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**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: September 9, 2020
To: Honorable Township Board Members
From: Jeffrey Polkowski, Superintendent of Planning and Zoning
RE: Rezoning Case No. 2020-Z-007
Location: W Side of Cooley Lake Rd., N of Cass Elizabeth Rd

Applicant: Kanti Dhandha, 4788 Apple Grove Ct., Bloomfield, MI 48301-1335

Current Zoning: PL-Public Lands
Proposed Zoning: R-1B, Single-Family Residential

Master Plan: Single Family

The applicant is seeking to gain approval for a rezoning request from PL, Public Lands to R-1B, Single-Family Residential. While the applicant has submitted a conceptual site plan for review, this is not part of this rezoning review.

Zoning History

1950 – 1975 AG-1, General Agriculture

1975 – 1976 AG-1, General Agriculture and C-2, General Business (Note: at this time, 385 ft. of the southerly (lot 13-33-126-001, from Cooley Lake Rd. inward was zoned C-2, General Business District).

1976 – 1989: R-1A, Single Family Residential along with C-2, General Business (East 385 feet. of 13-33-126-001).

1989 – 2010: The east 495 of both lots, 13-28-378-002 and 13-33-126-001 were zoned C-2, General Business District. The westerly portion of the “subject property”, both lots, was zoned R-1A, Single Family Residential District.

2010 – Present: The subject property in its entirety, has been zoned PL, Public Lands District.

Project History

*With us there are no
boundaries*

This rezoning application is by Kanti Dhandha, who has owned the subject property since 1990. Mr. Dhandha has also provided a letter outlining additional background information on the property (see attached).

As you will note in the zoning history, a portion of this property was zoned for commercial business starting in 1975 but had been used for a party store/convenience store dating back to the 1960s. The commercial store was demolished in 2001 and the property has remained vacant to the present time.

In 2010, the Township updated the Zoning Ordinance and land use maps for the community. At that time and when considering the subject property's vacant status, its irregular size, access to Cooley Lake Rd. and proximity to the Township's Elizabeth Lake Woods Park, the PL, Public Lands District was assigned as the most suitable zoning classification. After reviewing the applicant's rezoning application with the Waterford Parks and Recreation Department, at this time, the Department is not in a position to pursue purchasing the property for a potential secondary access to the Township's Elizabeth Lake Woods Park under the current Public Lands zoning classification.

The subject property consists of two parcels. Township records show that the northerly most parcel has 65 feet of width and 1345 feet of depth for a total of 2 acres. The southerly parcel has 66 feet of width and 1345 feet of depth for a total of approximately 2 acres. As with the Brookhaven Ct. subdivision to the north and the Waterford Preserves Condominium development to the south, the subject property is impacted by regulated wetlands associated with the adjacent Clinton River to the west. It is estimated that approximately 50% of the total land area of 4 acres is impacted by these associated wetlands.

In 1998, the Waterford Preserves Condominium development was constructed. At that time, the developer of that project contemplated a future phase that involved the applicant's property and the condominium plan showed Ashby Ct. connecting to the property. The acquisition of the subject property never occurred. However, at that time, when considering the subject property's constraints with regard to width, depth and wetlands, it made sense to consider combining it into the Waterford Preserves project for a feasible "future phase."

Please note that upon learning that the applicant, Mr. Dhandha had considered to develop the subject property and applied for this rezoning, the Waterford Preserves Condominium Association had submitted a letter (2018) opposing any proposed road connection to Ashby Ct., a private Road.

The Planning Commission heard this application during the November 29, 2018 special meeting and issued an unfavorable recommendation to the Township Board which was scheduled to hear this case on December 12, 2018. It was discovered that due to an error in the public notices, only a single resident of the Waterford Preserves Condominium was notified which invalidated the public meeting for this request.

Zoning Ordinance: Termination of Public Lands

The termination of the PL, Public Lands zoning designation is identified under Section 3-503.5 as stated below:

3-503.5. Termination of Public Use on a Zoning Lot. Upon sale or other final release of property by a governmental agency, noncommercial educational agency, or religious organization, a zoning lot in the PL district may be returned or altered to a zoning classification which applied to the zoning lot prior to the establishment of the PL district and which conforms to the Master Plan future land use designations of the surrounding zoning lots.

Master Plan Designation

The Master Plan indicates that these parcels are designated as Public and Open Space: Public Lands. The primary land use within the Single Family designation is centered around single family dwelling units, as defined under Public Act 230 of 1972, as amended. This designation provides for a limited range of single family density classifications, from a low density of one dwelling unit per acre, to a high density of 5.5 dwelling units per acre.

Planning Commission Recommendation and Findings

At the regularly scheduled August 25, 2020 Planning Commission meeting a motion was made by Commissioner Sintkowski and Supported by Commissioner Bartolotta to forward a favorable recommendation in Case No. 18-11-01 on to the Township Board, to rezone the subject property of this application from PL, Public Lands to R-1B, Single-Family Residential District 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. Finding that:

- A. The requested zoning change is consistent with the adopted Master Plan as amended.*
- B. The requested zoning change 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 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 consistent with the requested zoning change.*
- E. The Township and other public agencies do 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 result in any significant environmental impacts.*
- G. The proposed zoning amendment will not be detrimental to the public interest.*

The motion was carried unanimously (7-0)

Motions

Based upon the Planning Commission's favorable recommendation at the August 25, 2020 regular meeting for this rezoning case, should the Board want to consider adopting the requested rezoning to R-1B, Single Family Residential, the appropriate motion would be to introduce the attached Ordinance and schedule it for possible adoption at the September 28, 2020 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.

STATE OF MICHIGAN

COUNTY OF OAKLAND

ORDINANCE NO. 2020-Z-007

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 numbers 13-28-378-002 and 13-33-126-001, with current addresses of 5438 & 5446 Cooley Lake Road are rezoned from **PL, Public Land District to R-1B, Single-Family Residential District**, 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

Kimberly F. Markee, Township Clerk

4:00 P.M. – AGENDA REVIEW

4:30 P.M. – CALL THE MEETING TO ORDER

I. ROLL CALL

*PRESENT: SANDRA WERTH, CHAIRPERSON
STEVE RENO, VICE CHAIRPERSON
MATT RAY, SECRETARY
TONY BARTOLOTTA, COMMISSIONER
DAVE KRAMER, COMMISSIONER
COLLEEN MURPHY, COMMISSIONER
SCOTT SINTKOWSKI, COMMISSIONER*

*ALSO PRESENT: JEFFREY POLKOWSKI, SUPERINTENDENT/PLANNING
SCOTT ALEF, PLANNER II
AMY WILLIAMS, DEPARTMENTAL AIDE
ROB MERINSKY, DIRECTOR/ENGINEERING*

PUBLIC PRESENT: APPROXIMATELY 12

II. APPROVAL OF AUGUST 25, 2020 PLANNING COMMISSION MEETING AGENDA.

MOTION AND VOTE

MOVED BY SINTKOWSKI

SUPPORTED BY KRAMER; RESOLVED TO **APPROVE** THE AUGUST 25, 2020 PLANNING COMMISSION MEETING AGENDA.

MOTION CARRIED UNANIMOUSLY

(7-0)

- III. APPROVAL OF THE JULY 28, 2020 PLANNING COMMISSION MEETING MINUTES AS PRINTED.

MOTION AND VOTE

MOVED BY KRAMER

SUPPORTED BY RAY; RESOLVED TO **APPROVE** THE JULY 28, 2020 PLANNING COMMISSION MEETING MINUTES.

**MOTION CARRIED UNANIMOUSLY
(7-0)**

- IV. APPROVAL OF CONSENT AGENDA

MOTION AND VOTE

MOVED BY BARTOLOTTA

SUPPORTED BY RAY; RESOLVED TO APPROVE THE CONSENT AGENDA.

**MOTION CARRIED UNANIMOUSLY
(7-0)**

- V. SITE PLANS AND PUBLIC HEARINGS

PUBLIC HEARING – Rezoning 18-11-01, Rezone from PL, Public Lands to R-1B Single Family

Location: W Side of Cooley Lake Rd, N of Cass Elizabeth Rd
Request: Rezone from PL, Public Lands to R-1B Single Family
Parcel I.D. No.: 13-28-378-002 & 13-33-126-001
Applicant: Kanti Dhandha

Applicant or representative present: Pastor Garrett (on behalf of Kanti Dhandha)

Mr. Alef gave a brief history of this property. From 1976-2010 it was formerly zoned Residential and commercial, and was rezoned in anticipation for the Township to purchase the property and use it as an alternate entrance for one of their parks. This action never really panned out. There is no real justification for it to remain public lands. There is approximately 4.3 acres, but only one half is usable, the rest is wetlands.

During the Public portion of the meeting, the following spoke against this request.

Mary and Steve Mace of 5465 Brookhaven questioned how they could possibly fit a home in such a small space. She further stated that it would lower property value. And there was not enough room for development.

Frank of 5453 Brookhaven is also opposed for the same reasons.

