

BOARD OF TRUSTEES
Anthony M. Bartolotta,
Supervisor
Kim Markee, Clerk
Steven Thomas, Treasurer
Jeff Gilbert, Trustee
Sam Harris, Trustee
Marie 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: January 21, 2025
To: Honorable Township Board Members
From: Jeffrey Polkowski, Director
RE: Case No. 2025-Z-005
Location: Rezone 2135 Dixie from C-2, Small Business to C-3, General Business
Applicant: South/southwest side of Dixie Hwy, just north/northwest of Telegraph Rd
Properties Deluxe IV, LLC

The applicant has previously applied to combine the three parcels that make up their property to be eligible to rezone their property to C-3, General Business. The applicant seeks approval of their rezoning request to expand the breadth of potential permitted uses to help attract a tenant to their building. The parcel combination has now been finalized through the Assessing Department and now a Planning Commission recommendation is being forwarded to the Board of Trustees.

Planning Commission Recommendation and Findings

The Planning Commission reviewed this proposed rezoning at the regularly scheduled meeting on March 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 March 26, 2024 regular meeting for this rezoning, should the Board want to consider adopting the requested rezoning, the appropriate motion would be to introduce the attached Ordinance and schedule it for possible adoption at the February 10, 2025 meeting. However, if the Board does not want to adopt the requested rezoning, the appropriate motion would be to not introduce the Ordinance and deny the zoning amendment.

Should you have any questions prior to Monday's meeting please do not hesitate to reach out to me.

Planning & Zoning Department

REZONING REVIEW

March 26, 2024 Meeting

Report by Justin Daymon

Application Number	PRSA 24-02-02	Action Requested	Rezoning Approval
Request	Rezone from C-2, Small Business to C-3, General Business		
Project Name	2135 Dixie Hwy Rezoning		
Proposed Use(s)	TBD		
Address	2135 Dixie Hwy	Parcel Number	13-13-401-015; -014; -013
Owner	Properties Deluxe IV, LLC 5619 Beech Daly Rd Dearborn Hts, MI 48127	Applicant	Same
Property Information			
General Location	South/southwest side of Dixie Hwy, just north/northwest of Telegraph Rd		
Property Size	0.69 acres		
Frontage	225 ft along Dixie Hwy		
Current Zoning	C-2, Small Business	Proposed Zoning	C-3, General Business
Master Plan Designation	<p>(current Master Plan) High Tech Services - The High Tech Services land use designation was created by Waterford Township staff to allow for the mixture of land uses including office, commercial, and clean industrial uses. This district would be performance based, meaning that the flexibility of mixed zoning classifications and regulations would be dependent upon the design of the project and the amenities offered for public use. These land uses should occur on large assemblages of parcels.</p> <p>(drafted future Master Plan) Industrial – Industrial areas include employment-related uses including heavy and light industrial establishments, manufacturing, warehousing, and the distribution of goods and materials.</p>		
Current Use	vacant		
Zoning History	(1950) Manufacturing-2 (1963-current) C-2, General Business		
Surrounding Development			
North-West	C-2, Small Business: Minor Vehicle Service Facility		
North-East	C-3, General Business: (across Dixie Hwy) Take Out Restaurant w/ Drive-Thru		
South-East & South-West	C-4, Extensive Business: Used Vehicle Dealership		

Request Summary

The applicant has applied to combine the three parcels that made up their property to be eligible to rezone their property to C-3, General Business. The applicant seeks approval of their rezoning request to expand the breadth of potential permitted uses to help attract a tenant to their building. The parcel combination will need to be finalized through the Assessing Department prior to any Planning Commission recommendation being forwarded to the Board of Trustees.

Master Plan Conformity

The current Master Plan designates this property as High Tech Services. The drafted future Master Plan designates this property as industrial. Increasing the intensity of commercial uses allowed on the property is in-line with the goals of the current and drafted future Master Plan considering the property is not large enough to be eligible for an industrial rezoning.

Zoning District Evaluation

The subject property meets the minimum width and area requirements of the Zoning Ordinance for the proposed rezoning (3-900).

Comments:

Planning:

1. Staff has no objection to the Planning Commission recommending approval of the subject application to the Board of Trustees. Said recommendation would not be brought before the Board of Trustees until the applicant's parcel combination has been finalized with the Assessing Department.

Planning Commission Approval Recommendation Guidelines

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

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

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

Staff Comment: The rezoning request is consistent with the Master Plan.

