



Memorandum

To: Planning Commission Members
From: Elizabeth J Corwin, PE, AICP; Planning Director
Date: November 27, 2024
Re: Site Plan Review for inventory overflow storage lot—Oakland Boat Sales

In 2023, Andy West of Vandrey Properties proposed rezoning of the vacant parcel north of his multi-tenant building and self-storage facility at 2675 S. Milford Road to C-3, Low Impact Commercial with an offer of conditions. The proposal allowed for development of the parcel with minimal site improvements for boat inventory overflow storage for Oakland Boat Sales. The rezoning of the parcel was approved by the Board with conditions on July 10, 2023. This application is for the site plan required to implement the project.

As you will note, the project involves only grading and drainage improvements, as well as providing hard surfacing with asphalt millings. There is no proposal for fencing or outdoor lighting. There will be no new driveway out to Milford Road.

I have discussed the plan with the Fire Marshall, who has no concerns with the site. I have advised the applicant that landscaping will be required, particularly in the required green belt. The drainage retention basin appears to be sufficient, although the calculations will be confirmed by the engineer when final site drawings are submitted.

I have no objections to approval of the site plan respecting the conditions of approval of the rezoning action from 2023 and the provision of a landscaping plan.





<input checked="" type="checkbox"/>	Site Plan Review
<input type="checkbox"/>	Rezoning
<input type="checkbox"/>	Use Requiring Special Approval
<input type="checkbox"/>	Land Division
<input type="checkbox"/>	Land Division & Combination
<input type="checkbox"/>	Road Profile
<input type="checkbox"/>	Other

PLAN REVIEW APPLICATION

Highland Township Planning Department, 205 N. John St, Highland, Michigan 48357 (248) 887-3791 Ext. 2

Date Filed: 11/26/24 Fee: 750⁰⁰ Escrow: Ø Case Number: 24-10

NOTICE TO APPLICANT AND OWNER

BY SIGNING THIS APPLICATION, THE APPLICANT AND OWNER ACKNOWLEDGE ONE OR THE OTHER OR BOTH ARE RESPONSIBLE FOR ALL APPLICATION AND CONSULTANT FEES THAT ARISE OUT OF THE REVIEW OF THIS REQUEST THE OWNER ALSO AUTHORIZES THE TOWNSHIP TO PLACE A SIGN ON THE PROPERTY, IF NECESSARY, TO INFORM THE PUBLIC OF THE PENDING MATTER BEING REQUESTED.

REQUIRED COPIES OF PLANS

INITIAL REVIEW: 2 HARD COPIES OF PLANS AND .PDF COPY OF PLANS
CONSULTANTS REVIEW OF APPROVED PLANS SUBJECT TO CONDITIONS: 5 COPIES AND .PDF COPY

1. APPLICANT INFORMATION

NAME: Vandrey Properties
ADDRESS: 2675 S. Milford Rd, STE B
Highland, MI 48357
PHONE: 248-770-2246
EMAIL: andywest@vandreyproperties.com

OWNER INFORMATION

NAME: Vandrey Properties
ADDRESS: 2675 S. Milford Rd, STE B
Highland, MI 48357
PHONE: 248-770-2246
EMAIL: andywest@vandreyproperties.com

2. PROPERTY INFORMATION

ADDRESS OR ADJACENT STREETS: Adjacent to 2675 S. Milford Rd, North side
LOT WIDTH: 173' LOT DEPTH: 398' LOT AREA: _____
PARCEL IDENTIFICATION NUMBER(S): 11-34-176-007

3. PROJECT INFORMATION

PROJECT NAME: Boat Inventory Lot
PRESENT ZONING: C1 PROPOSED ZONING: C3
PRESENT USE: Vacant PROPOSED USE: Boat Inventory Lot

APPLICANT

SIGNATURE: [Signature]
PRINT NAME: Andy West

On the 26 day of November 2024 before me, a Notary Public, personally appeared the above named person whose signature appears above, and who executed the foregoing instrument, and he/she acknowledged to me that he/she executed the same.