Pastor Garrett spoke to say that he would listen to suggestions, and he wanted to make sure that all parties are in agreement for this development and hopes for an approval to move forward.

MOTION AND VOTE

Moved by Sintkowski

Supported by Bartolotta; to forward a **favorable** recommendation in Case No. 18-11-01 on to the Township Board, to rezone the subject property of this application from PL, Public Lands to R-1B, Single-Family Residential District 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 consistent with the adopted Master Plan as amended.*
- B. *The requested zoning change 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 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 consistent with the requested zoning change.*

- E. *The Township and other public agencies do 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 result in any significant environmental impacts.*
- G. *The proposed zoning amendment will not be detrimental to the public interest.*

**MOTION CARRIED UNANIMOUSLY
(7-0)**

PUBLIC HEARING – Special Approval No. 20-07-04, Commercial Storage Establishment

Location: 4525 Rockcroft Blvd
Request: Special Use to permit a Commercial Storage Establishment.
Parcel I.D. No.: 13-04-126-008 & 13-04-126-009
Applicant: Dale Ulman

Mr. Polkowski gave a brief overview of this request.

Mr. Ulman added that the vehicles being stored are his personal vehicles, used to maintain his personal properties. He further stated that he had no issues moving the storage containers to the other side of the lot. He takes pride in the appearance of his properties and plans to put up a fence for screening.

During the public portion of the meeting, no one spoke regarding this request.

MOTION AND VOTE

Moved by Ray

*Supported by Kramer; to **approve with conditions** the request for special approval in this case based on the following findings and conclusions under the Ordinance review criteria and considerations, 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 proposed use is in accordance with the objectives of the Master Plan and with future land use plans for the area as adopted or maintained by the Planning Commission.*
- B.1 The proposed use will be compatible with adjacent uses of land in terms of building and activity location, scope of activity, character, hours of operation, and compliance with the performance standards required under ARTICLE II, Division 2-2.*
- B.2 The proposed use will not have an adverse effect on the environment or adjacent properties beyond the normal effects of permitted principal uses in the same zoning district.*
- B.3 The proposed use will not result in an impairment, pollution, and/or destruction of air, water, natural resources and/or the public trust therein.*
- C. The proposed use is not located in any Special Approval use service areas identified and adopted by the Planning Commission.*
- D. The proposed use will not impose an unreasonable burden upon public services and utilities.*
- E. The proposed use will be in compliance with the regulations of the Zoning District in which it is proposed to be located.*

Conclusions:

- A.1 The proposed use is of such location, size and character as to be compatible with the orderly development of the Zoning District in which it is proposed to be situated.*
- A.2 The proposed use will be compatible with the orderly development or use of adjacent zoning lots.*

- A.3 *Pedestrian circulation will not be hindered by the proposed use.*
- A.4 *Outdoor operations and display in connection with the proposed use will not burden and/or disrupt uses on adjacent properties.*
- A.5 *The natural and surrounding environment will not be negatively impacted by the proposed use.*
- B. *The proposed use will be within the capacity limitations of the existing or proposed public services and facilities which serve its proposed location.*
- C. *The proposed use will be conducive to fulfilling a gap in the geographic coverage of such services to Township residents.*

Conditions:

The conditions of this approval, which have considered the Planning Commission's ability to impose reasonable restrictions to ensure compliance with the performance standards established in the Zoning Ordinance, are as follows:

- 1. A final site plan shall be submitted for review and all department comments from this application to the satisfaction of department staff.*
- 2. Hours of operation for commercial transport to and from the site shall be restricted to the hours of 10 A.M. to 7 P.M.*
- 3. Only vehicles and equipment may be stored in the parking lot. Storage containers are to be relocated away from the residential areas to the southern portion of the parking lot.*
- 4. The Planning Commission may re-review the approval at a later date should concerns arise and incorporate additional restrictions.*
- 5. This approval is valid for the current applicant and use.*
- 6. Any outstanding fees must be paid to the Township.*

**MOTION CARRIED UNANIMOUSLY
(7-0)**

PUBLIC HEARING – Special Approval 20-08-01, Commercial Storage Establishment

Location: 4303 Highland Rd
Request: Special Use to permit a Commercial Storage Establishment.
Parcel I.D. No.: 13-22-401-023
Applicant: MHC 16 LLC

**Applicant or representative present: Alan Hall, of API and John Hardy
(representing owner)**

Mr. Polkowski gave a brief summary. The existing storage facility wants to make a small expansion. He does not see any real issues with this request but noted that engineering had some concerns with the quality of soil on site. He suggested possibly doing soil testing. Also, DPW had concerns with utility access, and suggested if allowed that there be conditions.

Mr. Hall stated that these units are portable, and can be moved if needed. He further stated that soil testing could be done if needed.

Mr. Polkowski further offered that there be a foundation plan, and the number of units cannot be higher than what is presented.

During the public portion of the meeting the following spoke regarding this request.

Roger Heverly of 4248 Woodstock voiced concerns regarding the wetland and wooded area.

Mr. Hall advised that they are only expanding on existing impervious surfaces only. They would not be expanding into wetland, or wooded areas.

MOTION AND VOTE

Moved by Ray

Supported by Bartolotta; to **approve with conditions** the request for special approval in this case based on the following findings and conclusions under the Ordinance review criteria and considerations, 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 proposed use is in accordance with the objectives of the Master Plan and with future land use plans for the area as adopted or maintained by the Planning Commission.
- B.1 The proposed use will be compatible with adjacent uses of land in terms of building and activity location, scope of activity, character, hours of operation, and compliance with the performance standards required under ARTICLE II, Division 2-2.
- B.2 The proposed use will not have an adverse effect on the environment or adjacent properties beyond the normal effects of permitted principal uses in the same zoning district.
- B.3 The proposed use will not result in an impairment, pollution, and/or destruction of air, water, natural resources and/or the public trust therein.
- C. The proposed use is not located in any Special Approval use service areas identified and adopted by the Planning Commission.
- D. The proposed use will not impose an unreasonable burden upon public services and utilities.
- E. The proposed use will be in compliance with the regulations of the Zoning District in which it is proposed to be located.

Conclusions:

- A.1 The proposed use is of such location, size and character as to be compatible with the orderly development of the Zoning District in which it is proposed to be situated.
- A.2 The proposed use will be compatible with the orderly development or use of adjacent zoning lots.

- A.3 Pedestrian circulation will not be hindered by the proposed use.
- A.4 Outdoor operations and display in connection with the proposed use will not burden and/or disrupt uses on adjacent properties.
- A.5 The natural and surrounding environment will not be negatively impacted by the proposed use.
- B. The proposed use will be within the capacity limitations of the existing or proposed public services and facilities which serve its proposed location.
- C. The proposed use will not be conducive to fulfilling a gap in the geographic coverage of such services to Township residents.

Conditions:

The conditions of this approval, which have considered the Planning Commission's ability to impose reasonable restrictions to ensure compliance with the performance standards established in the Zoning Ordinance, are as follows:

1. *A final site plan shall be submitted for review and all department comments from this application to the satisfaction of department staff, specifically addressing the concerns of the Township and DPW Engineers.*
2. *The Planning Commission may re-review the approval at a later date should concerns arise and incorporate additional restrictions.*

MOTION CARRIED UNANIMOUSLY

VOTE (7-0)

VI. DISCUSSION

Mr. Polkolwski mentioned items to be brought up at the next meeting.

VII. ALL ELSE

VIII. ADJOURN

Chairperson Werth adjourned the meeting at 5:12p.m.

Draft

Planning & Zoning Department

REZONING REVIEW

August 25, 2020

Application Number	PZ 18-11-01	Action Requested	Rezoning
		Staff Recommendation	Approval
Request	Rezone from PL, Public Lands District to R-1B, Single Family Residential District		
Project Name	Kanti Dhandha rezoning		
Proposed Use(s)	Intended for Single-Family development (development plans not part of this application)		
Address	5438 & 5446 Cooley Lake Rd		
Parcel Number	13-28-378-002 & 13-33-126-001		
Owner	Kanti Dhandha 4788 Apple Grove Ct Bloomfield, MI 48301-1335	Applicant	Same
Property Information			
General Location	W Side of Cooley Lake Rd., N of Cass Elizabeth Rd		
Current Zoning	PL-Public Lands		
Proposed Zoning	R-1B, Single-Family Residential		
Property Size	2.30 acres combined		
Master Plan Designation	<p>Single Family</p> <p>The primary land use within the Single Family designation is centered around single family dwelling units, as defined under Public Act 230 of 1972, as amended. This designation provides for a limited range of single family density classifications, from a low density of one dwelling unit per acre, to a high density of 5.5 dwelling units per acre.</p> <p>In some cases, single dwelling structures housing no more than two dwelling units, could be accommodated within the single family master plan designation, on a parcel by parcel basis, depending on the character of the surrounding land uses and ability of the infrastructure to accommodate the proposed use. Innovative and creative single-family design alternatives are not intended to be restricted from consideration in the Single Family designation</p>		
Frontage	131 feet on Cooley Lake Rd		
Current Use	Vacant wooded lot		
Site Plan / SLU History	<p>No site plan history.</p> <p>A commercial party store was located onsite from the 1960's to 2001.</p>		
Previous Zoning	<p>1950 – 1975 AG-1, General Agriculture</p> <p>1975 - 1976: AG-1, General Agriculture and C-2, General Business (Note: at this time, 385 ft. of the southerly (lot 13-33-126-001, from Cooley Lake Rd. inward was zoned C-2, General Business District).</p> <p>1976 – 1989: R-1A, Single Family Residential along with C-2, General Business (East 385 feet. of 13-33-126-001).</p> <p>1989 – 2010: The east 495 of both lots, 13-28-378-002 and 13-33-126-001 were zoned C-2, General Business District. The westerly portion of the “subject property”, both lots, was zoned R-1A, Single Family Residential District.</p> <p>2010 – Present: The subject property in its entirety, has been zoned PL, Public Lands District.</p>		
Surrounding Development			
North	R-1A: Brookhaven Subdivision – 20 - Single Family Homes		
South	RM-1: Low Density Multiple Family Residential District – Waterford Preserves		

