
BOARD MEMBERS PRESENT:

Gary Wall, Supervisor
Sue Camilleri, Clerk
Margaret Birch, Treasurer
Anthony Bartolotta, Trustee
Karen Joliat, Trustee
Steven Thomas, Trustee

BOARD MEMBERS ABSENT:

Michael Healy, Trustee

OTHERS PRESENT

Betty McIntosh
Sharon Tayler
Marty Kuhn
Vaughn Wagner
Ruth Wagner
Donna Wall
Margaret Scott
Christina Londick, RN
Robert Londick
Karen Little

Carl Little
Tim Nick
John Lyman
Shirley Griffin
Tom Middleton
Bob MacKenzie
Joan Rogers
Sharon Thomas
Richard J. Craol
Grant Smith

Wendell Evans
Jared Black
Rich Rassel
Tim LeRoy
Dave Woodward
Michele Wareck
Jim Zampol
Dione Lyman

Supervisor Gary Wall called the meeting to order at 6:00 p.m. and asked for a moment of silence for the brave men and women who have served our Country and then Scout Nick Curd lead the Pledge of Allegiance.

Roll call was taken and all Board Members were present except Trustee Michael Healy.

1. APPROVE AGENDA

Moved by Joliat;

Seconded by Bartolotta; RESOLVED, to approve the agenda for April 10, 2017, agenda as printed.

Motion carried unanimously.

2. ANNOUNCEMENTS

- 2.1 The 2017 Poetry Leaves Exhibition will open with a Ribbon Cutting Ceremony at the entrance to the Library with a reception following the Library's Community Room. Selected Community Members will each read their poem submitted for the project. For more information and to register please visit the Library's web-page.
- 2.2 The Waterford Township Library will be holding a Poetry Readings and Discussion of Their work on Wednesday, April 13, 2017, from 5:30 p.m. until 7:30 p.m. John Hazard, Glen Armstrong, and David James will read and discuss their work. For more information and to sign up please visit the Library's web-page.
- 2.3 Please be advised that the Waterford Township offices will be closed on Friday, April 14, 2017, in observance of Good Friday. All Emergency services will be available.

- 2.4 Visit the Poetry Leaves Exhibit during the month of May on the Waterford Township campus. Poems may be submitted online at poetry-leaves.com or in print at the library with a completed permission form. For submission guidelines, visit poetry-leaves.com. All ages are welcome. Questions? Contact poetryleaveswaterford@gmail.com. Last day for entries: April 18, 2017.
- 2.5 A Town Hall Forum regarding Subdivision Roads will be held on Wednesday, April 12, 2017, from 6:00 p.m. until 8:00 p.m. in the Town Hall Auditorium. Take this opportunity to meet with your Township Board and your neighbors to hear information, share ideas, and shape the future of our community. If you are unable to attend the event, but would like to share input or ask questions, please email supervisor@waterfordmi.gov or call 248-674-6201.
- 2.6 A Town Hall Forum regarding a Community Center will be held on Wednesday, April 26, 2017, from 6:00 p.m. until 8:00 p.m. in the Town Hall Auditorium. Take this opportunity to meet with your Township Board and your neighbors to hear information, share ideas, and shape the future of our community. If you are unable to attend the event, but would like to share input or ask questions, please email supervisor@waterfordmi.gov or call 248-674-6201.
- 2.7 Join other members of our community and spend the morning cleaning up Waterford on Earth Day, Saturday, April 22, 2017, from 8:00 a.m. until 2:00 p.m. Bring gloves, garbage bags, rakes, and a wheelbarrow if you have one. Water will be supplied. You will be given instructions and the area where you will be working at 8:00 a.m. on April 22nd in front of Town Hall. You MUST RSVP by email at srobinson@waterfordmi.gov. For more information please visit waterfordmi.gov/earthday or call 248-674-6201.
- 2.8 Join us at the Clinton River Walk Clean Up on Saturday, April 29, 2017, between 9:00 a.m. and 12:00 p.m. behind Planet Fitness at Highland Rd and Crescent Lake Rd. Please bring gloves, rakes, brooms, pruners, wheel barrow if you have one. Water and insect repellent will be provided. Activities include trash pickup, branch pruning, and walk way sweeping. This is a family friendly activity - Bring the Kids!
- 2.9 The Waterford Cable Commission is happy to announce the 2017 Waterford Cable Commission Scholarship. Four scholarships are available, each one in the sum of \$1,000. Any 2017 graduating senior pursuing further studies in the media arts, and is a Waterford resident, may apply. The application process opens on Wednesday, February 1st, 2017 and closes on Friday, May 12th, 2017. Applications are available on the Township website only, as well as further information and guidelines regarding the scholarship and application process.

Clerk Camilleri removed 3.1, March 27, 2017 Meeting Minutes from the Consent Agenda.

3. CONSENT AGENDA

Board Members may remove items from the Consent Agenda for discussion purposes or for the purpose of voting in opposition. Public comment for items removed from the consent agenda may be received in the same manner immediately following the Consent Agenda.

~~3.1 March 27, 2017 Meeting Minutes~~

- 3.2 April 10, 2017, Bill Payment
- 3.3 Receive The Assessor's Office April 2017 Report
- 3.4 Receive Department Of Public Works, 2016 Annual Report
- 3.5 Receive The Human Resources Office January And February 2017 Reports
- 3.6 Receive The IS Departments Report - February 2017
- 3.7 Receive The Library's February 2017 Report
- 3.8 Banner Permit - Grayson Elementary PTA

Consent Agenda Continued.

3.9 Approval of Resolution For Rustic Leaf Brewing Company, 7200 and 7196 Highland Road

Moved by Camilleri;

Seconded by Joliat, RESOLVED, to approve Consent Agenda Items 3.2 through 3.9; a roll call vote was taken.