State Of Michigan
County Of Oakland

NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF OAKLAND
My Commission Expires June 16, 2025
Acting in the County of Oakland

Notary Public: Jennifer Bash

OWNER

SIGNATURE: [Signature]
PRINT NAME: Andy West

On the 26 day of November 2024 before me, a Notary Public, personally appeared the above named person whose signature appears above, and who executed the foregoing instrument, and he/she acknowledged to me that he/she executed the same.

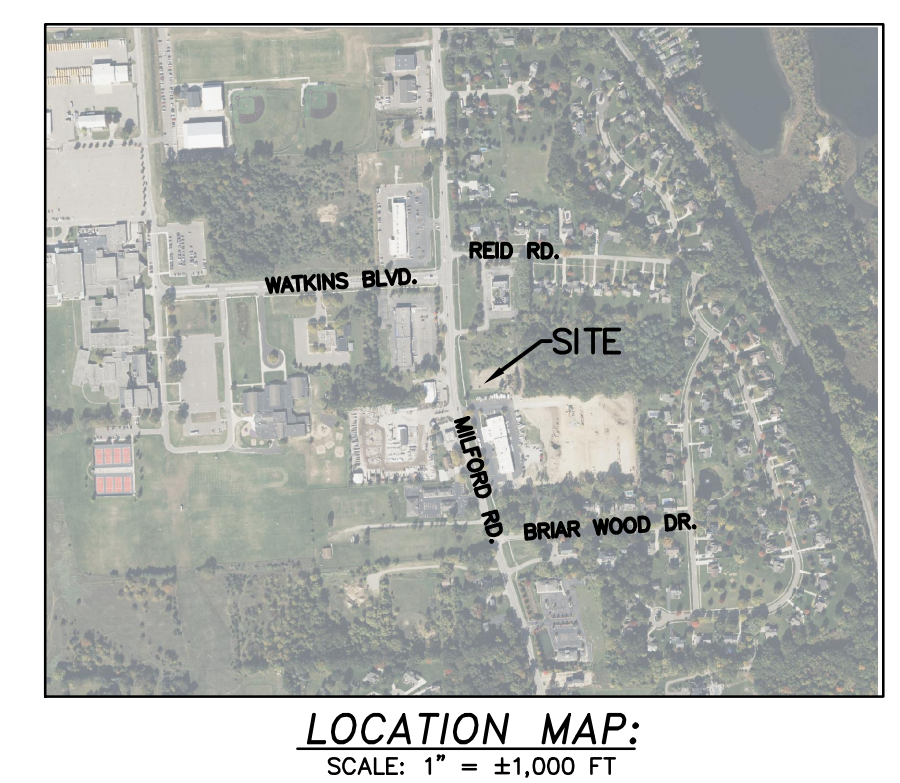
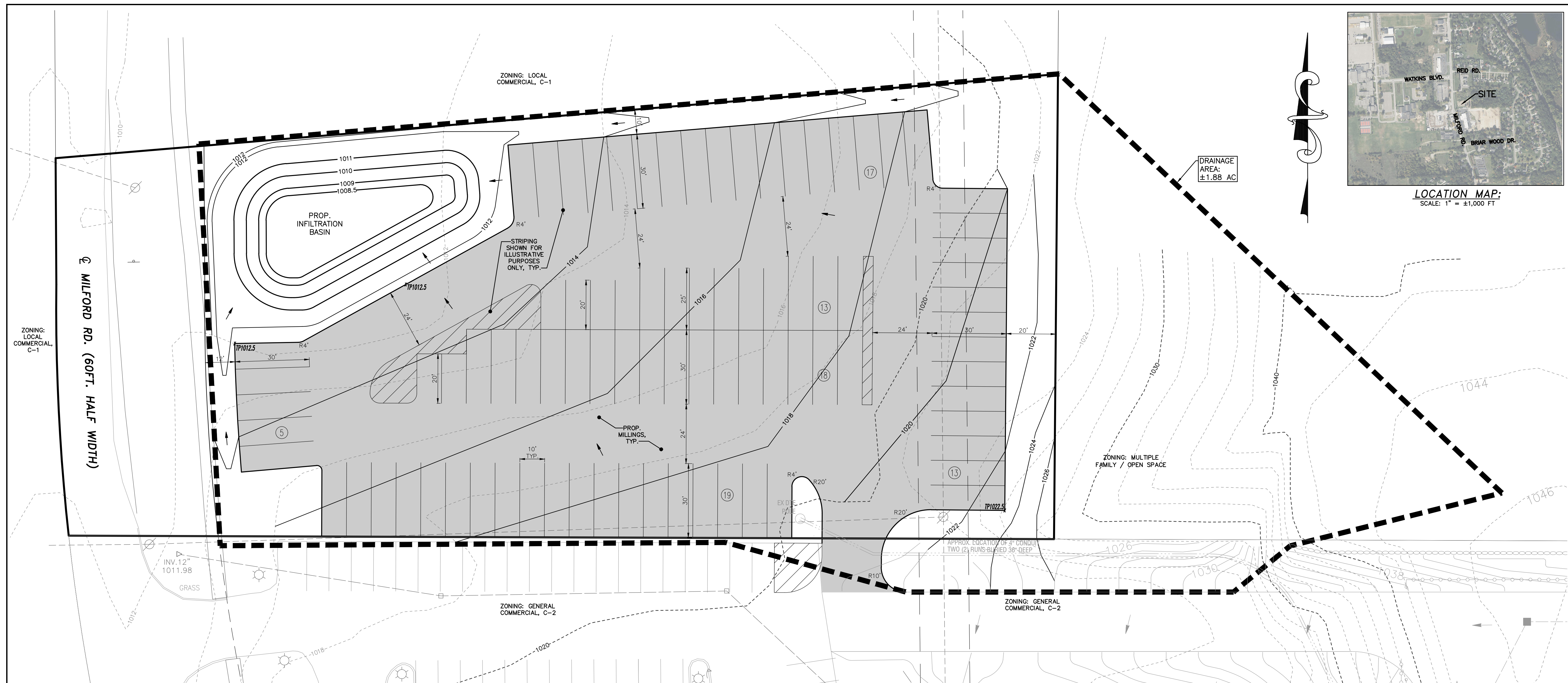
State Of Michigan
County Of Oakland

NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF OAKLAND
My Commission Expires June 16, 2025
Acting in the County of Oakland

Notary Public: Jennifer Bash

• If there are Co-Applicants and/or Co-Owners associated with this property(ies) to be acted upon, please submit a Notarized Co-Applicant's and/or Co-owner's "Interest in Property Certificate" with this application. The person signing this cover sheet will be considered the official designee for the group and all correspondence will be addressed to this person.

• A notarized letter giving the Applicant authorization to represent the Owner is also permitted in lieu of a signature on this application. The person signing this cover sheet, however, will be considered the official designee for the Owner and all correspondence will be addressed to this person.



ALPINE ENGINEERING INC.
 CIVIL ENGINEERS & LAND SURVEYORS

COMMERCIAL
 SITE PLANNING
 SITE ENGINEERING
 INDUSTRIAL & MULTI-UNIT
 LAND SURVEYING
 CONSTRUCTION LAYOUT

SURVEYING
 ALTA SURVEYS
 BOUNDARY SURVEYS
 TOPOGRAPHIC SURVEYS
 PARCEL SPLITS

RESIDENTIAL
 SUBDIVISIONS
 SITE CONDOMINIUM
 MULTI-FAMILY
 LOT PLANS
 CONSTRUCTION LAYOUT

(248) 926-3701 (BUS)
 (248) 926-3765 (FAX)
 WWW.ALPINE-INC.NET

46892 WEST ROAD
 SUITE 109
 NOVI, MICHIGAN 48377



VANDREY PROPERTIES

SITE PLAN

CLIENT: VANDREY PROPERTIES

REVISED

2022-03-10 PER CLIENT

2024-11-26 SUBMITTAL

DATE: 2022-03-04

DRAWN BY: SD

CHECKED BY: TG

FBK:

CHF:

SCALE: HOR 1" = 20 FT.
 VER 1" = 10 FT.

