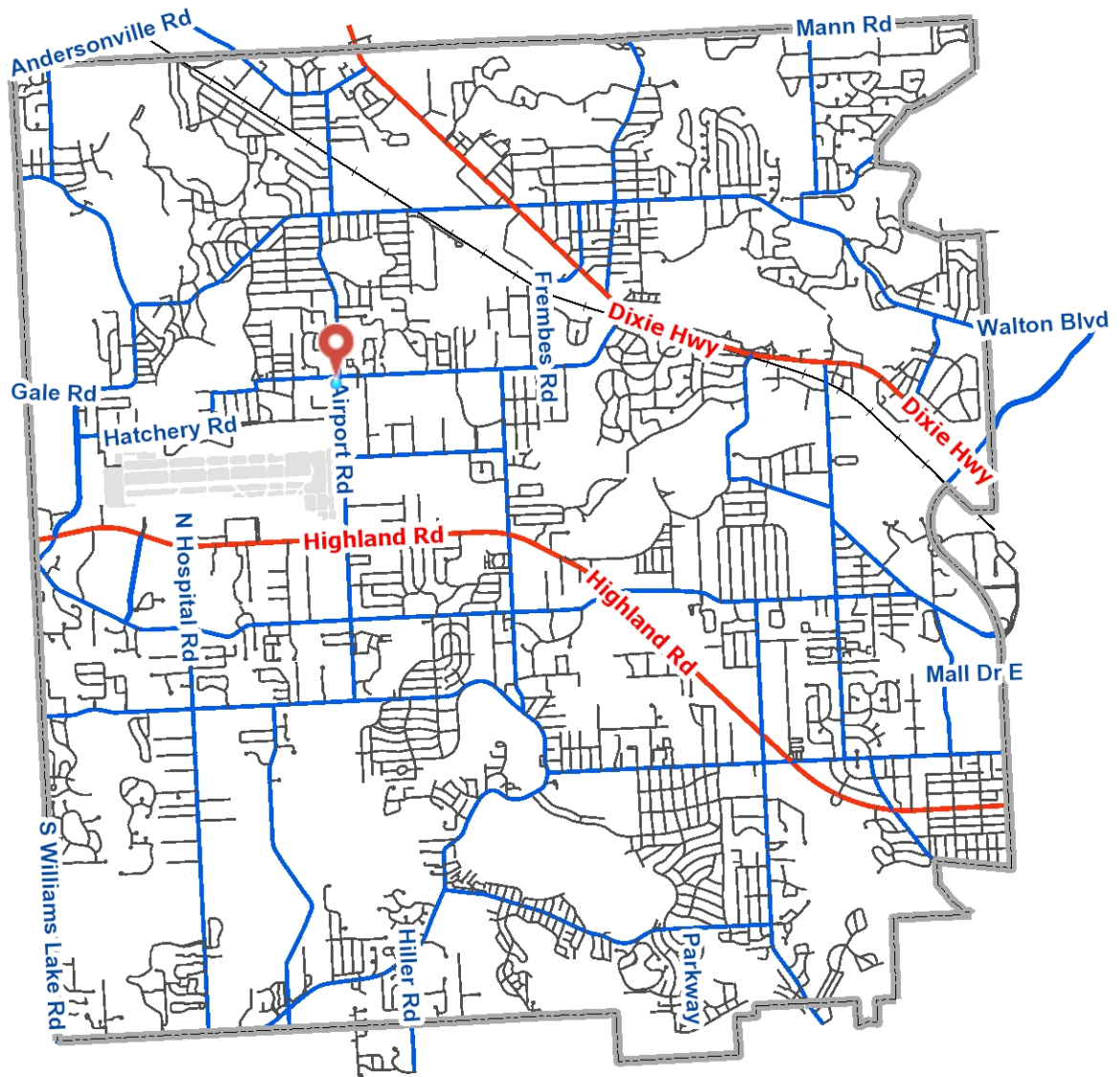
I move to forward a **favorable/unfavorable [Strike One]** recommendation in Case No. 24-04-09 on to the Township Board, to rezone the subject parcels #13-17-227-034 from C-1, Neighborhood Business to C-2, Small Business based on the following findings and conclusions under the Ordinance approval recommendation 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 Charters Township of Waterford and Oakland County, MI.
Oakland County parcel data, Updated weekly.

