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www.waterfordmi.gov

**DEVELOPMENT SERVICES
DEPARTMENT**
Rob Merinsky, P.E.
Director
Brent A. Gibson
Superintendent of Building
Division
Jeffrey M. Polkowski AICP
Superintendent of Planning &
Zoning Division

MEMORANDUM

Date: December 29, 2020

To: Honorable Township Board Members

From: Jeffrey Polkowski, Superintendent of Planning and Zoning

RE: Rezoning Case No. 2021-Z-002 – Rezone PID 13-13-401-031
PID 13-13-401-033

Location: W side of Telegraph Rd., S of Dixie Hwy.

Applicant: Nancy Girimaldi, 2505 Rosewood Dr. Waterford, MI 48328-1851

Current Zoning: HT-2, High-Tech Industrial and Office
Proposed Zoning: M-1, Light Industrial

Master Plan: High Tech Services

The applicant is seeking to gain approval for a rezoning request from HT-2, High-Tech Industrial and Office to M-1, Light Industrial. While the applicant has submitted a conceptual site plan for review, this is not part of this rezoning review. This proposed conceptual site plan is in conjunction with Rezoning Case 2021-Z-003, a similar request to rezone another large HT-2, High-Tech Industrial and Office to M-1, Light Industrial. Both proposed rezoning would remove the HT-2 High-Tech Industrial and Office use from the area altogether.

The intent of this rezoning request is to construct a sizable Freight Hauling Establishment. The applicant for the proposed truck transfer terminal has forecasted that the proposed project would have an annual payroll of approximately \$7,100,000 per year and about 147 people employed at this location. With a projection of 80% of these employees at full time with an average wage of \$55,000 per year. The estimated construction project is estimated to be between 16 and 19 million dollars. The site is expected to have truck departures from 8:00 a.m. to 10:00 a.m. and returns from 9:00 p.m. to 10:00 p.m. on weekdays and will be closed on the weekends.

Because this site is entirely vacant, any development at all would require being granted Site Plan Approval by the Planning Commission. If the Board of Trustees approves this rezoning, the Planning Commission is expected to review the final site plan for the proposed Freight Hauling Establishment mentioned above.

Master Plan Designation

The Master Plan indicates that these parcels are designated as High Tech Services: The High Tech Services land use designation was created by Waterford Township staff to allow for the mixture of land uses including office, commercial, and clean industrial uses. This district would be performance based, meaning that the flexibility of mixed zoning\ classifications and regulations would be dependent upon the design of the project and the amenities offered for public use. These land uses should occur on large assemblages of parcels.

The requested change is consistent with the current Master Plan for the location and the surrounding properties. The general region for this area has been designated General Industrial and High Tech Services. Since the culmination of the High Tech Services Master Plan Designation in 2003, Township staff have found it to be an underperforming Future Land Use designation. The limited range of uses offered by the High-Tech zoning districts have caused many parcels in prime locations to be left vacant. With the increase in state and federal regulations over the past two decades, light industrial and technological oriented uses now function differently since the original creation of the 2003 Master Plan.

Township staff feels that a priority of the next Master Plan set to be drafted within the following two years would be to overhaul the HT-1 and HT-2 Zoning Districts in order to establish a zoning district that better fits the industrial fabric of Waterford Township while serving the needs of the community in a safe and unobtrusive manner.

Planning Commission Recommendation and Findings

The Planning Commission reviewed this proposed Rezoning at the regularly scheduled meeting on December 15, 2020 and resolved unanimously, to forward a favorable recommendation to the Township Board.

Motions

Based upon the Planning Commission's favorable recommendation at the December 15, 2020 regular meeting for this rezoning case, should the Board want to consider adopting the requested rezoning to M-1, Light Industrial, the appropriate motion would be to introduce the attached Ordinance and schedule it for possible adoption at the January 25, 2021 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 rezoning.

Staff will be available at Monday's meeting for any questions on this case. However, if you have any questions in advance of the meeting, please contact this office.