	Condominium – 26 attached condominium units.
East	(Across Cooley Lake Rd.) – R-1C: Single Family Residential District
West	PL: Public Lands, Elizabeth Lake Woods Park

Project Summary

The applicant is seeking to gain approval for a rezoning request from PL, Public Lands to R-1B, Single-Family Residential. While the applicant has submitted a conceptual site plan for review, this is not part of this rezoning review.

Project History

This rezoning application is by Kanti Dhandha, who has owned the subject property since 1990. Mr. Dhandha has also provided a letter outlining additional background information on the property (see attached).

As you will note in the zoning history above, a portion of this property was zoned for commercial business starting in 1975 but had been used for a party store/convenience store dating back to the 1960s. The commercial store was demolished in 2001 and the property has remained vacant to the present time.

In 2010, the Township updated the Zoning Ordinance and land use maps for the community. At that time and when considering the subject property's vacant status, its irregular size, access to Cooley Lake Rd. and proximity to the Township's Elizabeth Lake Woods Park, the PL, Public Lands District was assigned as the most suitable zoning classification. After reviewing the applicant's rezoning application with the Waterford Parks and Recreation Department, at this time, the Department is not in a position to pursue purchasing the property for a potential secondary access to the Township's Elizabeth Lake Woods Park under the current Public Lands zoning classification.

The subject property consists of two parcels. Township records show that the northerly most parcel has 65 feet of width and 1345 feet of depth for a total of 2 acres. The southerly parcel has 66 feet of width and 1345 feet of depth for a total of approximately 2 acres. As with the Brookhaven Ct. subdivision to the north and the Waterford Preserves Condominium development to the south, the subject property is impacted by regulated wetlands associated with the adjacent Clinton River to the west. It is estimated that approximately 50% of the total land area of 4 acres is impacted by these associated wetlands.

In 1998, the Waterford Preserves Condominium development was constructed. At that time, the developer of that project contemplated a future phase that involved the applicant's property and the condominium plan showed Ashby Ct. connecting to the property (see attached aerial photo). The acquisition of the subject property never occurred. However, at that time, when considering the subject property's constraints with regard to width, depth and wetlands, it made sense to consider combining it into the Waterford Preserves project for a feasible "future phase."

Please note that upon learning that the applicant, Mr. Dhandha had considered to develop the subject property and applied for this rezoning, the Waterford Preserves Condominium Association had submitted a letter (2018) opposing any proposed road connection to Ashby Ct., a private rd. (attached).

The Planning Commission heard this application during the November 29, 2018 special meeting and issued an unfavorable recommendation to the Township Board which was scheduled to hear this case on December 12, 2018. It was discovered that due to an error in the public notices, only a single resident of the Waterford Preserves Condominium was notified which invalidated the public meeting for this request.

Zoning Change from PL, Public Lands to R-1B, Single-Family Residential

The termination of the PL, Public Lands zoning designation is identified under Section 3-503.5 as stated below:

3-503.5. Termination of Public Use on a Zoning Lot. Upon sale or other final release of property by a governmental agency, noncommercial educational agency, or religious organization, a zoning lot in the PL district may be returned or altered to a zoning classification which applied to the zoning lot prior to the establishment of the PL district and which conforms to the Master Plan future land use designations of the surrounding zoning lots.

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. This is actually a lower intensity than the Master Plan designation for the property to the south

- 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: Though the R-M2 zoning district does provide for uses that may be inconsistent with adjacent Single-Family zoning districts and development styles, the purposeful restriction by this application and related conceptual site plan application to the Single-Family Attached Residential development style, something that would be consistent with Single-Family zoning, mitigates concerns over inconsistencies and removes the concern that an unknown development may be proposed in the future.

- 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 property is irregular in size and shape. It contains approximately 1345 feet in depth and 131 feet in width totaling approximately 4 acres in gross land area. However, the property is impacted by approximately 50% with regulated wetlands associated with the Clinton River.

If the subject property was rezoned to R-1B, the two (2) individual zoning lots as "stand alone" parcels could accommodate two (2) single-family homes without further variance consideration.

Please note that it has not been demonstrated by the applicant that the subject property could be further developed to a higher density without additional variances being considered by the Township..

- 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. The trend of development to the north is single-family residential lots. To the south, it is attached and detached single-family residences.

- 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 using the subject property for residential purposes will not be detrimental to the public interest or neighboring properties in the immediate area it 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 development is necessary to happen due to the loss of the public use of the land. The application to rezone and ultimately using the subject property for residential purposes will not be detrimental to the public interest or neighboring properties in the immediate area.

Staff Summary

Based on the historic zoning and 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.

Further development of the site beyond two single-family homes, as the applicant is indicating, would likely require additional Planning Commission review and would also likely require variances to accommodate.

Recommendation and Planning Commission Action

As discussed above, the applicant's request to rezone from PL, Public Lands District to R-1B, Single Family Residential District is consistent with the Master Plan for the property. When considering the current parcel configuration of two (2) zoning lots having 65 and 66 feet in width respectively, if the property were to be rezoned to R-1B, two (2) single family homes could be developed in conformance with the zoning district's regulations. Staff has advised the applicant that a more dense residential development proposal would most likely require further variance consideration and that the Development Services Department could not guarantee approval.

Upon receiving the requested rezoning change to R-1B, the applicant would be required to formally submit a site plan for a major site plan review process to determine the feasibility of a denser single-family residential development for the property.

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. 18-11-01
PROPOSED ZONING AMMENDMENT**

Rezone from PL, Public Lands to R-1B, Single-Family Residential District

Motion

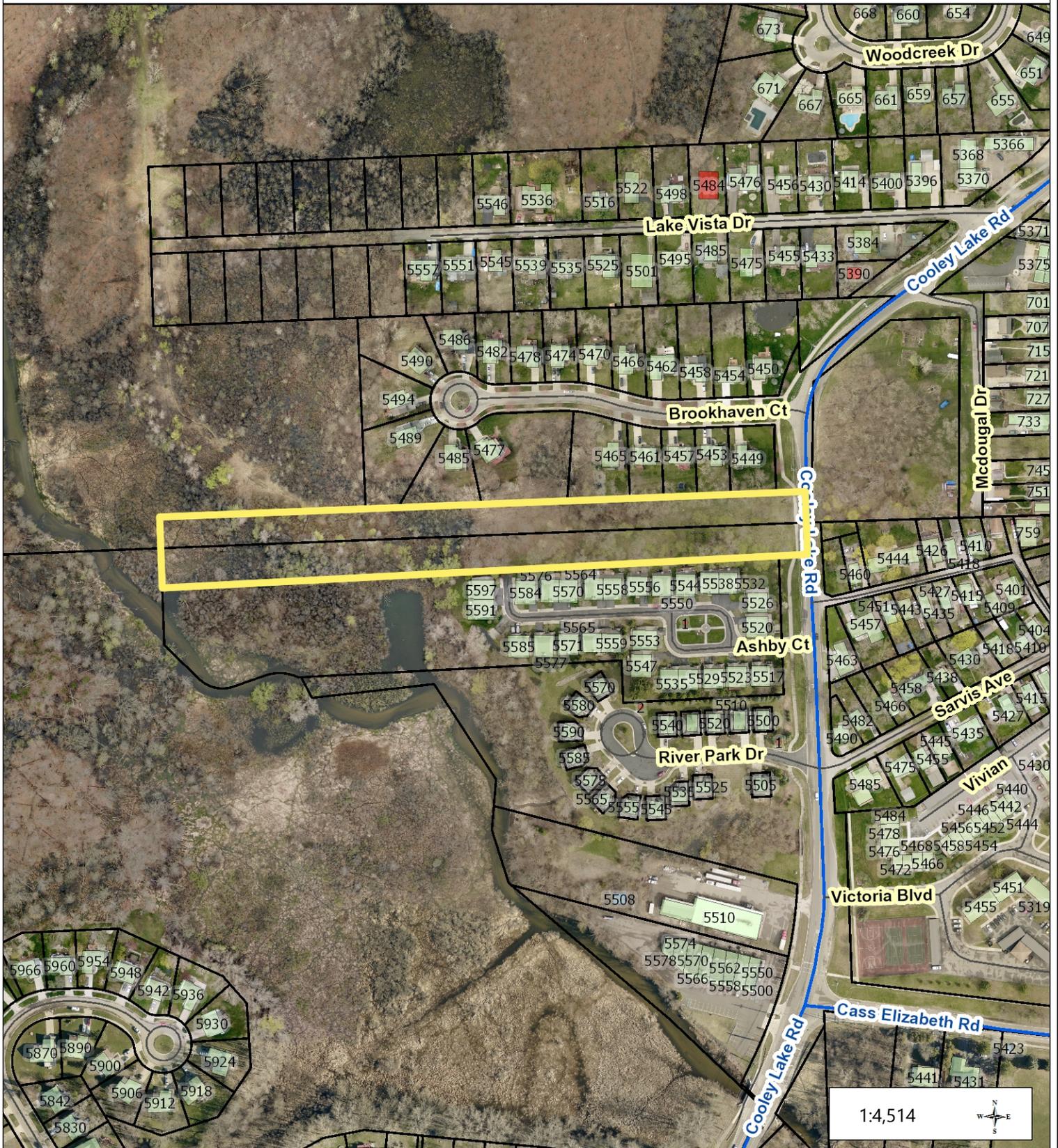
I move to forward a **favorable / unfavorable** [Strike One] recommendation in Case No. 18-11-01 on to the Township Board, to rezone the subject property of this application from PL, Public Lands to R-1B, Single-Family Residential District based on the following findings and conclusions under the Ordinance 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.



