

BOARD OF TRUSTEES
Anthony M. Bartolotta,
Supervisor
Kim Markee, Clerk
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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: January 21, 2025
To: Honorable Township Board Members
From: Jeffrey Polkowski, Director
RE: Case No. 2025-Z-006
Rezone 2252 Dixie from C-2, Small Business to C-3, General Business
Location: Northeast side of Dixie Hwy, northwest of N Telegraph Rd
Applicant: Norman Nannoshi

The applicant owns a multi-tenant commercial property on Dixie Hwy that is partially zoned C-2, Small Business and partially zoned C-3, General Business. The property was previously split into multiple parcels with the smaller parcels being zoned C-2, Small Business and the larger parcel zoned C-3, General Business. The applicant has combined the parcels into one parcel to allow the C-2, Small Business zoned portion to qualify for a potential C-3, General Business rezoning which would allow for that portion of the property to have a larger list of potential uses.

Planning Commission Recommendation and Findings

The Planning Commission reviewed this proposed rezoning at the regularly scheduled meeting on August 27, 2024 and resolved unanimously, to forward a favorable recommendation to the Township Board.

Motions

Based upon the Planning Commission's favorable recommendation at the August 27, 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.

**With us there are no
boundaries**



WATERFORD TWP DEVELOPMENT SERVICES
REZONING REVIEW

PRSA 24-08-01
AUGUST 27, 2024

Project Name: 2252 Dixie Hwy Rezoning
Project #: PRSA 24-08-01
Project Type: Rezoning Review
PC Agenda: August 27, 2024 Regular Agenda
Report By: Justin Daymon

Proposed Use	Multi-tenant commercial (§3-705)		
Address	2252 Dixie Hwy	Parcel ID	13-13-256-020
Applicant	Norman Nannoshi 4479 Pontiac Lake Rd, Ste 10 Waterford, MI 48328	Property Owner	Same
Current Zoning	C-2, Small Business	Proposed Zoning	C-3, General Business
Frontage	235 ft on Dixie Hwy	Property Size	1.1 acres
General Location		Northeast side of Dixie Hwy, northwest of N Telegraph Rd	
Master Plan Designation		Industrial	
Current Use		Multi-tenant commercial (§3-704 & §3-705)	
Zoning History		1950 – Residential -1 / Commercial-1 1963 – C-2, General Business / R-1A Single Family 2011- C-2, Small Business / C-3, General Business	
Surrounding Development			
Northwest		O-1, Local Office	
Northeast		R-1A, Single-Family Residential	
Southeast		C-2, Small Business	
Southwest		(across Dixie Hwy) C-4, Extensive Business	

Project Summary

The applicant owns a multi-tenant commercial property on Dixie Hwy that is partially zoned C-2, Small Business and partially zoned C-3, General Business. The property was previously split into multiple parcels with the smaller parcels being zoned C-2, Small Business and the larger parcel zoned C-3, General Business. The applicant has combined the parcels into one parcel to allow the C-2, Small Business zoned portion to qualify for a potential C-3, General Business rezoning which would allow for that portion of the property to have a larger list of potential uses.

Master Plan Compatibility

The subject property is identified as industrial by the Master Plan's future land use map. The proposed rezoning does not allow for industrial uses, but the subject property is not large enough to qualify for an industrial rezoning. Increasing the intensity of the commercial zoning district would bring the property closer to the Master Plan's designation than it currently is.

Zoning District Conformity

The subject property meets the 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 rezoning request would bring the subject property closer to the Master Plan's industrial designation than it currently is.

- 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 already partially zoned C-3, General Business and abuts C-4, Extensive Business property.

- 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 of 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 unlikely to result in any 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 believes the subject property is suitable for the proposed rezoning.

Summary/Conclusions

The proposed rezoning would eliminate a split-zoned property and provide the applicant with a larger list of potential uses to help attract tenants in the future.

