

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

Rick Hutchinson
Superintendent of Building
Division

Scott Alef
CDBG Coordinator

MEMORANDUM

Date: August 5, 2025
To: Honorable Township Board Members
From: Jeffrey Polkowski, Director of Development Services
RE: Case No. 2025-Z-011
101 Pioneer Ave
C-2, Small Business to R-1C, Single-Family Residential
Location: West of S Telegraph Rd, north of Voorheis Rd
Applicant: Gerardo Sanchez

The property was developed as a single-family dwelling in 1950 and has remained so since. When the house was built, the Zoning Ordinance allowed for any use that was permitted in residential districts to also be permitted in commercial districts, as was common at the time. The Zoning Ordinance no longer allows for residential use in the property's current zoning district making the existing house legal nonconforming. The applicant is seeking to rezone the property to R-1C, Single-Family Residential to align with the property's historic use.

Planning Commission Recommendation and Findings

The Planning Commission reviewed this proposed rezoning at the regularly scheduled meeting on July 29, 2025 and resolved unanimously to forward a favorable recommendation to the Township Board.

Motions

Based upon the Planning Commission's favorable recommendation at the July 29, 2025 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 August 25, 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 the meeting please do not hesitate to reach out to me.



Project Name: Pioneer Ave Rezoning

Project #: PRSA 25-06-05

Project Type: Rezoning Review

PC Agenda: July 29, 2025 Regular Agenda

Report By: Justin Daymon

Proposed Use	Detached single-family dwelling (§3-303.3.A.)		
Address	101 Pioneer Ave	Parcel ID	13-36-229-004
Applicant	Gerardo Sanchez 1339 Forest Bay Waterford, MI 48328	Property Owner	Same
Current Zoning	C-2, Small Business	Proposed Zoning	R-1C, Single-Family Residential
Frontage	61 ft along Pioneer Ave	Property Size	0.13 acres
General Location	West of S Telegraph Rd, north of Voorheis Rd		
Master Plan Designation	Corridor Commercial		
Current Use	Legal non-conforming detached single-family dwelling (§3-303.3.A.)		
Zoning History	(since 1950) Commercial		
Surrounding Development			
North	C-4, Extensive Business		
East & South	C-3, General Business		
West	(across Pioneer Ave) R-1C, Single-Family Residential		

Project Summary

The property was developed as a single-family dwelling in 1950 and has remained so since. When the house was built, the Zoning Ordinance allowed for any use that was permitted in residential districts to also be permitted in commercial districts, as was common at the time. The Zoning Ordinance no longer allows for residential use in the property's current zoning district making the existing house legal non-conforming. The applicant is seeking to rezone the property to R-1C, Single-Family Residential to align with the property's historic use.

Master Plan Compatibility

The Master Plan's Future Land Use Map designates the subject property as Corridor Commercial. Residential uses are not in accordance with the goals of the Corridor Commercial designation.

Zoning District Conformity

The subject property is legal non-conforming in regards to the use of the property as well as both required side yard setbacks for the current C-2 zoning district. The proposed rezoning would bring the single-family residential use and both side yard setbacks of the subject property into compliance with the Zoning Ordinance. The existing dwelling does not meet the required front yard setback of the proposed zoning district, but this is a pre-existing condition of the property.

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 the goals of the Master Plan designation.

- 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 property is adjacent to other R-1C, Single-Family Residential properties.

- 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 existing dwelling does not meet the required front yard setback for the proposed zoning district, but the subject property is large enough to meet the dimensional and site 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 general area is a transitionary zone that separates the commercial developments along Telegraph Rd from the residential areas along, and west of, Pioneer Ave.

- 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 should not result in any significant environmental impacts.

- G. Whether the amendment will be detrimental to the public interest.

Staff Comment: The proposed rezoning would not be detrimental to the public interest.

