

STATE OF MICHIGAN
COUNTY OF OAKLAND
CHARTER TOWNSHIP OF WATERFORD
ORDINANCE NO. 2021-Z-015

CONDITIONAL ZONING ORDINANCE MAP AMENDMENT

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

THE CHARTER TOWNSHIP OF WATERFORD ORDAINS:

Section 1 of Ordinance

The vacant 15.19 acre parcel of property at the Northeast corner of Williams Lake and Hatchery Roads that is assigned Tax Parcel No. 13-18-100-008 and legally described in the attachment to this Ordinance (“Property”), is rezoned, with the conditions in this Ordinance on the use and development of that property, from PL, Public Lands District, to R-1C, 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 conditional rezoning.

Section 2 of Ordinance

The rezoning in Section 1 of this Ordinance is conditioned on the Property only be used and developed, without zoning ordinance variances, for the single-family subdivision shown and described on the following plans that have been filed with the Township Planning and Zoning Superintendent, subject to possible modification based upon review of the permitting agencies of the Township, Oakland County and the State of Michigan, provided the plans remain largely consistent as presented and the number of residential homesites does not exceed 55:

1. Site & Utility Plan prepared by Paul J. Boomer for Proprietor, JLG Properties, Inc., dated 08-13-21, with page # 1991-34.
2. Color version of Landscape Plan - Richardson Ct. by Diffin Engineering & Surveying for Client, JLG Properties, LLC, and Job No. 210307, dated 8-31-21, and marked as Sheet No. 1.
3. Black and white version of Landscape Plan - Richardson Ct. by Diffin Engineering & Surveying for Client, JLG Properties, LLC, and Job No. 210307, dated 8-31-21, and marked as Sheet No. 2.

The rezoning in Section 1 is also subject to the condition that upon the Township receiving written notice from the Road Commission for Oakland County that JLG Properties, Inc. has not purchased the property and no longer has a contract or agreement with the Road Commission to do so, the zoning of the property shall revert to PL, Public Lands.

Section 3 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 Markee, Township Clerk

LEGAL DESCRIPTION ATTACHMENT TO ORDINANCE 2021-Z-015

A PART OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 18, T-3-N, R-9-E, WATERFORD CHARTER TOWNSHIP, OAKLAND COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE NORTH $\frac{1}{4}$ CORNER OF SAID SECTION 18; THENCE S $00^{\circ}05'37''$ W 125.23 FEET; THENCE N $89^{\circ}54'23''$ W 60.00 FEET TO THE POINT OF BEGINNING; THENCE S $00^{\circ}05'37''$ W 1,357.11 FEET; THENCE N $89^{\circ}57'13''$ W 547.95 FEET; THENCE N $00^{\circ}06'38''$ E 736.11 FEET; THENCE ALONG A CURVE TO THE RIGHT 903.95 FEET, SAID CURVE HAVING A RADIUS OF 630.00 FEET, A CENTRAL ANGLE OF $82^{\circ}12'39''$, AND A LONG CHORD BEARING OF N $41^{\circ}29'08''$ E 828.38 FEET TO THE POINT OF BEGINNING. CONTAINING 15.19 ACRES.