Ayes: Wall, Camilleri, Birch, Bartolotta, Joliat and Thomas

Nays: None

Absent: Healy

Motion carried unanimously.

Moved by Camilleri,

Seconded by Thomas, RESOLVED, to approve the March 27, 2017, minutes amending the following sentence: Roll call was taken and all Board Members were present. ~~except for Clerk Camilleri.~~

Motion carried unanimously.

4. BOARD LIASON REPORTS (VERBAL)

Trustee Anthony Bartolotta, Planning Commission

- David Kramer was recently appointed as a new member
- The Verizon Wireless request was denied
- Suburban Ford is requesting a zoning change for property at M-59 and Hospital Road to relocate their dealership.
- A conceptual site plan for Teal Island, off of Pontiac Lake Road and Hospital Road was presented.

Treasurer Margaret Birch

- A shredding event has been scheduled for Thursday, April 20, 2017, in the front parking lot of Township Hall between 10:00 a.m. and 12:00 p.m.

Trustee Karen Joliat

- Tech248 will hold their May 4, 2017 meeting at Media Network, WMHS, 1150 Scott Lake Road from 2:00 p.m. until 4:00 p.m. For more information contact Susan Stack at 248-858-0734.

5. OLD BUSINESS**5.1 Summit Place Dangerous Building Hearing**

The following memo was received from Gary Dovre, Township Attorney, who also presented the Board with a possible Resolution for a second adjournment of the hearing.

This case will be on your April 10, 2017, Agenda as called for by the attached September 26, 2016, Resolution. As reflected in Recitals E, F, and G of the Resolution, the adjournment of the hearing was at the request of the property owner to allow time for the exercise of due diligence rights by and closing on the sale to, a buyer with a redevelopment proposal for the property. Although the length of the adjournment was consistent with the request presented last September, I now understand that an additional adjournment of the hearing may be requested by the current owner to allow more time for the possible buyer of the property to complete its due diligence and close on the purchase.

My ability to advise the Board last September that there was a binding purchase agreement to a buyer with a redevelopment concept that could resolve the dangerous building and structure conditions on the property was because that purchase agreement and information was only shared with me under a Confidentiality Agreement with the buyer, that with my approval, and recommendation was signed by Mr. Wall and is binding on all Township officials, employees, and consultants. Under that Confidentiality Agreement, there was to be no public disclosure of the details of the purchase agreement, redevelopment concept, or identity of the buyer.

Although the Confidentiality Agreement remains in effect with respect to the purchase agreement and identity of the buyer, the buyer has now granted permission for me, and hence the Township, to publicly disclose some of the information regarding the redevelopment proposal for the property that is attached to this letter behind the Resolution. As you will see from the site plans and architectural rendering in those materials, a new Sports and Entertainment Facility is what the buyer will be proposing and requesting approvals for once it has closed on its purchase of the properties shown on those plans (which include more than the Summit Place property that is the subject of your hearing.) Those materials also include a Preliminary Schedule for the project, which if it held, would have the Township's zoning approval process for the redevelopment begin this summer, and the remediation and demolition of the existing buildings beginning in November of this year and being completed in June of next year. From my initial review, the redevelopment concept would not require any rezoning, just site plan approval and special approval for some of the uses from the Planning Commission.

Behind the Preliminary Schedule is a Proposed Temporary Site Plan showing two (2) soccer fields that I understand would be proposed within an inflatable dome type structure to be erected (with Township zoning and other approvals separate from approvals for the main project), with a goal of having it be ready for use in October. Behind that is a 4/3/2017 article from Crain's Detroit Business where the Summit Place property and plans for it are discussed. I would note that the article is incorrect in suggesting that you will be voting on whether to allow the sale of the property. While what you do in this Dangerous Building case may have a bearing on whether the sale occurs, the Township has no authority to approve or disapprove it.

Consistent with the Confidentiality Agreement, I will separately report to you in a Confidential, Attorney Client Privileged letter that is exempt from disclosure, my analysis of the status of and timing under the purchase agreement for the sale of the Summit Place property by its current owner, SD Capital, LLC, to the buyer.

With respect to an additional adjournment, although that request and the reasons for it should come from the property owner, I understand that it may be up to an additional 150 days. If you grant any additional adjournment, I recommend that it require the continued maintenance of the property in a safe condition, and be by a Resolution that included that condition and the Resolved

Summit Place Dangerous Building Continued.

paragraphs 1-4 from your 9/26/2016 Resolution, changing the dates in paragraphs 1 and 2 to reflect the new adjourned date.

If you do not approve an adjournment, your decision options are to approve, disapprove, or modify the Dangerous Building Hearing Officer's June 15, 2016, Decision and Order, which is the final attachment with this letter. I will be attending your meeting to provide appropriate guidance and assistance to you with respect to your decision options and consideration of this case.

CHARTER TOWNSHIP OF WATERFORD**RESOLUTION FOR SECOND ADJOURNMENT OF DANGEROUS BUILDING HEARING
AND STAY OF PROCEEDINGS REGARDING SUMMIT PLACE MALL****RECITALS:**

A. On September 26, 2016, the Township Board of Trustees ("Board") adopted the attached Resolution, adjourning the Board's Dangerous Building hearing regarding the Summit Place Mall buildings and property ("Property") from that date to April 10, 2017.

B. Recitals A through G of the September 26, 2016, Resolution are incorporated by reference in this Resolution.

C. The Township Attorney's prior advice to the Board that a binding purchase agreement existed for a sale of the Property that could result in a redevelopment that would resolve the dangerous building and structure conditions on the Property, was based on information provided under a Confidentiality Agreement required by the Buyer that prohibited public disclosure by the Township of the Buyer's identity and details of the purchase agreement and redevelopment proposal.

