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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: January 2, 2026  
To: Honorable Township Board Members  
From: Jeffrey Polkowski, Director of Development Services  
RE: Case No. 2026-Z-001  
Rezoning 5761 Cooley Lake Rd  
From C-3, General Business and R-1E, Single-Family Attached Residential  
(split zoned) to C-3, General Business (entirely)  
Location: Southeast corner of Hiller Rd and Cooley Lake Rd  
Applicant: Omar Waterford, LLC

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At the August 26, 2025 Planning Commission meeting the applicant received a conditional approval to expand the existing commercial fueling establishment and build an addition onto the structure for a proposed carryout restaurant with drive-thru facilities. This approval was conditioned upon the applicant successfully splitting and rezoning the relevant portion of the subject property. The applicant is now seeking approval for the required rezoning. This rezoning application only relates to the portion of the property where the commercial fueling establishment and drive-thru restaurant are proposed.

### **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.

### **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.

**With us there are no  
boundaries**



WATERFORD TWP DEVELOPMENT SERVICES  
REZONING REVIEW

PRSA 25-10-04  
NOVEMBER 25, 2025

**Project Name:** 5761 Cooley Lake Rd Rezoning  
**Project #:** PRSA 25-10-04  
**Project Type:** Rezoning Review  
**PC Agenda:** November 25, 2025 Regular Agenda  
**Report By:** Justin Daymon

Proposed Use	Expansion of existing commercial fueling establishment and a restaurant with drive-thru facilities (§3-705.5)		
Address	5761 Cooley Lake Rd	Parcel ID	13-33-376-003, -016, & -017
Applicant	Omar Waterford, LLC 5545 Forman Dr Bloomfield Twp, MI 48327	Property Owner	Same
Current Zoning	C-3, General Business/R-1E, Single-Family Attached Residential	Proposed Zoning	C-3, General Business
Frontage	320.51 ft along Cooley Lake Rd, 214.74 ft along Hiller Rd	Property Size	1.89 acres
General Location		Southeast corner of Hiller Rd and Cooley Lake Rd	
Master Plan Designation		Mixed Residential	
Current Use		existing commercial fueling establishment (§3-705.5.S.(2))	
Zoning History		1950 – Residential-1 1963 – AG-2 – Small Farm 1972 – C-2, General Business 2011 – R-1E, Single-Family Attached Residential	
Surrounding Development			
North		(across Cooley Lake Rd) O-1, Local Office	
East, South, & West		R-1E, Single-Family Attached Residential	

### Project Summary

At the August 26, 2025 Planning Commission meeting the applicant received a conditional approval to expand the existing commercial fueling establishment and build an addition onto the structure for a proposed carryout restaurant with drive-thru facilities. This approval was conditioned upon the applicant successfully splitting and rezoning the relevant portion of the subject property. The applicant is now seeking approval for the required rezoning.

This rezoning application only relates to the portion of the property where the commercial fueling establishment and drive-thru restaurant are proposed. It does not apply to the proposed vehicle wash establishment on adjacent property that is being considered as part of a separate application.

### Master Plan Compatibility

The proposed project is not in accordance with the Master Plan's designation of the property as Mixed Residential.

### Zoning District Conformity

The subject property meets the Zoning Ordinance's requirement 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 not 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 requested zoning change is consistent with the existing commercial use of the 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 is 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 should 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 seeking the requested rezoning as part of their effort to expand the portion of their property that is zoned for commercial use. The applicant's intended use of the property received a conditional special approval from the Planning Commission at their August 26, 2025 meeting.

**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. 25-10-04,  
Proposed Zoning Map Amendment to Rezone From:  
C-3, General Business/R-1E, Single-Family Attached Residential to C-3, General Business**

**Motion:**

I move to forward a **favorable/unfavorable [Strike One]** recommendation in Case No. 25-10-04 on to the Township Board, to rezone a portion of the subject parcels #13-33-376-003, -016, and -017 from C-3, General Business/R-1E, Single-Family Attached Residential 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 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 25-10-04 Location Map