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. 24-08-01,
Proposed Zoning Map Amendment to Rezone From:
C-2, Small Business to C-3, General Business**

Motion:

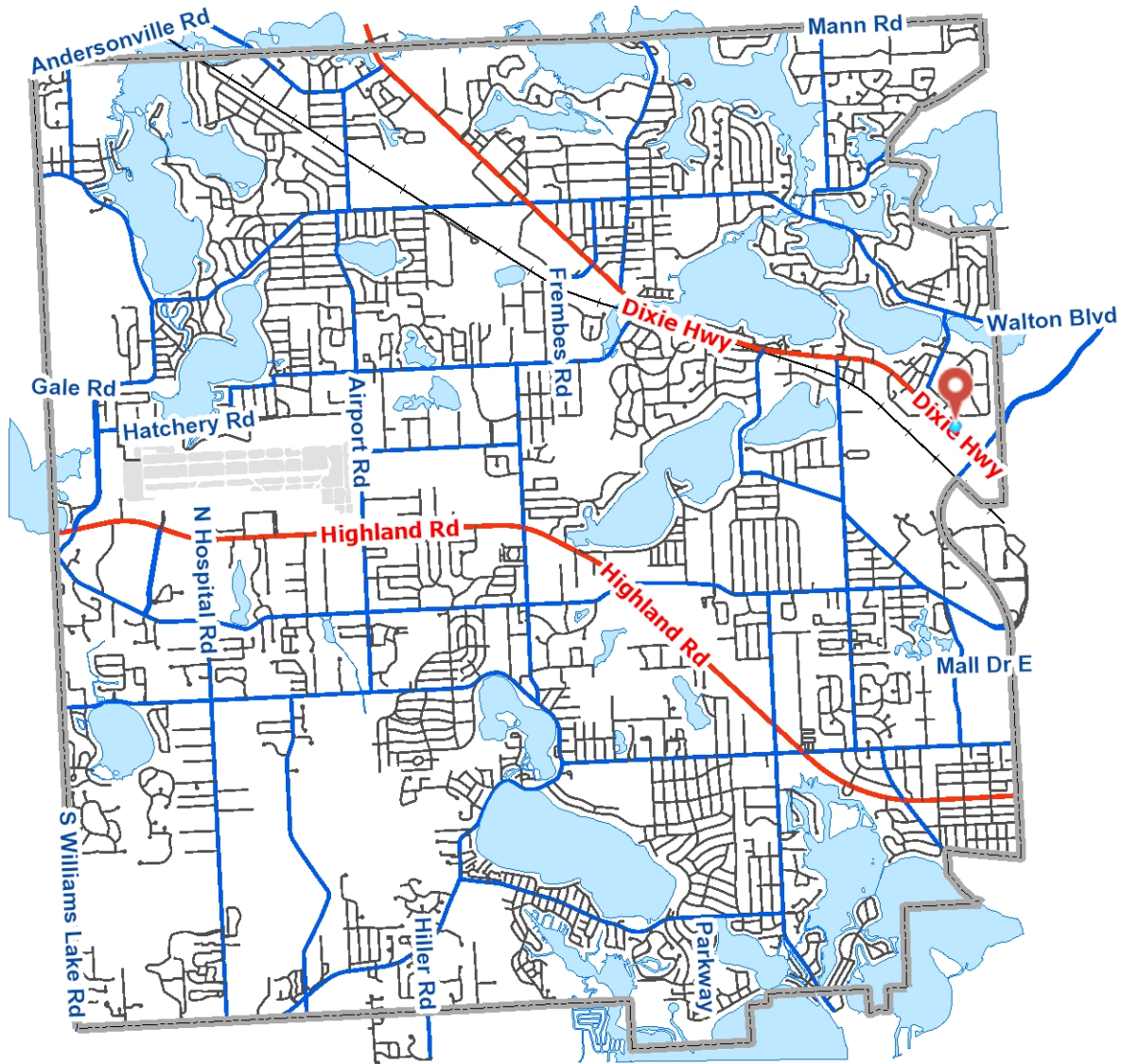
I move to forward a **favorable/unfavorable [Strike One]** recommendation in Case No. 24-07-01 on to the Township Board, to rezone the subject parcels #13-13-256-020 from C-2, Small Business to C-3, General Business based on the following findings and conclusions under the Ordinance approval recommendation 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 24-08-01 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.