D. Prior to the Board's April 10, 2017, hearing, the Buyer authorized the Township attorney and Township to publicly disclose some information regarding the redevelopment proposal for the property as a sports and entertainment complex, which as attached to the Township Attorney's April 4, 2017, letter to the Board, included a Preliminary Schedule under which Building and Site Remediation, Clearing and Demolition could be commenced by the Buyer as early as November of 2017.

E. Although the Buyer has not closed on its purchase of the Property, in confidential attorney-client privileged correspondence, the Township Attorney has advised the Board that a purchase agreement remains in effect for the Buyer to purchase the Property from the Owner, SD Capital, LLC.

F. For reasons presented at the Board's April 10, 2017, hearing, the Owner, on behalf of itself and the Buyer, has requested an additional adjournment or stay of the Dangerous Building proceedings to on or after October 31, 2017.

G. To allow for the demolition and measures to make the Property safe as ordered by the Hearing Officer to be undertaken voluntarily by the Buyer within a reasonable time of purchasing the Property, the Board determined to adopt this Resolution rather than making its final Dangerous Building decision and order.

Summit Place Dangerous Building Continued.

IT IS THEREFORE RESOLVED:

1. The Board's Dangerous Building hearing regarding the Property is adjourned to November 13, 2017, and may not be rescheduled to a date prior to that without Township Board approval at a meeting that the Owner has received at least 30 days written notice of, with the first such Board review meeting to determine if the Dangerous Building hearing should be rescheduled being June 26, 2017, and the only reasons for the hearing to be rescheduled to an earlier date being:

- a. If the purchase agreement upon which this adjournment is based has been terminated; or
- b. If implementation of the Buyer's redevelopment plans submitted to the Township for approval will not resolve the dangerous building and structure conditions on the Property.

2. Resolved Paragraphs 2, 3, and 4 of the attached September 26, 2016, Resolution are incorporated by reference in this Resolution, with the date in paragraph 2 changed to November 14, 2017.

CERTIFICATION

I hereby certify that this Resolution was adopted by the Charter Township of Waterford Board of Trustees at a regular meeting of the Board on April 10, 2017.

_____ Date

_____ Sue Camilleri, Township Clerk

CHARTER TOWNSHIP OF WATERFORD

RESOLUTION ADJOURNING DANGEROUS BUILDING HEARING AND FOR STAY OF PROCEEDINGS REGARDING SUMMIT PLACE MALL

RECITALS:

A. This Resolution by the Charter Township of Waterford ("Township") Board of Trustees ("Board") relates to the vacant Summit Place Mall Main Building(s) and related structures, with addresses including 245, 255, 269, 315, 401, 405, 409, and 415 North Telegraph Road, Waterford, Michigan 48328, on real property in the Township of Waterford, County of Oakland, State of Michigan, that is assigned tax parcel number 13-25-200-030, is referred to in this Resolution as the "Property, and is legally described as:

T3N, R9E, SEC 25 PART OF NE ¼ BEG AT PT DIST N 90-00-00 W 200 FT & N 00-32-10 W 60 FT FROM E ¼ COR, TH N 90-00-00 W 25 FT, TH N 00-32-10 W 130 FT, TH S 90-00-00 W 150 FT, TH S 00-32-10 E 130 FT, TH N 90-00-00 W 1003, 18 FT, TH N 00-00-00 E 432.08 FT, TH S 89-38-12 W 427.49 FT, TH S 00-00-00 E 318.19 FT, TH S 10-46-00 E 113.17 FT, TH N 90-00-00 W 88.30 FT, TH N 00-31-40 W 1870.48, TH N 89-27-50 E 118.98 FT, TH S 00-32-10 195 FT, TH N 89-27-50 E 375 FT, TH N 00-32-10 W 375 FT, TH N 89-27-50 E 1328.49, TH S 00-32-10 E 1737.54 FT, TH S 90-00-00 W 150 FT, TH S 00-32-10 E 150 FT TO BEG, 71.07 A, 1-23-14 FR 027

Summit Place Dangerous Building Continued.

B. Under the Township's Dangerous Building Ordinance codified in the Waterford Charter Township Code as Sections 4-231 through 4-239 ("Ordinance"), proceedings based on the dangerous condition of buildings and structure on the Property were commenced by the Township on March 8, 2016, resulting in a June 15, 2016, Decision and Order being issued by the Township's Dangerous Building Hearing Officer for building demolition and measures to make the Property safe, including implementation of temporary and emergency measures to close, secure, safeguard and eliminate hazardous conditions identified in Notices of Violation or Citations issued by the Township Building Official and/or Deputy Fire Chief.

C. A Notice of Code Violation(s) was issued by the Township Building Official to the owner of the Property, SD Capital, LLC ("Owner") on July 6, 2016, specifying hazardous conditions on the Property that were required to be eliminated by a specified date.

D. The Hearing Officer's Decision and Order was not complied with and is now before Board for review, to afford the owner of the Property the opportunity to show cause as to why the demolition and measures to make the Property safe as ordered by the Hearing Officer should not be approved and ordered by the Board, and for the Board to decide whether the Hearing Officer Decision and Order should be approved, disapproved, or modified as provided in the Ordinance, which also allows the Board to adjourn its hearing from time to time.

E. In addition to noting its challenges to the sufficiency of the proceedings before the Hearing Officer, at the Board's initial hearing on August 8, 2016, and adjourned hearing on August 22, 2016, the Owner requested that the Board adjourn or stay its proceedings under the Ordinance based on a potential sale of the Property to a Buyer that would redevelop the Property in a manner that would resolve the dangerous building and structure conditions.