PZ #18-11-01 Aerial Map



1:4,514

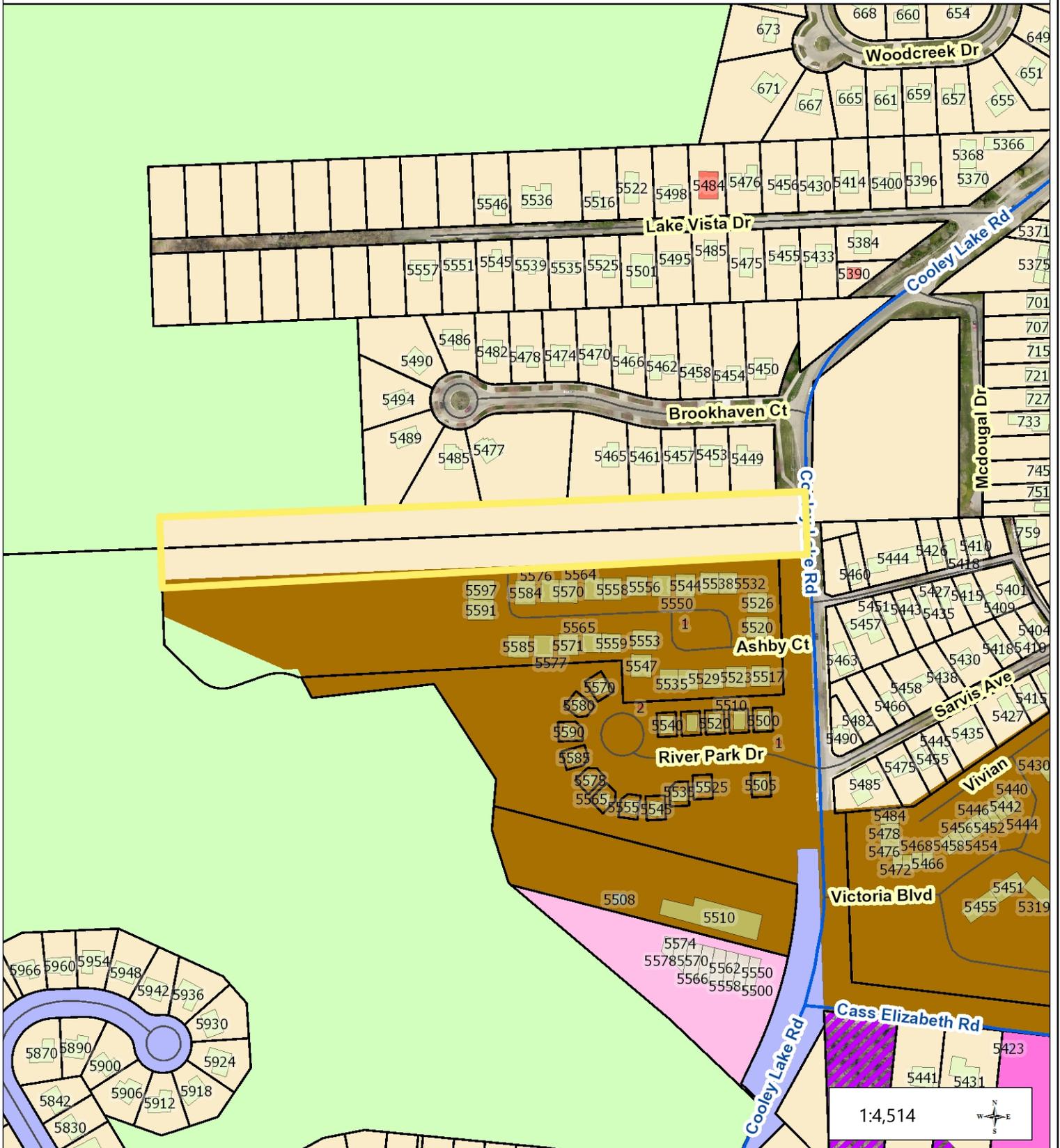


SOURCES: The Charters Township of Waterford and Oakland County, MI. Oakland County parcel data, Updated weekly.

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.



PZ #18-11-01 Master Plan Map



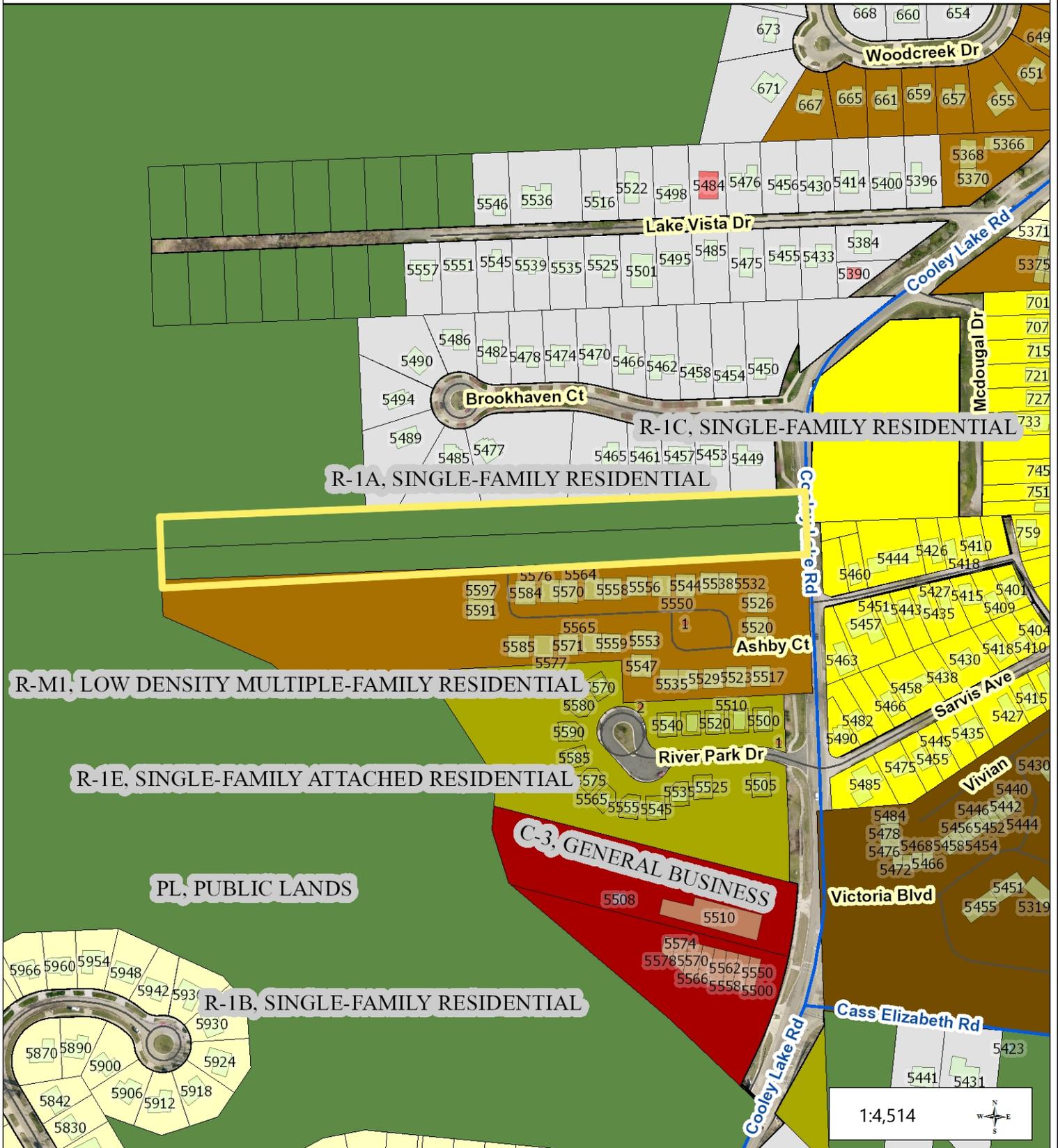
752.3 0 376.17 752.3 Feet

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

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PZ #18-11-01 Zoning Map



1:4,514

752.3 0 376.17 752.3 Feet

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

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4:00 P.M. – Agenda Review – 3rd Floor Conference Room

4:30 P.M. – Call the Meeting to Order – Main Floor Auditorium
Chairperson Werth called the meeting to order at 4:43pm.

