

BOARD OF TRUSTEES
Anthony M. Bartolotta, Supervisor
Kim Markee, Clerk
Steve Thomas, Treasurer
Jeff Gilbert, Trustee
Sam Harris, Trustee
Marie E. Hauswirth, Trustee
Gary Wall, Trustee



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: November 27, 2024
To: Honorable Township Board Members
From: Jeffrey Polkowski, Director of Development Services
RE: Case No. 2025-Z-001 2300 Dixie Hwy Rezoning
O-1, Local Office to C-4, Extensive Business
Location: North side of Dixie Hwy, west of N Telegraph Rd, east of Silver Lake Rd
Applicant: Norman Nannoshi

The property owner is proposing to rezone the subject property from O-1, Local Office to C-4, Extensive Business to expand the amount of uses that could be potential tenants of the property.

The O-1, Local Office zoning district has a relatively small list of permitted uses which the applicant feels has limited their ability to find tenants for the property. The list of decreasingly appealing uses in the O-1 Local Office zoning district has become increasingly exacerbated after the pandemic of 2020, causing developers to pivot in their strategies when marketing office properties.

Planning Commission Recommendation and Findings

The Planning Commission reviewed this proposed rezoning at the regularly scheduled meeting on November 26, 2024 and resolved unanimously to forward a favorable recommendation to the Township Board.

Motions

Based upon the Planning Commission's favorable recommendation at the November 26, 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 January 13, 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 the meeting please do not hesitate to reach out to me.



Project Name: 2300 Dixie Hwy Rezoning

Project #: PRSA 24-10-01

Project Type: Rezoning Review

PC Agenda: November 26, 2024 Regular Agenda

Report By: Justin Daymon

Proposed Use	Multi-Tenant Commercial (§3-706)		
Address	2300 Dixie Hwy	Parcel ID	13-13-256-021
Applicant	Norman Nannoshi 2300 Dixie Hwy Waterford, MI 48327	Property Owner	Norman Nannoshi 6920 Walnut Lake Rd West Bloomfield, MI 48323
Current Zoning	O-1, Local Office	Proposed Zoning	C-4, Extensive Business
Frontage	491.49 ft	Property Size	2.2 acres
General Location	North side of Dixie Hwy, west of N Telegraph Rd, east of Silver Lake Rd		
Master Plan Designation	Industrial		
Current Use	Multi-Tenant Commercial (§3-706)		
Zoning History	1950 – Residential-1 1963 – RO-1, Restricted Office 2011 – O-1, Local Office		
Surrounding Development			
Northeast	R-1A, Single-Family Residential		
Southeast	C-3, General Business		
Southwest	(across Dixie Hwy) C-3, General Business; C-4, Extensive Business		
Northwest	(across Parkinson Blvd) C-3, General Business		

Project Summary

The property owner is proposing to rezone the subject property from O-1, Local Office to C-4, Extensive Business to expand the amount of uses that could be potential tenants of the property. The O-1, Local Office zoning district has a relatively small list of permitted uses which the applicant feels has limited their ability to find tenants for the property.

Master Plan Compatibility

The Master Plan's Future Land Use Map calls for this property and the surrounding area to be industrial. While the applicant is not seeking to rezone the property to industrial, the Master Plan does support the idea of this property's zoning increasing in intensity.

Zoning District Conformity

The subject property meets the Zoning Ordinance's requirements 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 Master Plan supports the subject property's zoning district increasing in intensity.

- 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 several properties that are zoned C-3 and C-4.

- 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 meets the requirements for the proposed zoning district.

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

Staff Comment: The 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 would 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.

Summary/Conclusions

The subject property's current zoning is the least intensive non-residential zoning district within the Township. The proposed rezoning is appropriate for the property's location along a major commercial corridor and proximity to similarly zoned properties and should help to activate an underutilized property. The proposed rezoning would also bring the property significantly more in-line with the goals of the Master Plan's industrial designation for the property.

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. 24-10-01,
Proposed Zoning Map Amendment to Rezone From:
O-1, Local Office to C-4, Extensive Business**

Motion:

I move to forward a **favorable/unfavorable [Strike One]** recommendation in Case No. 24-10-01 on to the Township Board, to rezone the subject parcel #13-13-256-021 from O-1 Local Office to C-4, Extensive 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.