Summary/Conclusions

The proposed rezoning would bring the historic use of the property into compliance with the Zoning Ordinance. The Master Plan designation of the property does not support residential use, but it's worth noting that the small lot size and lack of access to Telegraph make it unlikely that these properties would be valuable to anyone looking to develop the property in a commercial manner unless they were to be combined with a larger neighboring 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. 25-06-05,

Proposed Zoning Map Amendment to Rezone From:

C-2, Small Business to R-1C, Single-Family Residential

Motion:

I move to forward a **favorable/unfavorable [Strike One]** recommendation in Case No. 25-06-05 on to the Township Board, to rezone the subject parcels #13-36-229-004 from C-2, Small Business to R-1C, Single-Family Residential 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 not / is [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 25-06-05 Location Map



7/25/2025, 11:24:19 AM

Override 1

PRIMARY

Airport

SECONDARY; SPLIT

Waterford Road Layer

Clinton River

MAIN

Township Boundary Line

1:40,613

0 0.47 0.95 1.9 mi
0 0.75 1.5 3 km

PRSA 25-06-05 Aerial Map



7/25/2025, 11:21:59 AM

OC Tax Parcel Stacked

Override 1

Waterford Road Layer

SECONDARY; SPLIT

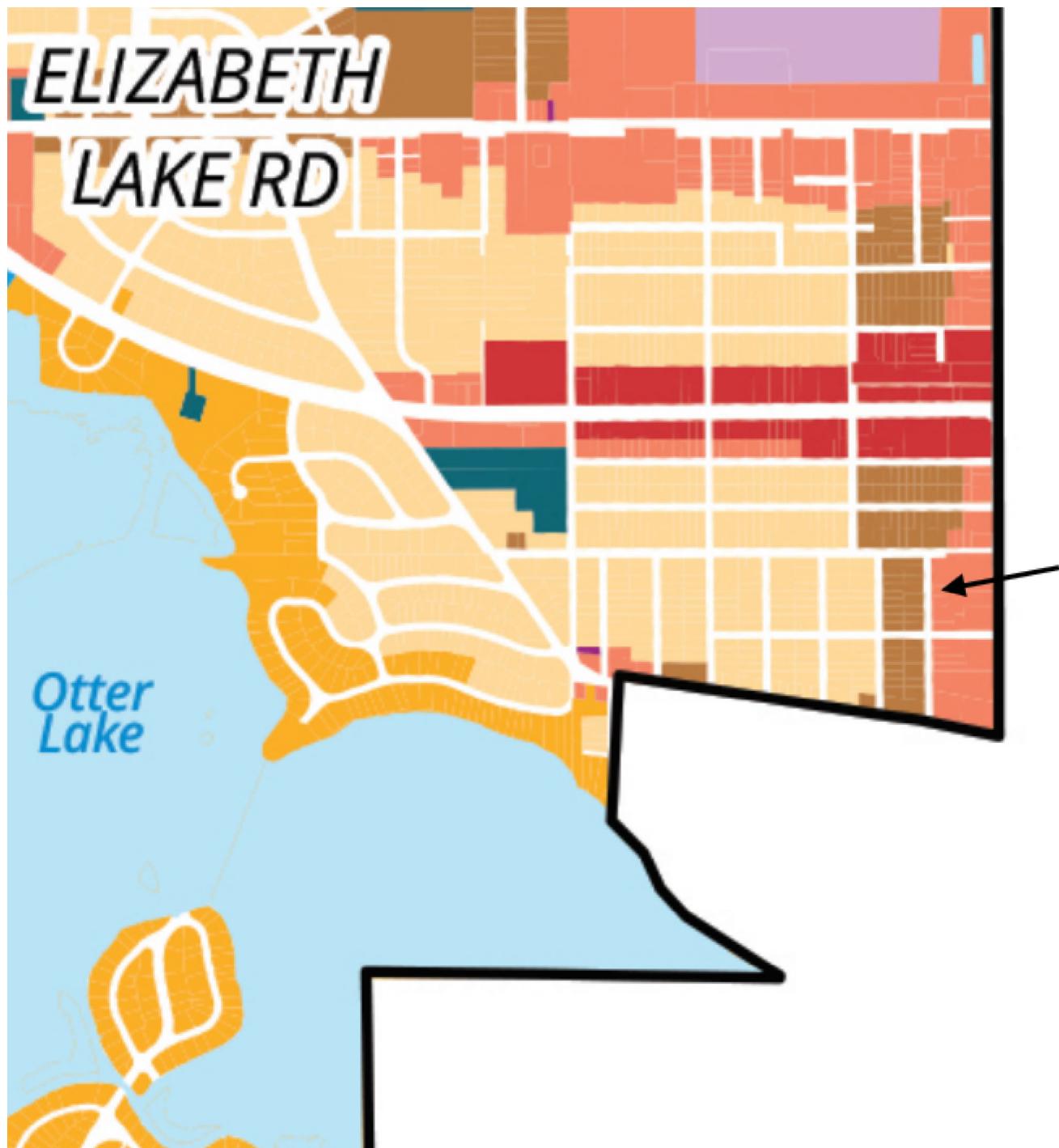
Building Footprints - Labels

Lakes

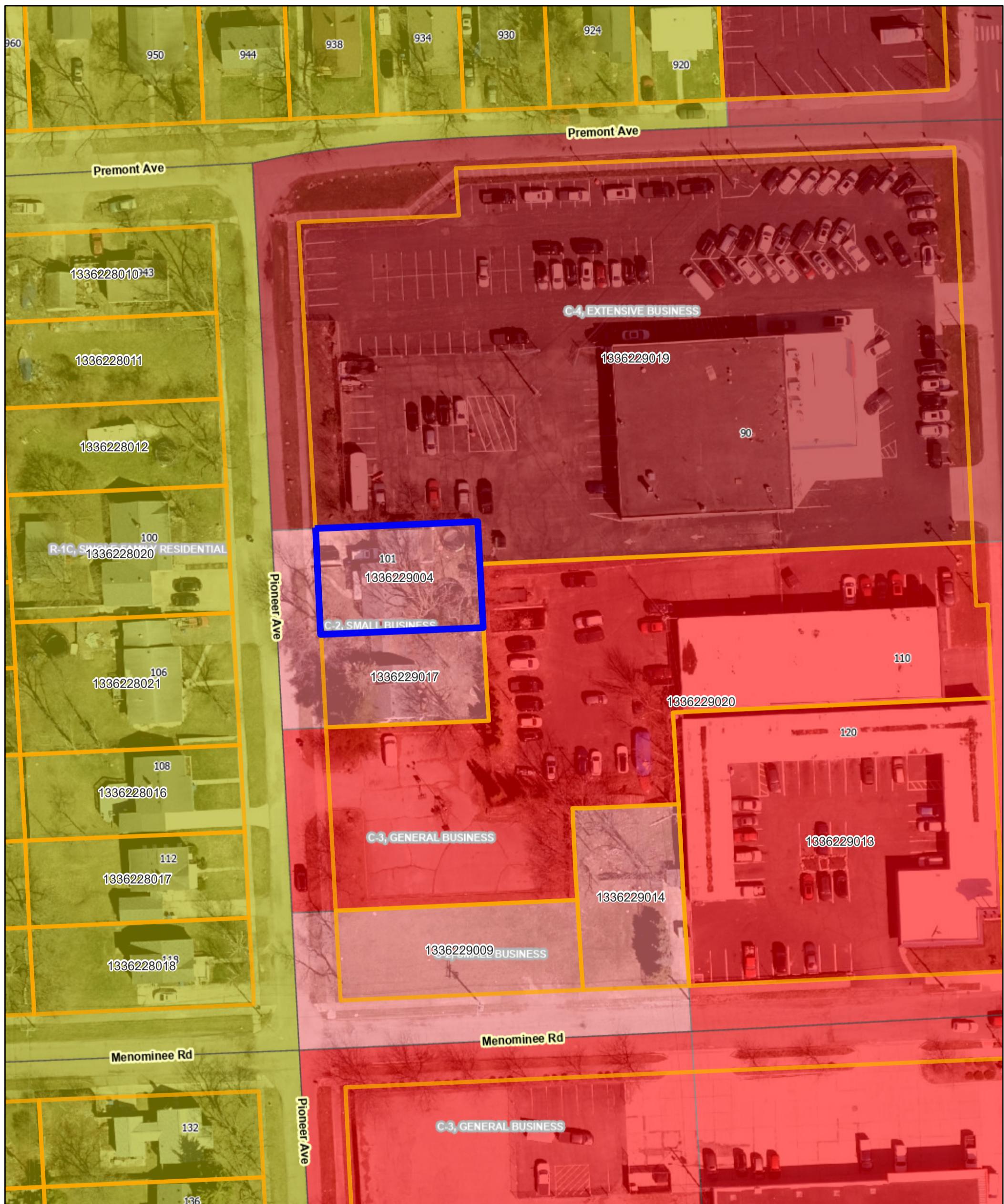
1:635

0 0.01 0.01 0.02 0.02 mi
0 0.01 0.01 0.02 0.04 km

PRSA 25-06-05 MASTER PLAN MAP



PRSA 25-06-05 Zoning Map



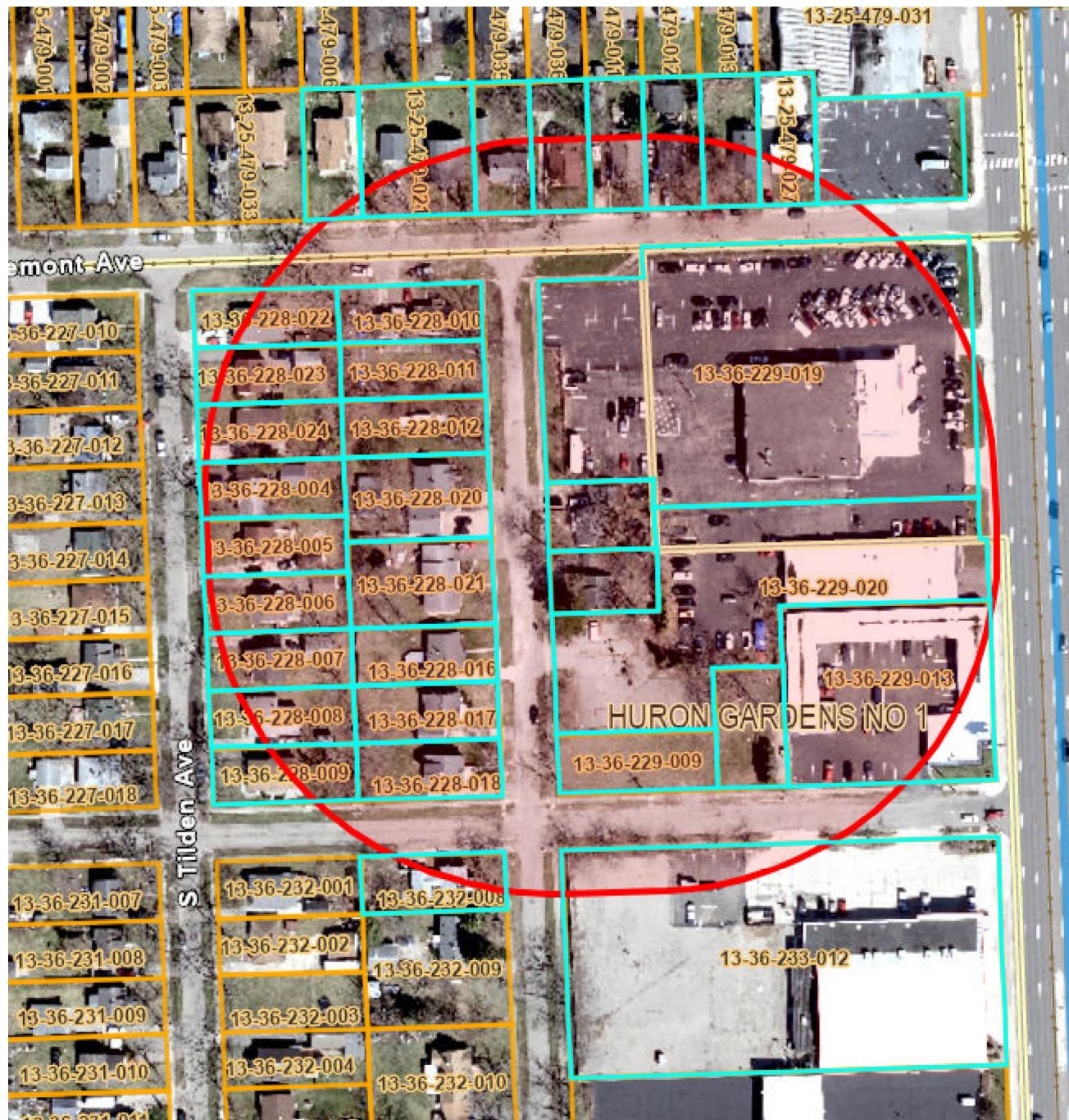
7/25/2025, 11:22:18 AM

- OC Tax Parcel Stacked
Override 1
Zoning
C-1, NEIGHBORHOOD BUSINESS
C-2, SMALL BUSINESS
C-3, GENERAL BUSINESS
C-4, EXTENSIVE BUSINESS
C-UL, UNION LAKE BUSINESS
C-UB, URBAN BUSINESS