DISCLAIMER: Information depicted hereon is for reference purposes only. It was compiled from the best available resources which have varying degrees of accuracy. This map is not a legally recorded map nor a survey and is not intended to be used as such. The Charter Township of Waterford assumes no responsibility for error that arise from this map.



PRSA 24-04-08 & -09 Aerial Map



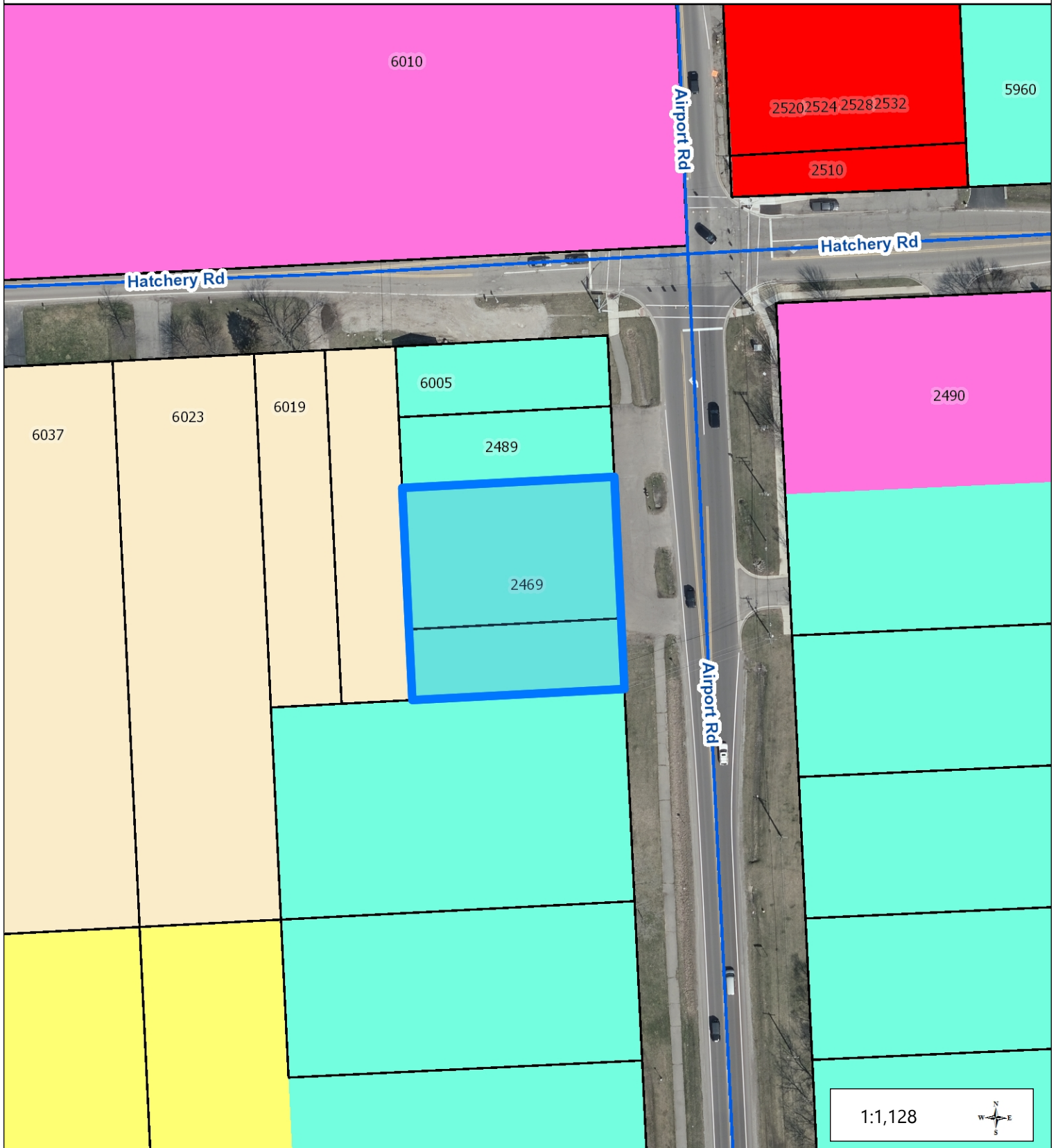
188.0 0 94.00 188.0 Feet

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



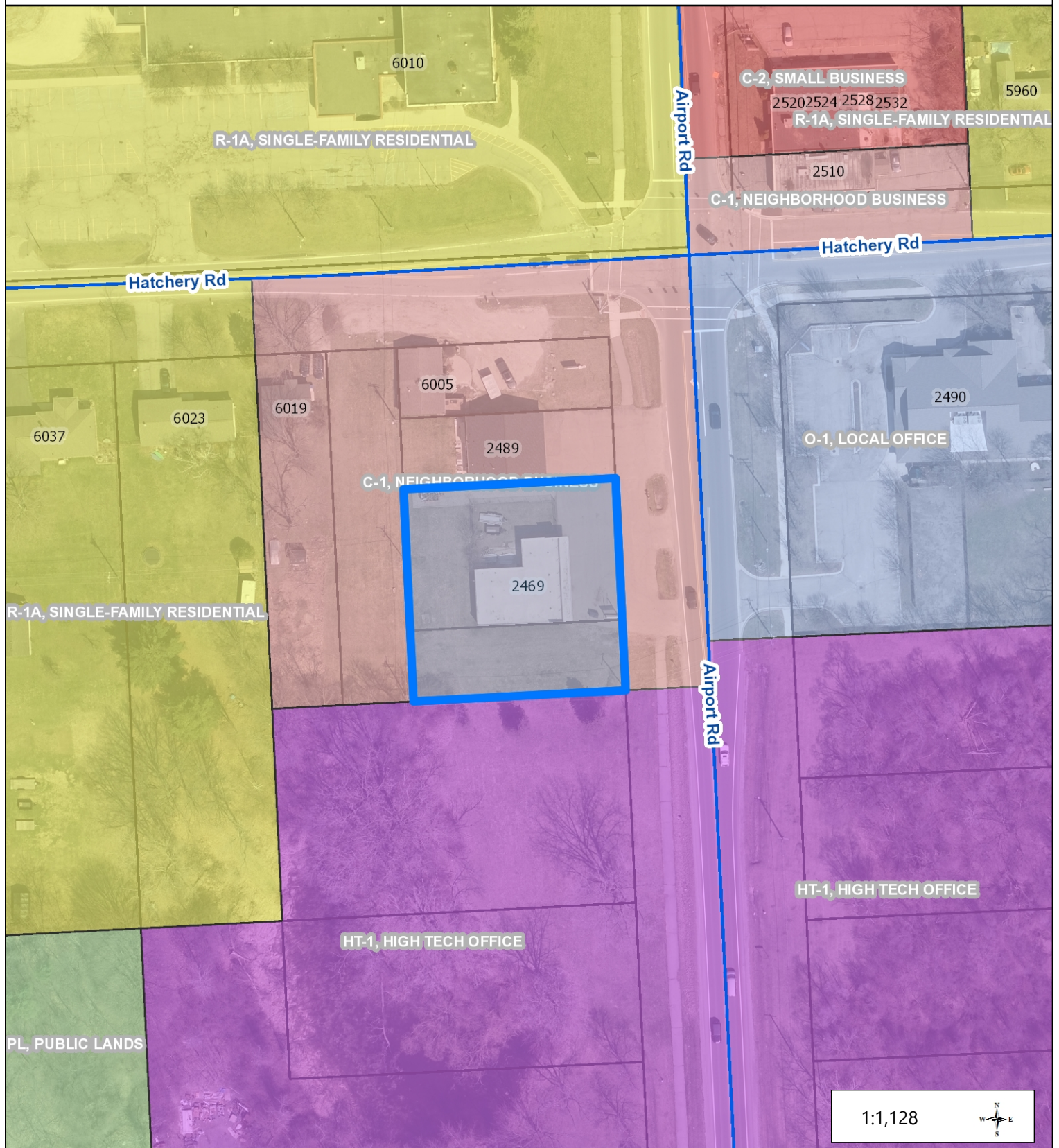
188.0 0 94.00 188.0 Feet

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PRSA 24-04-08 & -09 Zoning Map



188.0 0 94.00 188.0 Feet

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

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Project Number	Extra Addresses	PIN	CVTTAXCODE	CVTTAXDESCRIPTION	NAME1	NAME2	POSTALADDRESS	POSTALCITY	POSTALSTATE	POSTALZIP5
PRSA 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
PRSA 24-04-08 & -09		#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 HOWARD	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 _____

I. Type of Request (select all that apply)

- ☒ Business Registration ☐ Minor Site Plan ☐ Master Plan
☒ Change of Use ☐ Major Site Plan ☒ Rezoning
☐ Concept Plan ☒ Special Approval ☐ Text Amendment

Fees

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

Additional fees may apply

WAIVE

II. Applicant Information