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

Staff Comment: The subject lot is adjacent to other C-3, General Business and C-4, Extensive districts on multiple sides.

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

Staff Comment: The subject zoning lot meets the Zoning Ordinance's minimum 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 is not expected to result in any significant environmental impact.

- 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 rezoning request is in-line with the master plan and the uses of the surrounding properties. Staff is supportive of this change.

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. 24-02-02,
Proposed Zoning Map Amendment to Rezone From:
C-2, Small Business to C-3 General Business**

Motion:

I move to forward a favorable/unfavorable **[Strike One]** recommendation in Case No. 24-02-02 on to the Township Board, to rezone the subject parcels #13-13-401-015; -014; -013 from C-2, Small Business to C-3, General 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.

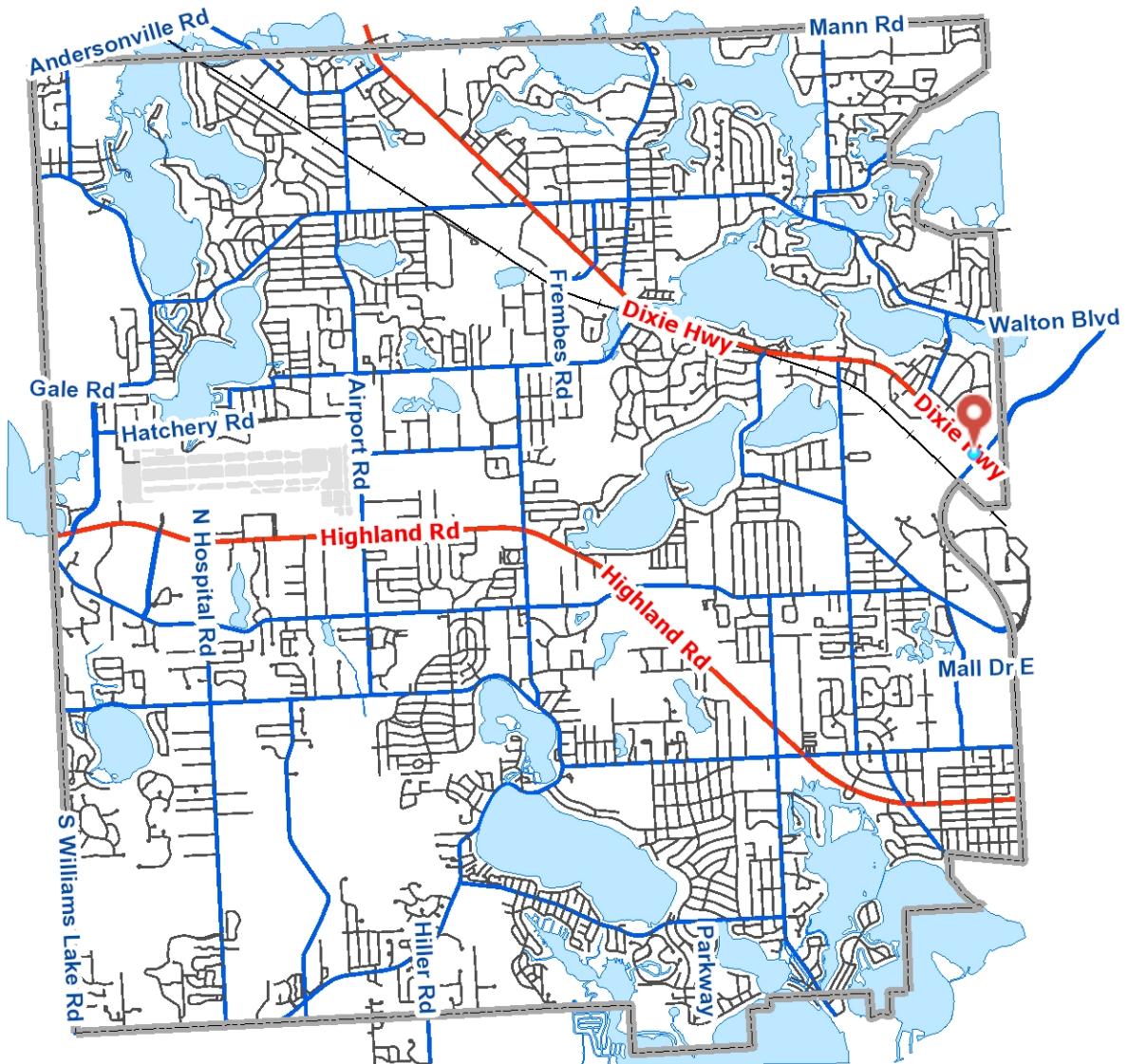
Findings:

- 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 24-02-02

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 24-02-02

Aerial Map



376.2

0

188.08

376.2 Feet

1:2,257



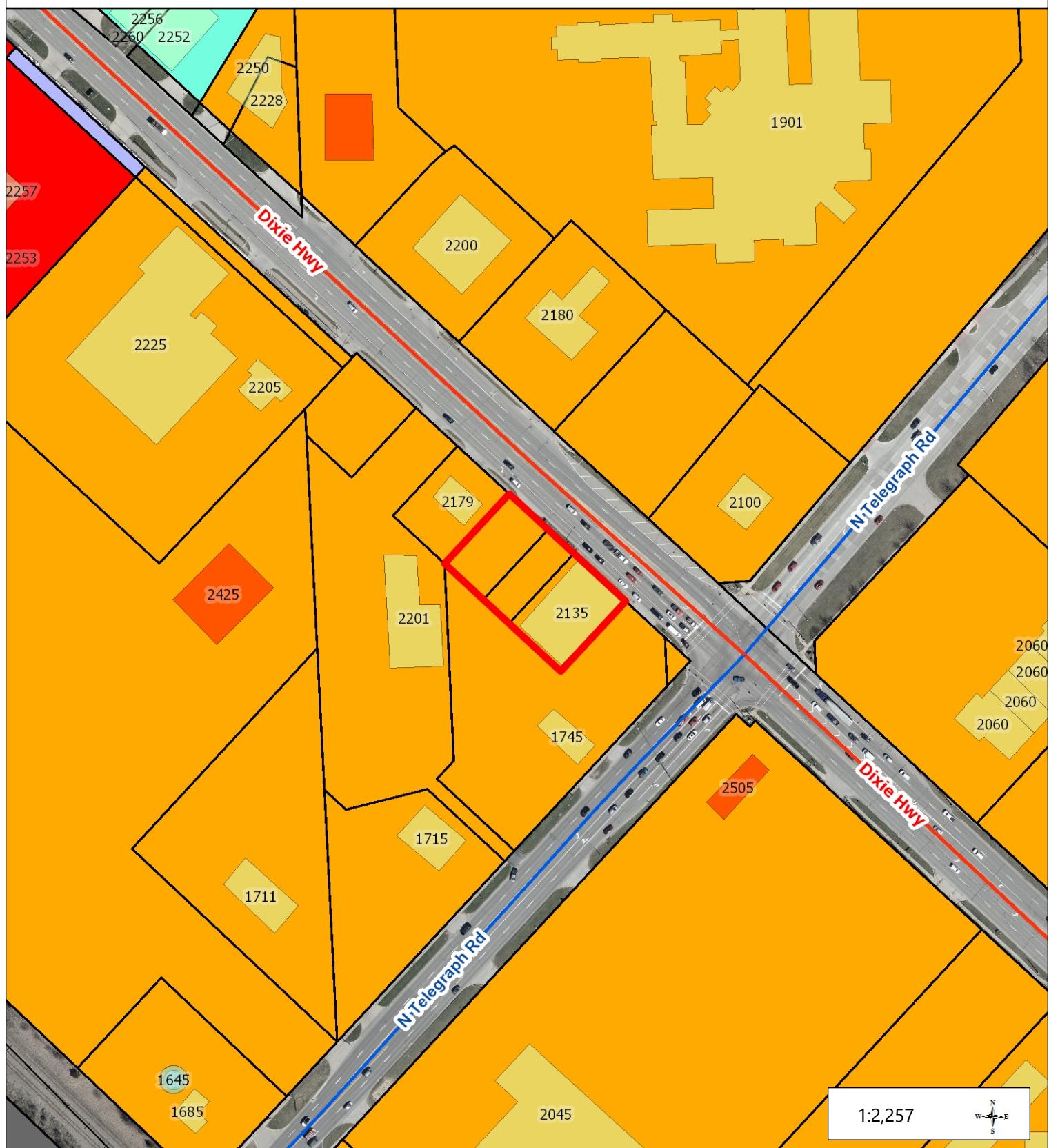
SOURCES: The Charters Township of Waterford and Oakland County, MI. Oakland County parcel data, Updated weekly.