22-173

DRAINAGE NARRATIVE:
 THE SITE CURRENTLY DRAINS TO THE NORTHWEST CORNER OF THE PROPERTY. TO ACCOMMODATE STORM WATER MANAGEMENT, AN INFILTRATION BASIN IS PROPOSED. SOIL BORINGS AND INFILTRATION TESTING WILL BE REQUIRED FOR ENGINEERING DESIGN TO VERIFY THE DESIGN INFILTRATION RATE.

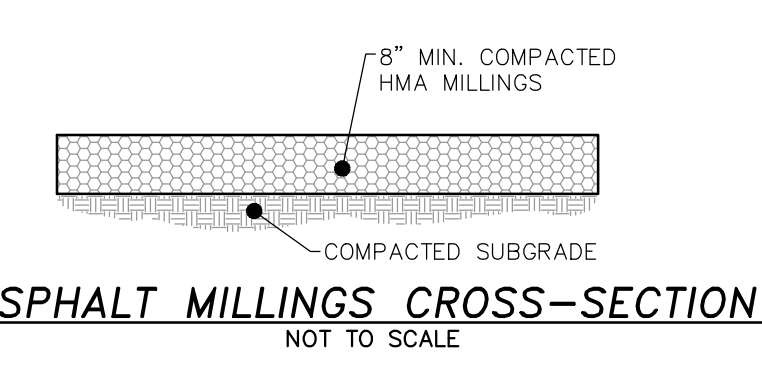
DETENTION REQUIREMENTS:

VARIABLES	DRAINAGE AREA, A	RUNOFF COEFFICIENT, C	WATER QUALITY
1. FIRST FLUSH TREATMENT, V _{FF}	V _{FF} = 545 * C * A	0.59	INFLTRATION
2. CHANNEL PROTECTION VOLUME CONTROL (CPVC), V _{CPVC}	V _{CPVC} = 4,719 * C * A	0.59	VOLUME PART 1
3. CHANNEL PROTECTION RATE CONTROL (CPRC), V _{CPRC}	V _{CPRC} EXTENDED DETENTION = 6,897 * C * A	0.59	VOLUME PART 2
4. CALCULATE THE VARIABLE DISCHARGE RATE TO CALCULATE VOLUME PART 2	Q _{VDR} = 1.1055 - 0.206 * LN(A)	0.59	INFLTRATION
5. DETERMINE THE PEAK ALLOWABLE 100-YEAR DISCHARGE, Q _{ALLOWABLE}	Q _{ALLOWABLE} = 18,985 * C * A	0.59	VOLUME PART 1
6. CALCULATE THE PEAK 100-YEAR ALLOWABLE DISCHARGE, Q _{100P}	Q _{100P} = 18,985 * C * A	0.59	VOLUME PART 2
7. CALCULATE THE 100-YEAR RUNOFF VOLUME, V _{100R}	V _{100R} = 18,985 * C * A	0.59	INFLTRATION
8. DETERMINE THE TIME OF CONCENTRATION, T _C	T _C = 10 MIN	0.59	VOLUME PART 1
9. CALCULATE THE INTENSITY FOR THE 100-YEAR STORM, I ₁₀₀	I ₁₀₀ = 83.3 / (T _C + 9.17) * 0.11	0.59	VOLUME PART 2
10. CALCULATE THE 100-YEAR PEAK INFLOW, Q _{100P-IN}	Q _{100P-IN} = C * I ₁₀₀ * A	0.59	INFLTRATION
11. CALCULATE THE STORAGE RATIO, R	R = [0.206 - 0.15 LN (Q _{100P} / Q _{100R})]	0.59	VOLUME PART 1
12. CALCULATE THE 100-YEAR DETENTION VOLUME, V _{100-D}	V _{100-D} = V _{100R} * R	0.59	VOLUME PART 2
13. ADJUST THE 100-YEAR DETENTION VOLUME IF CPVC IS PROPOSED	V _{100-D ADJUSTED} = V _{100-D} - CPVC PROVIDED	0.59	INFLTRATION
14. COMPARE V _{100-D} ADJUSTED VERSUS V _{CPRC} EXTENDED DETENTION	V _{CPRC} EXTENDED DETENTION = 6,897 * C * A	0.59	VOLUME PART 1