F. On August 22, 2016, the Board adjourned the hearing to September 26, 2016, to allow time for a confidential meeting with the potential Buyer and for the Township attorney to review and advise the Board on the existence and non-monetary terms and conditions of a purchase agreement for a sale of the Property as represented by the Owner.

G. At its hearing on September 26, 2016, after being advised by the Township Attorney in a confidential attorney-client privileged letter that was and is exempt from public disclosure, that a binding purchase agreement existed for a sale of the Property, that subject to the Buyer's due diligence rights and the sale actually closing, could result in redevelopment of the Property in a manner that would resolve the dangerous building and structure conditions on the Property, the Board determined to adopt this Resolution rather than make its final decision and order at this time.

IT IS THEREFORE RESOLVED:

1. The Board's Dangerous Building hearing regarding the Property is adjourned to April 10, 2017, and may not be rescheduled to a date prior to that without Township Board approval at a meeting that the Owner has received at least 30 days written notice of, with the only reasons for the hearing to be rescheduled to an earlier date being:

- a. If the purchase agreement upon which this adjournment is based has been terminated; or
- b. If implementation of the Buyer's redevelopment plans submitted to the Township for approval will not resolve the dangerous building and structure conditions on the Property.

2. Except for enforcement of the requirements of the July 6, 2016, Notice of Code Violation(s), or to address new hazardous conditions on the Property that may come into existence after the adoption of this Resolution, which shall be limited to the issuance of additional Notices of

Summit Place Dangerous Building Continued.

Violation or municipal civil infraction citations or complaints to the Owner, without prior Township Board approval by Resolution at a meeting that the Owner has received at least 30 days written notice of, the Township shall not commence any litigation or other administrative or judicial proceedings regarding the condition of the Property until on or after April 11, 2017. This restriction shall not prohibit the filing of a counterclaim in an action filed against the Township.

3. In any Notice of Violation or municipal civil infraction issued under paragraph 2, the Township shall not require, request, or enforce injunctive relief that requires demolition of all or portions of a building on the Property, and shall limit its requirements and requests to the minimum measures needed to correct the hazardous condition on a temporary basis pending redevelopment of the Property.

4. Notices of Violation and municipal civil infractions issued to Owner shall not be enforceable against Buyer, but copies of those and any notices to Owner under this Resolution shall be provided by the Township to any representative of the Buyer that is designated in writing to receive such copies.

CERTIFICATION

I hereby certify that this Resolution was adopted by the Charter Township of Waterford Board of Trustees at a regular meeting of the Board on September 26, 2016.

Richard Rassel, attorney for the owner, SD Capital, LLC, made a presentation to the Board, requesting and giving reasons for the adjournment of the hearing as provided in the resolution presented by the Township Attorney.

Moved by Birch;

Seconded by Camilleri, RESOLVED, to approve the Resolution for Second Adjournment of Dangerous Building Hearing And Stay Of Proceedings Regarding Summit Place Mall; a roll call vote was taken.

Ayes: Wall, Camilleri, Birch, Bartolotta, Joliat and Thomas

Nays: None

Absent: Healy

Motion carried unanimously.

6. INTRODUCTION

6.1 Consideration of Rezoning Case 17-03-01; Rezone from R-1A, C-2 and C-3 to C-4

The following memo was received from Larry Lockwood, Superintendent of Planning and Zoning.

- Parcel I.D. Nos.:**
- 13-20-101-001 (7005 Highland Rd.)
 - 13-20-101-002 (Vacant Land – Highland Rd.)
 - 13-20-101-003 (Vacant Land – Highland Rd.)
 - 13-20-101-004 (6971 Highland Rd.)
 - 13-20-101-005 (6959 Highland Rd.)
 - 13-20-101-006 (part of 6959 Highland Rd.)
 - 13-20-101-008 (Vacant Land – Hospital Rd.)
 - 13-20-101-009 (1386 N. Hospital Rd.)
 - 13-20-101-010 (1376 N. Hospital Rd.)
 - 13-20-101-011 (1366 N. Hospital Rd.)
 - 13-20-101-012 (1340 N. Hospital Rd.)
 - 13-20-101-013 (1312 N. Hospital Rd.)
 - 13-20-101-014 (1296 N. Hospital Rd.)
 - 13-20-101-015 (1284 N. Hospital Rd.)

Zoning History and Analysis

Zoning History (Highland Rd. Parcels): 1950 – 2010 - C-2, General Business District.
 Note: In 2010, the zoning was changed to the C-3, General Business District in combination with the Township’s Zoning Ordinance and land use map updates for 7005 Highland (former Thompson Plumbing Business) along with two commonly owned adjacent parcels on Hospital Rd.

Zoning History (1284- 1376 N. Hospital Rd.): 1950 – Present - Single Family Residential

This rezoning application is by Suburban Highland Road, LLC. The application is a request to rezone an assemblage of fourteen (14) parcels of land located at the southeast quadrant of the intersection of Highland Rd. and N. Hospital Rd. to the C-4, Extensive Business District. The applicant has also submitted a supplement to their application that provides additional background information (please see attached).

The subject properties of this application are part of Supervisor’s Plat No. 31 (1947). The commercially zoned parcels along Highland Rd. consist of C-2, Small Business and C-3 General Business zoning classifications and extend approximately 500 ft. in depth from Highland Rd. to the south.

The vacant corner parcel (7005 Highland Rd.) was the former site of Thompson’s Plumbing business. Following the close of that business, the building was demolished in 2006. East and adjacent to the former Thompson Plumbing site is the Dave Bowman motorcycle sales and service business (6971 Highland Rd.). The last M-59 parcel is the former Hot Tub sales business located at 6959 Highland Rd. This property is currently vacant.