11/21/2025, 2:10:58 PM


 Override 1


 Airport


Waterford Road Layer

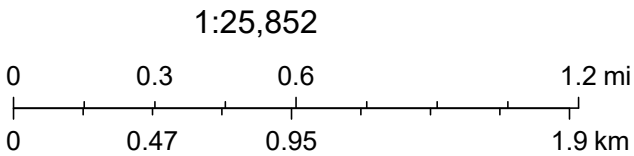
 MAIN

 PRIMARY

 SECONDARY; SPLIT

 Clinton River

 Township Boundary Line





# PRSA 25-10-04 AERIAL MAP

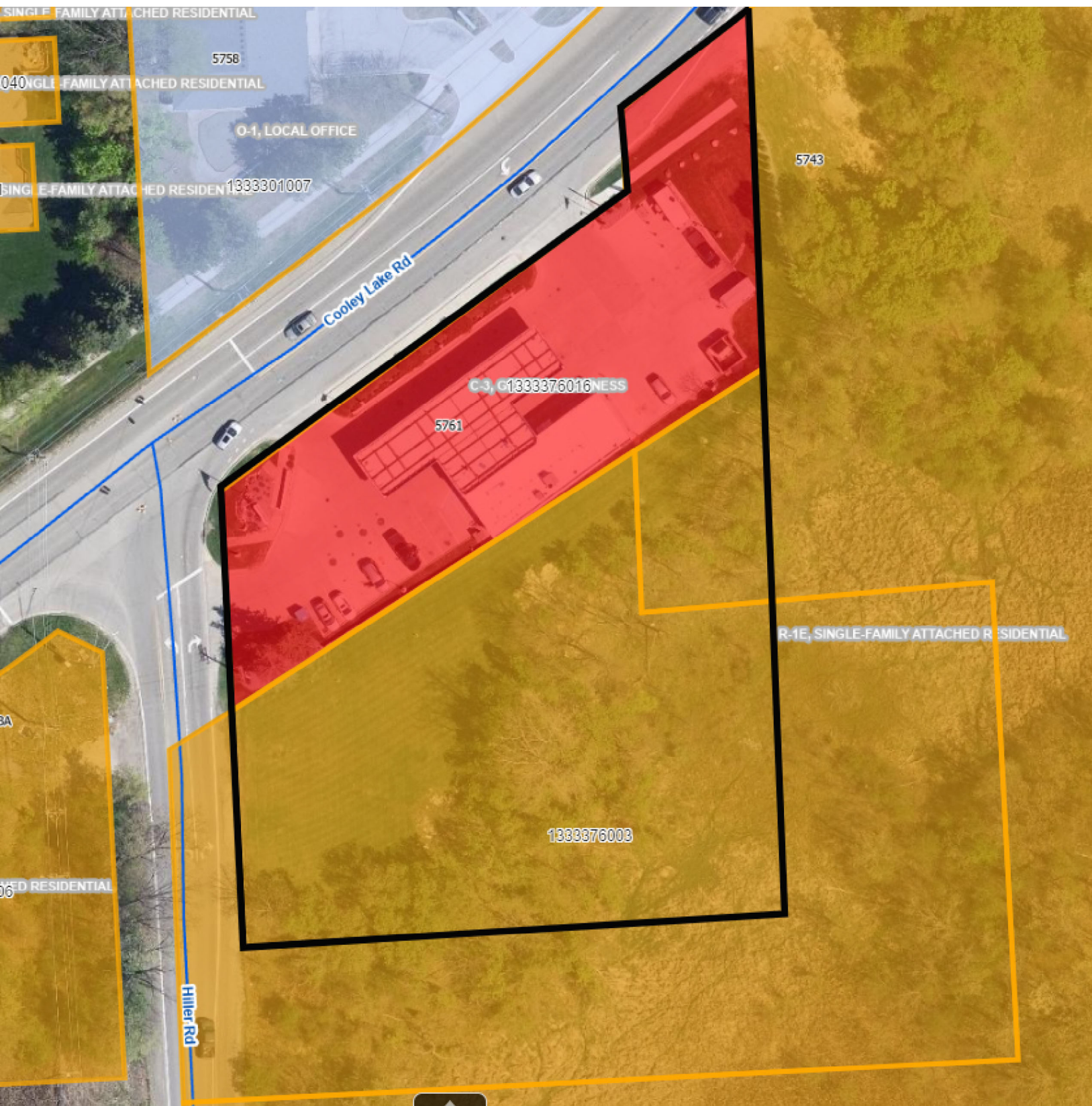


# PRSA 25-10-04 MASTER PLAN MAP

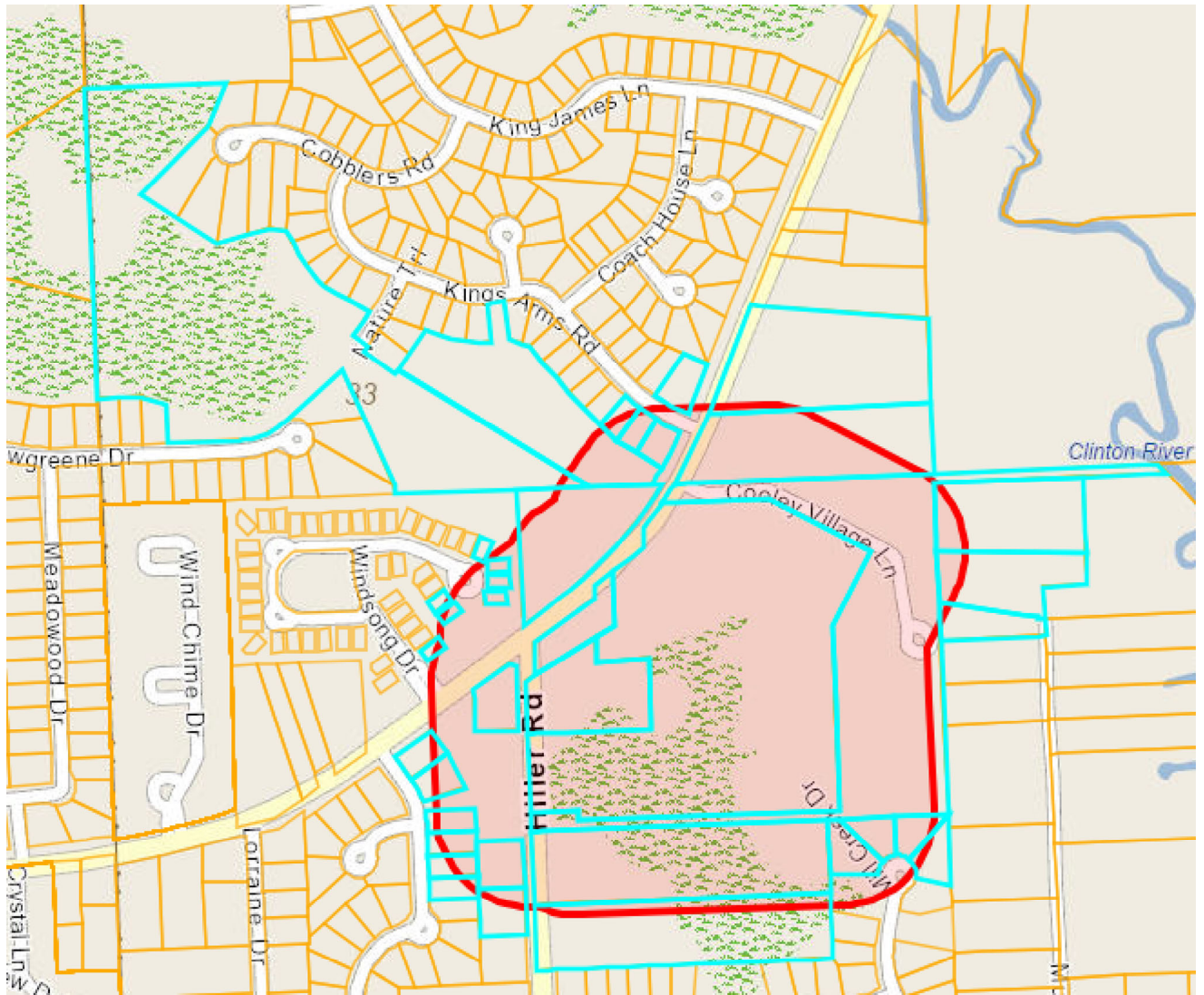




# PRSA 25-10-04 ZONING MAP









Project Number	Extra Addresses	PIN	CVTTAXCODE	CVTTAXDESCRIPTION	NAME1	NAME2	POSTALADDRESS	POSTALCITY	POSTALSTATE	POSTALZIPS
PRSA 25-08-02 & -03	Agency Addresses				Cheryl Bush, OC Intl. Airport	Oakland County	6500 Patterson Pkwy	Waterford	MI	48327
PRSA 25-08-02 & -03	Agency Addresses				The Road Commission for Oakland County		31001 Lahser Road	Beverly Hills	MI	48025
PRSA 25-08-02 & -03	Agency Addresses				DTE		1 Energy Plaza	Detroit	MI	48226
PRSA 25-08-02 & -03	Agency Addresses				Consumers Energy		1 Energy Plaza Dr	Jackson	MI	49201
PRSA 25-08-02 & -03	Review	PIN	CVTTAXCODE	CVTTAXDESCRIPTION	NAME1	NAME2	POSTALADDRESS	POSTALCITY	POSTALSTATE	POSTALZIPS
PRSA 25-08-02 & -03		1333451025	W	CHARTER TOWNSHIP OF WATERFORDSUNNY SKY			1194 MURRAY DR	WATERFORD	MI	48327
PRSA 25-08-02 & -03		1333451019	W	CHARTER TOWNSHIP OF WATERFORDLESLIE STRANGE			1206 MURRAY DR	WATERFORD	MI	48327
PRSA 25-08-02 & -03		1333376005	W	CHARTER TOWNSHIP OF WATERFORDKENNETH HIBBS			1225 HILLER RD	WATERFORD	MI	48327
PRSA 25-08-02 & -03		1333377015	W	CHARTER TOWNSHIP OF WATERFORDJORDAN M BROWN			1225 MILL CREEK DR	WATERFORD	MI	48327
PRSA 25-08-02 & -03		1333377014	W	CHARTER TOWNSHIP OF WATERFORDJACOB SEITZ			1226 MILL CREEK DR	WATERFORD	MI	48327
PRSA 25-08-02 & -03		1333352019	W	CHARTER TOWNSHIP OF WATERFORDKIMBERLY MCGHEE			1228 HILLER RD	WATERFORD	MI	48327
PRSA 25-08-02 & -03		1333377016	W	CHARTER TOWNSHIP OF WATERFORDNANCY SOUTAR			1235 MILL CREEK DR	WATERFORD	MI	48327