I. Roll Call

Present: Sandra Werth, Chairperson
Matt Ray, Secretary
Tony Bartolotta, Commissioner
Dave Kramer, Commissioner
Scott Sintkowski, Commissioner
David Hardin, Commissioner
Steve Reno, Vice Chairperson

Absent:

Also Present: Larry Lockwood, Superintendent of Planning and Zoning
Amy Williams, Administrative Specialist
Rob Merinsky, Director of Development Services
Gary Dovre, Township Attorney
Gary Wall, Township Supervisor

General Public attendance of approximately 25

II. Approval of October 23, 2018 Planning Commission meeting minutes as printed.

MOTION AND VOTE

Moved by Kramer

*Supported by Reno; Resolved to **APPROVE** the Minutes of the October 23, 2018 Planning Commission Meeting as printed.*

MOTION CARRIED UNANIMOUSLY

(7-0)

III. Approval of November 29, 2018 Planning Commission meeting agenda.

MOTION AND VOTE

Moved by Reno

*Supported by Bartolotta; Resolved to **APPROVE** the Agenda of the November 29, 2018 Planning Commission Meeting.*

MOTION CARRIED UNANIMOUSLY

(7-0)

IV. Public Hearings

1.) Case No. 18-11-01, Kanti Dhandha (Staff Reviewer – Larry Lockwood)

Property Location: Vacant Property located on the west side of Cooley Lake Rd., south of Brookhaven Court
Parcel I.D. Nos.: 13-28-378-002 & 13-33-126-001
Action: Rezone from PL, Public Lands District to R-1B, Single Family Residential District
Applicant: Kanti Dhandha

Applicant or representative present: Perry Mehta and Girish Shah

Mr. Lockwood gave a brief visual presentation and history of the property. He showed how the property was impacted by wetlands and the Clinton river. The owner has been paying taxes on this property and now wishes to rezone it for possible residential development. It was presented to the Township Parks and Recreation department at one time as a possible 2nd access to their park. Their budget did not allow for them to pursue this further.

Mr. Mehta said that the owner would like to develop a multiple family development if it were allowed.

Chairperson Werth commented that they were only discussing rezoning today, not use.

During the public portion of the meeting the following spoke against this Case.

Steve Mace of 5465 Brookhaven Ct claimed to be a resident for over 13 years and the appeal to this location was that there was nothing but public land behind him. He appreciates the nature and to develop the property would cause a negative impact on his property.

Mary Mace of 5465 Brookhaven Ct questioned why the owner did not sell to the developers when they were building the adjacent developments. She agreed that development would take away from the wildlife and had concerns it would lower their property value.

Suzanne Mertz of 5477 Brookhaven CT has lived here for 18 years and agrees with everything that has been said. She enjoys seeing the nature, and if this property is developed, she plans to move. She further stated that there was another case for rezoning about 15 years ago and it was denied.

Craig Leja of 5453 Brookhaven Ct said that if the property was developed, it would be directly behind his property and he enjoys his privacy. He purchased his home because it was zoned Public Lands and has spent a lot of money fixing up his yard for this privacy. He would like to see the property stay the way it is.

Tim Brush of 5489 Brookhaven Ct said that the value of green space was a huge selling point and a large part of why he purchased his home 4 years ago. He would like to see the green space saved.

Sue Camilleri of 5544 Ashby CT stated that in general, zoning is supposed to protect them from unlikely things being built next to them. When the property was developed it was public lands, and the expectation was that it would remain public lands. She does not object to the property being developed or re zoned, but not for any type of multi-family.

Linda Manning of 5570 Ashby Ct was representing the condo association and she agreed with Sue. Anything more than a single family unit would cause a burden and traffic issues on Cooley Lake Rd.

Mr. Mehta assured the board that the wetlands would be protected.

Board member Reno queried staff on how many homes could be built in R-1B zoning.

Mr. Lockwood confirmed that R-1B allows 4 units per buildable acre. These lots could support 2 Single family homes without a variance.

There was further discussion as to why a multiple unit development is not really feasible.

Mr. Bartolotta stated that it does not seem fair for the owner to pay taxes for the surrounding residents to enjoy. He should be able to develop or at least offer it for sale to the other residents.

There was some discussion regarding road access in close proximity to the curve.

Mr. Lockwood further described the next steps for rezoning and possible requests for Site plan review or Zoning Variance.

Attorney Dovre clarified some points regarding what was allowed for the R-1B zoning.

Board member Sintkowski responded to an earlier question regarding road access. He stated that if the Township agrees for a favorable recommendation, the Road Commission cannot deny access to the public road if they have a residential property.

MOTION AND VOTE

Moved by Reno

Supported by Bartolotta; Resolved to forward an unfavorable recommendation in Case No. 18-11-01 on to the Township Board to rezone the subject property of this application from PL, Public Lands District to R-1B, Single Family Residential District 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** consistent with the adopted Master Plan as amended.*
- B. *The requested zoning change **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** 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** consistent with the requested zoning change.*
- E. *The Township and other public agencies **do** 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** result in any significant environmental impacts.*
- G. *The proposed zoning amendment **will** be detrimental to the public interest.*

VOTE

(5-2)with Hardin and Kramer against.

2.) Case No. 18-11-02, Zoning Ordinance Text Amendment (Staff Reviewer – Larry Lockwood)

Request:

Proposed amendment to Zoning Ordinance No. 135-A:

- Article I, Section 1-007, (Definitions)
- Article III, Section 3-706.3 (Permitted Principal Uses)
- Article III, Section 3-706.5 (Special Approval Uses)

CHARTER TOWNSHIP OF WATERFORD

APPLICATION FOR REZONING/TEXT AMENDMENT

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

<i>Staff Use Only</i>	
Fee Paid _____	Case No. Assigned _____
Public Hearing Date _____	

Applicant Name: Kanti C Dhandha
 Applicant Address: 4788 Apple Grove Ct Bloomfield, MI
Street Address City State ZIP Code 48301

Applicant Contact Information: 248 752-5537 248 593-6398 Hopewell.Church97@gmail.com
Phone Number Fax Number Email Address

Text Amendment _____
 Property Rezoning
 Site Address/General Location: 5446 Cooley Lake Rd

Parcel ID No.: W-13-33126-01 Total Site Acreage: _____

Existing Zoning (check applicable district):

- | | | | | | | | | |
|---------------------------------------|-------------------------------|-------------------------------|-------------------------------|-------------------------------|-------------------------------|-------------------------------|------------------------------|------------------------------|
| <input type="checkbox"/> R-1/1A/1B/1C | <input type="checkbox"/> R-1D | <input type="checkbox"/> R-1E | <input type="checkbox"/> R-M1 | <input type="checkbox"/> R-M2 | <input type="checkbox"/> PL | <input type="checkbox"/> CR | <input type="checkbox"/> O-1 | <input type="checkbox"/> O-2 |
| <input type="checkbox"/> C-1 | <input type="checkbox"/> C-3 | <input type="checkbox"/> C-4 | <input type="checkbox"/> C-UL | <input type="checkbox"/> C-UB | <input type="checkbox"/> HT-1 | <input type="checkbox"/> HT-2 | <input type="checkbox"/> M-1 | <input type="checkbox"/> M-2 |

Proposed Zoning (check applicable district):

- | | | | | | | | | |
|--|-------------------------------|-------------------------------|-------------------------------|-------------------------------|-------------------------------|-------------------------------|------------------------------|------------------------------|
| <input checked="" type="checkbox"/> R-1/1A/1B/1C | <input type="checkbox"/> R-1D | <input type="checkbox"/> R-1E | <input type="checkbox"/> R-M1 | <input type="checkbox"/> R-M2 | <input type="checkbox"/> PL | <input type="checkbox"/> CR | <input type="checkbox"/> O-1 | <input type="checkbox"/> O-2 |
| <input type="checkbox"/> C-1 | <input type="checkbox"/> C-3 | <input type="checkbox"/> C-4 | <input type="checkbox"/> C-UL | <input type="checkbox"/> C-UB | <input type="checkbox"/> HT-1 | <input type="checkbox"/> HT-2 | <input type="checkbox"/> M-1 | <input type="checkbox"/> M-2 |

For Property Rezoning Requests, all persons having ownership interest in above-referenced property must sign this document to authorize the filing of the application. Ownership interest includes owners, all parties in land contracts, and all parties in purchase agreements. Additional signature pages may be attached for owners exceeding two in number.