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PRSA 24-02-02

Master Plan Map



376.2

0

188.08

376.2 Feet

1:2,257



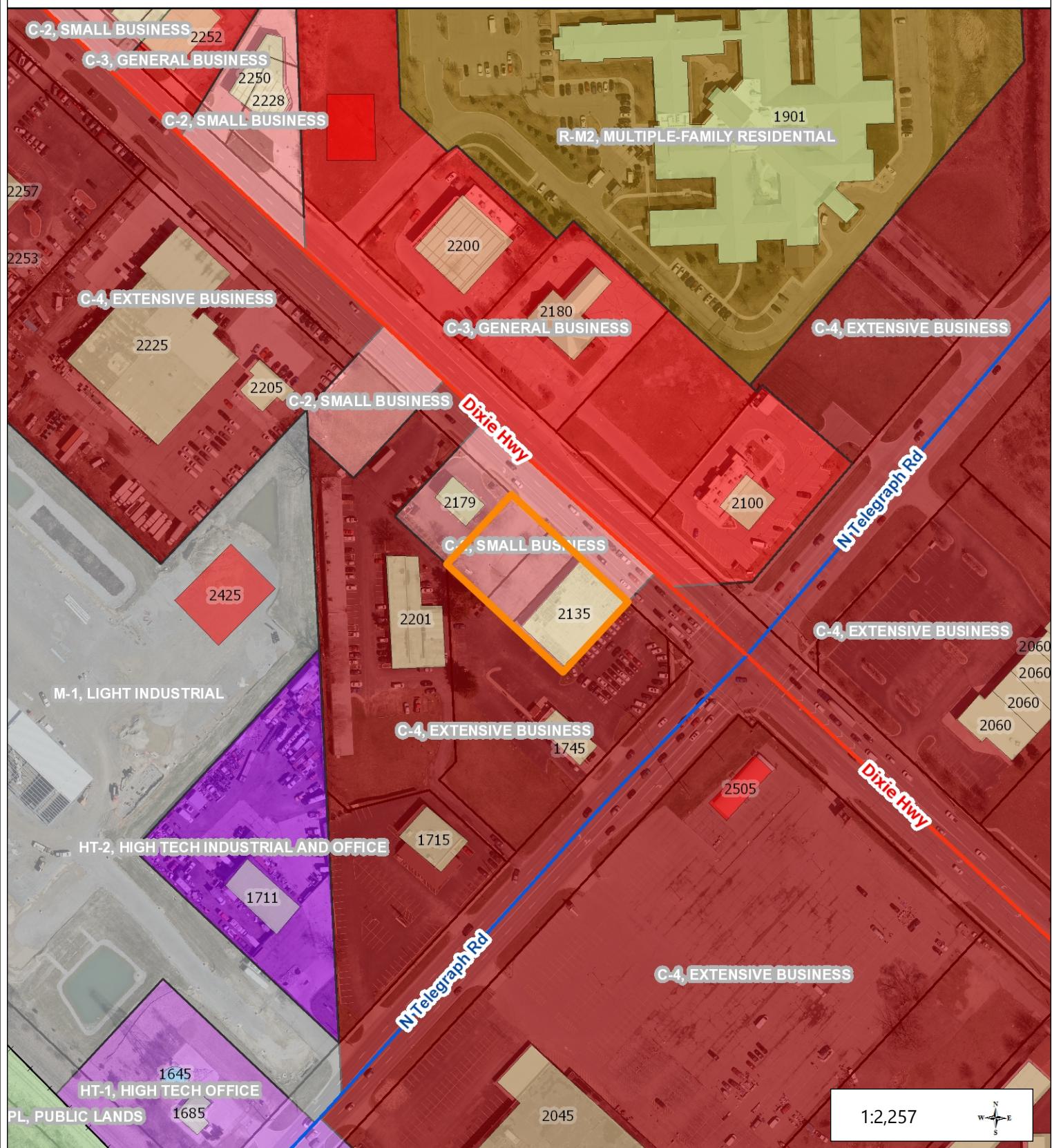
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PRSA 24-02-02