Planning & Zoning Department

REZONING REVIEW

December 15, 2020

Application Number	PZ 20-11-02	Action Requested	Rezoning
		Staff Recommendation	Approval
Request	Rezone from HT-2, High-Tech Industrial and Office to M-1, Light Industrial		
Project Name	Anthony Grimaldi Rezoning		
Proposed Use(s)	Intended for Freight Handling Facility (development plans not part of this application)		
Address	No address on file		
Parcel Number	13-13-401-031 & 13-13-401-033		
Owner	Nancy Girimaldi 2505 Rosewood Dr. Waterford, MI 48328-1851	Applicant	Same
Property Information			
General Location	W side of Telegraph Rd., S of Dixie Hwy.		
Current Zoning	HT-2, High-Tech Industrial and Office		
Proposed Zoning	M-1, Light Industrial		
Property Size	10.7 acres combined		
Master Plan Designation	<p>High Tech Services</p> <p>The High Tech Services land use designation was created by Waterford Township staff to allow for the mixture of land uses including office, commercial, and clean industrial uses. This district would be performance based, meaning that the flexibility of mixed zoning classifications and regulations would be dependent upon the design of the project and the amenities offered for public use. These land uses should occur on large assemblages of parcels. The highlighted area shown in Figure 8-3 should be redeveloped with this mixture of uses in a setting that includes the following characteristics: allowance for reduced front yard\ setbacks when building aesthetic provisions are met; small clusters of free-standing buildings; formal landscape plantings along Dixie Highway and Telegraph Road, creation of a linear landscape pattern; provision of infrastructure improvements to improve nonmotorized pathways and traffic calming; and coordinated streetscape amenities throughout the designation area.</p>		
Frontage	105 feet on Telegraph Rd		
Current Use	Vacant wooded lot		
Site Plan / SLU History	Warehouse		
Previous Zoning	<p>1950 – 1963 M-2, Manufacturing</p> <p>1963 - 1972: M-2, General Industry</p> <p>1972 – 2011: Mix of M-2, General Industry and C-3, Extensive Business</p> <p>2011 – Present: HT-2, High-Tech Industrial and Office</p>		
Surrounding Development			
North	Various commercial uses along Dixie Hwy		
South	Waterford oaks County Park and Oakland County Municipal office buildings buffered by a CN North American Railroad		
East	Various Commercial uses along Telegraph Road		
West	Vacant wooded lot (PZ 20-11-03) and various industrial uses along Dixie and Williams		

Project Summary

The applicant is seeking to gain approval for a rezoning request from HT-2, High-Tech Industrial and Office to M-1, Light Industrial. While the applicant has submitted a conceptual site plan for review, this is not part of this rezoning review. This proposed conceptual site plan is in conjunction with PZ 20-11-03, a similar request to rezone another large HT-2, High-Tech Industrial and Office to M-1, Light Industrial. Both proposed rezoning would remove the HT-2 High-Tech Industrial and Office use from the area altogether.

The intent of this rezoning request is to construct a sizable Freight Hauling Establishment. The applicant for the proposed truck transfer terminal has forecasted that the proposed project would have an annual payroll of approximately \$7,100,000 per year and about 147 people employed at this location. With a projection of 80% of these employees at full time with an average wage of \$55,000 per year. The estimated construction project is estimated to be between 16 and 19 million dollars. The site is expected to have truck departures from 8:00 a.m. to 10:00 a.m. and returns from 9:00 p.m. to 10:00 p.m. on weekdays and will be closed on the weekends. If the Board of Trustees approves this rezoning, the Planning Commission is expected to review and approve the final site plan of this proposed development.

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 requested change is consistent with the current Master Plan for the location and the surrounding properties. The general region for this area has been designated General Industrial and High Tech Services. Since the culmination of the High Tech Services Master Plan Designation in 2003, Township staff have found it to be an underperforming Future Land Use designation. The limited range of uses offered by the High-Tech zoning districts have caused many parcels in prime locations to be left vacant.

With the increase in state and federal regulations over the past two decades, light industrial and technological oriented uses now function differently since the original creation of the 2003 Master Plan. Township staff feels that a priority of the next Master Plan set to be drafted within the following two years would be to overhaul the HT-1 and HT-2 zoning districts in order to establish a zoning district that better fits the industrial fabric of Waterford Township while serving the needs of the community in a save and unobtrusive manner.

- 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: When rezoned in conjunction, PZ-20-11-02 and PZ 20-11-03 would be an immediate eastward expansion the M-/M-2 Light/General Industrial Districts off of Williams Drive. Additionally the Zoning district of HT-2, High-tech Industrial and Office is industrial in nature with the intent to implement the goals of the High Tech Services and Light Industrial land use designations by permitting a mixture of technical, light industrial, and extensive service and office uses on zoning lots properly scaled and designed for such uses.

- 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: At 10.7 acres combined, the subject property reaches far beyond the size threshold for a Light Industrial zoned property (minimum lot size for M-1 Light Industrial Zoning District is 1 acre. The physical location of the subject parcel is also well suited for Industrial uses as it offers access to Dixie Highway and Telegraph Road without being visually apparent from either street.

- D. The trend of development in the general area of the subject zoning lot is consistent with the requested zoning change.

Staff Comment: The proposed rezoning is consistent with the trend of development in the area. Properties along the railroad just south of Dixie have been historically industrial in nature.

- 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: Though this project would clear a large proportion of trees on a wooded lot, the application to rezone and ultimately utilize the subject property for an industrial use will not be detrimental to the public interest or neighboring properties in the immediate area. It is not anticipated that this will cause any substantial environmental impacts.

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

Staff Comment: It is unlikely that this zoning change and development will be detrimental. Some form of light industrial or technology related development has been anticipated for this location. It is in the Township's interest to maintain a healthy, well-functioning, and well-defined industrial sector to serve the needs of the public. This Rezoning to Light Industrial is within the Township's primary industrial district.

Staff Summary

Based on the historic zoning/use of the property and considering the surrounding uses, staff would recommend a favorable recommendation for approval as no substantial impact would be generated by this rezoning alone. This proposed rezoning, in conjunction with PZ 20-11-03, would expand the existing industrial center off of Williams Drive that has been built along the CN North America Railroad. Because the campus is technically located on both Dixie and Telegraph Road, but is recessed behind established commercial uses, the site would offer developers the option for easy access to Dixie Highway without being prominently viewed by travelers passing through either corridor.