NAME	ADDRESS	EMAIL	TYPE OF OWNERSHIP		SIGNATURE
			INTEREST	owner	
1. <u>Kanti Dhandha</u>		<u>kantied@gmail.com</u>		<u>owner</u>	<u>Kanti C. Dhandha</u>
2. <u>Terrance Garrett</u>		<u>D.terrance.garrett@gmail.com</u>		<u>owner</u>	<u>[Signature]</u>

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.

Kanti Dhandha 248-644-6499 10/17/1935 D-530-461-115-800
Name (Please Print) Address Telephone Contact Birth Date Drivers License #

Signature Kanti C. Dhandha
 Subscribed and sworn to before me this 2 day of June, 2020

Anissa Grandberry
 Notary Public

ANISSA JEANINE GRANDBERRY
 Notary Public, State of Michigan
 County of Oakland
 My Commission Expires Sep. 27, 2024
 Acting in the County of Oakland

State of Michigan
 County of Oakland
 My Commission Expires: September 27, 2024

Kanti Dandha
4788 Apple Grove Court
West Bloomfield, Michigan 48301

November 6, 2018

Charter Township of Waterford
5200 Civic Center Drive
Waterford, MI 48329
Attn.: Planning and Zoning Department

Subject: Application for Rezoning of 2 parcels from PL to R-1B
W-13-33-126-001 and W13-28-378-002
5466 and 5438 Cooley Lake Road, Waterford, MI

Dear Sir/Madam,

I, Kanti Dhandha, am the owner of the above 2 properties and would like to request for the Rezoning from PL "Public use" one to "R1-B" Residential Zone.

I, Kanti Dandha own above mention 2 property since 1990 and have paid all the taxes and dues regularly. There used to be a residence and retail store in early days. For more than a decade, both properties are vacant land. As per the growth and development of Waterford Township, there are many new residential subdivision have been developed in last few years. New subdivision of about 20 new homes have been developed North of my property and New residential subdivision of about 25+ new homes have been developed South side of my property.

In recent past, many builders and developers have approached me to sell the property for development use. After a good thought process, I have decided to develop my own property for new residential subdivision. I have completed land survey for the property. Also, I have retained consultant for Wetland Survey for the property and should be completed in next couple of weeks. Upon receiving all the appropriate information, our team will make the redevelopment plan and submit for approval.

I request, the respected members of Zoning and Planning Board to consider my application for rezoning expeditiously of my above-mentioned properties.

For any questions, please contact me at 248-943-1000 or Perry Mehta at 248-403-3025.

Sincerely,



Kanti Dandha
Property Owner

MAKOWER ABBATE GUERRA
WEGNER VOLLMER
ATTORNEYS & COUNSELORS AT LAW

23201 JEFFERSON AVENUE
ST. CLAIR SHORES, MI 48080
586 773 1800 FAX: 586 773 1805
MAGLAWPLLC.COM

JEFFREY L. VOLLMER
ATTORNEY AND COUNSELOR AT LAW
JVOLLMER@MAGLAWPLLC.COM

September 7, 2018

Via First Class Mail

Kanti Dhandha
4788 Apple Grove
Bloomfield, MI 48301

Re: 5438 Cooley Lake Road, Waterford, MI 48327

Dear Mr. Dhandha:

We represent Waterford Preserves Condominium Association. We understand you are the owner of the above-referenced property, which is adjacent to Waterford Preserves Condominium. We also understand you have repeatedly requested that the Association consider granting you an easement over Ashby Court to service possible development of the neighboring parcel.

Although the Association has previously presented its answer to you, we are reiterating that the Association has absolutely no interest in granting you any easement over the Association's private road servicing the community, and does not wish to enhance traffic or maintenance costs. Accordingly, please refrain from contacting any members of the Board of Directors regarding this matter in the future. If further correspondence is required, please direct all such inquiries to my office.

If you should have any additional questions, please call.

Very truly yours,
MAKOWER ABBATE GUERRA
WEGNER VOLLMER PLLC

Jeffrey L. Vollmer

JLV/dap

cc: Waterford Preserves Condominium Association
Larry Lockwood, Waterford Township, Superintendent of Community Planning and Development
5200 Civic Center Drive, Waterford, MI 48329

10801-101

MAKOWER ABBATE GUERRA
WEGNER VOLLMER
FARMINGTON HILLS, MI ST. CLAIR SHORES, MI

BOARD OF TRUSTEES
Carl W. Solden, Supervisor
Betty Fortino, Clerk
Dee A. Minton, Treasurer
Paul E. Deni, Trustee
Todd Fox, Trustee
David J. Maloney, Trustee
Bette O'Shea, Trustee

WATERFORD

A Charter Township
5200 Civic Center Drive
Waterford, Michigan 48329-3773
(248) 674-6255 Fax (248) 674-4097

**COMMUNITY PLANNING
AND DEVELOPMENT**

Robert W. Vallina, AICP
Director

Larry R. Lockwood,
Planning Division Head

MEMORANDUM FOR RECORD

DATE: August 16, 2003

FROM: Robert W. Vallina, Community Planning & Development Director *R. W. V.*

RE: Close-Out of Rezoning Case File No. 01-02-01, Parcel ID#13-28-378-002 and 13-33-126-001

Rezoning Plan Case File No. 01-02-01 was originally initiated in December 2000 to bring the above-referenced parcels fronting Cooley Lake Road from a C-2, General Business District zoning into an R-2, Multiple Family District. Immediately prior to the public hearing the Community Planning & Development (CPD) Director, who was reviewing the case, found out that he had miscalculated the frontage of the subject parcels and that the parcels did not meet the minimum lot width required for the R-2 zoning district. At that point, the CPD Director apologized to the applicant for the mistake and then informed the applicant that the rezoning could not take place unless he went to the ZBA first to seek a variance for the lot width requirements. At that point, the applicant verbally withdrew their application for the above-referenced case, indicating that they did not want to go to the ZBA. This rezoning case file is therefore closed, with no approval action taken for this site under this case number. Documents remaining in this file are for historical reference purposes only.

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OWNER
HOPEWELL BAPTIST CHURCH

404 CESAR E. CHAVEZ AVE
PONTIAC, MI 48342

PROJECT NAME
WATERFORD SENIOR HOUSING

PARCEL NO. 13-28-378-002 & 13-33-126-001
COOLEY LAKE RD.
WATERFORD TOWNSHIP,
OAKLAND COUNTY, MI 48327

PROJECT # 19-01

ISSUE DATE # 01/20/2019

REVISION HISTORY

REVISION	DATE
OWNER REVIEW	02/01/2019
REVISION	04/01/2019
REVISION	05/10/2019
IN PROGRESS	05/24/2019
IN PROGRESS	06/04/2019
IN PROGRESS	06/26/2019
IN PROGRESS	06/28/2019