Zoning Map



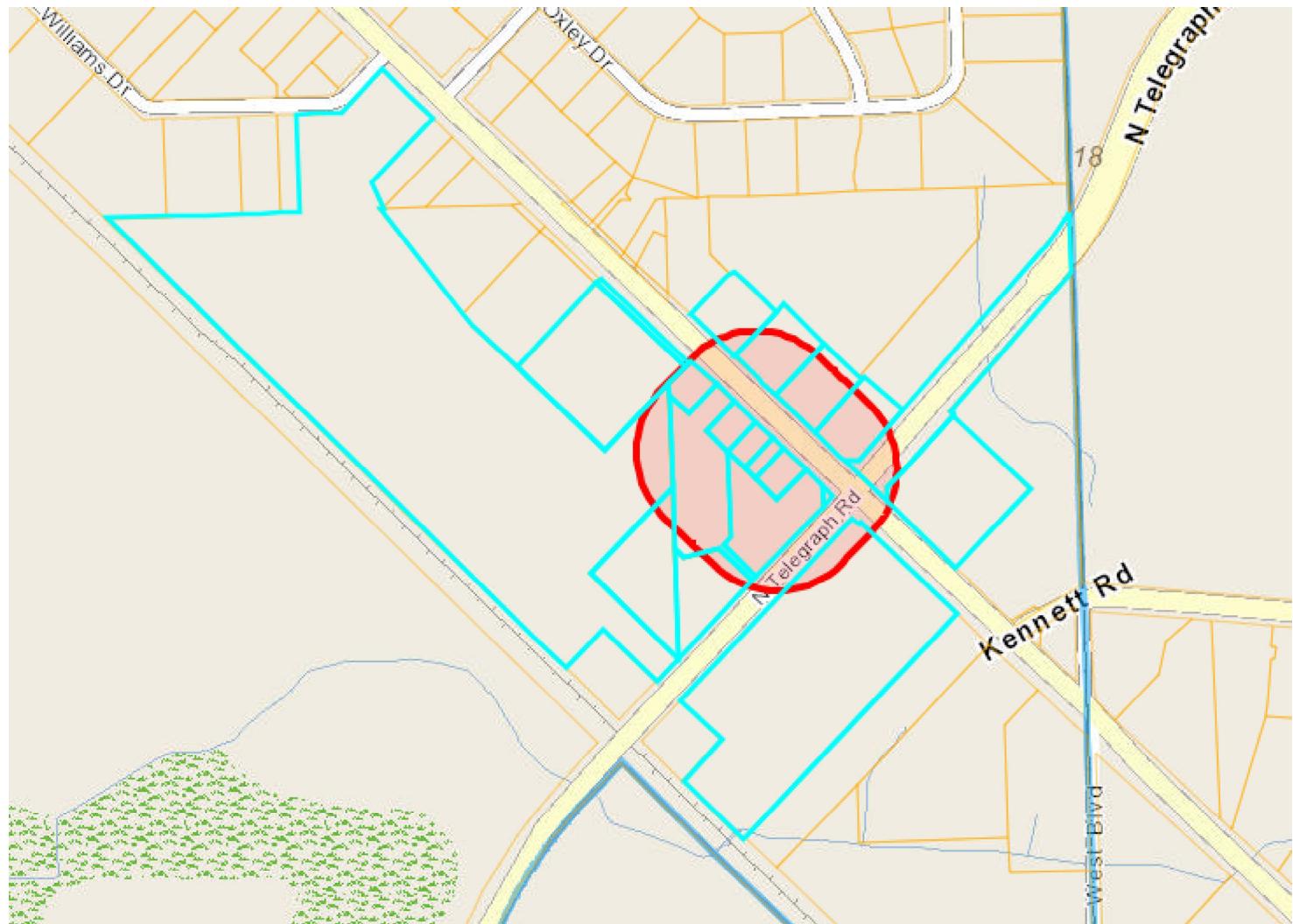
1:2,257



376.2 0 188.08 376.2 Feet

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Project Number	Extra Addresses	PIN	CVTTAXCODE	CVTTAXDESCRIPTION	NAME1	NAME2	POSTALADDRESS	POSTALCITY	POSTALSTATE	POSTALZIP5
PRSA 24-02-02	Agency Addresses			Kajal Patel, PE / MDOT	MDOT Oakland	800 Vanguard Dr	Pontiac	MI		48341
PRSA 24-02-02	Agency Addresses			Cheryl Bush, OC Intl. Airport	Oakland County	6500 Patterson Pkwy	Waterford	MI		48327
PRSA 24-02-02	Agency Addresses			The Road Commission for Oakland County		31001 Lahser Road	Beverly Hills	MI		48025
PRSA 24-02-02	Agency Addresses			Canadian National Railway Co		PO Box 8100, Station A, 935 de l'Montreal	Que		H3C 3 N4	
PRSA 24-02-02	Agency Addresses			DTE		1 Energy Plaza	Detroit	MI		48226
PRSA 24-02-02	Agency Addresses			Consumers Energy		1 Energy Plaza Dr	Jackson	MI		49201
PRSA 24-02-02	Review	PIN	CVTTAXCODE	CVTTAXDESCRIPTION	NAME1	NAME2	POSTALADDRESS	POSTALCITY	POSTALSTATE	POSTALZIP5
PRSA 24-02-02	Review	1313401032 W		CHARTER TOWNSHIP OF WATERFORD	JAMES REED	REBECCA JOAN	1400 ERNEST CT	PONTIAC	MI	48340
PRSA 24-02-02	Review	1313401010 W		CHARTER TOWNSHIP OF WATERFORD	MARTINEZ REAL ESTATE LLC		1715 N TELEGRAPH RD	WATERFORD	MI	48328
PRSA 24-02-02	Review	1313401012 W		CHARTER TOWNSHIP OF WATERFORD	RAJINDER SINGH	GURMIT KAUR	20905 RICHMOND DR	NORTHVILLE	MI	48167
PRSA 24-02-02	Review	1313401030 W		CHARTER TOWNSHIP OF WATERFORD	MAJIC INC.		2225 DIXIE HWY	WATERFORD	MI	48328
PRSA 24-02-02	Review	1313476008 W		CHARTER TOWNSHIP OF WATERFORD	DIXIE PROPERTIES		28580 ORCHARD LAKE RD STE 1	FARMINGTON HILLS	MI	48334
PRSA 24-02-02	Review	1313426023 W		CHARTER TOWNSHIP OF WATERFORD	BACHO HOLDINGS LLC		41029 ALLSPICE DR	STERLING HEIGHTS	MI	48314
PRSA 24-02-02	Review	1313426022 W		CHARTER TOWNSHIP OF WATERFORD	CITY OF PONTIAC		47450 WOODWARD AVE	PONTIAC	MI	48342
PRSA 24-02-02	Review	1313401009 W		CHARTER TOWNSHIP OF WATERFORD	LP HOTEL GROUP LLC		5038 SOMERTON DR	TROY	MI	48085
PRSA 24-02-02	Review	1313401015 W		CHARTER TOWNSHIP OF WATERFORD	PROPERTIES DELUXE IV LLC		5619 N BEECH DALY RD	DEARBORN HEIGHTS	MI	48127
PRSA 24-02-02	Review	1313426036 W		CHARTER TOWNSHIP OF WATERFORD	ALBAUM MURIETTA PROPERTIES LLC		5627 KANAN RD # 460	AGOURA HILLS	CA	91301