Applicant Name Ryan Lloyd		Contact Person Ryan Lloyd
Address 5821 Pleasant Dr		City Waterford
State & ZIP MI 48329	Home/ Office Phone _____	Cell 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 <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)

☐ 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 ☐ Yes ☐ No *If yes select the type(s):*

☐ Sprinkler System-Fire ☐ Commercial Hood Suppression System ☐ FM 200 or Clean Agent (Computer Rooms)
☐ Fire Pump ☐ Paint Booth (Suppression) ☐ 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.

	NAME	ADDRESS	EMAIL	TYPE OF OWNERSHIP INTEREST	SIGNATURE
1.	Ron Gobler	3765 Dorothy Ln, Waterford MI 48329		LLC	Ronald Gobler
2.	rgobler@lotuselectricinc.com				
3.	MARGIE D. GOBLER	3765 Dorothy Ln, WtF, MI 48329			Margie D. Gobler
4.	mgobler@sti-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	5521 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

Notary Public
State of Michigan

County of JANINE A. TREMONTI
NOTARY PUBLIC - STATE OF MICHIGAN
My Commission Expires September 17, 2025
Acting in the County of Oakland

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		Date
Information Compiled By Ryan Lloyd		Date

Part I: Management of Hazardous Substances and Polluting Material

<input type="checkbox"/> Y <input checked="" type="checkbox"/> N	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"/> Y <input type="checkbox"/> N	Will hazardous substances or polluting materials be reused or recycled on site?
<input type="checkbox"/> Y <input type="checkbox"/> N	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"/> Y <input type="checkbox"/> N	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"/> Y <input type="checkbox"/> N	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"/> Y <input type="checkbox"/> N	Will the interior of the facility have general purpose floor drains?* If yes , will the floor drains connect to: (Check One)
<input type="checkbox"/> Y <input type="checkbox"/> N	<input type="checkbox"/> Sanitary Sewer System <input type="checkbox"/> On-Site Holding Tank; or <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 <input type="checkbox"/> N	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. _____
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:

				Zoning	
				Onsite Parking	
Unit Address	Business Name	Use Type	Unit Area	# Units Occup.	Gross Floor Area

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	Title	Title if "Other" was selected
Ryan Lloyd	Organizer	

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.

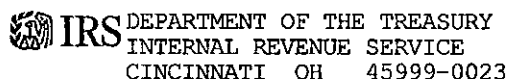


In testimony whereof, I have hereunto set my hand and affixed the Seal of the Department, in the City of Lansing, this 9th day of April, 2024.

Linda Clegg

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

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

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

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.

