

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

Rick Hutchinson
Superintendent of Building
Division

Scott Alef
CDBG Coordinator

MEMORANDUM

Date: January 5, 2026
To: Honorable Township Board Members
From: Jeffrey Polkowski, Director of Development Services
RE: Case No. 2026-Z-002
Rezoning 6205/6215 Highland Rd from HT-2, High Tech Industrial & Office to C-3, General Business
Location: South side of Highland Rd, west of Airport Rd
Applicant: Jomana Ismail

The applicant is seeking to rezone the subject property from HT-2, High Tech Industrial & Office to C-3, General Business. The applicant has an existing vehicle repair facility on the subject property and intends to apply for a site plan review with special approval for a used vehicle dealer with outdoor display if the proposed rezoning is adopted

Planning Commission Recommendation and Findings

The Planning Commission reviewed this proposed rezoning at the regularly scheduled meeting on November 25, 2025 and resolved unanimously to forward a favorable recommendation to the Township Board.

Oakland County Coordinating Zoning Committee Recommendations and Findings

The proposed rezoning pertains to properties that borders Oakland County owned property being the Oakland County International Airport (OCIA), located on the north side of Highland Road. Based on the County's knowledge of the Master Plan, interpretation of the zoning ordinance, and boundary coordination with the adjacent Oakland County property, Oakland County Planning and Local Business Development Division staff recommends Approval.

Motions

Based upon the Planning Commission's favorable recommendation at the November 25, 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 January 26, 2026 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: 6205 Highland Rd Rezoning

Project #: PRSA 25-10-03

Project Type: Rezoning Review

PC Agenda: November 25, 2025 Regular Agenda

Report By: Justin Daymon

Proposed Use	Used Vehicle Dealer w/ Outdoor Display or Storage (§3-404.3.A.)		
Address	6205/6215 Highland Rd	Parcel ID	13-20-276-064
Applicant	Jomana Ismail 6205 Highland Rd Waterford, MI 48327	Property Owner	KOS Management, LLC PO Box 347 Lakeville, MI 48366
Current Zoning	HT-2, High Tech Industrial & Office	Proposed Zoning	C-3, General Business
Frontage	150 ft on Highland Rd	Property Size	1.38 acres
General Location	South side of Highland Rd, west of Airport Rd		
Master Plan Designation	Corridor Commercial		
Current Use	Vehicle Repair Facilities (§3-805.4.B)		
Zoning History	1950 – Manufacturing-1 1972 – M-1, Light Industry 1981 – M-1, Light Industrial 2011 – HT-2 High Tech Industrial & Office		
Surrounding Development			
North	(across Highland Rd) A-1, Airport		
East	HT-2, High Tech Industrial & Office		
South	HT-2, High Tech Industrial & Office		
West	C-3, General Business		

Project Summary

The applicant is seeking to rezone the subject property from HT-2, High Tech Industrial & Office to C-3, General Business. The applicant has an existing vehicle repair facility on the subject property and intends to apply for a site plan review with special approval for a used vehicle dealer with outdoor display if the proposed rezoning is adopted. As always, when reviewing the proposed rezoning, the Planning Commission must consider whether the property is appropriate for all of the permitted uses within the proposed district, not just the applicant's intended use.

Master Plan Compatibility

The proposed rezoning is in accordance with the Master Plan's designation of the property as Corridor Commercial.

Zoning District Conformity

The subject property meets the Zoning Ordinance's requirements for C-3, General Business properties.

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 appears able to meet all zoning requirements.

- 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 appears able to meet zoning requirements.

- 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 a reduction in intensity and will not result in any significant environmental impacts.

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

Staff Comment: It is unlikely that this zoning change will be detrimental to the public interest.

Summary/Conclusions

The applicant is requesting the subject property be rezoned to C-3, General Business. The proposed rezoning is in accordance with the goals of the Master Plan, the requirements of the Zoning Ordinance, and is compatible with surrounding uses and development.

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.