PRSA 24-02-02	Review	1313401029 W		CHARTER TOWNSHIP OF WATERFORD	DEDA VULAJ		5975 REA CT	WEST BLOOMFIELD	MI	48322
PRSA 24-02-02	Review	1313401035 W		CHARTER TOWNSHIP OF WATERFORD	DFL- DET LLC		6450 POE AVE STE 311	DAYTON	OH	45414
PRSA 24-02-02	Review	1313426035 W		CHARTER TOWNSHIP OF WATERFORD	TEL-DIXIE PLAZA LLC		7502 NW 47TH WAY	GAINESVILLE	FL	32653
PRSA 24-02-02	Review	1313426029 W		CHARTER TOWNSHIP OF WATERFORD	TCF NATIONAL BANK		MSC PCC-00-PD 1405 XENIUM L PLYMOUTH	MN		55441
PRSA 24-02-02	Review	1313401022 W		CHARTER TOWNSHIP OF WATERFORD	MI DEPT OF TRANSPORTATION TAX UNIT		PO BOX 30050	LANSING	MI	48909
PRSA 24-02-02	Review	1313426017 W		CHARTER TOWNSHIP OF WATERFORD	SPEEDWAY LLC	PROPERTY TAX	PO BOX 4900	SCOTTSDALE	AZ	85261
PRSA 24-02-02	Extra Addresses	1313401032 W		CHARTER TOWNSHIP OF WATERFORD	JAMES REED	REBECCA JOAN	1711 N TELEGRAPH RD	WATERFORD	MI	48328
PRSA 24-02-02	Extra Addresses	1313401029 W		CHARTER TOWNSHIP OF WATERFORD	DEDA VULAJ		1745 N TELEGRAPH RD	WATERFORD	MI	48328
PRSA 24-02-02	Extra Addresses	1313476008 W		CHARTER TOWNSHIP OF WATERFORD	DIXIE PROPERTIES		2045 DIXIE HWY	WATERFORD	MI	48328
PRSA 24-02-02	Extra Addresses	1313426023 W		CHARTER TOWNSHIP OF WATERFORD	BACHO HOLDINGS LLC		2060 DIXIE HWY STE 100	WATERFORD	MI	48328
PRSA 24-02-02	Extra Addresses	1313426036 W		CHARTER TOWNSHIP OF WATERFORD	ALBAUM MURIETTA PROPERTIES LLC		2100 DIXIE HWY	WATERFORD	MI	48328
PRSA 24-02-02	Extra Addresses	1313401015 W		CHARTER TOWNSHIP OF WATERFORD	PROPERTIES DELUXE IV LLC		2135 DIXIE HWY	WATERFORD	MI	48328
PRSA 24-02-02	Extra Addresses	1313401012 W		CHARTER TOWNSHIP OF WATERFORD	RAJINDER SINGH	GURMIT KAUR	2179 DIXIE HWY	WATERFORD	MI	48328
PRSA 24-02-02	Extra Addresses	1313426029 W		CHARTER TOWNSHIP OF WATERFORD	TCF NATIONAL BANK		2180 DIXIE HWY	WATERFORD	MI	48329
PRSA 24-02-02	Extra Addresses	1313426017 W		CHARTER TOWNSHIP OF WATERFORD	SPEEDWAY LLC	PROPERTY TAX	2200 DIXIE HWY	WATERFORD	MI	48328
PRSA 24-02-02	Extra Addresses	1313401009 W		CHARTER TOWNSHIP OF WATERFORD	LP HOTEL GROUP LLC		2201 DIXIE HWY	WATERFORD	MI	48328
PRSA 24-02-02	Extra Addresses	1313401035 W		CHARTER TOWNSHIP OF WATERFORD	DFL- DET LLC		2425 DIXIE HWY	WATERFORD	MI	48328
LAMS		1313426023			Aldi Inc		2060 Dixie Hwy	WATERFORD	MI	48328