When considering its size, land use allocations, and population; Waterford Township is lacking in a healthy industrial sector to better serve the needs of the immediate community, Southeast Michigan, and the American Midwest as a whole. Township Staff have found the lack of development options offered through the High-Tech Office and High-Tech Industrial and Office Zoning Districts to, in part, have contributed to this lack of a diverse industrial economy suitable for a Township with a population of over 72,000 people.

Because this site is entirely vacant, any development at all would require being granted Site Plan Approval by the Planning Commission.

Planning Commission Action

Upon receiving the requested rezoning change from HT-2 to M-1, the applicant would be required to formally submit a site plan for a major site plan review process to determine the feasibility of a Freight Handling Facility

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. 20-11-02
PROPOSED ZONING AMMENDMENT

Rezone from HT-2, High-Tech Industrial and office to M-1 Light Industrial

Motion

I move to forward a **favorable / unfavorable** [Strike One] recommendation in Case No. 29-11-02 on to the Township Board, to rezone the subject properties of this application from HT-2, High-Tech Industrial and Office to M-1 Light Industrial 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] is 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 / will not** [Strike One] result in any significant environmental impacts.
- G. The proposed zoning amendment **will / will not** [Strike One] be detrimental to the public interest.



Rezoning #20-11-02

Aerial Map



1,504.7

0

752.33

1,504.7 Feet

1:9,028



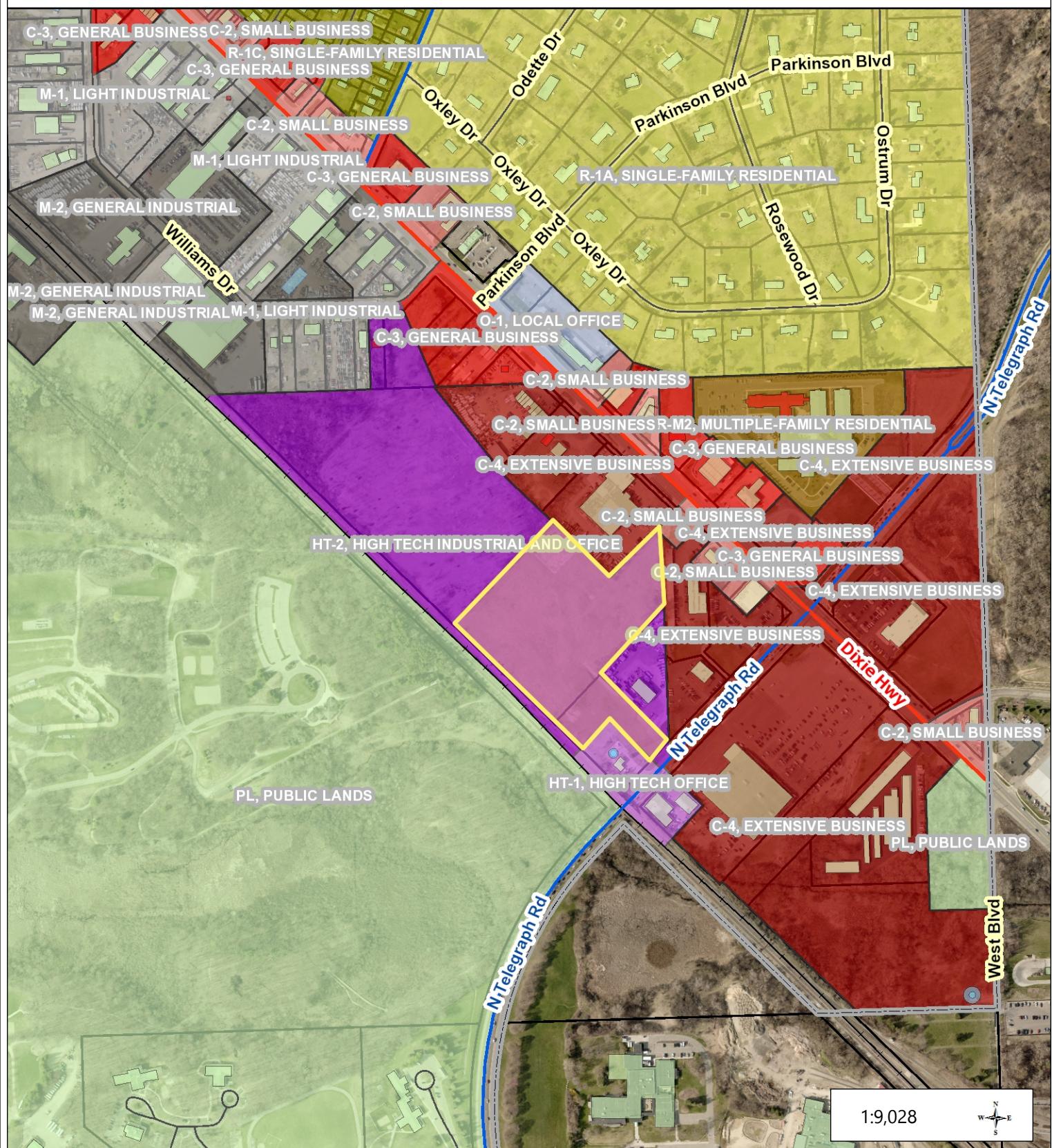
SOURCES: The Charters Township of Waterford and Oakland County, MI. Oakland County parcel data, Updated weekly.