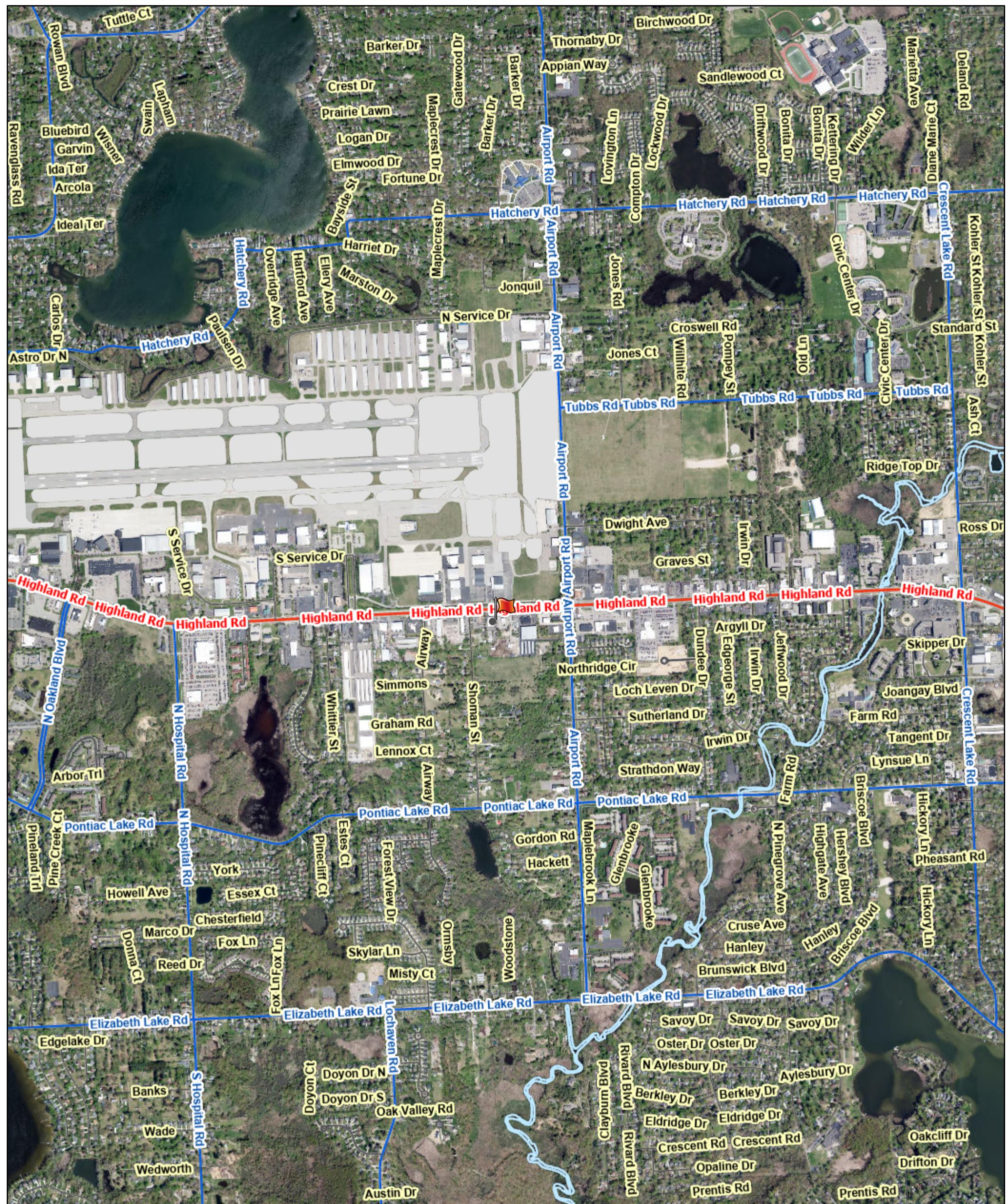
MOTION TEMPLATE FOR PLANNING COMMISSION CASE NO. 25-10-03,**Proposed Zoning Map Amendment to Rezone From:
HT-2, High Tech Industrial & Office to C-3, General Business****Motion:**

I move to forward a **favorable/unfavorable [Strike One]** recommendation in Case No. 25-10-03 on to the Township Board, to rezone the subject parcel #13-20-276-064 from HT-2, High Tech Industrial & Office 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 25-10-03 Location Map