Further south along Hospital Rd. and adjacent to these commercially zoned parcels are six (6) single family residential lots, each having approximately 1.9 acres of land area. These larger single family residential lots were developed in the 1950’s and are the only remaining single family zoned properties in the immediate area. This combination of commercial property along highland Rd. and the residential lots along Hospital Rd. total approximately 17 acres.

Consideration of Rezoning Case 17-03-01; Rezone from R-1A, C-2 and C-3 to C-4 Continued.**Master Plan**

The master plan for this area of the Township shows Regional Commerce. This designation is exclusively intended for property located along Highland Rd., near the Oakland County International Airport to allow for a mixture of commercial and office land uses. This regional commerce designation is intended to attract redevelopment opportunities that will complement the business and economic development activities of the airport clients and related automation alley business members.

This regional commerce designation also encourages consolidation of properties to provide adequate land areas for future redevelopment opportunities.

The subject assembled properties are bordered to the east by the Laurel Valley Condominium development which is zoned R-M2, Multiple Family Residential. The property to the south is also zoned R-M2 and is owned by the Teal Island Development Company. This property contains over 40 acres of land area. However, only approximately 10.5 acres of the parcel is considered buildable land.

The property to the west across Hospital Rd. is presently zoned O-2, General Office District. There is currently a Chase Bank branch office at the corner of Hospital Rd. and Highland Rd. (7007 Highland Rd.) but, the remainder of this property to the south along Hospital Rd. is considered regulated wetlands.

When considering the possibility of future development for this area of the Highland Rd. corridor, the master plan's regional commerce designation extends approximately 1275 feet from Highland Rd. to the southern boundary of the application's property assemblage and 1284 N. Hospital Rd.

Staff finds this application to rezone/amend the zoning map consistent with the Master Plan's "Regional Commerce" designation and its goals and objectives. The subject properties of this application consist of smaller, underutilized individual lots or parcels which when assembled, will allow for a comprehensive redevelopment opportunity at this major intersection of Highland Rd. and Hospital Rd.

The Planning Commission reviewed this application at their March 28, 2017 meeting and resolved unanimously to forward a favorable recommendation in this case on to the Township Board. Attached, please find a "draft" of the meeting minutes for your review.

On April 10, 2017, the case is being presented to the Township Board for introduction of the Zoning Ordinance Map Amendment to rezone the properties. If the Township Board wants to proceed, the appropriate action would be a motion to introduce the Ordinance map amendment and schedule it for possible adoption at the Board's April 24, 2017 meeting.

Staff will be present at both meetings to answer any questions. However, if you have any questions or require additional information in advance of Monday's meeting, please contact this office.

**STATE OF MICHIGAN
COUNTY OF OAKLAND
ORDINANCE NO. 2017-Z-001**

ZONING ORDINANCE MAP AMENDMENT

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

THE CHARTER TOWNSHIP OF WATERFORD ORDAINS:

Consideration of Rezoning Case 17-03-01: Rezone from R-1A, C-2 and C-3 to C-4 Continued.

Section 1 of Ordinance

The following 14 parcels of real property with the assigned tax parcel numbers, addresses, and existing zoning classifications identified below, and as shown on the attached parcel map, are all rezoned from those classifications to **C-4, Extensive Business District**, and the Zoning Map that is adopted by and made a part of the Waterford Township Zoning Ordinance in Section 3-101 shall be changed and amended to reflect this rezoning.

C-3, General Business District Parcels are: 13-20-101-001 with an address of 7005 Highland Road, 13-20-101-004 with an address of 6971 Highland Road, 13-20-101-008 which is vacant land on N. Hospital Road, and 13-20-101-009 with an address of 1386 N. Hospital Road.

C-2, Small Business District Parcels are: 13-20-101-002 and 13-20-101-003 which are vacant parcels on Highland Road, 13-20-101-005 with an address of 6959 Highland Road, and 13-20-101-006 with an address as part of 6959 Highland Road.

R-1A, Single Family Residential District Parcels are: 13-20-101-010 with an address of 1376 N. Hospital Road, 13-20-101-011 with an address of 1366 N. Hospital Road, 13-20-101-012 with an address of 1340 N. Hospital Road, 13-20-101-013 with an address of 1312 N. Hospital Road, 13-20-101-014 with an address of 1296 N. Hospital Road, and 13-20-101-015 with an address of 1284 N. Hospital Road.

Section 2 of Ordinance

This ordinance shall take effect (1) when the 14 described parcels are under common ownership by the applicant for the rezoning, Suburban Highland Road, LLC, and have been approved for combination into a single tax parcel number by the Township Assessing Official, which approval shall be promptly granted upon being applied for under Section 15-085 of the Waterford Charter Township Code if the requirements of that Section are satisfied, notice of which shall be published in a newspaper of general circulation in the Township within 15 days of that effective date, or (2) on 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 April 24, 2017.

CHARTER TOWNSHIP OF WATERFORD

Date

Sue Camilleri, Township Clerk

Moved by Camilleri;
Seconded by Joliat, RESOLVED, to approve introduction of Zoning Ordinance Map Amendment Ordinance No. 2017-Z-001 in Case 17-03-01; Rezone from R-1A, C-2 and C-3 to C-4 and schedule adoption for the April 24, 2017, Township Board Meeting; a roll call vote was taken.

Ayes: Wall, Camilleri, Birch, Bartolotta, Joliat and Thomas
Nays: None
Absent: Healy

Motion carried unanimously.

7. NEW BUSINESS

7.1 Consideration of Approval of Contracts for the Following Firms.

7.1.1 Johnson, Rosati, Schultz, and Joppich, Gary Dovre, General Legal Counsel

Moved by Camilleri;

Seconded by Bartolotta, RESOLVED, to approve the Contract for General Counsel Legal Services with Johnson, Rosati, Schultz & Joppich PC for a term through December 31, 2020; a roll call vote was taken.