DISCLAIMER: Information depicted hereon is for reference purposes only. It was compiled from the best available resources which have varying degrees of accuracy. This map is not a legally recorded map nor a survey and is not intended to be used as such. The Charter Township of Waterford assumes no responsibility for error that arise from this map.



Rezoning #20-11-02

Aerial Map



1,504.7

0

752.33

1,504.7 Feet

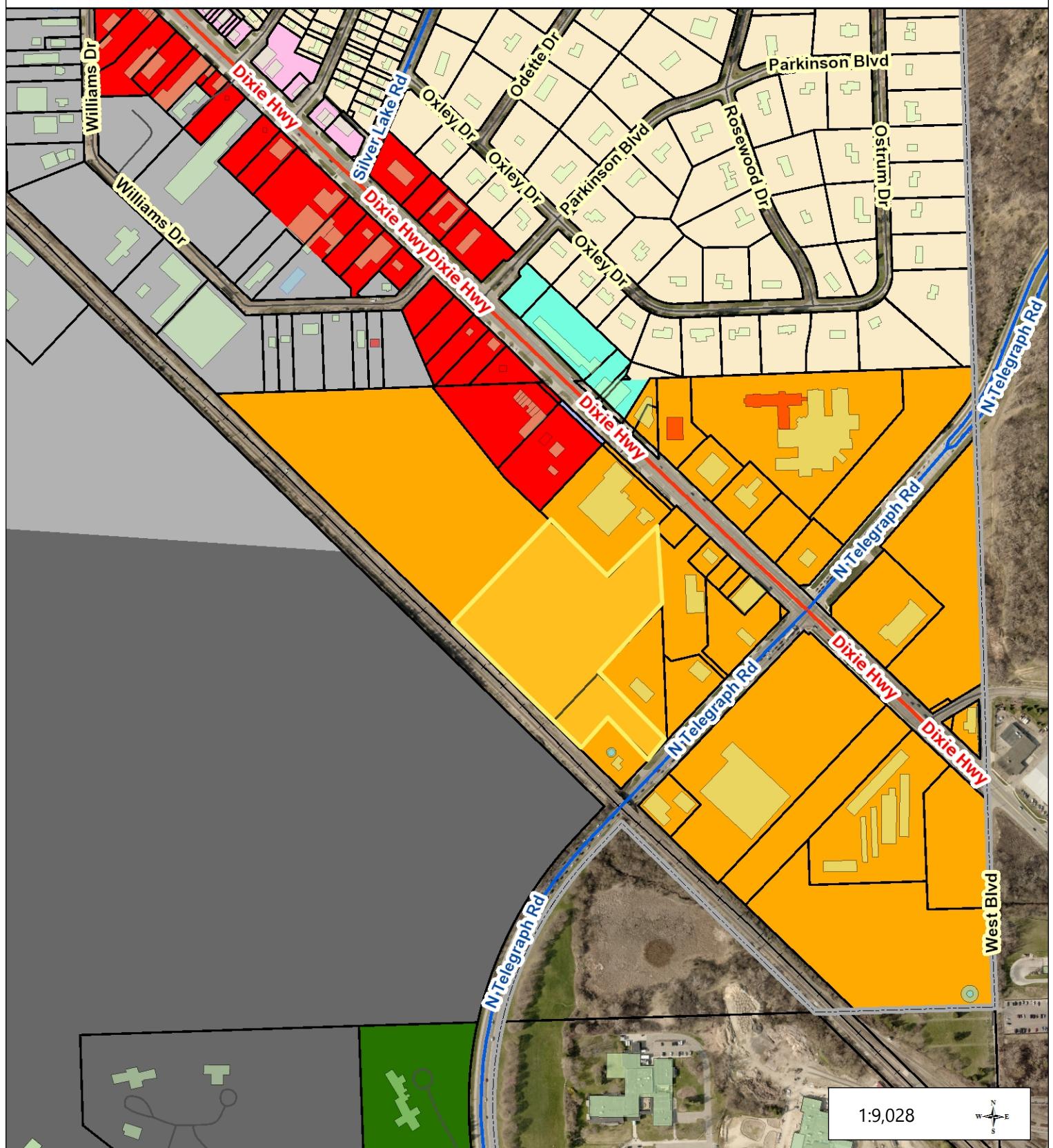
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Rezoning #20-11-02

Master Plan Map



1,504.7

0

752.33

1,504.7 Feet

1:9,028



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

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Charter Township of Waterford

Planning Commission/Zoning Board of Appeals

Consent to Property Inspection

Development Services Department
5200 Civic Center Drive
Waterford, MI 48329-3773
(248) 674-6250

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
 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:

None

Address of Subject Property

W-13-13-401-031

Parcel I.D. Number(s)

W-13-13-401-033

**NOTE: Any and all persons having ownership interest in the above described property
MUST sign this application in the presence of a notary.**

Subscribed and sworn to before me this 4th
day of November, 2020

Notary Public

My commission expires: 11/02/2025

State of Michigan, County of Genesee

Property Owner:

Driver's License No.: G654 067 676 389

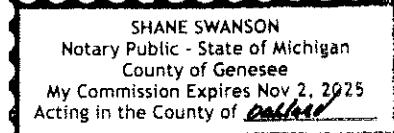
Birth Date: 05-23-1959

Property Owner:

Driver's License No.: G654 738 66371

Birth Date: 05-16-1960

Additional signature pages may be attached for owners
exceeding two in number.