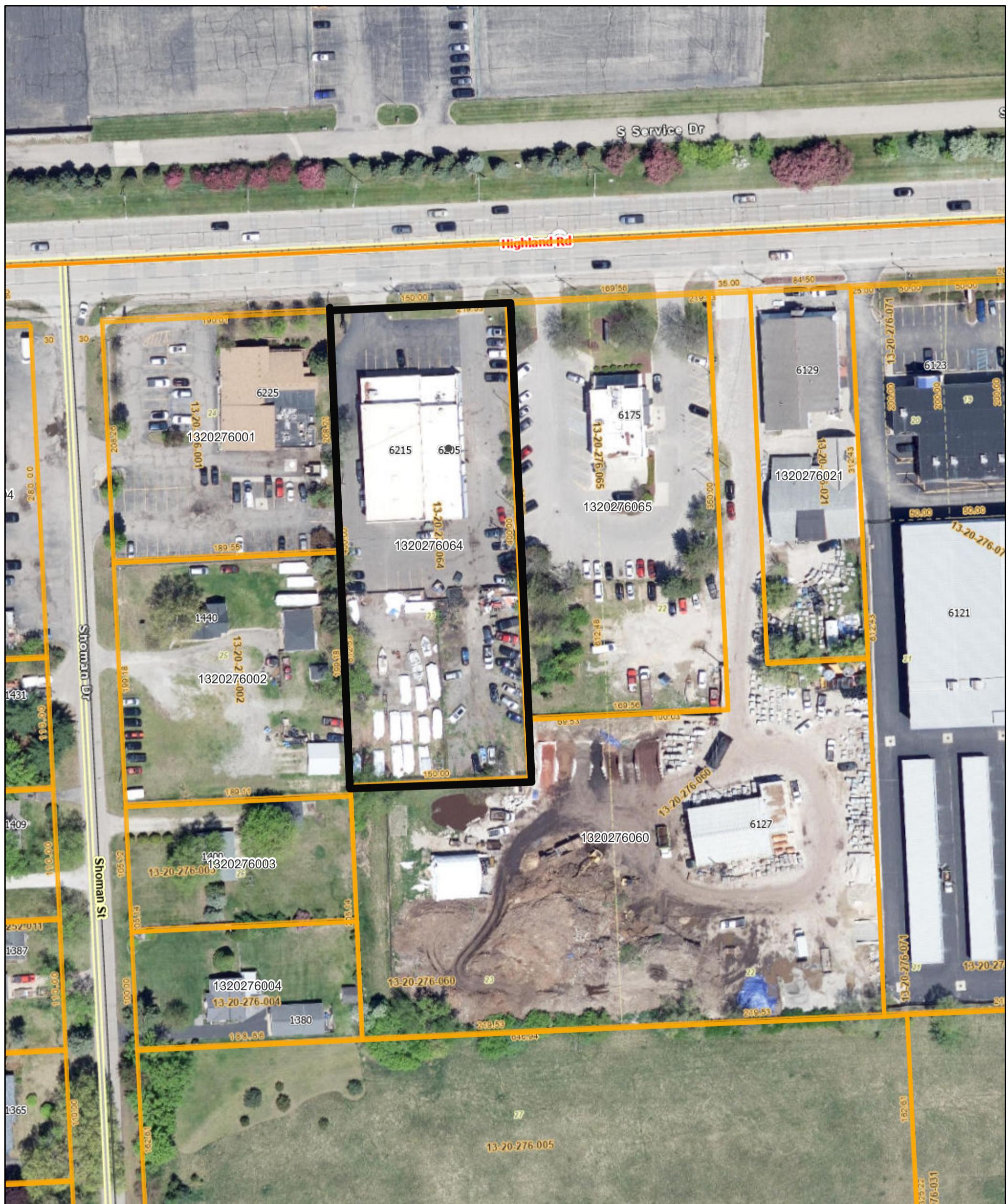
11/21/2025 1:42:33 PM

1:14,798

A number line representing distance. The scale is marked from 0 to 1.1 km. Major tick marks are present at 0, 0.15, 0.3, 0.55, 0.6 mi, and 1.1 km. The segment from 0 to 0.6 mi is explicitly labeled as 0.6 mi.

- Override 1
- Airport
- Waterford Road Layer
- MAIN
- PRIMARY
- SECONDARY; SPLIT
- Clinton River

PRSA 25-10-03 Aerial Map



11/21/2025, 1:41:41 PM

- OC Tax Parcel Stacked
- Override 1
- Waterford Road Layer
- MAIN
- SECONDARY; SPLIT
- Building Footprints - Labels
- Background