Ayes: Wall, Camilleri, Birch, Bartolotta, Joliat and Thomas

Nays: None

Absent: Healy

Motion carried unanimously.

7.1.2 Shifman Law, Howard Shifman, Labor Attorney

Moved by Bartolotta;

Seconded by Birch, RESOLVED, to approve Howard Shifman, Labor Law Attorney, Shifman Law for a term through December 31, 2020; a roll call vote was taken.

Ayes: Wall, Camilleri, Birch, Bartolotta, Joliat and Thomas

Nays: None

Absent: Healy

Motion carried unanimously.

7.1.3 Secret Wardle, Margaret Scott, Prosecuting Attorney.

Moved by Joliat;

Seconded by Bartolotta; RESOLVED, to approve Secret Wardle as the Township Prosecutor with Attorney Margaret Scott primarily assigned to handle Waterford Township prosecution matters for a term through December 31, 2020; a roll call vote was taken.

Ayes: Wall, Camilleri, Birch, Bartolotta, Joliat and Thomas

Nays: None

Absent: Healy

Motion carried unanimously.

7.2 Public Comments

- Wendell Evans, 3084 Airport Road, addressed the Board stating that he is unhappy that the former Police Chief is suing the Township, again.

ADJOURNMENT

Moved by Camilleri;

Seconded by Bartolotta, RESOLVED, to adjourn the meeting at 6:50 p.m.

Motion carried unanimously.

Sue Camilleri, Clerk

Gary Wall, Supervisor

FOR CASH ACCOUNT: 70000 01000

FOR: Uncleared

CHECK #	CHECK DATE	TYPE	VENDOR NAME	UNCLEARED	CLEARED	BATCH	CLEAR DATE
271517	04/10/2017	PRINTED	011121 A-C TIRE & SERV CTR	69.95			
271518	04/10/2017	PRINTED	011730 ARROW PRINTING	569.75			
271519	04/10/2017	PRINTED	013537 SCHMIDT, ISGRIGG, ANDERSON	1,196.58			
271520	04/10/2017	PRINTED	013665 APOLLO FIRE EQUIPMENT CO	3,976.97			
271521	04/10/2017	PRINTED	013666 APOLLO FIRE APPARATUS	1,283.58			
271522	04/10/2017	PRINTED	013690 AQUASIGHT	438.00			
271523	04/10/2017	PRINTED	013764 SANDRA ASPINALL	200.00			
271524	04/10/2017	PRINTED	021079 BAKER & TAYLOR BOOKS	1,166.34			
271525	04/10/2017	PRINTED	023016 BATTERIES PLUS	533.61			
271526	04/10/2017	PRINTED	023068 K & Q LAW, PC	161.66			
271527	04/10/2017	PRINTED	023073 ANDREA BADALUCCO	650.00			
271528	04/10/2017	PRINTED	023711 BRILLIANCE PUBLISHING, IN	35.98			
271529	04/10/2017	PRINTED	023733 BREATHING AIR SYSTEMS	334.13			
271530	04/10/2017	PRINTED	041192 CDW GOVERNMENT INC	10,247.68			
271531	04/10/2017	PRINTED	041460 CLYDES FRAME & WHEEL SERV	8,235.35			
271532	04/10/2017	PRINTED	041495 CMP DISTRIBUTORS INC	835.00			
271533	04/10/2017	PRINTED	043331 CHEMCO PRODUCTS INC	14,533.20			
271534	04/10/2017	PRINTED	043381 CITY OF PONTIAC	1,482.69			
271535	04/10/2017	PRINTED	043604 CONTRACTORS CONNECTION	234.70			
271536	04/10/2017	PRINTED	043836 CUMMINS BRIDGEWAY LLC	8,446.91			
271537	04/10/2017	PRINTED	043952 CYNERGY WIRELESS	3,013.60			
271538	04/10/2017	PRINTED	051025 DMC TECHNOLOGY GROUP INC	605.00			
271539	04/10/2017	PRINTED	051216 DETROIT NEWSPAPER PARTNER	1,243.50			
271540	04/10/2017	PRINTED	051605 DOUGS TREE CARE SERV INC	1,815.00			
271541	04/10/2017	PRINTED	053201 DE LA FERRIERE CENTER INC	484.00			
271542	04/10/2017	PRINTED	053389 LUNGHAMER GMC INC	2,867.46			
271543	04/10/2017	PRINTED	053580 DOORS OF PONTIAC	993.85			
271544	04/10/2017	PRINTED	053862 DU-ALL CLEANING, INC.	7,499.66			
271545	04/10/2017	PRINTED	063021 EASTERN OIL CO	1,459.21			
271546	04/10/2017	PRINTED	063025 EAST JORDAN USA, INC	5,939.72			
271547	04/10/2017	PRINTED	063465 ELEVATOR TECHNOLOGY INC	507.00			
271548	04/10/2017	PRINTED	063482 EMERGENCY MEDICAL PRODUCT	403.74			
271549	04/10/2017	PRINTED	063553 ENERGY REDUCTION COALITIO	6,230.44			
271550	04/10/2017	PRINTED	081018 1ST CLASS APPLIANCE INC	85.00			
271551	04/10/2017	PRINTED	083407 FIRE SERVICE MANAGEMENT	928.60			
271552	04/10/2017	PRINTED	091018 G&G FITNESS EQUIPMENT	2,375.00			
271553	04/10/2017	PRINTED	091835 GUNNERS METERS & PARTS IN	2,564.50			
271554	04/10/2017	PRINTED	093451 GLOBAL OFFICE SOLUTIONS	2,077.12			
271555	04/10/2017	PRINTED	093565 GOODYEAR AUTO SERV CTR	1,533.60			
271556	04/10/2017	PRINTED	093580 GORDON FOOD SERVICE INC	12.99			
271557	04/10/2017	PRINTED	093705 GRAINGER	22.95			
271558	04/10/2017	PRINTED	101950 HYDRO CORP	2,947.00			
271559	04/10/2017	PRINTED	103018 DERWOOD HAINES	110.00			
271560	04/10/2017	PRINTED	103023 HESCO	1,676.00			
271561	04/10/2017	PRINTED	103135 HAPPINESS NOW HYPNOSIS	336.00			
271562	04/10/2017	PRINTED	103584 JOHN H HOLMES	1,400.00			
271563	04/10/2017	PRINTED	113491 IMPRESSIVE PRINTING & PRO	154.00			
271564	04/10/2017	PRINTED	113542 INGRAM LIBRARY SERVICES	466.19			
271565	04/10/2017	PRINTED	113551 NICHOLS PAPER & SUPPLY CO	1,553.73			
271566	04/10/2017	PRINTED	121003 POWER PLAN	104.61			
271567	04/10/2017	PRINTED	121011 J&B MEDICAL SUPPLY	2,819.15			
271568	04/10/2017	PRINTED	121570 JOHNSON & ANDERSON INC	11,447.00			