STATE OF MICHIGAN
COUNTY OF OAKLAND
CHARTER TOWNSHIP OF WATERFORD
ORDINANCE NO. 2025-Z-001

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 parcels of property that are assigned tax parcel number 13-13-256-021, legally described below, with current address of 2300 Dixie Hwy, are rezoned from O-1, Local Office to C-4, Extensive 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 January 13, 2025

CHARTER TOWNSHIP OF WATERFORD

Date

Kimberly Markee, Township Clerk

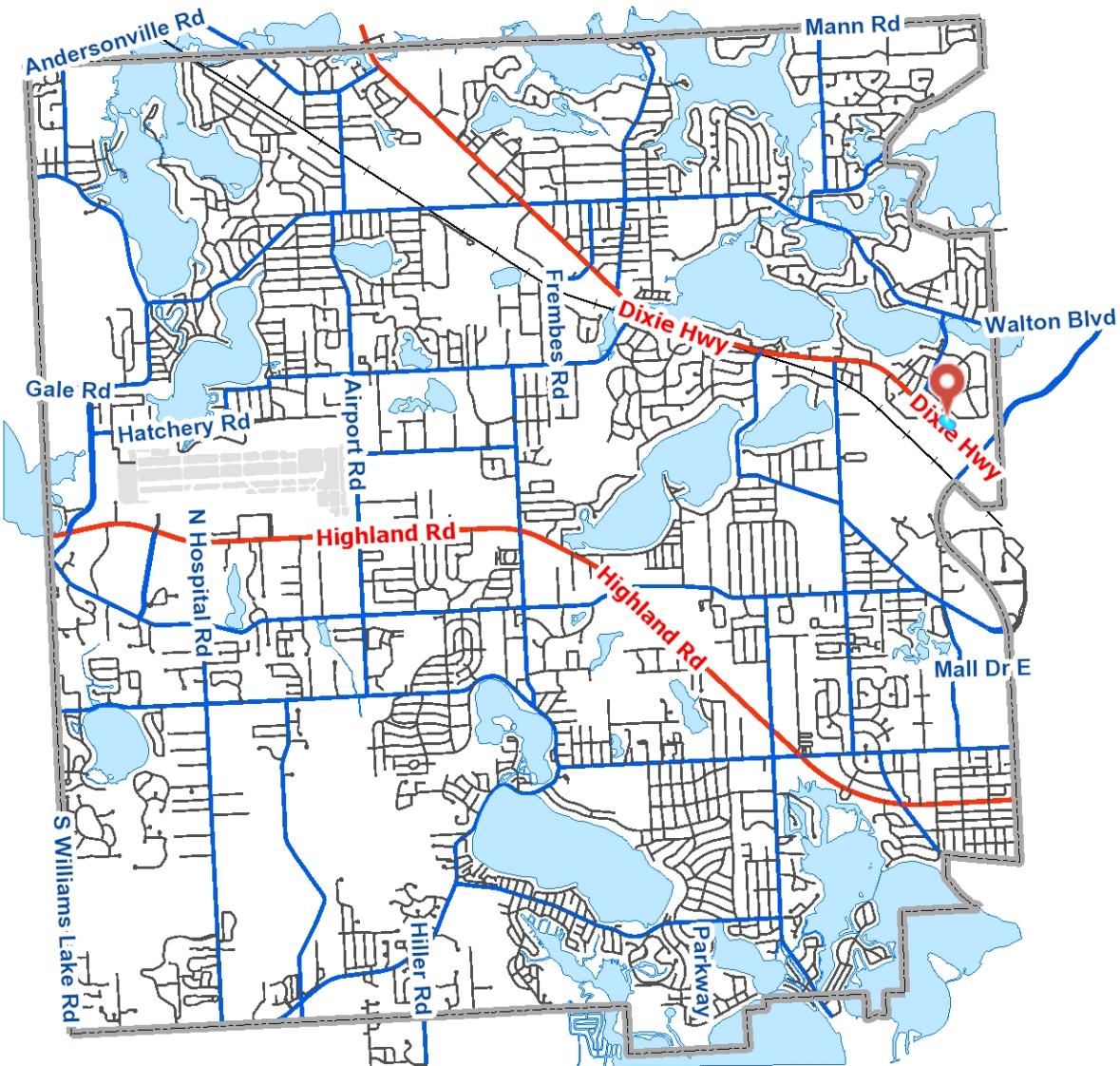
LEGAL DESCRIPTION ATTACHMENT TO ORDINANCE 2025-Z-001

T3N, R9E, SEC 13 OAKWOOD MANOR NO 1 NWLY 103.38 FT OF LOT 99, ALSO ALL OF LOTS 100, 101 & 102 11-6-24 FR 005 & 006



PRSA 24-10-01

Location Map



1:72,224



12,037.3

0

6,018.65

12,037.3 Feet

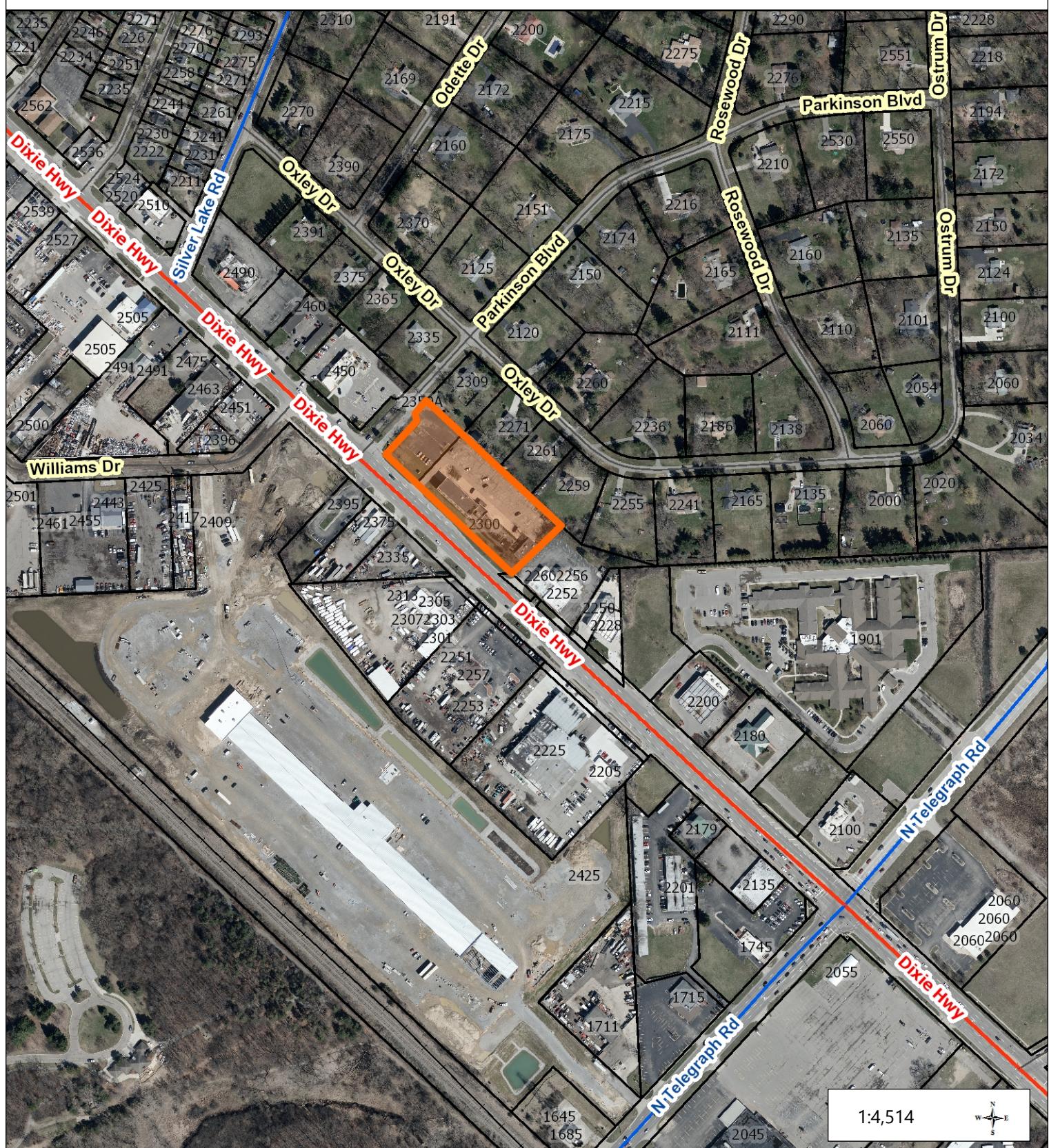
SOURCES: The Charter Township of Waterford and Oakland County, MI. Oakland County parcel data, Updated weekly.