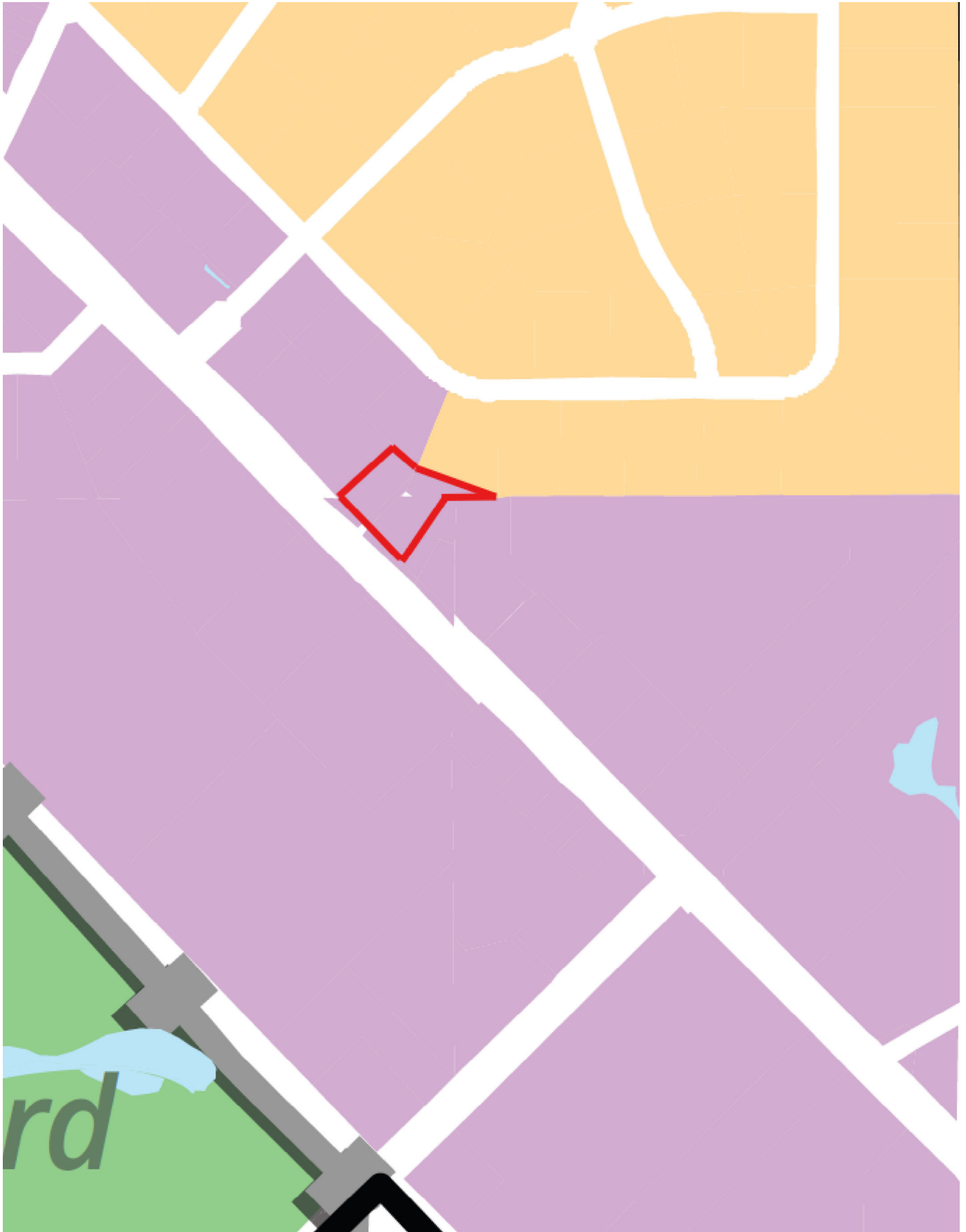
PRSA 24-08-01 Aerial Map



376.2 0 188.08 376.2 Feet