PRSA 25-08-02 & -03		1333377013	W	CHARTER TOWNSHIP OF WATERFORDNIKOLIN CAVALI	VANGIUSH CAV		1244 MILL CREEK DR	WATERFORD	MI	48327
PRSA 25-08-02 & -03		1333352020	W	CHARTER TOWNSHIP OF WATERFORDCONNIE J GREENE			1260 HILLER RD	WATERFORD	MI	48327
PRSA 25-08-02 & -03		1333376006	W	CHARTER TOWNSHIP OF WATERFORDDAVID ALI			1289 HILLER RD	WATERFORD	MI	48327
PRSA 25-08-02 & -03		1333352058	W	CHARTER TOWNSHIP OF WATERFORDNARGISH BEGUM			1301 GLENVIEW DR	WATERFORD	MI	48327
PRSA 25-08-02 & -03		1333352059	W	CHARTER TOWNSHIP OF WATERFORDCHAD LUTHER	TIFFANY LUTHEI		1309 GLENVIEW DR	WATERFORD	MI	48327
PRSA 25-08-02 & -03		1333352060	W	CHARTER TOWNSHIP OF WATERFORDPATRICK TREMBLAY			1317 GLENVIEW DR	WATERFORD	MI	48327
PRSA 25-08-02 & -03		1333352061	W	CHARTER TOWNSHIP OF WATERFORDHANI HANNA			1327 GLENVIEW DR	WATERFORD	MI	48327
PRSA 25-08-02 & -03		1333352062	W	CHARTER TOWNSHIP OF WATERFORDVICTOR ARANDELA	MELANIE ARAN		1335 GLENVIEW DR	WATERFORD	MI	48327
PRSA 25-08-02 & -03		1333352063	W	CHARTER TOWNSHIP OF WATERFORDCAROL LONG			1345 GLENVIEW DR	WATERFORD	MI	48327
PRSA 25-08-02 & -03	Review	1333301007	W	CHARTER TOWNSHIP OF WATERFORDLEARNERS REAL ESTATE LLC			1665 N SAGINAW ST	LAPEER	MI	48446
PRSA 25-08-02 & -03	Review	1333301052	W	CHARTER TOWNSHIP OF WATERFORDRYAN REYNOLDS			20221 OPORTO AVE	LIVONIA	MI	48152
PRSA 25-08-02 & -03	Review	1333376015	W	CHARTER TOWNSHIP OF WATERFORDFOREST VIEW WATERFORD LLC	MTH MANAGEA		3100 WEST RD STE 203	EAST LANSING	MI	48823
PRSA 25-08-02 & -03		1333154005	W	CHARTER TOWNSHIP OF WATERFORDWILLIAMSBURG GREEN HOMEOWNER'S ASSOCI.			33228 W 12 MILE RD # 294	FARMINGTON HILLS	MI	48334
PRSA 25-08-02 & -03	Review	1333376016	W	CHARTER TOWNSHIP OF WATERFORDOMAR WATERFORD LLC			5545 FORMAN DR	BLOOMFIELD HILLS	MI	48301