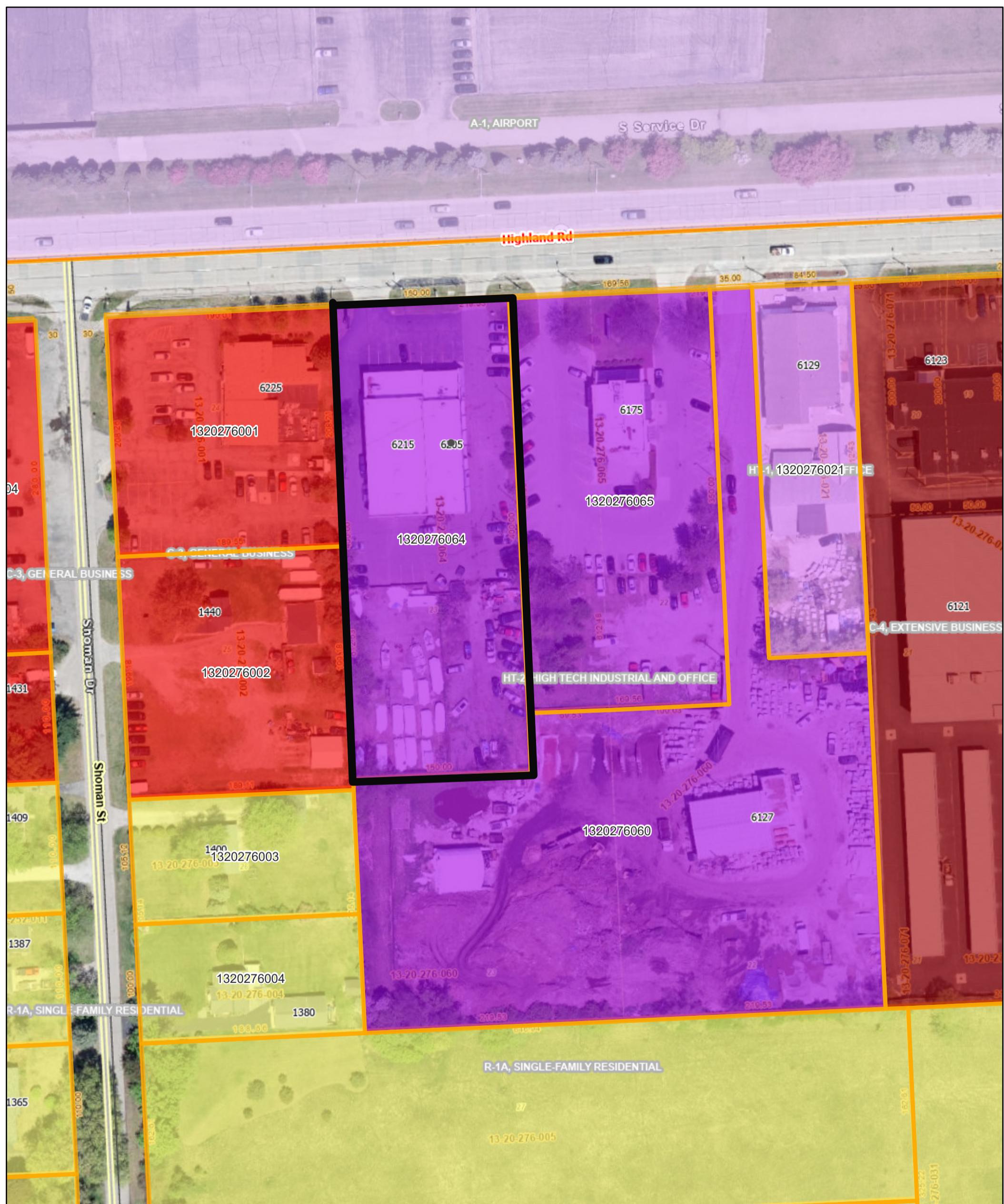
1:925

0 0.01 0.02 0.04 mi
0 0.01 0.03 0.06 km

HIGHLAND RD

ITIAC LAKE RD

PRSA 25-10-03 Zoning Map



OC Tax Parcel Stacked

Override 1

Zoning

A-1, AIRPORT

C-3, GENERAL BUSINESS

C-4, EXTENSIVE BUSINESS

HT-1, HIGH TECH OFFICE

HT-2, HIGH TECH INDUSTRIAL AND OFFICE

R-1A, SINGLE-FAMILY RESIDENTIAL

Waterford Road Layer

MAIN

SECONDARY; SPLIT

Building Footprints - Labels

Background

1:925

0 0.01 0.02 0.03 0.04 mi
0 0.01 0.02 0.03 0.06 km



Project Number	Extra Addresses	PIN	CVTTAXCODE	CVTTAXDESCRIPTION	NAME1	NAME2	POSTALADDRESS	POSTALCITY	POSTALSTATE	POSTALZIP5
PRSA 25-10-03	Agency Addresses				Kajal Patel, PE / MDOT	MDOT Oakland	800 Vanguard Dr	Pontiac	MI	48341
PRSA 25-10-03	Agency Addresses				Cheryl Bush, OC Intl. Airport	Oakland County	6500 Patterson Pkwy	Waterford	MI	48327
PRSA 25-10-03	Agency Addresses				DTE		1 Energy Plaza	Detroit	MI	48226
PRSA 25-10-03	Agency Addresses				Consumers Energy		1 Energy Plaza Dr	Jackson	MI	49201
PRSA 25-10-03	Review	PIN	CVTTAXCODE	CVTTAXDESCRIPTION	NAME1	NAME2	POSTALADDRESS	POSTALCITY	POSTALSTATE	POSTALZIP5
PRSA 25-10-03		1320276004			ALFRED GULDA JR		1380 SHOMAN DR	WATERFORD	MI	48327
PRSA 25-10-03	Review	1320252011			JOHN SOPUCH		1387 SHOMAN DR	WATERFORD	MI	48327
PRSA 25-10-03		1320276003			ANTHONY S BURNS		1400 SHOMAN DR	WATERFORD	MI	48327
PRSA 25-10-03		1320252010			LEE A LOVE		1409 SHOMAN DR	WATERFORD	MI	48327
PRSA 25-10-03	Review	1320252009			CCG 59, LLC		1431 SHOMAN DR	WATERFORD	MI	48327
PRSA 25-10-03		1320276002			1440 SHOMAN LLC		1440 SHOMAN DR	WATERFORD	MI	48327
PRSA 25-10-03		1320276071			SIMPLY STORAGE WATERFORD LLC		6123 HIGHLAND RD STE A	WATERFORD	MI	48327
PRSA 25-10-03	Review	1320276060			DAYDREAM FARMERS		6127 HIGHLAND RD	WATERFORD	MI	48327
PRSA 25-10-03	Review	1320276021			HYSA'S INVESTMENT, LLC		6129 HIGHLAND RD	WATERFORD	MI	48327
PRSA 25-10-03	Review	1320276065			VAN-ALAM, INC.		6175 HIGHLAND RD	WATERFORD	MI	48327
PRSA 25-10-03	Review	1320276064			KOS MANAGEMENT, LLC		6215 HIGHLAND RD	WATERFORD	MI	48327
PRSA 25-10-03		1320276001			6225 HIGHLAND, LLC		6225 HIGHLAND RD	WATERFORD	MI	48327
PRSA 25-10-03	Review	1320252004			TAS INVESTMENT PROPERTIES LLC		6295 HIGHLAND RD	WATERFORD	MI	48327
PRSA 25-10-03	Review	1317400003			OAKLAND COUNTY INTL AIRPORT		6650 N SERVICE DR	WATERFORD	MI	48327
PRSA 25-10-03	Extra Addresses	1320276021			OCCUPANT		1392 S WILLIAMS RD	WHITE LAKE	MI	48386
PRSA 25-10-03	Extra Addresses	1320252011			OCCUPANT		2085 PONTIAC DR	SYLVAN LAKE	MI	48320
PRSA 25-10-03	Extra Addresses	1320276065			OCCUPANT		38550 VAN DYKE AVE	STERLING HEIGHTS	MI	48312
PRSA 25-10-03	Extra Addresses	1320252004			OCCUPANT		4680 HATCHERY RD	WATERFORD	MI	48329
PRSA 25-10-03	Extra Addresses	1317400003			OCCUPANT		6500 HIGHLAND RD	WATERFORD	MI	48327
PRSA 25-10-03	Extra Addresses	1320276005			OCCUPANT		6668 ORCHARD LAKE RD STE 20-WEST BLOOMFIELD	MI		48322
PRSA 25-10-03	Extra Addresses	1320276060			OCCUPANT		6990 CATHEDRAL DR	BLOOMFIELD HILLS	MI	48301
PRSA 25-10-03	Extra Addresses	1320252009			OCCUPANT		800 E ELLIS RD # 504	NORTON SHORES	MI	49441
PRSA 25-10-03	Extra Addresses	1320276064			OCCUPANT		PO BOX 347	LAKEVILLE	MI	48366
PRSA 25-10-03	LAMS	1320276071			Simply Storage Waterford, LLC		6123 Highland Rd	WATERFORD	MI	48327
PRSA 25-10-03	LAMS	1320276064			JLR Properties Management		6205 Highland Rd	WATERFORD	MI	48327