- A-1, AIRPORT
HT-1, HIGH TECH OFFICE
HT-2, HIGH TECH INDUSTRIAL AND OFFICE
M-1*, LIGHT INDUSTRIAL-CONSENT JUDGMENT RESTRICTED
M-1, LIGHT INDUSTRIAL
M-2, GENERAL INDUSTRIAL
O-1, LOCAL OFFICE

1:635

0 0.01 0.01 0.02 0.04
0 0.01 0.02 0.04 km



Project Number	Extra Addresses	PIN	CVTTAXCODE	CVTTAXDESCRIPTION	NAME1	NAME2	POSTALADDRESS	POSTALCITY	POSTALSTATE	POSTALZIP5
PRSA 25-06-05	Agency Addresses			The Road Commission for Oakland County	31001 Lahser Road	Beverly Hills	MI			48025
PRSA 25-06-05	Agency Addresses			DTE	1 Energy Plaza	Detroit	MI			48226
PRSA 25-06-05	Agency Addresses			Consumers Energy	1 Energy Plaza Dr	Jackson	MI			49201
PRSA 25-06-05	Review	PIN	CVTTAXCODE	CVTTAXDESCRIPTION	NAME1	NAME2	POSTALADDRESS	POSTALCITY	POSTALSTATE	POSTALZIP5
PRSA 25-06-05		1336228020 W		CHARTER TOWNSHIP OF WATERFORD MS BONNIE THOMASON	100 PIONEER AVE	WATERFORD	MI			48328
PRSA 25-06-05		1336228005 W		CHARTER TOWNSHIP OF WATERFORD DAVID COHLE	101 S TILDEN AVE	WATERFORD	MI			48328
PRSA 25-06-05		1336228006 W		CHARTER TOWNSHIP OF WATERFORD JENNA PIERCE	107 S TILDEN AVE	WATERFORD	MI			48328
PRSA 25-06-05		1336228016 W		CHARTER TOWNSHIP OF WATERFORD PATTY McMORRIS	108 PIONEER AVE	WATERFORD	MI			48328
PRSA 25-06-05	Review	1336228007 W		CHARTER TOWNSHIP OF WATERFORD 111 S TILDEN LLC	1289 HILLER RD	WATERFORD	MI			48327
PRSA 25-06-05		1336230312 W		CHARTER TOWNSHIP OF WATERFORD 130 S TELEGRAPH LLC	RANDY YONO	130 S TELEGRAPH RD	WATERFORD	MI		48328
PRSA 25-06-05		1336232008 W		CHARTER TOWNSHIP OF WATERFORD JAMES F BEEDLE		132 PIONEER AVE	WATERFORD	MI		48328
PRSA 25-06-05	Review	1336229004 W		CHARTER TOWNSHIP OF WATERFORD GERARDO SANCHEZ		1339 FOREST BAY DR	WATERFORD	MI		48328
PRSA 25-06-05	Review	1325479021 W		CHARTER TOWNSHIP OF WATERFORD GARY PAGE	LUANN PAGE	2110 AIRPORT RD	WATERFORD	MI		48327
PRSA 25-06-05	Review	1336228018 W		CHARTER TOWNSHIP OF WATERFORD NEFF INVESTMENT CO. II LLC		2985 12 MILE RD	BERKLEY	MI		48072
PRSA 25-06-05	Review	1336228010 W		CHARTER TOWNSHIP OF WATERFORD ALL AMERICAN REAL ESTATE	DEVELOPMENT	38244 FLEETWOOD DR	FARMINGTON HILLS	MI		48331
PRSA 25-06-05	Review	1336229020 W		CHARTER TOWNSHIP OF WATERFORD NEXUS INVESTMENTS LLC		4231 RAMSGATE	BLOOMFIELD HILLS	MI		48302
PRSA 25-06-05	Review	1336229014 W		CHARTER TOWNSHIP OF WATERFORD SB HOSPITALITY GROUP INC		5038 SOMERTON DR	TROY	MI		48085
PRSA 25-06-05	Review	1336228008 W		CHARTER TOWNSHIP OF WATERFORD SUSAN JOHANSEN-PARKS		5856 PONTIAC LAKE RD	WATERFORD	MI		48327
PRSA 25-06-05	Review	1336228009 W		CHARTER TOWNSHIP OF WATERFORD YUANWEI AND JUNMIN LIN LIVING TRUST		6079 COUNTRY RIDGE DR	TROY	MI		48098
PRSA 25-06-05	Review	1336228017 W		CHARTER TOWNSHIP OF WATERFORD HOSEIN ZADAFSHAR		784 CARIBOU CT STE 603	ROCHESTER	MI		48307
PRSA 25-06-05		1336228022 W		CHARTER TOWNSHIP OF WATERFORD CECIL PIERCY	MARGUERITE P	87 S TILDEN AVE	WATERFORD	MI		48328
PRSA 25-06-05		1336229019 W		CHARTER TOWNSHIP OF WATERFORD MOSHE 90 TELEGRAPH LLC		90 S TELEGRAPH RD	WATERFORD	MI		48328