PRSA 25-08-02 & -03		1333301041	W	CHARTER TOWNSHIP OF WATERFORDCRYSTAL LEMKE			5700 WINDSPIRIT CT	WATERFORD	MI	48327
PRSA 25-08-02 & -03		1333301040	W	CHARTER TOWNSHIP OF WATERFORDIGOR VALECHIKOV			5706 WINDSPIRIT CT	WATERFORD	MI	48327
PRSA 25-08-02 & -03		1333301039	W	CHARTER TOWNSHIP OF WATERFORDMARIAN CONNOR			5712 WINDSPIRIT CT	WATERFORD	MI	48327
PRSA 25-08-02 & -03		1333301042	W	CHARTER TOWNSHIP OF WATERFORDPATRICIA A. NORBERG TRUST			5715 WINDSPIRIT CT	WATERFORD	MI	48327
PRSA 25-08-02 & -03		1333301038	W	CHARTER TOWNSHIP OF WATERFORDGARRETT GAUTHIER	ANGELA GUERR		5718 WINDSPIRIT CT	WATERFORD	MI	48327
PRSA 25-08-02 & -03		1333301043	W	CHARTER TOWNSHIP OF WATERFORDFRANK CARDONE			5729 WINDSPIRIT CT	WATERFORD	MI	48327
PRSA 25-08-02 & -03		1333179010	W	CHARTER TOWNSHIP OF WATERFORDBRETT MILLER			5751 KINGS ARMS RD	WATERFORD	MI	48327
PRSA 25-08-02 & -03		1333178026	W	CHARTER TOWNSHIP OF WATERFORDSCOTT SABO	AMBER REED		5754 KINGS ARMS RD	WATERFORD	MI	48327
PRSA 25-08-02 & -03		1333179009	W	CHARTER TOWNSHIP OF WATERFORDKENNETH BUTLER			5759 KINGS ARMS RD	WATERFORD	MI	48327
PRSA 25-08-02 & -03		1333179008	W	CHARTER TOWNSHIP OF WATERFORDERIK A NEUCILER	JESSICA WASML		5767 KINGS ARMS RD	WATERFORD	MI	48327
PRSA 25-08-02 & -03	Review	1333352006	W	CHARTER TOWNSHIP OF WATERFORDLAITH KORKIS			6018 EASTBROOKE	WEST BLOOMFIELD	MI	48322
PRSA 25-08-02 & -03		1333153031	W	CHARTER TOWNSHIP OF WATERFORDWATERFORD MEADOWS PARK		WATERFORD M	PO BOX 12	UNION LAKE	MI	48387
PRSA 25-08-02 & -03	Extra Addresses	1333301052	W	CHARTER TOWNSHIP OF WATERFORDOCCUPANT			1247 WINDSONG DR	WATERFORD	MI	48327
PRSA 25-08-02 & -03	Extra Addresses	1333376015	W	CHARTER TOWNSHIP OF WATERFORDOCCUPANT			5687 COOLEY VILLAGE LN	WATERFORD	MI	48327
PRSA 25-08-02 & -03	Extra Addresses	1333301007	W	CHARTER TOWNSHIP OF WATERFORDOCCUPANT			5758 COOLEY LAKE RD STE 100	WATERFORD	MI	48327