FOR CASH ACCOUNT: 70000 01000

FOR: Uncleared

CHECK #	CHECK DATE	TYPE	VENDOR NAME	UNCLEARED	CLEARED	BATCH	CLEAR DATE
271569	04/10/2017	PRINTED	143228 JJ KELLER & ASSOCIATES IN	892.52			
271570	04/10/2017	PRINTED	143718 SLAWOMIR KROCZEK	217.25			
271571	04/10/2017	PRINTED	143832 ERIC KUTINSKY	350.00			
271572	04/10/2017	PRINTED	153055 LAW OFFICES OF JOSEPH A L	300.00			
271573	04/10/2017	PRINTED	153240 LESLIE TIRE	167.00			
271574	04/10/2017	PRINTED	161005 MAACO AUTO PAINTING &	1,060.00			
271575	04/10/2017	PRINTED	163508 FERGUSON ENTERPRISES, INC	806.04			
271576	04/10/2017	PRINTED	181620 NOVI - CITY OF NOVI	75.00			
271577	04/10/2017	PRINTED	183086 NATHAN NAJOR	9,510.00			
271578	04/10/2017	PRINTED	183952 NYE UNIFORM COMPANY	4,614.26			
271579	04/10/2017	PRINTED	191884 OVERHEAD DOOR WEST COMMER	596.40			
271580	04/10/2017	PRINTED	193273 OFFICE DEPOT	29.97			
271581	04/10/2017	PRINTED	204040 OAKLAND COUNTY	786.00			
271582	04/10/2017	PRINTED	204319 OAKLAND COUNTY SPORTSMEN'	1,105.00			
271583	04/10/2017	PRINTED	204860 ROAD COMMISSION FOR	250.63			
271584	04/10/2017	PRINTED	211220 MCLAREN OAKLAND	250.00			
271585	04/10/2017	PRINTED	213274 PEERLESS MIDWEST INC	35,182.22			
271586	04/10/2017	PRINTED	213566 COFFEE BREAK INC	34.00			
271587	04/10/2017	PRINTED	213619 PHOTOGRAPHY BY MARI	125.00			
271588	04/10/2017	PRINTED	213707 PROGRESSIVE BUSINESS PUBL	299.00			
271589	04/10/2017	PRINTED	213757 PRECISION LASER AND INSTR	2,245.00			
271590	04/10/2017	PRINTED	213763 PROFESSIONAL INSTANT PRIN	361.80			
271591	04/10/2017	PRINTED	213787 PSYBUS	1,170.00			
271592	04/10/2017	PRINTED	233839 QUALITY FIRST AID AND SAF	547.55			
271593	04/10/2017	PRINTED	241008 RKA PETROLEUM COMPANIES,	22,508.62			
271594	04/10/2017	PRINTED	243040 PENGUIN RANDOM HOUSE LLC	255.00			
271595	04/10/2017	PRINTED	243206 RECORDED BOOKS LLC	330.46			
271596	04/10/2017	PRINTED	251234 SECREST WARDLE LYNCH HAMP	12,500.00			
271597	04/10/2017	PRINTED	251238 SERVICE HEATING & PLUMBIN	829.42			
271598	04/10/2017	PRINTED	251323 THE SHERWIN-WILLIAMS CO	4,217.40			
271599	04/10/2017	PRINTED	253160 SCRAMLIN FEEDS	324.50			
271600	04/10/2017	PRINTED	253347 SHORELINE CHARTERS & TOUR	11,039.87			
271601	04/10/2017	PRINTED	253359 DIANA SHKRELI	300.00			
271602	04/10/2017	PRINTED	253841 SUNSHINE MEDICAL SUPPLY	100.35			
271603	04/10/2017	PRINTED	253888 JOAN SUTHERLAND	50.00			
271604	04/10/2017	PRINTED	254774 SZOTT CHRYSLER JEEP	189.37			
271605	04/10/2017	PRINTED	254825 SJMH URGENT CARE	3,216.00			
271606	04/10/2017	PRINTED	254826 STARR AUTO GLASS	50.00			
271607	04/10/2017	PRINTED	263772 TRENDSET COMMUNICATIONS G	4,583.33			
271608	04/10/2017	PRINTED	271536 UPS STORE	52.38			
271609	04/10/2017	PRINTED	273532 UNIQUE IMAGE STUDIO	155.00			
271610	04/10/2017	PRINTED	273533 UNIFIRST CORP	781.84			
271611	04/10/2017	PRINTED	273763 US BANK	40,725.00			
271612	04/10/2017	PRINTED	273763 US BANK	1,324,600.00			
271613	04/10/2017	PRINTED	283243 AMERICAN MESSAGING	129.75			
271614	04/10/2017	PRINTED	291013 WAREHOUSE TIRE & SERV CTR	54.00			
271615	04/10/2017	PRINTED	291365 PRAXAIR DISTRIBUTION INC	692.60			
271616	04/10/2017	PRINTED	293069 WATERFORD TOWING	50.00			
271617	04/10/2017	PRINTED	293352 WHITE LAKE TOWNSHIP LIBRA	10.99			
271618	04/10/2017	PRINTED	293402 WW WILLIAMS	26.02			
271619	04/10/2017	PRINTED	293605 WORLDWIDE INTERPRETERS IN	460.99			