Notice is hereby given of a public hearing to be held by the Waterford Township Planning Commission on Tuesday, November 25, 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 25-10-03

Requesting: To rezone the subject property from HT-2, High Tech Industrial & Office to C-3, General Business.
Property Location: **6205/6215 Highland Rd**
Property Zoned: HT-2, High Tech Industrial & Office
Applicant: Jomana Ismail

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. **Public comments must be submitted seven days prior to the date of the meeting and include your name and address.** 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: 25-10-03

Date Received _____

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 Jomana Ismail	Contact Person	
Address 6205 Highland Rd	City Waterford	
State & ZIP MI 48327	Home/ Office Phone	Cell Phone (313) 978-4803
Email Address highlandservicecenter59@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 checked="" type="checkbox"/> No	Street Name Building Faces:	New Address Assigned (Obtain from Fire Department)	
Property Owner KOS Management LLC		Property ID Number 1320276064		Lot Number
Owner Address P.O. Box 347	Owner City Lakeville	Owner State & Zip MI 48366	Current Zoning HT-2	Proposed Zoning C-3
Property Address or General Location 6205 Highland Rd. Waterford, MI 48327				Property Size (Acres)
				Num. of Buildings
Frontage (feet and streets)				Zoning Use Section
Proposed Use				Building Use Code
#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 checked="" 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 checked="" 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

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)

Rezoning to C-3

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: 6205 Highland Rd. Waterford, MI 48327

Property Parcel No: _____

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

Failure to obtain all ownership signatures may void any approvals. Ownership interest includes owners, all parties in land contracts, and all parties in purchase agreements. Additional signature pages may be attached for owners exceeding four in number.

	<u>NAME</u>	<u>ADDRESS</u>	<u>EMAIL</u>	<u>TYPE OF OWNERSHIP</u>	<u>INTEREST</u>	<u>SIGNATURE</u>
1.	Kern Serota	P.O. Box 347, Lakeville, MI 48367			Owner	 Kern Serota (Oct 15, 2025 16:34:02 EDT)
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.

Jomana Ismail 6205 Highland Rd. Waterford MI 48327 02/12/91 I254434 001113
Name (Please Print) Address Telephone Contact Birth Date Drivers License #

Jomana Ismail
Signature

Subscribed and sworn to before me this 16 day of October, 2025



Notary Public
State of Michigan
County of Oakland
My Commission Expires: May 1, 2030



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.	✓	✓

COORDINATING ZONING COMMITTEE (CZC)

Township: Waterford Township

County Code: RZ 25-05

Section: 20

Consistent with the modifications to the review of township zoning proposals adopted April 22, 1982, by the Planning and Building Committee of the Oakland County Board of Commissioners, the zoning review summary sheets have been modified accordingly.

DESCRIPTION OF REZONING PROPOSAL

1. **CZC reasoning for review of this case:** The proposed rezoning within Waterford Township pertains to properties that borders Oakland County owned property being the Oakland County International Airport (OCIA), located on the north side of the M-59 (Highland Road) right-of-way (R.O.W.). The airport was originally known as Pontiac Airport (also known as PTK or KPTK).
2. **Proposed map change:** The existing zoning classification for parcel 13-20-276-064 is currently zoned *High Tech Industrial & Office (HT-2)* with a zoning change to *General Business (C-3)* is being requested.
3. **Size, location, and ownership:** The existing property is 1.38 acres which is situated on M-59 (Highland Road), approximately 0.2 miles west of the Airport Road/M-59 intersection. The property has two addresses 6205 Highland Road and 6215 Highland Road, due to a history of the building having two (2) separate tenants/businesses on the property. KOS Management LLC is the applicant for the rezoning and currently owns the property.
4. **Site and surrounding land use:** The property is currently occupied by a commercial building with two (2) businesses that both cater to automotive service/repair. The current zoning is classified as *High Tech Industrial & Office (HT-2)*. The subject property is surrounded by the following land uses:
 - West (Waterford Township): The property to the west (6225 Highland Drive) is a restaurant. Per aerial analysis, the property was first developed in the late 1940's as restaurant and/or gas station but the use has remained a restaurant for many decades. The property is zoned *General Business (C-3)*. A second property (1440 Shoman Drive) south of the restaurant that fronts Shoman Drive maintains a residential structure from the 1940's that is currently operating as an office/commercial service business. This property is zoned *General Business (C-3)*.
 - North (Waterford Township – Oakland County Property): Bordering the subject property across the M-59 (Highland Road) R.O.W is the Oakland County International Airport (OCIA).