Notice is hereby given of a public hearing to be held by the Waterford Township Planning Commission on **Tuesday, March 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 24-02-02 Rezoning C-2 to C-3

Requesting: The applicant is requesting to rezone their property from C-2, Small Business to C-3, General Business
Property Location: **2135 Dixie Hwy**
Property Zoned: C-2, Small Business
Applicant: Properties Deluxe IV, LLC

Members of the public will only be able to speak during any public hearing that is held at the meeting and during the public comment period at the end of the meeting and such comments will be limited to three minutes per person. To provide for orderly public participation, a person wishing to speak must first state their name and request to be recognized by the Chairperson of the meeting. The Chairperson will recognize all persons wishing to speak during a public hearing and the public comment period. Prior to the meeting, members of the public may contact the members of the Planning Commission to provide input or ask questions by email or mail to the Township employee/official and at the addresses listed below. Persons with disabilities in need of accommodations to be able to participate in the meeting should provide at least 24-hour advance notice to the listed Township employee by phone, email, or mail and an attempt will be made to provide reasonable accommodations.

Jeffrey M. Polkowski, AICP
Director of Development Services
Charter Township of Waterford
5200 Civic Center Drive, Waterford, Michigan 48329
planning@waterfordmi.gov
Phone: (248) 674-6238

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planning@waterfordmi.gov
Phone: (248) 674-6238

NO FEE FOR BEING DONE IN CONJUNCTION W/ LOT COMBO

PLANNING DIVISION
APPLICATION FORM



DEVELOPMENT SERVICES DEPARTMENT
5200 Civic Center Drive
Waterford, Michigan 48329-3773
Telephone: (248) 674-6238
Fax: (248) 674-4097
planning@waterfordmi.gov