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 24-10-01

Aerial Map



752.3

0

376.17

752.3 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.

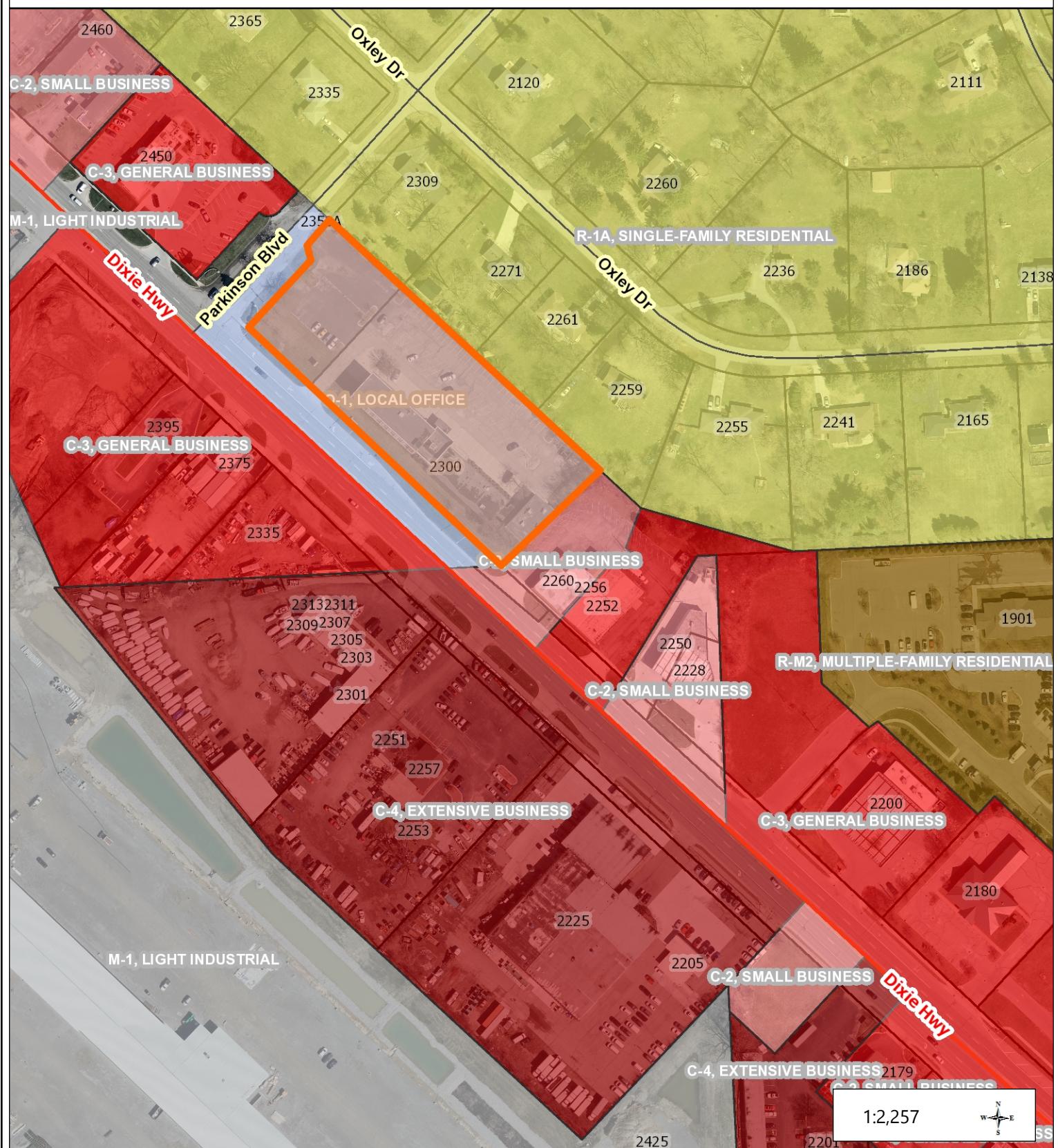