An aviation company (6150 Highland Road) currently occupies space on the OCIA property and is adjacent to the subject property, including an office and large airplane hangar. Waterford Township has a zoning classification of *Airport (A-1)* for the entirety of the airport properties. Aviation businesses, hangars, service drives and parking lots are located within this area of the A-1 zoning.

- East & South (Waterford Township): The adjacent property, directly east (6175 Highland Road), was developed in 1990 as a restaurant but has operated as an automotive rental service company since the mid-2000's. The property is currently zoned *High Tech Industrial & Office (HT-2)*. A second flag-shaped property (6127 Highland Road) is south of the subject property. Originally, a concrete plant since the 1950's, the property is currently used as a landscaping supply/service company for the last several years. The Property is currently zoned *High Tech Industrial & Office (HT-2)*.

5. **Principle permitted uses under the existing zoning:** The subject property is currently zoned *High Tech Industrial & Office (HT-2)* which allows the following permitted uses per Section 3-805.3 of the Waterford Township Zoning ordinance (see <https://www.waterfordmi.gov/280/Zoning-Ordinance> for more information):

- A. Technological establishments (See Technological Establishments in Section 1-007).
- B. Office establishments (See Office Establishments in Section 1-007).
- C. Medical establishments (See Medical Establishments in Section 1-007) with the exception of substance abuse care centers. (Effective 7/16/2024)
- D. Commercial service establishments (See Commercial Service Establishments in Section 1-007).
- E. Public utility facilities and public utility hardware (See Public Utility in Section 1-007).
- F. Cultural facilities (See Cultural Establishments in Section 1-007).
- G. Institutional facilities (See Institutional Facilities in Section 1-007).
- H. Religious facilities (See Religious Facilities in Section 1-007).
- I. Licensed medical marihuana safety compliance facilities that comply with the applicable regulations in Section 2-604. (See MEDICAL MARIHUANA USES AND DEFINED TERMS in Section 1-007).
- J. Electric Vehicle Charging Stations (See Electric Vehicle Charging Stations in Section 1-007). (Effective 5/4/2021)
- K. Licensed adult use marihuana safety compliance facilities that comply with the applicable regulations in Section 2-605 (See Marihuana Adult Establishments Uses Defined Terms in Section 1-007). (Effective 7/25/2023)

6. **Minimum lot size of existing zoning:** Per section 3-900 of the Waterford Township Zoning ordinance (see <https://www.waterfordmi.gov/280/Zoning-Ordinance> for more information) the subject property has a minimum lot area of 43,560 square feet for *High Tech Industrial & Office (HT-2)* zoning. The subject property at 6205/6215 Highland Road has a square footage area of 60,112.8 (1.38 acres) which currently meets the minimum lot area criteria.

7. **Principle permitted uses under proposed zoning:** The subject property is currently zoned *General Business (C-3)* which allows the following permitted uses per Section 3-805.3 of the Waterford Township Zoning ordinance (see <https://www.waterfordmi.gov/280/Zoning-Ordinance> for more information):

- A. Convenience stores, department stores, drug stores, limited merchandise stores, merchandise display stores, specialty retail stores, and supermarket establishments (See Retail Establishments in Section 1-007) without outdoor sales display areas.
- B. Shopping centers (See Retail Establishments in Section 1-007) without outdoor sales display areas.
- C. Animal grooming establishments, banquet and food preparation establishments, building systems

repair establishments, commercial school establishments, household service repair establishments, laundry establishments, media production establishments, media communications establishments, personal advice establishments, personal grooming establishments, personal improvement service establishments, personal service establishments, and pet shop establishments (See Commercial Service Establishments in Section 1-007).

D. Child day care centers (See Child Day Care Facilities in Section 1-007). (Effective 12/6/2022)

E. Drop-off dry cleaning establishments (See Dry-Cleaning Establishments in Section 1-007).

F. Professional medical care offices and medical clinics (See Medical Establishments in Section 1-007).

G. Office establishments (See Office Establishments in Section 1-007).

H. Restaurant establishments (See Restaurant Establishments in Section 1-007) without outdoor dining patios or drive-thru facilities. (Amended 11/30/2021) I. Entertainment rental establishments and rent-to-own establishments (See Rental Establishments in Section 1-007).

J. Entertainment activity centers and theaters (See Entertainment Establishments in Section 1-007).

K. Hotels and motels (See Hotel And Motel in Section 1-007).

L. Fitness centers and health/recreation facilities (See Recreational Facilities in Section 1-007).

M. Antique stores, used book shops, consignment shops, and thrift shops (See Resale Establishments in Section 1-007).

N. Veterinary clinics (See Veterinary Establishments in Section 1-007). A veterinary clinic may include customary pens or cages which are permitted only within the clinic building and limited to overnight observation and shall only be incidental to such clinic use.

O. Funeral home establishments (See Funeral Home Establishments in Section 1-007).

P. Precious metal and gem dealers (See Section 1-006) in conformance with Section 2-602.

Q. Public utility facilities and public utility hardware (See Public Utility in Section 1-007).

R. Licensed medical marihuana provisioning centers that comply with the applicable regulations in Section 2604. (See MEDICAL MARIHUANA USES AND DEFINED TERMS in Section 1-007).