PRSA 25-08-02 & -03	LAMS	1333376015		OCCUPANT			5687 Cooley Village Ln, Apt 1	WATERFORD	MI	48327
PRSA 25-08-02 & -03	LAMS	1333376015		OCCUPANT			5687 Cooley Village Ln, Apt 2	WATERFORD	MI	48327
PRSA 25-08-02 & -03	LAMS	1333376015		OCCUPANT			5689 Cooley Village Ln, Apt 1	WATERFORD	MI	48327
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PRSA 25-08-02 & -03	LAMS	1333376015		OCCUPANT			5689 Cooley Village Ln, Apt 12	WATERFORD	MI	48327
PRSA 25-08-02 & -03	LAMS	1333376015		OCCUPANT			5689 Cooley Village Ln, Apt 13	WATERFORD	MI	48327
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PRSA 25-08-02 & -03	LAMS	1333376015		OCCUPANT			5689 Cooley Village Ln, Apt 15	WATERFORD	MI	48327
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PRSA 25-08-02 & -03	LAMS	1333376015		OCCUPANT			5689 Cooley Village Ln, Apt 4	WATERFORD	MI	48327
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PRSA 25-08-02 & -03	LAMS	1333376015		OCCUPANT			5689 Cooley Village Ln, Apt 6	WATERFORD	MI	48327
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PRSA 25-08-02 & -03	LAMS	1333376015		OCCUPANT			5691 Cooley Village Ln, Apt 11	WATERFORD	MI	48327
PRSA 25-08-02 & -03	LAMS	1333376015		OCCUPANT			5691 Cooley Village Ln, Apt 12	WATERFORD	MI	48327
PRSA 25-08-02 & -03	LAMS	1333376015		OCCUPANT			5691 Cooley Village Ln, Apt 13	WATERFORD	MI	48327
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PRSA 25-08-02 & -03	LAMS	1333376015		OCCUPANT			5691 Cooley Village Ln, Apt 3	WATERFORD	MI	48327
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PRSA 25-08-02 & -03	LAMS	1333376015		OCCUPANT			5691 Cooley Village Ln, Apt 5	WATERFORD	MI	48327
PRSA 25-08-02 & -03	LAMS	1333376015		OCCUPANT			5691 Cooley Village Ln, Apt 6	WATERFORD	MI	48327
PRSA 25-08-02 & -03	LAMS	1333376015		OCCUPANT			5691 Cooley Village Ln, Apt 7	WATERFORD	MI	48327