PRSA 24-10-01
Master Plan Map





PRSA 24-10-01

Zoning Map



2762

6

188 03

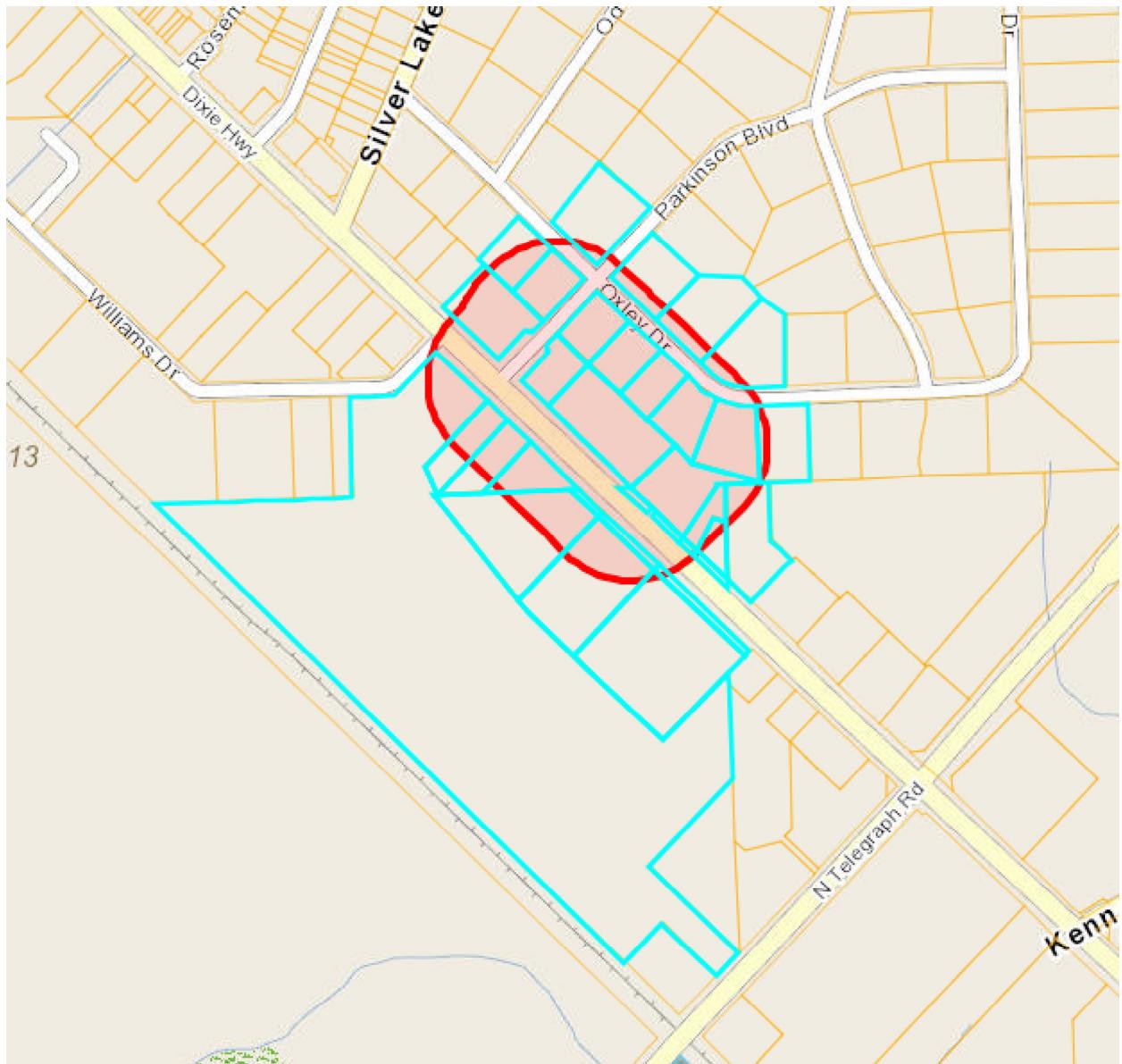
276.2 East

1:2,257



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.