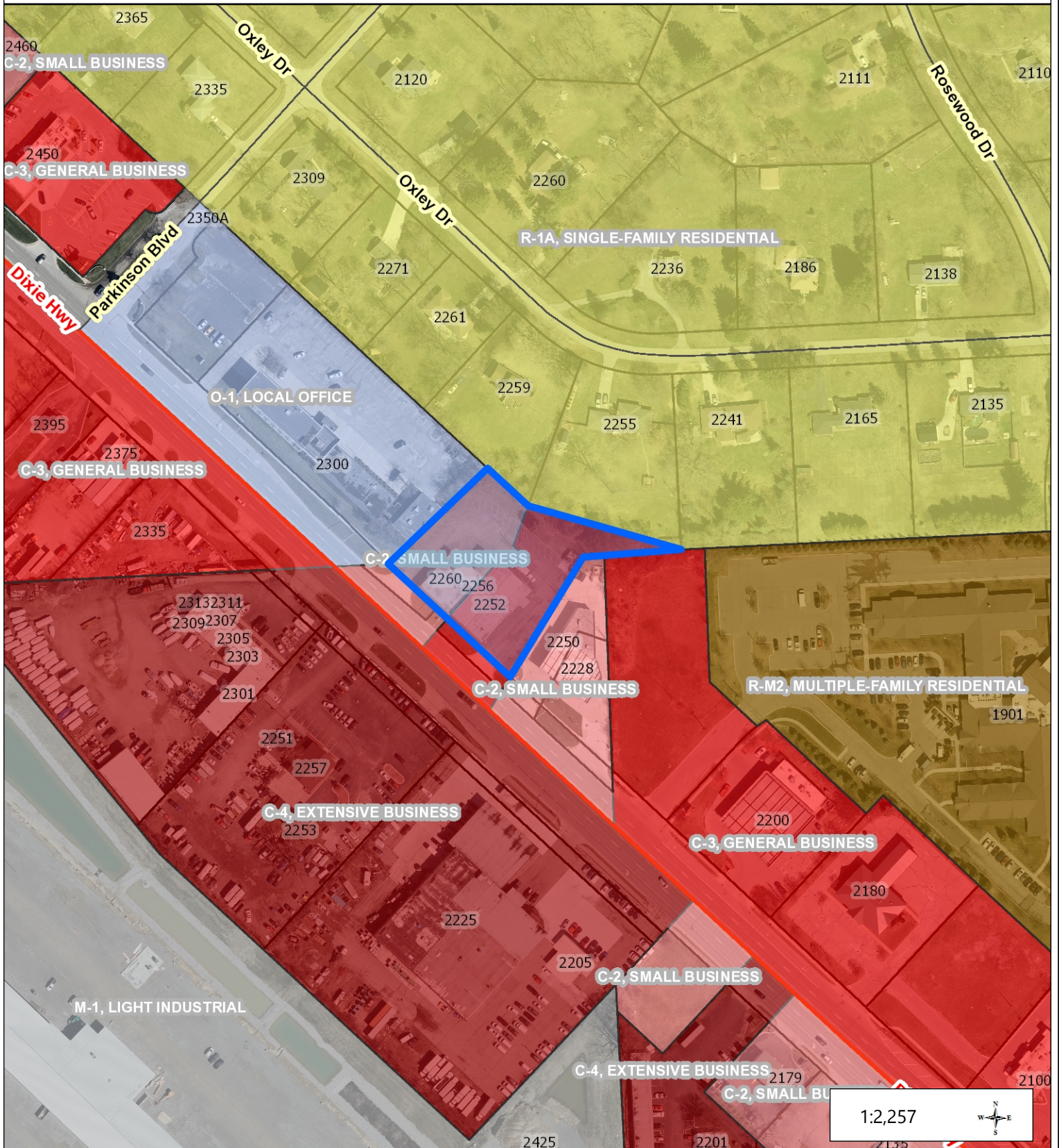
SOURCES: The Charters Township of Waterford and Oakland County, MI.