DRAWN BY: EY

CHECKED BY: JM

SHEET CONTENTS
FIRST AND SECOND FLOOR PLANS

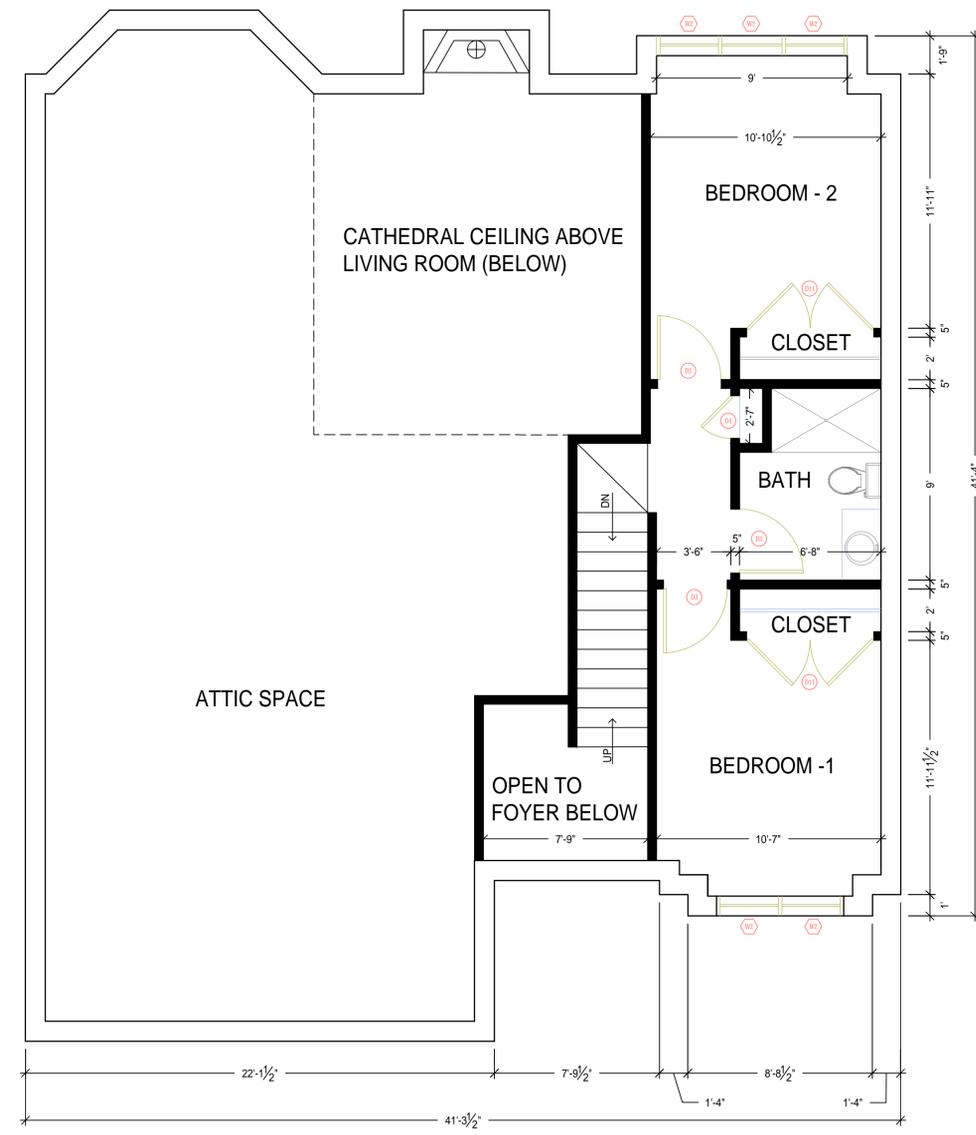
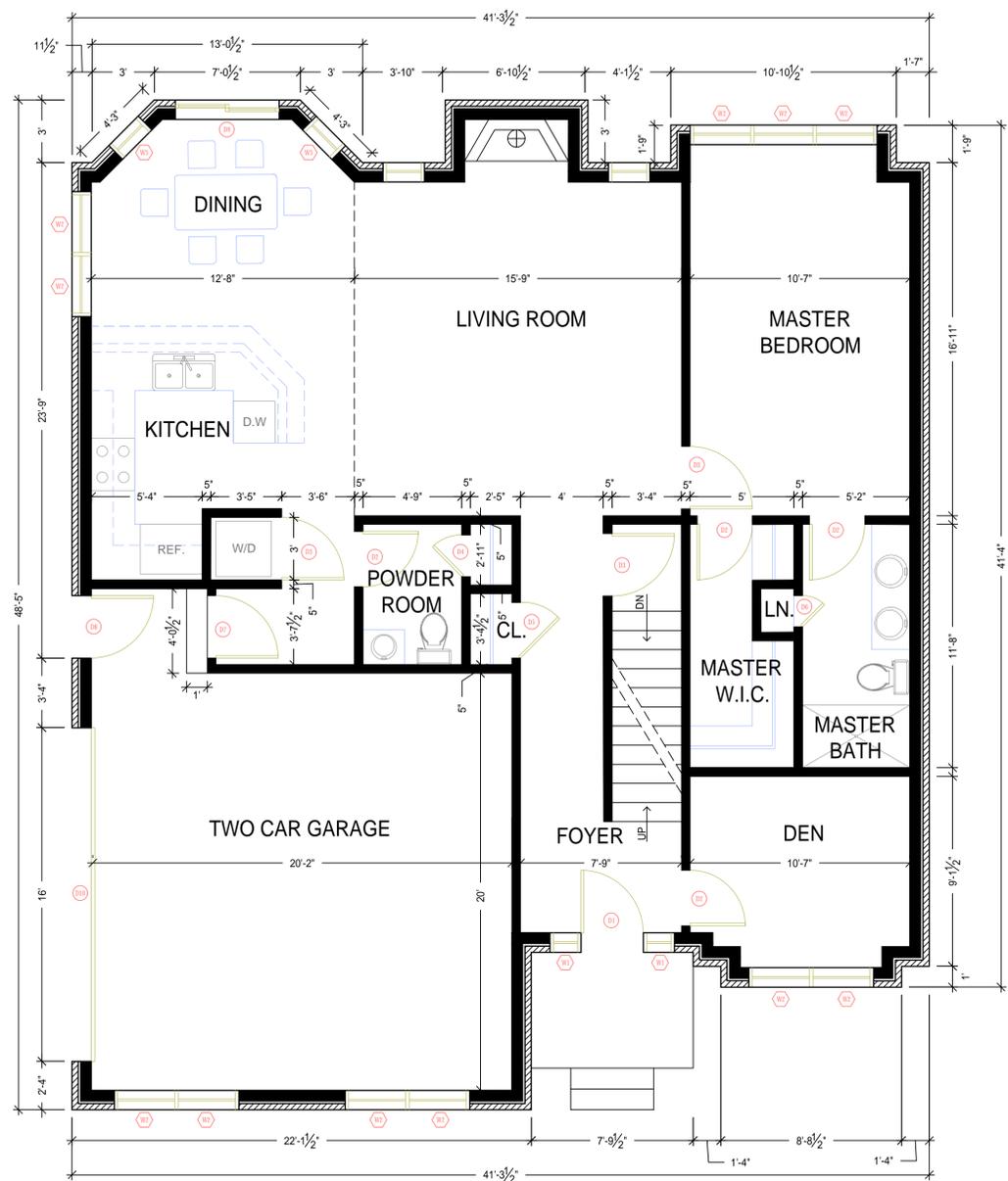
SEAL

SHEET #

A-3

00/00/2019

DOOR SCHEDULE						
DOOR NO.	DOOR SIZE	DOOR TYPE	LOCATION	LABEL	HDW SET	REMARKS
D 1						
D 2						



FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

OWNER / OWNER'S AGENT APPROVED & ACCEPTED

DATE: / / 2018



MARUSICH ARCHITECTURE

36880 WOODWARD AVENUE
BLOOMFIELD HILLS, MI 48304
SUITE 100

PHONE: (248) 839-5807
PHONE: (313) 462-0645

johnm@marusicharchitecture.com

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HOPEWELL BAPTIST CHURCH

404 CESAR E. CHAVEZ AVE
PONTIAC, MI 48342

PROJECT NAME

WATERFORD SENIOR HOUSING

PARCEL NO. 13-28-379-002 & 13-33-126-001
COOLEY LAKE RD.
WATERFORD TOWNSHIP,
OAKLAND COUNTY, MI 48327

PROJECT # 19 - 01

ISSUE DATE # 01/30/2019

REVISION HISTORY

OWNER REVIEW	02/01/2019
REVISION	04/01/2019
REVISION	05/10/2019
IN PROGRESS	05/24/2019
IN PROGRESS	06/04/2019
IN PROGRESS	06/07/2019
IN PROGRESS	06/28/2019