FOR CASH ACCOUNT: 70000 01000

FOR: Uncleared

CHECK # CHECK DATE TYPE VENDOR NAME UNCLEARED CLEARED BATCH CLEAR DATE

103 CHECKS

CASH ACCOUNT TOTAL

1,609,515.23

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ok to release funds

(Signature)

Advance A1 ready Mailed -
 Mar 28 -> Apr 6 2017

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FOR CASH ACCOUNT: 70000 01000

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CHECK #	CHECK DATE	TYPE	VENDOR NAME	UNCLEARED	CLEARED	BATCH	CLEAR DATE
271448	03/28/2017	PRINTED	013728 GLEN F. ARMSTRONG	25.00			
271449	03/28/2017	PRINTED	023485 PAMELA S BLOWER	122.63			
271450	03/28/2017	PRINTED	043626 CONSUMERS ENERGY	4,197.53			
271451	03/28/2017	PRINTED	044078 JUDY CORNELLIER	100.00			
271452	03/28/2017	PRINTED	063183 EDUCATION & TRAINING SERV	998.00			
271453	03/28/2017	PRINTED	073040 JODI BURCHETT	21.41			
271454	03/28/2017	PRINTED	073489 KAREN LEE	26.37			
271455	03/28/2017	PRINTED	093451 GLOBAL OFFICE SOLUTIONS	847.01			
271456	03/28/2017	PRINTED	153139 MARTHA LAWRENCE	40.85			
271457	03/28/2017	PRINTED	161014 MI MUNICIPAL RISK MGMNT	21,073.22			
271458	03/28/2017	PRINTED	161570 MONTGOMERY & SONS INC	12,056.00			
271459	03/28/2017	PRINTED	174010 MICHIGAN ASSESSORS ASSOC	200.00			
271460	03/28/2017	PRINTED	174010 MICHIGAN ASSESSORS ASSOC	75.00			
271461	03/28/2017	PRINTED	174431 STATE OF MICHIGAN	200.00			
271462	03/28/2017	PRINTED	181595 NORTHWEST PARKS & REC ASS	200.00			
271463	03/28/2017	PRINTED	204860 ROAD COMMISSION FOR	30.53			
271464	03/28/2017	PRINTED	227244 DONNA WHITE	60.00			
271465	03/28/2017	PRINTED	251205 SECMAA	25.00			
271466	03/28/2017	PRINTED	271536 UPS STORE	184.15			
271467	03/28/2017	PRINTED	271762 U.S. POSTMASTER (POSTAGE-	5,000.00			
271468	03/28/2017	PRINTED	273570 UNITED HEALTH CARE	594.17			
271469	04/04/2017	PRINTED	011016 GREAT LAKES ACE HARDWARE	89.69			
271470	04/04/2017	PRINTED	013685 APPLIED IMAGING	15.94			
271471	04/04/2017	PRINTED	013685 APPLIED IMAGING	911.07			
271472	04/04/2017	PRINTED	013685 APPLIED IMAGING	1,466.17			
271473	04/04/2017	PRINTED	013685 APPLIED IMAGING	1,875.28			
271474	04/04/2017	PRINTED	013728 GLEN F. ARMSTRONG	600.00			
271475	04/04/2017	PRINTED	043626 CONSUMERS ENERGY	16,193.50			
271476	04/04/2017	PRINTED	044051 CONSUMERS LIFE INSURANCE	4,338.44			
271477	04/04/2017	PRINTED	044077 COMCAST CABLE COMMUNICATI	5,599.00			
271478	04/04/2017	PRINTED	044078 JUDY CORNELLIER	100.00			
271479	04/04/2017	PRINTED	051007 DTE ENERGY	113,647.31			
271480	04/04/2017	PRINTED	063181 MICHAEL J EBERLE	1,000.00			
271481	04/04/2017	PRINTED	073007 GREGG ALLEN	978.36			
271482	04/04/2017	PRINTED	082270 51ST DISTRICT COURT	50.00			
271483	04/04/2017	PRINTED	093855 GREAT LAKES CHAPTER A I	200.00			
271484	04/04/2017	PRINTED	153394 NORMA LICHTENBERG	239.44			
271485	04/04/2017	PRINTED	161700 MMRMA UNDERWRITING DEPT	260,170.50			
271486	04/04/2017	PRINTED	163448 MICHIGAN SUPREME COURT FI	5,461.60			
271487	04/04/2017	PRINTED	181595 NORTHWEST PARKS & REC ASS	200.00			
271488	04/04/2017	PRINTED	204910 OAKLAND CNTY TREASURERS O	352.50			
271489	04/04/2017	PRINTED	243041 THOMAS RAYNER	2,550.00			
271490	04/04/2017	PRINTED	251035 SAMS CLUB DIRECT	853.14			
271491	04/04/2017	PRINTED	263749 TRANSACT TECHNOLOGIES	183.46			
271492	04/04/2017	PRINTED	304860 WATERFORD TOWNSHIP TREASU	471.96			
				45 CHECKS	CASH ACCOUNT TOTAL		
					463,624.23		.00