S. Electric Vehicle Charging Stations (See Electric Vehicle Charging Stations in Section 1-007). (Effective 5/4/2021)

T. Outfitters (See Outfitters in Section 1-007). (Effective 8/17/2021)

U. Licensed adult use marihuana retailers that comply with the applicable regulations in Section 2-605 (See Marihuana Adult Establishments Uses Defined Terms in Section 1-007). (Effective 7/25/2023)

8. **Minimum lot size of proposed zoning:** Per section 3-900 of the Waterford Township Zoning ordinance (see <https://www.waterfordmi.gov/280/Zoning-Ordinance> for more information), the subject property has a minimum lot area of 24,000 square feet for General Business (C-3) zoning. The subject property at 6205/6215 Highland Road has a square footage area of 60,112.8 (1.38 acres) which currently meets the minimum lot area criteria.
9. **Zoning in Adjacent Communities:** There is not an adjacent community, however, Oakland County owns the property that is adjacent which has initiated this rezoning review. The OCIA property is adjacent, being located across (north side of) the M-59 (Highland Road) R.O.W. from the subject property and is currently zoned Airport (A-1) which is a more intense use than what is being proposed.
10. **Local Planning Commission recommendation:** The Waterford Township Planning Commission unanimously (6-0 vote) recommended approval of the proposed rezoning of the property to the Waterford Township Board of Trustees on Tuesday, November 25, 2025.

ANALYSIS AND RECOMMENDATION OF PLANNING AND ECONOMIC DEVELOPMENT SERVICES

Oakland County Economic Development (OCED), Planning & Local Business Development Division (PLBD) staff has reviewed the request for a rezoning of properties that are adjacent to Oakland County International Airport (OCIA). An analysis of the proposal is as follows:

The outcome of Waterford Township public hearing on November 25, 2025, resulted in a unanimous vote recommending approval of the rezoning to the Township Board of Trustees.

****Contact our office or the Township to request any referenced information that was submitted for this review****

Review of the submitted information provides relevant details of the rezoning of the property. The main focus of this report is to review and analyze borderline consistency and the appropriateness of the proposed rezoning as it pertains to the adjacent property owned by Oakland County, being the Oakland County International Airport (OCIA). Analysis of the information submitted, and our recommendation herein will NOT be brought before the Coordinating Zoning Committee (CZC) due to the timing of the submission and the CZC being in their annual waiver period.

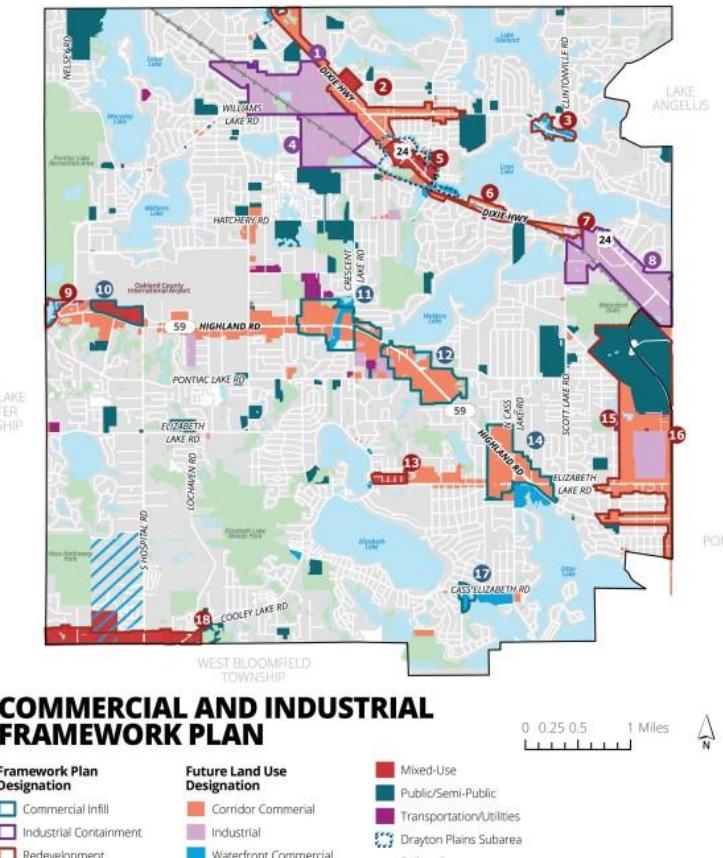
**** This is a staff review only. This report and the information herein will NOT go before the CZC ****



Site Location: The proposed rezoning consists of two (2) addresses (6205 & 6215 Highland Road) on M-59 that currently occupy the property (13-20-276-064). The property is located on the south side of M-59 (Highland Road) approximately 190 feet east of Shoman Drive, approximately half-way between Patterson Parkway (OCIA main entrance) and Airport Road which are both signal controlled intersections.

Existing Site Features: Review of Oakland County's historic aerial photography shows that property with its current structure has maintained an "automotive service" type use since the property was developed in the mid-1980's. The original structure maintains the address of 6215 Highland Road. The building was expanded in the late 1980's on the east side of the existing structure to allow an additional business on the property which has the address of 6205 Highland Road. The existing businesses (two businesses total) operate/offer automotive service/repair uses on site.