DRAWN BY: EY

CHECKED BY: JM

SHEET CONTENTS
SITE PLAN

SEAL

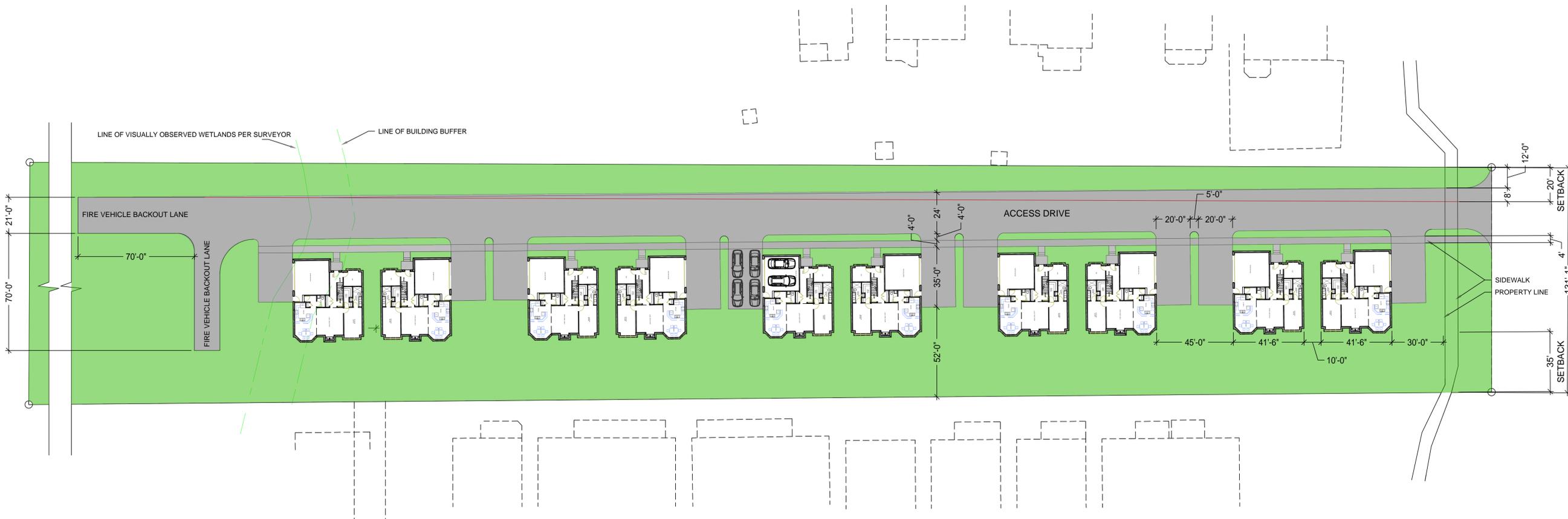
00/00/2019

OWNER / OWNER'S AGENT APPROVED & ACCEPTED

SHEET #

A-1

DATE: __/__/2018



SITE PLAN
SCALE: 1" = 30'-0"
NORTH



MARUSICH ARCHITECTURE

36880 WOODWARD AVENUE
BLOOMFIELD HILLS, MI 48304
SUITE 100

PHONE: (248) 839-5807
PHONE: (313) 462-0645

johnm@marusicharchitecture.com

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PROJECT # 19-01

ISSUE DATE # 01/30/2019

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IN PROGRESS	06/28/2019

DRAWN BY: EY

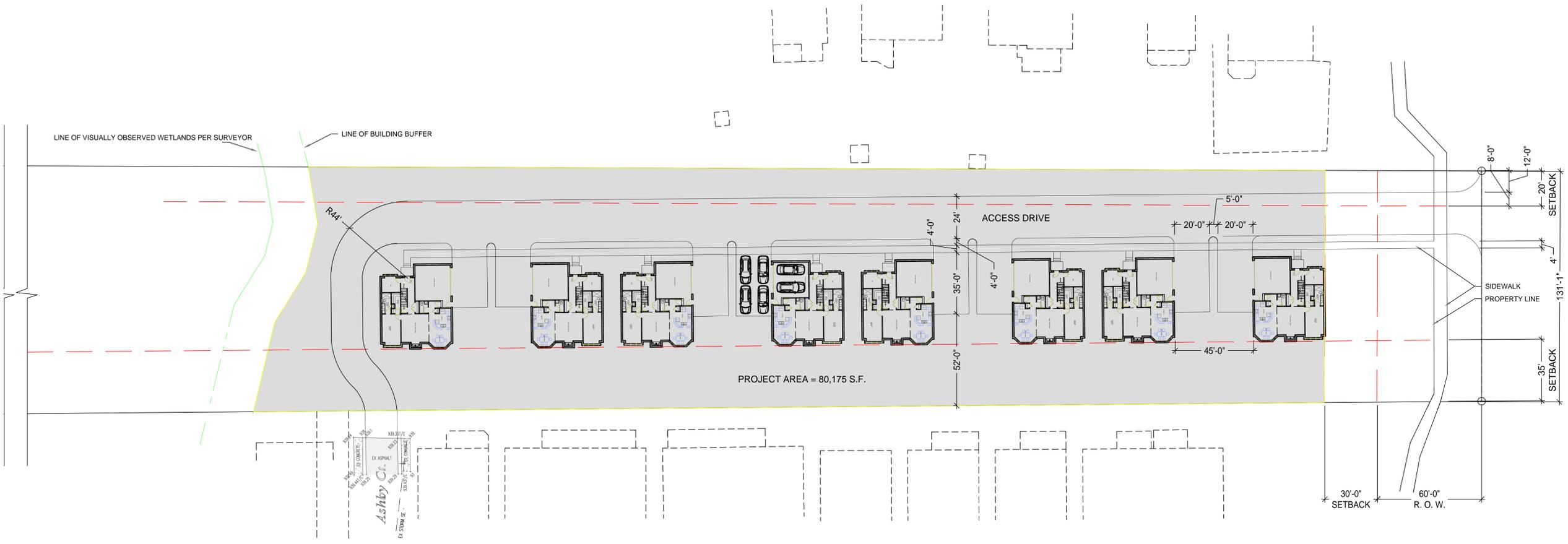
CHECKED BY: JM

SHEET CONTENTS
SITE PLAN

SEAL

00/00/2019

OWNER / OWNER'S AGENT APPROVED & ACCEPTED
DATE: __/__/2018
SHEET #
A-1



SITE PLAN
SCALE: 1" = 30'-0"
NORTH



MARUSICH ARCHITECTURE

36880 WOODWARD AVENUE
BLOOMFIELD HILLS, MI 48304
SUITE 100

PHONE: (248) 839-5807
PHONE: (313) 462-0645

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OWNER
HOPEWELL BAPTIST CHURCH

404 CESAR E. CHAVEZ AVE
PONTIAC, MI 48342

PROJECT NAME
WATERFORD SENIOR HOUSING

PARCEL NO. 13-28-378-002 & 13-33-126-001
COOLEY LAKE RD.
WATERFORD TOWNSHIP,
OAKLAND COUNTY, MI 48327

PROJECT # 19-01

ISSUE DATE # 01/30/2019

REVISION HISTORY

REVISION	DATE
OWNER REVIEW	02/01/2019
REVISION	04/01/2019
REVISION	05/10/2019
IN PROGRESS	05/24/2019
IN PROGRESS	06/04/2019
IN PROGRESS	06/07/2019
IN PROGRESS	06/28/2019

DRAWN BY: EY

CHECKED BY: JM

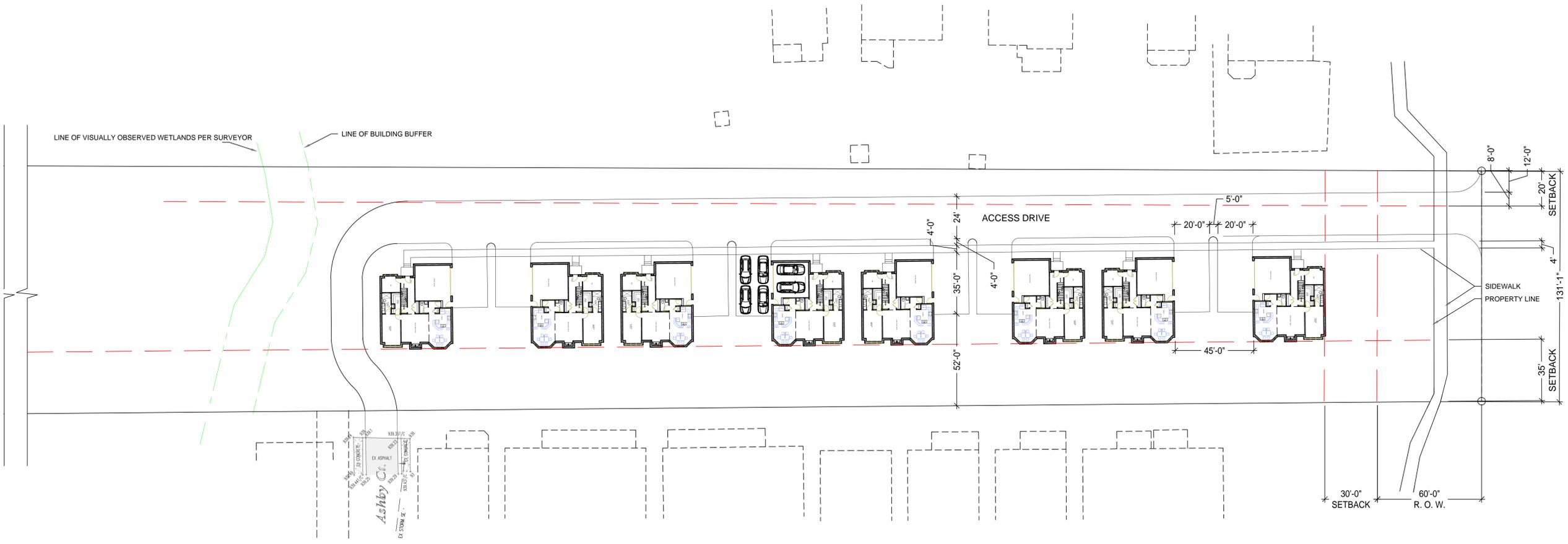
SHEET CONTENTS
SITE PLAN

SEAL

00/00/2019

OWNER / OWNER'S AGENT APPROVED & ACCEPTED
DATE: __/__/2018

SHEET #
A-1



LINE OF VISUALLY OBSERVED WETLANDS PER SURVEYOR
LINE OF BUILDING BUFFER

ACCESS DRIVE

8'-0"
12'-0"
20'-0"
SETBACK

4'-0"
SIDEWALK
PROPERTY LINE

35'-0"
SETBACK

30'-0"
60'-0"
R. O. W.
SETBACK

SITE PLAN
SCALE: 1" = 30'-0"
NORTH