Office Use Only

Related Application Numbers

PBUS: _____

PCR: _____

PRSA: _____

PSP: _____

PZBA: _____

Date Received _____

Planning Fees _____

Engineering Fee _____

New Address Fee _____

I. Type of Request (select all that apply)

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

Fees

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

Additional fees may apply

II. Applicant Information

Applicant Name

Properties Deluxe IV, LLC
5619 N. Beach Daly rd

Contact Person

Michael Ajani
Dearborn HTS

Address

MI 48127

Home/ Office Phone

Cell Phone

Email Address

Properties deluxe LLC @gmail.com

III. Property Information

Legal Description Attached On Site Plan

All new buildings or unit splits are required to make a Request for New Address	Requires New Address? <input type="checkbox"/> Yes <input type="checkbox"/> No	Street Name Building Faces:	New Address Assigned (Obtain from Fire Department)	
Property Owner	Properties Deluxe IV LLC		Property ID Number	Lot Number
Owner Address	5619 N Beach Daly	Owner City	Owner State & Zip	Current Zoning
Property Address or General Location	Dearborn HTS		Proposed Zoning	
Frontage (feet and streets)	2135 Dixie Hwy Waterford		Property Size (Acres)	Num. of Buildings
Proposed Use			Zoning Use Section	Building Use Code
			#Vehicle Repair Bays	#Salon/Barber/ Tattoo Stations

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
 Fire Pump
 Other (please describe): _____

Commercial Hood Suppression System
 Paint Booth (Suppression)

FM 200 or Clean Agent (Computer Rooms)
 Fire Alarm

With us there are no boundaries



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)*

Rezoning from G2 to C3 with understanding
that property combination must be approved
by assessor

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: _____

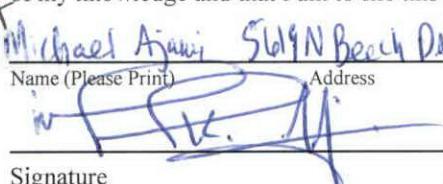
All persons having ownership interest in above-referenced property must sign this document to authorize the filing of the application. Proof of ownership in the form of deed, land contract, letter of authority or tax bill is required.

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.

	NAME	ADDRESS	EMAIL	TYPE OF OWNERSHIP	INTEREST	SIGNATURE
1.	Khalil Ajami	5619 N Beach Dray Rd	DH MI 48127	Sole member	Sole member	
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.

Applicant  Michael Ajami 5619 N Beach Dray Rd 313477-1948 31311989 A250603468254

Name (Please Print)

Address

Telephone Contact

Birth Date

Drivers License #

Signature

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



Notary Public
State of Michigan

County of	JANINE A. TREMONTI
My Commission Expires	09/17/2025
COUNTY OF OAKLAND	
My Commission Expires September 17, 2025	
Acting in the County of <u>Oakland</u>	

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 .		✓

STATE OF MICHIGAN
COUNTY OF OAKLAND
CHARTER TOWNSHIP OF WATERFORD
ORDINANCE NO. 2025-Z-005
ZONING ORDINANCE MAP AMENDMENT

An ordinance to amend the Waterford Township Zoning Ordinance by rezoning a parcel of property with conditions on its use and development as authorized by MCL 125.3405 and amending the Zoning Map.

THE CHARTER TOWNSHIP OF WATERFORD ORDAINS:

Section 1 of Ordinance

The portion of the parcel of property that is assigned tax parcel number 13-13-401-036, legally described below, with current address of 2135 Dixie Hwy, is rezoned from **C-2, Local Business to C-3, General 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 February 10, 2025.

CHARTER TOWNSHIP OF WATERFORD

Date

Kimberly Markee, Township Clerk

LEGAL DESCRIPTION ATTACHMENT TO ORDINANCE 2025-Z-005

T3N, R9E, SEC 13 PART OF E 1/2 OF SE 1/4 BEG AT PT DIST S 89-47-00 W 1328.10 FT & S 00-30-00 W 645.60 FT & S 44-03-00 E 263.50 FT FROM E 1/4 COR, TH N 45-57-00 E 135.92 FT, TH S 44-06-00 E 75 FT, TH S 45-57-00 W 135.98 FT, TH N 44-03-00 W 75 FT TO BEG, ALSO BEG AT PT DIST S 89-47-00 W 1328.10 FT & S 00-30-00 W 645.60 FT & S 43-03-00 E 338.50 FT FROM E 1/4 COR, TH N 45-57-00 E 135.98 FT TO US-10 HWY, TH S 44-10-00 E ALG SD LINE 50 FT, TH S 45-57-00 W 136.02 FT, TH N 44-03-00 W 50 FT TO BEG, ALSO BEG AT PT DIST S 89-47-00 W 1328.10 FT & S 00-30-00 W 645.60 FT & S 43-03-00 E 388.50 FT FROM E 1/4 COR, TH N 45-57-00 E 136.02 FT TO US-10 HWY, TH S 44-06-00 E 100 FT, TH S 45-57-00 W 136.10 FT, TH N 44-03-00 W 100 FT TO BEG 0.69 A 5-1-24 FR 013, 014 & 015