Project Number	Extra Addresses	PIN	CVTTAXCODE	CVTTAXDESCRIPTION	NAME1	NAME2	POSTALADDRESS	POSTALCITY	POSTALSTATE	POSTALZIPS
PRSA 25-08-02 & -03	LAMS	1333376015			OCCUPANT		5691 Cooley Village Ln, Apt 8	WATERFORD	MI	48327
PRSA 25-08-02 & -03	LAMS	1333376015			OCCUPANT		5691 Cooley Village Ln, Apt 9	WATERFORD	MI	48327
PRSA 25-08-02 & -03	LAMS	1333376015			OCCUPANT		5693 Cooley Village Ln, Apt 1	WATERFORD	MI	48327
PRSA 25-08-02 & -03	LAMS	1333376015			OCCUPANT		5693 Cooley Village Ln, Apt 10	WATERFORD	MI	48327
PRSA 25-08-02 & -03	LAMS	1333376015			OCCUPANT		5693 Cooley Village Ln, Apt 11	WATERFORD	MI	48327
PRSA 25-08-02 & -03	LAMS	1333376015			OCCUPANT		5693 Cooley Village Ln, Apt 12	WATERFORD	MI	48327
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PRSA 25-08-02 & -03	LAMS	1333376015			OCCUPANT		5693 Cooley Village Ln, Apt 3	WATERFORD	MI	48327
PRSA 25-08-02 & -03	LAMS	1333376015			OCCUPANT		5693 Cooley Village Ln, Apt 4	WATERFORD	MI	48327
PRSA 25-08-02 & -03	LAMS	1333376015			OCCUPANT		5693 Cooley Village Ln, Apt 5	WATERFORD	MI	48327
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PRSA 25-08-02 & -03	LAMS	1333376015			OCCUPANT		5693 Cooley Village Ln, Apt 8	WATERFORD	MI	48327
PRSA 25-08-02 & -03	LAMS	1333376015			OCCUPANT		5693 Cooley Village Ln, Apt 9	WATERFORD	MI	48327
PRSA 25-08-02 & -03	LAMS	1333376015			OCCUPANT		5695 Cooley Village Ln, Apt 1	WATERFORD	MI	48327
PRSA 25-08-02 & -03	LAMS	1333376015			OCCUPANT		5695 Cooley Village Ln, Apt 10	WATERFORD	MI	48327
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PRSA 25-08-02 & -03	LAMS	1333376015			OCCUPANT		5695 Cooley Village Ln, Apt 13	WATERFORD	MI	48327
PRSA 25-08-02 & -03	LAMS	1333376015			OCCUPANT		5695 Cooley Village Ln, Apt 14	WATERFORD	MI	48327
PRSA 25-08-02 & -03	LAMS	1333376015			OCCUPANT		5695 Cooley Village Ln, Apt 15	WATERFORD	MI	48327
PRSA 25-08-02 & -03	LAMS	1333376015			OCCUPANT		5695 Cooley Village Ln, Apt 2	WATERFORD	MI	48327
PRSA 25-08-02 & -03	LAMS	1333376015			OCCUPANT		5695 Cooley Village Ln, Apt 3	WATERFORD	MI	48327
PRSA 25-08-02 & -03	LAMS	1333376015			OCCUPANT		5695 Cooley Village Ln, Apt 4	WATERFORD	MI	48327
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PRSA 25-08-02 & -03	LAMS	1333376015			OCCUPANT		5695 Cooley Village Ln, Apt 7	WATERFORD	MI	48327
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PRSA 25-08-02 & -03	LAMS	1333376015			OCCUPANT		5695 Cooley Village Ln, Apt 9	WATERFORD	MI	48327
PRSA 25-08-02 & -03	LAMS	1333301007			OCCUPANT		5758 Cooley Lake Rd	WATERFORD	MI	48327
PRSA 25-08-02 & -03	LAMS	1333376016			OCCUPANT		5761 Cooley Lake Rd	WATERFORD	MI	48327
PRSA 25-08-02 & -03	LAMS	1333352006			OCCUPANT		5803 Cooley Lake 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 25-10-04**