PRSA 25-06-05		1336228023 W		CHARTER TOWNSHIP OF WATERFORD SCOTT R CHARGO		91 S TILDEN AVE	WATERFORD	MI		48328
PRSA 25-06-05		1336228024 W		CHARTER TOWNSHIP OF WATERFORD DANIELLE PROVO		93 S TILDEN AVE	WATERFORD	MI		48328
PRSA 25-06-05		1325479025 W		CHARTER TOWNSHIP OF WATERFORD JACOB RYAN BARNHART		930 PREMONT AVE	WATERFORD	MI		48328
PRSA 25-06-05		1325479024 W		CHARTER TOWNSHIP OF WATERFORD GARRY BUFFMYER	CHARLOTTE BU	934 PREMONT AVE	WATERFORD	MI		48328
PRSA 25-06-05		1325479023 W		CHARTER TOWNSHIP OF WATERFORD MICHAEL MCCOWAN	DEBORAH MCC	938 PREMONT AVE	WATERFORD	MI		48328
PRSA 25-06-05		1325479022 W		CHARTER TOWNSHIP OF WATERFORD ROBERT BALMA JR		944 PREMONT AVE	WATERFORD	MI		48328
PRSA 25-06-05		1336228004 W		CHARTER TOWNSHIP OF WATERFORD DENISE CROTEAU-BEHNKE		95 S TILDEN AVE	WATERFORD	MI		48328
PRSA 25-06-05		1325479020 W		CHARTER TOWNSHIP OF WATERFORD DEBBIE TRAROP		960 PREMONT AVE	WATERFORD	MI		48328
PRSA 25-06-05	Review	1325479026 W		CHARTER TOWNSHIP OF WATERFORD A SQUARED HOMES LLC		PO BOX 5	LAKEVILLE	MI		48366
PRSA 25-06-05	Review	1336228021 W		CHARTER TOWNSHIP OF WATERFORD DAVY CROCKETT LLC		PO BOX 8121	BLOOMFIELD TWP	MI		48302
PRSA 25-06-05	Extra Addresses	1336229004 W		CHARTER TOWNSHIP OF WATERFORD OCCUPANT		101 PIONEER AVE	WATERFORD	MI		48328
PRSA 25-06-05	Extra Addresses	1336228021 W		CHARTER TOWNSHIP OF WATERFORD OCCUPANT		106 PIONEER AVE	WATERFORD	MI		48328
PRSA 25-06-05	Extra Addresses	1336229017 W		CHARTER TOWNSHIP OF WATERFORD OCCUPANT		107 PIONEER AVE	WATERFORD	MI		48328
PRSA 25-06-05	Extra Addresses	1336229020 W		CHARTER TOWNSHIP OF WATERFORD OCCUPANT		110 S TELEGRAPH RD	WATERFORD	MI		48328
PRSA 25-06-05	Extra Addresses	1336228007 W		CHARTER TOWNSHIP OF WATERFORD OCCUPANT		111 S TILDEN AVE	WATERFORD	MI		48328
PRSA 25-06-05	Extra Addresses	1336228017 W		CHARTER TOWNSHIP OF WATERFORD OCCUPANT		112 PIONEER AVE	WATERFORD	MI		48328
PRSA 25-06-05	Extra Addresses	1336228008 W		CHARTER TOWNSHIP OF WATERFORD OCCUPANT		115 S TILDEN AVE	WATERFORD	MI		48328
PRSA 25-06-05	Extra Addresses	1336228018 W		CHARTER TOWNSHIP OF WATERFORD OCCUPANT		118 PIONEER AVE	WATERFORD	MI		48328
PRSA 25-06-05	Extra Addresses	1336228009 W		CHARTER TOWNSHIP OF WATERFORD OCCUPANT		119 S TILDEN AVE	WATERFORD	MI		48328
PRSA 25-06-05	Extra Addresses	1336229014 W		CHARTER TOWNSHIP OF WATERFORD OCCUPANT		120 S TELEGRAPH RD	WATERFORD	MI		48328
PRSA 25-06-05	Extra Addresses	1325479027 W		CHARTER TOWNSHIP OF WATERFORD OCCUPANT		920 PREMONT AVE	WATERFORD	MI		48328
PRSA 25-06-05	Extra Addresses	1325479026 W		CHARTER TOWNSHIP OF WATERFORD OCCUPANT		924 PREMONT AVE	WATERFORD	MI		48328
PRSA 25-06-05	Extra Addresses	1336228010 W		CHARTER TOWNSHIP OF WATERFORD OCCUPANT		943 PREMONT AVE	WATERFORD	MI		48328
PRSA 25-06-05	Extra Addresses	1325479021 W		CHARTER TOWNSHIP OF WATERFORD OCCUPANT		950 PREMONT AVE	WATERFORD	MI		48328