Project Number	Extra Addresses	PIN	CVTTAXCODE	CVTTAXDESCRIPTION	NAME1	NAME2	POSTALADDRESS	POSTALCITY	POSTALSTATE	POSTALZIP5
PRSA 24-10-01	Agency Addresses			Kajal Patel, PE / MDOT	MDOT Oakland	800 Vanguard Dr	Pontiac	MI		48341
PRSA 24-10-01	Agency Addresses			The Road Commission for Oakland County		31001 Lahser Road	Beverly Hills	MI		48025
PRSA 24-10-01	Agency Addresses			Canadian National Railway Co		PO Box 8100, Station A, 935 de l' Montreal	Que		H3C 3 N4	
PRSA 24-10-01	Agency Addresses			DTE		1 Energy Plaza	Detroit	MI		48226
PRSA 24-10-01	Agency Addresses			Consumers Energy		1 Energy Plaza Dr	Jackson	MI		49201
PRSA 24-10-01	Review	PIN	CVTTAXCODE	CVTTAXDESCRIPTION	NAME1	NAME2	POSTALADDRESS	POSTALCITY	POSTALSTATE	POSTALZIP5
PRSA 24-10-01	Review	1313401027 W		CHARTER TOWNSHIP OF WATERFORD KDC PROPERTIES			10916 BIG LAKE RD	DAVISBURG	MI	48350
PRSA 24-10-01	Review	1313255009 W		CHARTER TOWNSHIP OF WATERFORD CURT CUMMING			12509 WHITE TAIL	DAVISBURG	MI	48350
PRSA 24-10-01		1313426033 W		CHARTER TOWNSHIP OF WATERFORD TEL-DIXIE PLAZA LLC			1730 BLUE GRASS RD	LANSING	MI	48906
PRSA 24-10-01		1313276004 W		CHARTER TOWNSHIP OF WATERFORD THOMAS TYNER	SUZANNE TYNE	2120 PARKINSON BLVD	WATERFORD	MI		48328
PRSA 24-10-01		1313254014 W		CHARTER TOWNSHIP OF WATERFORD VERNON L FREER			2125 PARKINSON BLVD	WATERFORD	MI	48328
PRSA 24-10-01		1313401030 W		CHARTER TOWNSHIP OF WATERFORD MAJIC INC.			2225 DIXIE HWY	WATERFORD	MI	48328
PRSA 24-10-01		1313276006 W		CHARTER TOWNSHIP OF WATERFORD JOHN R REYNOLDS			2236 OXLEY DR	WATERFORD	MI	48328
PRSA 24-10-01		1313256009 W		CHARTER TOWNSHIP OF WATERFORD AARON THOMAS McDOWELL			2241 OXLEY DR	WATERFORD	MI	48328
PRSA 24-10-01	Review	1313426012 W		CHARTER TOWNSHIP OF WATERFORD KAI INVESTMENT ENTERPRISES, LLC			2250 DIXIE HWY	WATERFORD	MI	48328
PRSA 24-10-01		1313256018 W		CHARTER TOWNSHIP OF WATERFORD JAMES R HALL JR	SONIA HALL		2255 OXLEY DR	WATERFORD	MI	48328
PRSA 24-10-01		1313256013 W		CHARTER TOWNSHIP OF WATERFORD MARSHA EASLEY			2259 OXLEY DR	WATERFORD	MI	48328
PRSA 24-10-01		1313276005 W		CHARTER TOWNSHIP OF WATERFORD BRANDON CARNELL	CLARE CARNELL	2260 OXLEY DR	WATERFORD	MI		48328
PRSA 24-10-01		1313256012 W		CHARTER TOWNSHIP OF WATERFORD GREGORY JASO JR			2261 OXLEY DR	WATERFORD	MI	48328
PRSA 24-10-01		1313256002 W		CHARTER TOWNSHIP OF WATERFORD MICHAEL VARGO			2271 OXLEY DR	WATERFORD	MI	48328
PRSA 24-10-01		1313256001 W		CHARTER TOWNSHIP OF WATERFORD IAN GENAW			2309 OXLEY DR	WATERFORD	MI	48328
PRSA 24-10-01		1313253005 W		CHARTER TOWNSHIP OF WATERFORD JACQUELINE L KRUGMAN	MARGARET L B/2335 OXLEY DR		2335 OXLEY DR	WATERFORD	MI	48328