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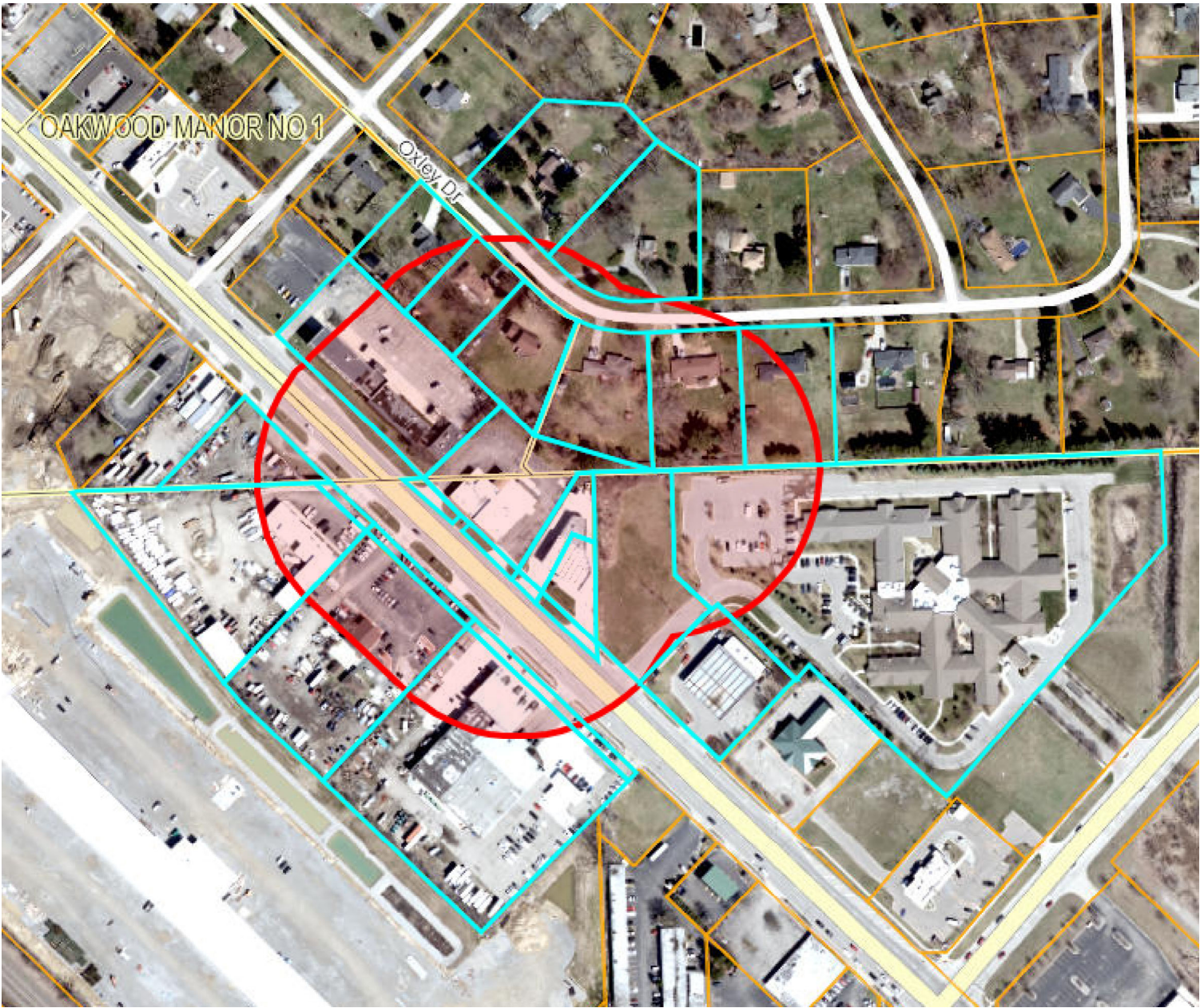
PRSA 24-08-01 Zoning Map