Notice is hereby given of a public hearing to be held by the Waterford Township Planning Commission on **Tuesday, July 29, 2025 at 6:00 p.m.** in the Auditorium at 5200 Civic Center Dr., Waterford, MI 48329, to hear the following request:

Case No. PRSA 25-06-05

Requesting: To rezone the subject property from C-2, Small Business to R-1C, Single-Family Residential.
Property Location: **101 Pioneer Ave**
Property Zoned: C-2, Small Business
Applicant: Gerardo Sanchez

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

**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: _____
PSP: _____ PZBA: _____

PRSA: 25-06-05

Date Received 6/25/25

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	\$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 <i>Gerardo Sanchez</i>	Contact Person <i>(2) 396-6708</i>
Address <i>1339 Forest bay</i>	City <i>waterford. MI</i>
State & ZIP <i>MI 48328</i>	Home/Office Phone <i>(2) 396-6708</i>
Cell Phone <i>(2) 396-6708</i>	
Email Address	

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:	New Address Assigned (Obtain from Fire Department)	
Property Owner <i># H339 Forest bay</i>		Property ID Number		Lot Number
Owner Address <i>SAME AS ABOVE</i>	Owner City	Owner State & Zip	Current Zoning <i>C-2</i>	Proposed Zoning <i>R-1C</i>
Property Address or General Location <i>101 Pionkers waterford MI</i>		Property Size (Acres)		Num. of Buildings
Frontage (feet and streets)		Zoning Use Section		Building Use Code
Proposed Use <i>RESIDENTIAL</i>		#Residential Units	#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	<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	
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*)

REZONE FROM C-2 TO R-1C TO ALIGN WITH HISTORIC USE OF PROPERTY

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: 101 Pioneer waterford.

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.	<u>Gerard</u>	<u>Sanchez</u>	<u>1339 Forest bay</u>	<u>Gerard Sanchez</u>	<u>1339 Forest bay</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.

<u>Gerard Sanchez</u>	<u>248 396-6708</u>	<u>02/08/1976</u>
Name (Please Print)	Address	Telephone Contact
<u>Gerard Sanchez</u>	_____	_____

Signature

Subscribed and sworn to before me this 25 day of June, 2025

Stacy M. St. James

Notary Public
State of Michigan
County of _____
My Commission Expires: _____

Notary Public Oakland County, MI
My commission expires 6/10/2027

STATE OF MICHIGAN
COUNTY OF OAKLAND
CHARTER TOWNSHIP OF WATERFORD
ORDINANCE NO. 2025-Z-011

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 parcel of property that is assigned tax parcel number 13-36-229-004, legally described below, with current address of 101 Pioneer Ave, is rezoned from C-2, Small Business to R-1C, Single-Family Residential 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 August 25, 2025.

CHARTER TOWNSHIP OF WATERFORD

Date

Kimberly Markee, Township Clerk

LEGAL DESCRIPTION ATTACHMENT TO ORDINANCE 2025-Z-011

T3N, R9E, SEC 36 HURON GARDENS NO 1 LOT 750