DETENTION PROVIDED:

INFILTRATION BASIN SURFACE STORAGE VOLUME					
Elevation	Area	Avg. Area	Depth	Volume	Volume
1011.0	4,519	3,890	1.0	3,890	3,890
1010.0	3,261	2,713	1.0	2,713	2,713
1009.0	2,164	1,848	0.5	924	924
1008.5	1,532				
TOTAL DESIGNED SURFACE/SOIL SURFACE VOLUME:				7,527	
INFILTRATION					
* INFILTRATION VOLUME (CF) = INFILTRATION AREA (SF) X INFILTRATION (IN/HR) X INFILTRATION PERIOD (HR) X (1/12)					
INFILTRATION AREA	4,519	SO. FT.			
INFILTRATION DESIGN RATE	1.00	IN/HR *			
INFILTRATION PERIOD	0.08	FT/HR			
INFILTRATION VOLUME	2,169	CU. FT.			
REQUIRED DETENTION VOLUME:		9,092	CU.FT.		
TOTAL PROPOSED DETENTION VOLUME:		9,696	CU.FT.		

*NOTE: PER THE USDA WEB SOIL SURVEY, THE EXISTING SOIL FOUND ON THE SUBJECT PROPERTY IN THE AREA OF THE PROPOSED INFILTRATION BASIN IS SPINKS LOAMY SANDY (0 TO 6 PERCENT SLOPES). THE WEB SOIL SURVEY INDICATES A HYDROLOGIC SOIL GROUP OF A WITH AN INFILTRATION RATE BETWEEN 2 TO 6 IN/HR. IT IS PROPOSED THAT THE INFILTRATION CALCULATION UTILIZE THE LOWER VALUE OF INFILTRATION AND DIVIDE BY 2 FOR A FACTOR OF SAFETY. THEREFORE USE 1.0 IN/HR.



- NOTES:**
- ALL WORK TO CONFORM TO CURRENT STANDARDS AND SPECIFICATIONS OF THE TOWNSHIP, COUNTY, AND/OR MDOT.
 - THE CONTRACTOR SHALL NOTIFY MISS DIG (800-482-1771) A MINIMUM OF 72 HOURS PRIOR TO START OF CONSTRUCTION.
 - THE CONTRACTOR SHALL NOTIFY THE TOWNSHIP/COUNTY/STATE AS REQUIRED PRIOR TO START OF CONSTRUCTION.
 - LIGHTING IS NOT CURRENTLY PROPOSED.
 - SUBJECT PROPERTY WAS GRANTED CONDITIONAL REZONING ON JULY 19, 2023 BASED ON THE FOLLOWING CONDITIONS:
 - THE USE OF THE SUBJECT PARCEL SHALL BE LIMITED TO INVENTORY FOR OAKLAND COUNTY BOAT SALES.
 - THE USE OF THE SUBJECT PARCEL SHALL COMPLY WITH THE REGULATIONS OF THE C-3, LOW IMPACT ZONING DISTRICT AS PERTAINS TO INVENTORY LOTS.
 - THE SUBJECT PARCEL SHALL NOT BE USED FOR BOAT REPAIR.
 - THE SUBJECT PARCEL SHALL BE IMPROVED AS FOLLOWS:
 - TOPSOIL STRIPPED, REMOVED FROM SITE AND GRADING TO PROMOTE PROPER DRAINAGE.
 - COMPACTED BASE WILL BE TOPPED WITH SCREENED ASPHALTIC MILLINGS RECLAIMED FROM ROAD PROJECTS.
 - EXISTING SIDEWALKS WILL REMAIN IN PLACE.
 - POWER FOR LIGHTING AND CAMERAS WILL BE FED THROUGH THE EXISTING PAD TRANSFORMER LOCATED ON THE ADJACENT 2675 S. MILFORD ROAD.
 - NO PERMANENT STRUCTURES ARE PROPOSED. IF STRUCTURES ARE PROPOSED IN THE FUTURE, THE APPROPRIATE SITE PLANNING AND PERMITTING PROCESSES WILL APPLY.
 - ADDITIONAL INFORMATION TO BE PROVIDED ON THE ENGINEERING PLANS.