PRSA 24-10-01		1313253004 W		CHARTER TOWNSHIP OF WATERFORD DEMITA PASLEY			2365 OXLEY DR	WATERFORD	MI	48328
PRSA 24-10-01		1313253011 W		CHARTER TOWNSHIP OF WATERFORD MCDONALD'S	ATTN: JESSICA / 2450 DIXIE HWY		2450 DIXIE HWY	WATERFORD	MI	48328
PRSA 24-10-01	Review	1313401034 W		CHARTER TOWNSHIP OF WATERFORD DIAMOND ENTERPRISE LLC			32422 CAMBRIDGE DR	WARREN	MI	48093
PRSA 24-10-01		1313256005 W		CHARTER TOWNSHIP OF WATERFORD 2300 BUILDING LLC			4479 PONTIAC LAKE RD	WATERFORD	MI	48328
PRSA 24-10-01	Review	1313256006 W		CHARTER TOWNSHIP OF WATERFORD 2300 BUILDING LLC			4479 PONTIAC LAKE RD STE 10	WATERFORD	MI	48328
PRSA 24-10-01		1313426015 W		CHARTER TOWNSHIP OF WATERFORD MI DEPT OF TRANSPORTATION			5948 SAWYER RD	SAWYER	MI	49125
PRSA 24-10-01	Review	1313255007 W		CHARTER TOWNSHIP OF WATERFORD Z-TEAM ENTERPRISES THE HOT SPOT COFFEE CC 6288 ODESSA				WEST BLOOMFIELD	MI	48324
PRSA 24-10-01	Review	1313401035 W		CHARTER TOWNSHIP OF WATERFORD DFL- DET LLC			6450 POE AVE STE 311	DAYTON	OH	45414
PRSA 24-10-01	Review	1313255008 W		CHARTER TOWNSHIP OF WATERFORD JDS INVESTMENT PROPERTIES LLC			PO BOX 300274	WATERFORD	MI	48330
PRSA 24-10-01		1313401022 W		CHARTER TOWNSHIP OF WATERFORD MI DEPT OF TRANSPORTATION TAX UNIT			PO BOX 30050	LANSING	MI	48909
PRSA 24-10-01	Extra Addresses	1313426012 W		CHARTER TOWNSHIP OF WATERFORD OCCUPANT			2228 DIXIE HWY	WATERFORD	MI	48328
PRSA 24-10-01	Extra Addresses	1313256020 W		CHARTER TOWNSHIP OF WATERFORD OCCUPANT			2252 DIXIE HWY	WATERFORD	MI	48328
PRSA 24-10-01	Extra Addresses	1313401034 W		CHARTER TOWNSHIP OF WATERFORD OCCUPANT			2253 DIXIE HWY	WATERFORD	MI	48328
PRSA 24-10-01	Extra Addresses	1313256006 W		CHARTER TOWNSHIP OF WATERFORD OCCUPANT			2300 DIXIE HWY	WATERFORD	MI	48328
PRSA 24-10-01	Extra Addresses	1313401027 W		CHARTER TOWNSHIP OF WATERFORD OCCUPANT			2301 DIXIE HWY	WATERFORD	MI	48328
PRSA 24-10-01	Extra Addresses	1313255009 W		CHARTER TOWNSHIP OF WATERFORD OCCUPANT			2335 DIXIE HWY	WATERFORD	MI	48328
PRSA 24-10-01	Extra Addresses	1313255008 W		CHARTER TOWNSHIP OF WATERFORD OCCUPANT			2375 DIXIE HWY	WATERFORD	MI	48328
PRSA 24-10-01	Extra Addresses	1313255007 W		CHARTER TOWNSHIP OF WATERFORD OCCUPANT			2395 DIXIE HWY	WATERFORD	MI	48328
PRSA 24-10-01	Extra Addresses	1313401035 W		CHARTER TOWNSHIP OF WATERFORD OCCUPANT			2425 DIXIE HWY	WATERFORD	MI	48328
PRSA 24-10-01	LAMS	1313401034		OCCUPANT			2257 Dixie Hwy	WATERFORD	MI	48328
PRSA 24-10-01	LAMS	1313401027		OCCUPANT			2317 Dixie Hwy	WATERFORD	MI	48328