The Proposal: The proposal to change the zoning of the property from *High Tech Industrial & Office (HT-2)* to *General Business (C-3)*. The rezoning reduces the intensity permitted in the HT-2 zoning while remaining in alignment with the existing uses on the property that conform to the proposed C-3 zoning.



Master Plan Review: The Waterford Township Master Plan was updated in 2024 (CZC County Code #MP 24-04) and adopted in July of that year. The Master Plan identifies the subject properties, and others like it, as part of the M-59/Highland Road commercial corridor. The Future Land Use (FLU) plan has the properties labeled as Commercial Corridor and acknowledges that the property is "aligned" with the Zoning & Future Land Use Alignment map. The existing HT-2 classification is considered a "Higher Intensity Use Zoning District" The rezoning follows the intent of the Master Plan and matches or is complimentary to adjacent properties along the M-59 (Highland Road) corridor.

Zoning Review: The property is currently zoned HT-2 which is considered a "Higher Intensity Use Zoning District". The proposed zoning is C-3 which limits or does not allow some of the more intense uses, especially those that are more "industrial" in use type. The proposed rezoning to C-3 is a commercial zoning that is prevalent along the M-59 corridor and the existing zoning of the adjacent properties to the west. This remains a less intense use than the existing and HT-2 and A-1 zoning that surrounds the subject properties to the north, east and south. The property's history, as provided by Waterford Township, has consistently been rezoned over the years to have a less intense zoning classification than the one before it. This rezoning proposal continues to follow that trend.

Boundary Review: As mentioned earlier within this review, there is no adjacent community, however, Oakland County owns property that is adjacent, being the OCIA, which is currently zoned Airport (A-1). As noted above, the uses permitted with the proposed zoning are complimentary to the uses on the airport property. The C-3 zoning currently exists in other areas and is adjacent to the OCIA along the M-59 corridor. There are no foreseen issues with the adjacent rezoning and the permitted uses under the C-3 zoning.

Natural Resource Information: In 2017, the Michigan Natural Features Inventory (MNFI) staff conducted an inventory of potential high-quality, sensitive natural areas in Oakland County. The sites that were identified represent the least disturbed natural areas that remain in the County. The inventory indicates that a "Priority Three Natural Area" feature is 0.5 miles southwest of the subject property, being the closest type of naturally sensitive area. There are no foreseen issues with the proposed rezoning having a negative effect on an area that is over 2,000 feet away but in proximity to an existing, active airport. The changes to the site, if any, under the proposed zoning would be the same or less intense than what is currently permitted. MNFI data for Waterford Township in reference to the proposed rezoning, as noted above can be found online through the Oakland County Environmental Stewardship page: <https://www.oakgov.com/community/community-development/environmental-stewardship>, mapping information can be located online at the following link: <https://experience.arcgis.com/experience/631916e0e446452d9679dc1fa1f8b3e6>. For more information, please contact our office.

Analysis: The rezoning is consistent with land use patterns in the area. The existing uses in this area are commercial, or supportive airport uses along the M-59 corridor. The rezoning follows the intent of the Master

Plan's Future Land Use Plan. The proposed rezoning is proposing a less intense zoning of C-3 as compared to the existing HT-2 zoning that currently exists on the site. The borders of the adjacent properties remain compatible.

Rezoning Recommendation: Based on the County's knowledge of the Master Plan, interpretation of the zoning ordinance, and boundary coordination with the adjacent Oakland County property (being OCIA), the Oakland County PLBD staff recommends **Approval** of County Code No. RZ 25-05, a rezoning from *High Tech Industrial & Office* (HT-2) to *General Business* (C-3) in Sections 20 of Waterford Township for property 13-20-276-064, 6205 Highland Road and 6215 Highland Road.

Oakland County Planning staff will send Oakland County International Airport (OCIA) a copy of this analysis. The adjacent property owner/administration for the OCIA is invited to make comments directly to Waterford Township if deemed necessary within the allotted timeline for review. If you have questions, please do not hesitate to contact me at (248) 858-0389 or email me at krees@oakgov.com.

Respectfully,



Scott E. Kree | Principal Planner
Oakland County Department of Economic Development
Planning and Local Business Development Division
Office of Planning, Zoning & Land Use

CC: Oakland County CZC via Board of Commissioners Staff
Oakland County International Airport

*** This is a staff review only. This report and the information herein will NOT go before the CZC ***



WATERFORD TWP DEVELOPMENT SERVICES
REZONING REVIEW

PRSA 25-10-03
NOVEMBER 25, 2025

STATE OF MICHIGAN
COUNTY OF OAKLAND
CHARTER TOWNSHIP OF WATERFORD
ORDINANCE NO. 2026-Z-002

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 13-20-276-064, legally described below, with current addresses of 6205 & 6215 Highland Rd, is rezoned from HT-2, High Tech Industrial & Office 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 January 26, 2026.

CHARTER TOWNSHIP OF WATERFORD

Date

Kimberly Markee, Township Clerk

LEGAL DESCRIPTION ATTACHMENT TO ORDINANCE 2026-Z-002

T3N, R9E, SEC 20 SUPERVISOR'S PLAT NO 32 N 400 FT OF W 150 FT OF LOT 23 4/15/85 FR 057 & 059