376.2 0 188.08 376.2 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 24-08-01	Agency Addresses				Kajal Patel, PE / MDOT	MDOT Oakland	800 Vanguard Dr	Pontiac	MI	48341
PRSA 24-08-01	Review	PIN	CVTTAXCODE	CVTTAXDESCRIPTION	NAME1	NAME2	POSTALADDRESS	POSTALCITY	POSTALSTATE	POSTALZIP5
PRSA 24-08-01	Review	1313401027 W		CHARTER TOWNSHIP OF WATERFORD KDC PROPERTIES			10916 BIG LAKE RD	DAVISBURG	MI	48350
PRSA 24-08-01	Review	1313255009 W		CHARTER TOWNSHIP OF WATERFORD CURT CUMMING			12509 WHITE TAIL	DAVISBURG	MI	48350
PRSA 24-08-01		1313426033 W		CHARTER TOWNSHIP OF WATERFORD TEL-DIXIE PLAZA LLC			1730 BLUE GRASS RD	LANSING	MI	48906
PRSA 24-08-01		1313256010 W		CHARTER TOWNSHIP OF WATERFORD TIMOTHY SAUNDERS			2165 OXLEY DR	WATERFORD	MI	48328
PRSA 24-08-01		1313401030 W		CHARTER TOWNSHIP OF WATERFORD MAJIC INC.			2225 DIXIE HWY	WATERFORD	MI	48328
PRSA 24-08-01		1313276006 W		CHARTER TOWNSHIP OF WATERFORD JOHN R REYNOLDS			2236 OXLEY DR	WATERFORD	MI	48328
PRSA 24-08-01		1313256009 W		CHARTER TOWNSHIP OF WATERFORD AARON THOMAS MCDOWELL			2241 OXLEY DR	WATERFORD	MI	48328
PRSA 24-08-01	Review	1313426012 W		CHARTER TOWNSHIP OF WATERFORD KAD INVESTMENT ENTERPRISES. LLC			2250 DIXIE HWY	WATERFORD	MI	48328
PRSA 24-08-01		1313256018 W		CHARTER TOWNSHIP OF WATERFORD JAMES R HALL JR	SONIA HALL		2255 OXLEY DR	WATERFORD	MI	48328
PRSA 24-08-01		1313256013 W		CHARTER TOWNSHIP OF WATERFORD MARSHA EASLEY			2259 OXLEY DR	WATERFORD	MI	48328
PRSA 24-08-01		1313276005 W		CHARTER TOWNSHIP OF WATERFORD BRANDON CARNELL	CLARE CARNELL		2260 OXLEY DR	WATERFORD	MI	48328
PRSA 24-08-01		1313256012 W		CHARTER TOWNSHIP OF WATERFORD GREGORY JASO JR			2261 OXLEY DR	WATERFORD	MI	48328
PRSA 24-08-01		1313256002 W		CHARTER TOWNSHIP OF WATERFORD MICHAEL VARGO			2271 OXLEY DR	WATERFORD	MI	48328
PRSA 24-08-01	Review	1313426034 W		CHARTER TOWNSHIP OF WATERFORD NORTHERN OAK SENIOR LEASIN OHI ASSETS III (303 INTERNATIONAL CIR STE 20	HUNT VALLEY	MD	21030
PRSA 24-08-01	Review	1313401034 W		CHARTER TOWNSHIP OF WATERFORD DIAMOND ENTERPRISE LLC			32422 CAMBRIDGE DR	WARREN	MI	48093
PRSA 24-08-01	Review	1313256006 W		CHARTER TOWNSHIP OF WATERFORD 2300 BUILDING LLC			4479 PONTIAC LAKE RD STE 10	WATERFORD	MI	48328
PRSA 24-08-01		1313426015 W		CHARTER TOWNSHIP OF WATERFORD MI DEPT OF TRANSPORTATION			5948 SAWYER RD	SAWYER	MI	49125
PRSA 24-08-01		1313401022 W		CHARTER TOWNSHIP OF WATERFORD MI DEPT OF TRANSPORTATION TAX UNIT			PO BOX 30050	LANSING	MI	48909
PRSA 24-08-01	Review	1313426017 W		CHARTER TOWNSHIP OF WATERFORD SPEEDWAY LLC		PROPERTY TAX	PO BOX 4900	SCOTTSDALE	AZ	85261
PRSA 24-08-01	Extra Addresses	1313426034 W		CHARTER TOWNSHIP OF WATERFORD OCCUPANT			1901 N TELEGRAPH RD	WATERFORD	MI	48328
PRSA 24-08-01	Extra Addresses	1313426017 W		CHARTER TOWNSHIP OF WATERFORD OCCUPANT			2200 DIXIE HWY	WATERFORD	MI	48328
PRSA 24-08-01	Extra Addresses	1313426012 W		CHARTER TOWNSHIP OF WATERFORD OCCUPANT			2228 DIXIE HWY	WATERFORD	MI	48328
PRSA 24-08-01	Extra Addresses	1313256020 W		CHARTER TOWNSHIP OF WATERFORD OCCUPANT			2252 DIXIE HWY	WATERFORD	MI	48328
PRSA 24-08-01	Extra Addresses	1313401034 W		CHARTER TOWNSHIP OF WATERFORD OCCUPANT			2253 DIXIE HWY	WATERFORD	MI	48328
PRSA 24-08-01	Extra Addresses	1313256006 W		CHARTER TOWNSHIP OF WATERFORD OCCUPANT			2300 DIXIE HWY	WATERFORD	MI	48328
PRSA 24-08-01	Extra Addresses	1313401027 W		CHARTER TOWNSHIP OF WATERFORD OCCUPANT			2301 DIXIE HWY	WATERFORD	MI	48328
PRSA 24-08-01	Extra Addresses	1313255009 W		CHARTER TOWNSHIP OF WATERFORD OCCUPANT			2335 DIXIE HWY	WATERFORD	MI	48328
PRSA 24-08-01	LAMS	1313401034		OCCUPANT			2257 Dixie Hwy	WATERFORD	MI	48328
PRSA 24-08-01	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, August 27, 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 24-08-01