**Requesting:** To rezone a portion of the subject properties from R-1E, Single-Family Residential to C-3, General Business  
**Property Location:** **5761 Cooley Lake Rd**  
**Property Zoned:** C-3, General Business & R-1E, Single-Family Attached Residential  
**Applicant:** Omar Waterford, LLC

Members of the public will only be able to speak during any public hearing that is held at the meeting and during the public comment period at the end of the meeting and such comments will be limited to three minutes per person. To provide for orderly public participation, a person wishing to speak must first state their name and request to be recognized by the Chairperson of the meeting. The Chairperson will recognize all persons wishing to speak during a public hearing and the public comment period. Prior to the meeting, members of the public may contact the members of the Planning Commission to provide input or ask questions by email or mail to the Township employee/official and at the addresses listed below. **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](mailto:planning@waterfordmi.gov) Phone: (248) 674-6238

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5200 Civic Center Drive, Waterford, Michigan 48329  
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**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

*\* Request for December Meeting \**

<b>Office Use Only</b>			Date Received _____
<b>Related Application Numbers</b>			Planning Fees _____
PBUS: _____	PCR: _____	PRSA: <u>25-10-04</u>	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 <b>Omar Putrus</b>		Contact Person
Address <b>5761 Cooley Lake Rd.</b>		City <b>Waterford Township</b>
State & ZIP <b>MI 48327</b>	Home/ Office Phone	Cell Phone <b>248.866-6959</b>
Email Address <b>omarputrus@gmail.com</b>		

**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 <b>OMAR WATERFORD LLC</b>			Property ID Number		Lot Number	
Owner Address <b>5761 Cooley Lake Rd.</b>		Owner City <b>Waterford Township</b>	Owner State & Zip <b>MI 48327</b>	Current Zoning <b>R-1E</b>	Proposed Zoning <b>C-3</b>	
Property Address or General Location <b>5761 Cooley Lake Rd.</b>				Property Size (Acres) <b>1.89</b>	Num. of Buildings <b>1</b>	
Frontage (feet and streets) <b>320.51 and 214.74</b>				Zoning Use Section <b>3-305</b>	Building Use Code	
Proposed Use <b>Gas Station and Drive Through Establishment</b>			#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    ☐ Yes    ☐ No    If yes select the type(s):

☒ Sprinkler System-Fire    ☐ Commercial Hood Suppression System    ☐ FM 200 or Clean Agent (Computer Rooms)  
☐ Fire Pump    ☐ Paint Booth (Suppression)    ☐ 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 <b>Gumma Group</b>		Contact Person <b>John Gumma</b>	
Address <b>7419 Middlebelt Rd</b>		City <b>West Bloomfield</b>	
State & ZIP <b>MI 48323</b>	Office Phone <b>248-865-5555</b>	Cell Phone <b>248-640-5001</b>	
Email Address <b>John@gummagroup.net</b>			

**V. Narrative Outlining Scope and Reason for Request** *(Additional pages may be attached)*

We would need to rezone this parcel from R-1E to C-3 in order to move forward with the proposed Gas station additions with Drive thru

## 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: 5761 Cooley lake

Property Parcel No: 13-33-376-016

**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.**

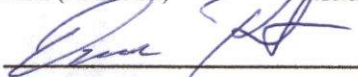
Failure to obtain all ownership signatures may void any approvals. Ownership interest includes owners, all parties in land contracts, and all parties in purchase agreements. Additional signature pages may be attached for owners exceeding four in number.

	<u>NAME</u>	<u>ADDRESS</u>	<u>EMAIL</u>	<u>TYPE OF OWNERSHIP INTEREST</u>	<u>SIGNATURE</u>
1.	Omar Waterford	5761 Cooley lake	Omarputrus@gmail.com	100%	
2.					
3.					
4.					

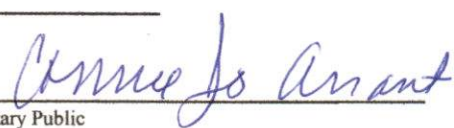
### APPLICANT CERTIFICATION

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.

Omar Putrus	5545 Foreman Dr Bloomfield MI 48302	248-866-6959	10/15/1978	P362661001792
Name (Please Print)	Address	Telephone Contact	Birth Date	Drivers License #