Waterford Township Planning Commission

RE: W-13-13-401-031 and W-13-13-401-033

October 28 2020

My brother and I are requesting a rezoning of these properties for a number of reasons. Our family has owned them for over 50 years and for 40 of these years the property had both Heavy and Light Industrial designations and was taxed accordingly. Over the years our family has paid hundreds of thousands of dollars in taxes on these "Industrial" properties with the intention of marketing them with the highly desirable Industrial Designation when the time came.

Returning these parcels to Industrial Zoning fits perfect with the surrounding area as there is a heavy industrial corridor directly to the west of the land we are speaking of, Grand Trunk Railroad Tracks on the southern border of this property as well as high power electric lines and data access. Major highways flank both the East and North sides of the property so there is easy and plentiful access without human interference. There is both Waterford Water and Sewer at the Property as well. These parcels are begging for development.

These Properties have been listed on and off for years now with current zoning and we have had no solid offers. We currently have the property listed with Joe Evangelista of Thomas Duke commercial real-estate and he has had multiple serious inquires that haven't advanced as no one wants to risk the Zoning Change caveat.

These parcels are more than large enough to support this development with almost 11 acres available to be put to work. We are in communication with the Must family who owns the vacant 18 acres adjacent to ours (former Drive In Theatre). They are also looking to return their property to the previous zoning as well making this a 29+/- acre opportunity. With the climate of business development, unbelievable interest rates, interest in the central Oakland County area this is a perfect time to develop a huge area that has been dormant for decades. By returning these properties to their original zoning this is an excellent opportunity for Waterford Township to add a large Tax Base to its coffers!!!

The Grimaldi family owns a half dozen properties in Waterford Township at this time with every one being in pristine shape and condition, up to all codes and requirements. In the past 20 years we have done everything Waterford had requested at this 11 acre parcel including dismantling and removing a huge warehouse, keeping the property secure, free of debris, manicured and safe.

In short with the board returning the parcels to their original master plan designations they will be:

More Marketable

More Valuable

Produce more income for everyone involved INCLUDING Waterford Township

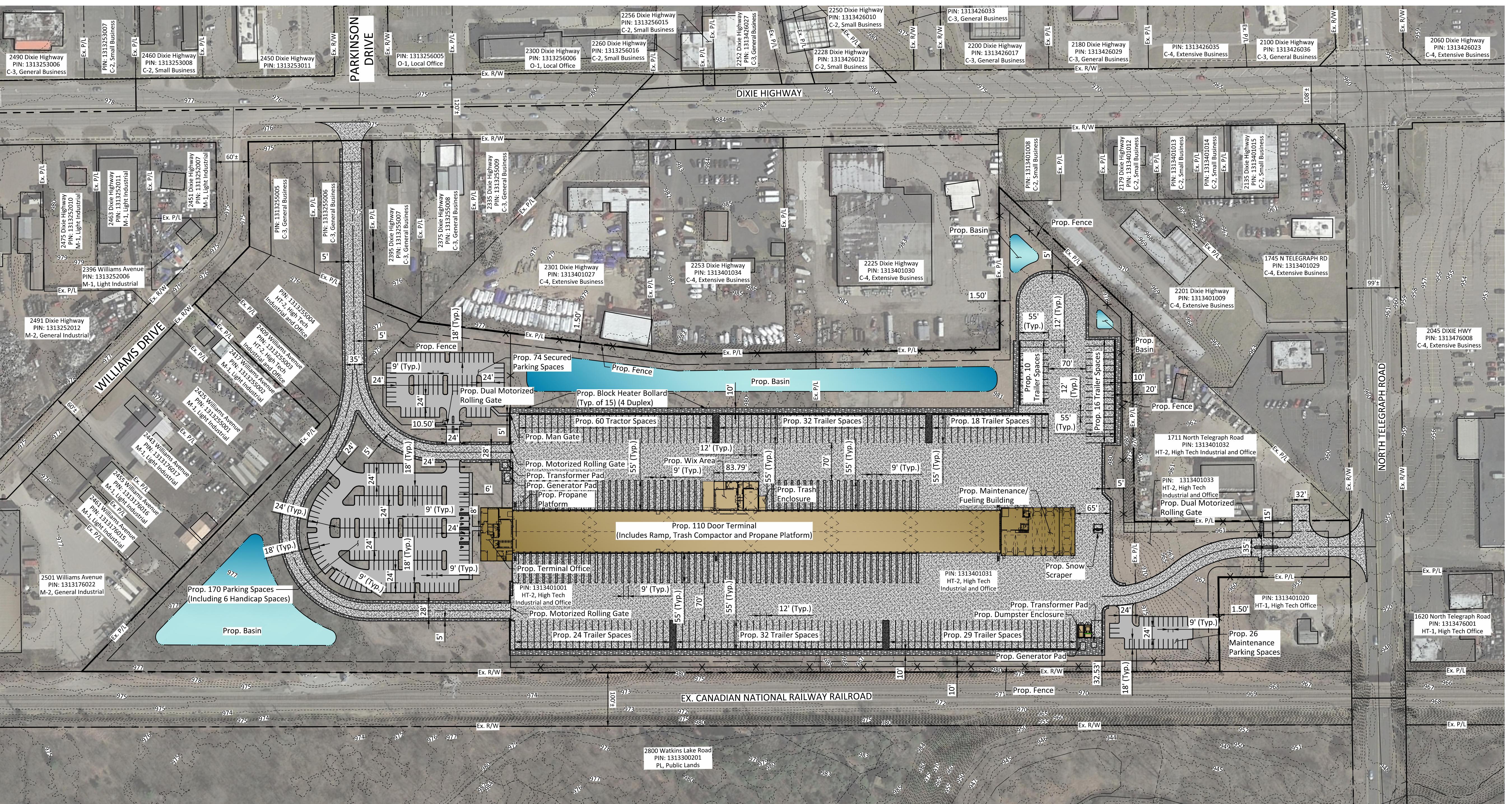
We look forward to working with the board in a partnership here bettering Waterford and hoping to do it in an amicable, civil and mutually beneficial fashion. We appreciate your time and consideration.