Requesting: Rezone the subject property from C-2, Small Business / C-3, General Business to all C-3, General Business
Property Location: 2252 Dixie Hwy
Property Zoned: C-2, Small Business / C-3, General Business
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

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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			Date Received	_____
Related Application Numbers			Planning Fees	_____
PBUS: _____	PCR: _____	PRSA: _____	Engineering Fee	_____
PSP: _____	PZBA: _____		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	\$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
<i>Additional fees may apply</i>	

II. Applicant Information

Applicant Name NORMAN NANNOSHI		Contact Person	
Address 4479 Pontiac LK RD		City Waterford Suite #10	
State & ZIP 48328 MI	Home/ Office Phone	Cell Phone 248-790-6611	
Email Address NANNOSHI@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 type="checkbox"/> No	Street Name Building Faces:	New Address Assigned (Obtain from Fire Department)	
Property Owner NORMAN NANNOSHI	Property ID Number	Lot Number		
Owner Address 2252 Dixie Hwy. Waterford	Owner City Waterford	Owner State & Zip MI 48328	Current Zoning C-2X3	Proposed Zoning C-3
Property Address or General Location			Property Size (Acres)	Num. of Buildings
Frontage (feet and streets)			Zoning Use Section	Building Use Code
Proposed Use		#Residential Units	#Vehicle Repair Bays	#Salon/Barber/Tattoo Stations

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

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

**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)*

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

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: 2252 Dixie Hwy, Waterford MI 48328
Property Parcel No: New 13-13-256.020

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 INTEREST</u>	<u>SIGNATURE</u>
1.	<u>Namir Norman Nannosht</u>	<u></u>	<u>Nannosht@gmail.com</u>	<u></u>	<u>[Signature]</u>
2.	<u></u>	<u></u>	<u></u>	<u></u>	<u></u>
3.	<u></u>	<u></u>	<u></u>	<u></u>	<u></u>
4.	<u></u>	<u></u>	<u></u>	<u></u>	<u></u>

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.