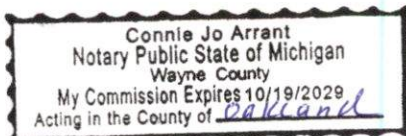
  
Signature

Subscribed and sworn to before me this 20 day of October, 2025

  
Notary Public  
State of Michigan

County of Wayne

My Commission Expires: 10-19-2029







# EXHIBIT 'I'

## LEGAL DESCRIPTION:

COMBINED PARCEL — TAX ID# 13-33-376-017

Part of the Southwest 1/4, Town 3 North, Range 9 East, Section 33, being more particularly described as: Commencing at the Center of said Section 33; thence North 89 degrees 05 minutes 15 seconds West 824.69 feet; thence South 35 degrees 40 minutes 08 seconds West 73.09 feet to the Point of Beginning; thence South 89 degrees 09 minutes 15 seconds East 341.60 feet; thence South 59 degrees 26 minutes 55 seconds East 362.87 feet; thence South 30 degrees 33 minutes 05 seconds West 264.00 feet; thence South 00 degrees 33 minutes 05 seconds West 588.00 feet; thence North 89 degrees 05 minutes 50 seconds West 834.00 feet; thence North 00 degrees 47 minutes 00 seconds East 30.00 feet; thence North 89 degrees 05 minutes 50 seconds West 117.06 feet; thence North 00 degrees 47 minutes 00 seconds East 325.03 feet; thence South 89 degrees 20 minutes 47 seconds East 261.38 feet; thence North 01 degrees 31 minutes 00 seconds East 432.20 feet; thence North 55 degrees 49 minutes 40 seconds East 115.03 feet; thence North 00 degrees 39 minutes 37 seconds East 63.52 feet; thence along a curve to the left, Radius 1432.90 feet, chord bearing, North 39 degrees 07 minutes 54 seconds, East 100.09 feet, a distance of 100.12 feet to the point of beginning. Containing 17.543 acres more or less. Subject to right-of-ways, restriction, easements, and agreements of record, if any.

COMBINED PARCEL — TAX ID# 13-33-376-016

Part of the Southwest 1/4, Town 3 North, Range 9 East, Section 33, being more particularly described as: Commencing at the Center of said Section 33; thence North 89 degrees 05 minutes 15 seconds West 824.69 feet; thence South 35 degrees 40 minutes 08 seconds West 73.09 feet; thence along a curve to the left, Radius 1432.90 feet, chord bearing, South 39 degrees 07 minutes 54 seconds West 100.09 feet, a distance of 100.12 feet; thence South 00 degrees 39 minutes 37 seconds West 63.52 feet; thence South 55 degrees 49 minutes 40 seconds West 115.03 feet to the Point of Beginning; thence South 01 degrees 31 minutes 00 seconds West 432.20 feet; thence North 89 degrees 20 minutes 47 seconds West 261.38 feet; thence North 00 degrees 47 minutes 00 seconds East 214.74 feet; thence North 57 degrees 25 minutes 00 seconds East 237.89 feet; thence North 01 degrees 31 minutes 00 seconds East 39.85 feet; thence North 55 degrees 49 minutes 40 seconds East 82.62 feet to the Point of Beginning. Containing 1.89 acres more or less. Subject to right-of-ways, restriction, easements, and agreements of record, if any.



  
John Blanchard, Professional Surveyor  
PS#4001027446

## DIFFIN ENGINEERING & SURVEYING

Civil Engineering • Surveying • Landscaping • Construction Services

24353 TARA DRIVE, SOUTH LYON, MI 48178  
PH: (248) 943-8244, E-MAIL: mdiffin@diffin-eng.com

### COMBINED PARCEL DESCRIPTIONS

5743 COOLEY LAKE ROAD  
WATERFORD TOWNSHIP  
TAX I.D. 13-33-376-017

OWNER:  
STANDARD INVESTMENTS VI, LLC  
OMAR WATERFORD, LLC

SECTION 33  
TOWN 3 NORTH, RANGE 9 EAST  
WATERFORD TOWNSHIP  
OAKLAND COUNTY, MICHIGAN

Date: 8-29-2024  
Project No.: 240806





STATE OF MICHIGAN  
COUNTY OF OAKLAND  
CHARTER TOWNSHIP OF WATERFORD  
ORDINANCE NO. 2026-Z-001

**ZONING ORDINANCE MAP AMENDMENT**

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

THE CHARTER TOWNSHIP OF WATERFORD ORDAINS:

**Section 1 of Ordinance**

The portion of the parcels of property that are assigned tax parcel numbers #13-33-376-003, -016, and -017, legally described below, with current address of 5761 Cooley Lake Rd, is rezoned from C-3, General Business/R-1E, Single-Family Attached Residential 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-001**

Part of the Southwest 1/4, Town 3 North, Range 9 East, Section 33, being more particularly described as: Commencing at the Center of said Section 33; thence North 89 degrees 05 minutes 15 seconds West 824.69 feet; thence South 35 degrees 40 minutes 08 seconds West 73.09 feet; thence along a curve to the left, Radius 1432.90 feet, chord bearing, South 39 degrees 07 minutes 54 seconds West 100.09 feet, a distance of 100.12 feet; thence South 00 degrees 39 minutes 37 seconds West 63.52 feet; thence

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