Respectfully, The Grimaldi Family

030-DET DAYTON FREIGHT

SERVICE CENTER

DIXIE HIGHWAY | WATERFORD TOWNSHIP | MICHIGAN | 48328



Dayton Freight - Waterford, MI	
Project Site Data	
December 1, 2020	
Site Address	Dixie Highway
Zoning Districts	Planned Industrial District (I-3)
Flood Insurance Rate Map (FIRM) Number	26125C0362F
Most Recent Effective Date of FIRM	September 29, 2006
Flood Zone for Development Area	Zone X
Site Area, Total	28.7± Acres
Site Data - Proposed & Future	
Proposed & Future Dock Doors (Includes Propance, Ramp & Trash)	113 Doors (110 Dock Doors)
Proposed & Future Hi-Bay Area	12,275± Square Feet
Proposed & Future Tractor Spaces	60 Spaces
Proposed & Future Trailer Spaces	161 Spaces
Proposed & Future Employee Parking	162 Spaces Including 6 Handicap Spaces
Proposed & Future Maintenance Employee Parking	26 Spaces
Proposed & Future Secured Employee Parking	74 Spaces

Legend

	Proposed Basin
	Proposed Building
	Proposed Light Duty Asphalt
	Proposed Heavy Duty Asphalt
	Proposed Concrete Walk
	Proposed H.D. Concrete Pavement
	Proposed Gravel

A graphic scale with three tick marks labeled 50, 100, and 200. The first two labels are above the scale line, and the third is below it. The scale is marked with black and white squares, with the 100 mark at the center. Below the scale, the text "1 inch = 100 feet" is written.

PRELIMINARY
.....
NOT TO BE USED FOR
CONSTRUCTION

**PLAN SET DATE
DECEMBER 1, 2020**

2020-081

SHEET TITLE

SCALE

$$1'' = 100$$

SHEET NUMBER _____

CC 01

5.01

CS.01

(ARTICLE III, DIVISION 3-8 *cont.*)

SECTION 3-805. HT-2, HIGH TECH INDUSTRIAL AND OFFICE DISTRICT

The regulations in the subsections below shall apply to properties in the HT-2 High Tech Industrial and Office Zoning District:

1. **Purpose and Intent.** The HT-2 zoning district is intended to implement the goals of the High Tech Services and Light Industrial land use designations as described in Chapter 8 of the Waterford Township Master Plan-2003-2023 and identified on the Future Land Use Maps as well as implement Master Plan Goal Four, *To Create an Economic Climate Conducive to the Attraction, Retention, and Expansion of Business within Waterford*, Objective 4.4, *Improve the Physical Appearance and Functional Character of the Commercial Corridors*, and Goal Seven, *To Retain, Enhance, and Promote Waterford's Unique Character, Sense of Community, and Identity*, by permitting a mixture of technical, light industrial, and extensive service and office uses on zoning lots properly scaled and designed for such uses, ensuring that such uses occur on large zoning lots with an emphasis on streetscape aesthetics and walkability and providing for the following with such uses: clusters of free-standing buildings; a linear landscape pattern along major arterial streets; improved nonmotorized pathways and traffic calming; coordinated street furniture throughout the district; and storage of vehicles, equipment, and materials restricted to within enclosed buildings. This zoning district is intended to ensure that effective setbacks and landscape buffers are established so that the quality of life in adjacent residential areas is not adversely affected.
2. **Conformance to Regulatory Standards.** All zoning lots, uses, buildings, and structures within this zoning district shall comply with Sections 3-900 and 3-901 and the **Waterford Code of Ordinances, Buildings and Building Regulations, Fire Prevention and Protection, Flood Control and Environmental Protection, Health and Sanitation, and Water and Sewers**. In addition to all other plan review requirements applicable under this Zoning Ordinance, developments in this zoning district shall require approval through the applicable site plan review procedure in accordance with **Section 4-004**.
3. **Permitted Principal Uses.** The following uses shall be permitted as principal permitted uses in the HT-2 district:
 - 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*).
 - 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 Facilities in Section 1-007*).
 - G. Institutional facilities (*See Institutional Facilities in Section 1-007*).
 - H. Religious facilities (*See Religious Facilities in Section 1-007*).
4. **Permitted Uses after Special Approval.** The following uses shall be permitted as special approval uses in the HT-2 district, subject to the review and approval of the use in accordance with **Section 4-006** and any conditions hereinafter imposed for each such use:
 - A. Craft factories, food processing factories, metal products factories, and pharmaceutical factories (*See Manufacturing Establishments in Section 1-007*), which may include a factory outlet (*See Use in Section 1-007*) when reviewed and identified as part of an approved final site plan, provided that the proposed use and site plan receives a Determination of Compliance with Wellhead Protection from the Public Works Official as defined and regulated by the **Waterford Code of Ordinances** prior to consideration by the Planning Commission under this Section.
 - B. Vehicle repair facilities (*See Vehicle Repair Facilities in Section 1-007*).
 - C. Commercial storage establishments (*See Commercial Storage Establishments in Section 1-007*).
 - D. Outdoor storage as an accessory use for the uses listed in subsections A through C above, provided that all outdoor storage areas associated with such a use shall be located to the rear of the principal building. The Planning Commission may stipulate a reasonable increase of setback requirements to that of a more intensive zoning district as well as additional screening and barriers when the subject zoning lot abuts a residential zoning district.
5. **Planned Unit Developments.** Planned unit developments consisting of mixed uses that incorporate one or more of the uses listed in **Section 3-805.3** with one or more of the uses listed in **Section 3-805.4, Section 3-706.3, Section 3-404.3.A**, and/or dwelling units located above commercial uses, subject to the review and approval of the development in accordance with **Section 4-005**, are permitted.

(ARTICLE III, DIVISION 3-8 *cont.*)

SECTION 3-806. M-1, LIGHT INDUSTRIAL DISTRICT

The regulations in the subsections below shall apply to properties in the M-1 Light Industrial Zoning District:

1. **Purpose and Intent.** The M-1 zoning district is intended to implement the goals of the Light Industrial land use designation as described in Chapter 8 of the Waterford Township Master Plan-2003-2023 and identified on the Future Land Use Maps as well as implement Master Plan Goal Four, *To Create an Economic Climate Conducive to the Attraction, Retention, and Expansion of Business within Waterford*, Objective 4.4, *Improve the Physical Appearance and Functional Character of the Commercial Corridors*, and Goal Six, *To Ensure and Enforce Land Use Development Practices that are Sensitive to Waterford's Natural Environment*, by permitting industrial uses on zoning lots properly scaled and designed with primary access along major arterial streets and ensuring that sources of ongoing noise, heavy truck traffic, fumes, and similar characteristics are mitigated through extensive buffering and the use of authorized building materials. This zoning district is also intended to ensure that effective setbacks and landscape buffers are established so that the quality of life in adjacent residential areas is not adversely affected.
2. **Conformance to Regulatory Standards.** All zoning lots, uses, buildings, and structures within this zoning district shall comply with **Sections 3-900 and 3-901** and the **Waterford Code of Ordinances, Buildings and Building Regulations, Fire Prevention and Protection, Flood Control and Environmental Protection, Health and Sanitation, and Water and Sewers**. In addition to all other plan review requirements applicable under this Zoning Ordinance, developments in this zoning district shall require approval through the applicable site plan review procedure in accordance with **Section 4-004**.
3. **Permitted Principal Uses.** The following uses shall be permitted as principal permitted uses in the M-1 district:
 - A. Building systems repair establishments and household service repair establishments (*See Commercial Service Establishments in Section 1-007*).
 - B. Commercial storage establishments (*See Commercial Storage Establishments in Section 1-007*).
 - C. Freight handling facilities (*See Freight Handling Facility in Section 1-007*).
 - D. Packing and bailing sites, recyclable materials collection facilities, and refund container recycling depots (*See Recycling Facilities in Section 1-007*).
 - E. Light equipment rental establishments and heavy equipment rental establishments (*See Rental Establishments in Section 1-007*) that are conducted within the principal building and do not utilize outdoor display and/or storage of vehicles.
 - F. New vehicle dealer establishments, used vehicle dealer establishments, and vehicle broker dealer establishments (*See Vehicle Dealer Establishments in Section 1-007*) that are conducted within the principal building and do not utilize outdoor display and/or storage of vehicles.
 - G. Public utility facilities and public utility hardware (*See Public Utility in Section 1-007*).
4. **Permitted Uses after Wellhead Protection Compliance.** The following uses shall be permitted as principal permitted uses in the M-1 district, subject to receiving a Determination of Compliance with Wellhead Protection from the Public Works Official as defined and regulated by the **Waterford Code of Ordinances** prior to consideration through the applicable site plan review procedure in accordance with **Section 4-004**:
 - A. Landscaping maintenance establishments (*See Commercial Service Establishments in Section 1-007*).
 - B. Commercial dry cleaning establishments (*See Dry-Cleaning Establishments in Section 1-007*).
 - C. Fueling facilities as an ancillary use (*See Use in Section 1-007*).
 - D. Propane filling facilities as an ancillary use (*See Use in Section 1-007*).
 - E. Vehicle repair facilities (*See Vehicle Repair Facilities in Section 1-007*).
 - F. Commercial agricultural processing factories, craft factories, food processing factories, and metal products factories (*See Manufacturing Establishments in Section 1-007*), which may include a factory outlet (*See Use in Section 1-007*) when reviewed and identified as part of an approved final site plan.
 - G. On zoning lots with a net lot area exceeding one (1) acre:
 - (1) Light equipment rental establishments and heavy equipment rental establishments (*See Rental Establishments in Section 1-007*), with outdoor display and storage.
 - (2) New vehicle dealer, used vehicle dealer, and vehicle broker dealer establishments (*See Vehicle Dealer Establishments in Section 1-007*), with outdoor display and storage.