Notice is hereby given of a public hearing to be held by the Waterford Township Planning Commission on **Tuesday, November 26, 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 24-10-01

Requesting: Rezone the property from O-1, Local Office to C-4, Extensive Business
Property Location: **2300 Dixie Hwy**
Property Zoned: O-1, Local Office
Applicant: Norman Nannoshi

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

Notice is hereby given of a public hearing to be held by the Waterford Township Planning Commission on **Tuesday, November 26, 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 24-10-01

Requesting: Rezone the property from O-1, Local Office to C-4, Extensive Business
Property Location: **2300 Dixie Hwy**
Property Zoned: O-1, Local Office
Applicant: Norman Nannoshi

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

Notice is hereby given of a public hearing to be held by the Waterford Township Planning Commission on **Tuesday, November 26, 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 24-10-01

Requesting: Rezone the property from O-1, Local Office to C-4, Extensive Business
Property Location: **2300 Dixie Hwy**
Property Zoned: O-1, Local Office
Applicant: Norman Nannoshi

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

Notice is hereby given of a public hearing to be held by the Waterford Township Planning Commission on **Tuesday, November 26, 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 24-10-01

Requesting: Rezone the property from O-1, Local Office to C-4, Extensive Business
Property Location: **2300 Dixie Hwy**
Property Zoned: O-1, Local Office
Applicant: Norman Nannoshi

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**



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

Date Received _____

Related Application Numbers

PBUS: _____

PCR: _____

PRSA: 24-10-01

PSP: _____

PZBA: _____

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	<u>\$1,200</u>
Request for New Address (Fire)	\$75

Additional fees may apply

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

II. Applicant Information

Applicant Name Norman Nawnoshi	Contact Person (Norman)	
Address 2300 Dixie Hwy.	City Waterford	
State & ZIP MI 48327	Home/ Office Phone 248-790-6611	Cell Phone Same
Email Address Nawnoshi@msn.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: 2300 Dixie Hwy	New Address Assigned (Obtain from Fire Department)	
Property Owner Norman Nawnoshi	Property ID Number 13-13-256-0054-006 (TO BE COMBINED)		Lot Number	
Owner Address 6920 Wallnut Lake West Bloomfield MI	Owner City West Bloomfield MI	Owner State & Zip MI	Current Zoning E0-1	Proposed Zoning C-4
Property Address or General Location 2300 Dixie Hwy. Waterford MI			Property Size (Acres)	Num. of Buildings
Frontage (feet and streets)			Zoning Use Section	Building Use Code
Proposed Use Mult. Office / Retail	#Residential Units	#Vehicle Repair Bays	#Salon/Barber/ Tattoo Stations	

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

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

With us there are no boundaries

X **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 FROM 0-1 TO C-4
13-13-256-006 § -005 (TO BE COMBINED)

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: _____

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.

	<u>NAME</u>	<u>ADDRESS</u>	<u>EMAIL</u>	<u>TYPE OF OWNERSHIP</u>	<u>INTEREST</u>	<u>SIGNATURE</u>
1.	<u>SAME AS BELOW</u>					
2.						
3.						
4.						

APPLICANT CERTIFICATION

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

Naomi NAWOSHE 6920 WALNUT CR RD WEST BLOOMFIELD MI 48323
Name (Please Print) Address Telephone Contact Birth Date Drivers License #
11468 N 520 622-013-002

Subscribed and sworn to before me this 7 day of October, 2024

Naomi NAWOSHE

Notary Public
State of Michigan

County of <u>LANE A. TREMONTI</u>
NOTARY PUBLIC - STATE OF MICHIGAN
My Commission Expires <u>September 17, 2025</u>
County of <u>OAKLAND</u>
My Commission Expires <u>September 17, 2025</u>
Acting in the County of <u>Oakland</u>