Namir Norman Nannosht 248 790 6611 1/1/68
Name (Please Print) Address Telephone Contact Birth Date Drivers License #

[Signature]
Signature

Subscribed and sworn to before me this 28 day of June, 2024 [Signature]
Notary Public
State of Michigan

KARL L. VLAEMINCK
Notary Public, Oakland County, MI
My Commission Expires Oct. 20, 2025
Acting in the County of Oakland County, MI

County of _____
My Commission Expires: _____

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		Business Owner	
Mailing Address			
Location of Property			
Phone Number		Sidwell Number	
Owner Signature			Date
Information Compiled By			Date

Part I: Management of Hazardous Substances and Polluting Material

<input checked="" 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 checked="" type="checkbox"/> Y <input checked="" type="checkbox"/> N	Will hazardous substances or polluting materials be reused or recycled on site?
<input checked="" type="checkbox"/> Y <input checked="" 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 checked="" type="checkbox"/> Y <input checked="" 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 checked="" type="checkbox"/> Y <input checked="" 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 checked="" type="checkbox"/> Y <input checked="" 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 checked="" type="checkbox"/> Y <input checked="" type="checkbox"/> N	<input checked="" type="checkbox"/> Sanitary Sewer System <input checked="" type="checkbox"/> On-Site Holding Tank; or <input checked="" 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
*General purpose floor drains shall not be connected to a storm water drainage system, dry well or septic system.	
<input checked="" type="checkbox"/> Y <input checked="" 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.	

STATE OF MICHIGAN
COUNTY OF OAKLAND
CHARTER TOWNSHIP OF WATERFORD
ORDINANCE NO. 2025-Z-006

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 13-13-256-020, legally described below, with current addresses of 2252, 2256, and 2260 Dixie Hwy, is rezoned from C-2, Small 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-006

T3N, R9E, SEC 13 OAKWOOD MANOR PART OF LOT 8, ALSO PART OF VAC VINEYARD AVE, ALSO PART OF W 1/2 OF SE 1/4 ALL DESC AS BEG AT SW COR OF LOT 8, TH N 24-29-51 E 64.83 FT, TH S 69-14-35 E 226.20 FT, TH N 89-00-00 W 132.91 FT, TH S 37-07-40 W 223.44 FT, TH N 43-22-15 W 125 FT, TH N 26-37-45 E 130.30 FT, TH S 89-00-00 E 36.72 FT, TH N 43-13-30 W 23.72 FT TO BEG EXC THAT PART TAKEN FOR US-10 (DIXIE HWY), ALSO 'OAKWOOD MANOR NO 1' PART OF LOT 99, ALSO PART OF NW 1/4 OF SE 1/4 ALL DESC AS BEG AT PT DIST S 24-29-40 W 9.10 FT FROM MOST ELY COR OF LOT 99, TH S 46-37-45 W 208.31 FT, TH S 43-22-15 E 18.53 FT, TH N 46-51-51 E 161.16 FT, TH N 24-29-40 E 50.89 FT, TO BEG EXC SWLY PART TAKEN FOR DIXIE HWY, ALSO PART OF SD LOT 99 DESC AS BEG AT SW COR OF LOT 8 OF 'OAKWOOD MANOR', TH S 50-53-12 W 26.38 FT, TH S 89-00-00 E 36.72 FT, TH N 43-13-50 W 23.72 FT TO BEG, ALSO 'OAKWOOD MANOR NO 1' PART OF LOT 99 & PART OF NW 1/4 OF SE 1/4 ALL DESC AS BEG AT PT DIST N 89-00-00 W 116.50 FT & N 43-13-50 W 23.72 FT & N 24-29-40 E 55.73 FT FROM NE COR OF NW 1/4 OF SE 1/4 OF SEC, TH S 46-37-45 W 208.31 FT, TH N 43-22-15 W 108.50 FT, TH S 89-00-00 E 37.68 FT, TH N 46-46-30 E 190 FT, TH S 43-13-30 E 78.24 FT, TH S 24-29-40 W 9.10 FT TO BEG EXC PART THEREOF TAKEN FOR DIXIE HWY 6-17-24 FR 256-016, 256-019 & 426-027