(ARTICLE III, DIVISION 3-8, SECTION 3-806 cont.)

5. **Permitted Uses after Special Approval.** The following uses shall be permitted as special approval uses in the M-1 district, subject to the review and approval of the use in accordance with **Section 4-006** and any conditions hereinafter imposed for each such use:

- A. Caretaker's dwelling unit (*See Caretaker's Dwelling Unit in Section 1-007*), when located on the same zoning lot with the principal use to which it is accessory, provided that it meets all **Waterford Code of Ordinances** provisions for the structural and safety separation between the residential use and the principal use.
- B. Bulk soil resource supplies establishments (*See Commercial Bulk Vegetation and Soil Resource Establishments in Section 1-007*).
- C. The following uses shall be considered for special approval, provided that the proposed use and site plan receives a Determination of Compliance with Wellhead Protection from the Public Works Official as defined and regulated by the **Waterford Code of Ordinances** prior to consideration by the Planning Commission under this Section:
 - (1) Industrial or laundry plant dry-cleaning establishments (*See Dry-Cleaning Establishments in Section 1-007*).
 - (2) Transport hauling rental establishments (*See Rental Establishments in Section 1-007*).
 - (3) Leather goods factories, paper products factories, pharmaceutical factories, textile factories, and wood products factories (*See Manufacturing Establishments in Section 1-007*), which may include a factory outlet (*See Use in Section 1-007*) when reviewed and identified as part of an approved final site plan.
 - (4) Used vehicle parts dealer establishments (*See Vehicle Dealer Establishments in Section 1-007*).
 - (5) Distressed vehicle storage yards (*See Section 1-006*), and distressed vehicle transporter establishments (*See Vehicle Dealer Establishments in Section 1-007*) when operated in conjunction with a distressed vehicle storage yard on the same zoning lot.
 - (6) Outdoor storage as an accessory use for the uses listed in **Section 3-806.3.A** through **D**, and **Section 3-806.4.A** and **E**, provided that all outdoor storage areas associated with such a use shall be located to the rear of the principal building. The Planning Commission may stipulate a reasonable increase of setback requirements to that of a more intensive zoning district as well as additional screening and barriers when the subject zoning lot abuts a residential zoning district.

STATE OF MICHIGAN
COUNTY OF OAKLAND
ORDINANCE NO. 2020-Z-002

ZONING ORDINANCE MAP AMENDMENT

An ordinance to amend the Waterford Township Zoning Ordinance by rezoning a parcel of property and amending the Zoning Map.

THE CHARTER TOWNSHIP OF WATERFORD ORDAINS:

Section 1 of Ordinance

The parcels of property that are assigned tax parcel number 13-13-401-031 & 13-13-401-033 are **Rezoned from HT-2, High-Tech to M-1, light Industrial**, 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 _____.

CHARTER TOWNSHIP OF WATERFORD

Date

Kim F. Markee, Township Clerk

Property Descriptions

PARCEL 13-13-401-031

IS DESCRIBED AS

T3N, R9E, SEC 13 PART OF SE 1/4 BEG AT PT DIST N 00-18-30 W 16.85 FT & N 89-53-30 W 888.59 FT & S 34-31-25 W 670.85 FT & S 45-53-00 W 98.13 FT FROM E 1/4 COR, TH S 46-35-12 W 302.59 FT, TH N 44-00-57 W 341.58 FT, TH S 45-56-40 W 597.45 FT, TH S 43-26-00 E 588.24 FT, TH N 45-57-00 E 667.45 FT, TH N 00-18-50 E 340.36 FT TO BEG 9.14 A 5/18/87 FR 021

PARCEL 13-13-401-033

IS DESCRIBED AS

T3N, R9E, SEC 13 PART OF SE 1/4 BEG AT PT DIST S 89-35-00 W 1328.10 FT & S 00-18-00 W 1504.75 FT FROM E 1/4 COR, TH S 45-57-00 W 104.70 FT, TH N 43-34-00 W 245 FT, TH S 45-57-00 W 175 FT, TH NWLY 155 FT ALG NELY LI OF GTW RR R/W, TH N 45-57-00 E 279.78 FT, TH S 43-34-00 E 400.03 FT TO BEG 1.55 A 5/18/87 FR 019