LEGEND:

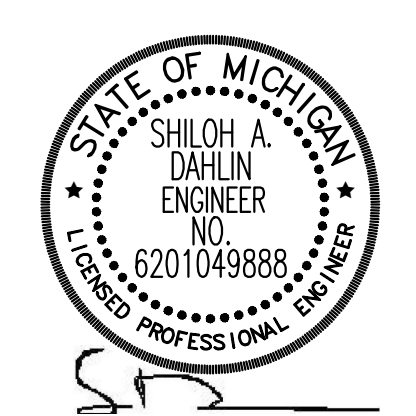
⊕	EX. CATCH BASIN	---	EX. OVERHEAD LINE
○	EX. MANHOLE	---	EX. SIGN
△	EX. END SECTION	---	EX. FENCE
⊙	EX. CLEANOUT	---	PROP. CURB & GUTTER
⊗	EX. WATER GATE VALVE	---	PROP. STORM SEWER
⊕	EX. HYDRANT	---	PROP. SANITARY SEWER
⊗	EX. WATER VALVE	---	PROP. WATER MAIN
⊕	EX. TRANSFORMER	---	PROP. STRUCTURE
⊕	EX. LIGHTPOLE	---	PROP. END SECTION
⊕	EX. UTILITY POLE	---	PROP. CLEAN-OUT
⊕	EX. GUY ANCHOR	---	PROP. HYDRANT
---	EX. SANITARY SEWER	---	PROP. SPOT ELEV.
---	EX. STORM SEWER	---	PROP. TOP OF GROUND ELEV AT RETAINING WALL
---	EX. WATER MAIN	---	PROP. BOTTOM OF GROUND ELEV AT RETAINING WALL
---	EX. ELECTRIC CABLE	---	PROP. DRAINAGE ARROW
---	EX. COMMUNICATION	---	
---	EX. GAS LINE	---	

SITE DATA:
 EXISTING USE: VACANT
 PROPOSED USE: BOAT INVENTORY LOT
 TAX ID: 11-34-176-007
 ZONING: LOW IMPACT COMMERCIAL, C-3

SITE AREA: ±1.58 ACRES (GROSS)
 ±0.21 ACRES (MILFORD ROAD R.O.W.)
 ±1.37 ACRES (NET)

PARKING PROVIDED:
 73 SPACES @ 10'X30'
 6 SPACES @ 10'X25'
 6 SPACES @ 10'X20'
 85 SPACES (TOTAL)

LEGAL DESCRIPTION (BY OTHERS):
 A PARCEL OF LAND LOCATED IN THE NORTHWEST 1/4 OF SECTION 34, TOWN 3 NORTH, RANGE 7 EAST, HIGHLAND TOWNSHIP, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST 1/4 CORNER OF SECTION 34; THENCE SOUTH 89 DEGREES 45 MINUTES 31 SECONDS EAST 1448.70 FEET ALONG THE EAST AND WEST 1/4 LINE OF SECTION 34 TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE ALONG THE CENTERLINE OF MILFORD ROAD THE FOLLOWING TWO (2) COURSES: ON A CURVE TO THE RIGHT HAVING A RADIUS OF 830.77 FEET, A CENTRAL ANGLE OF 07 DEGREES 00 MINUTES 58 SECONDS AND A CHORD BEARING A DISTANCE OF NORTH 02 DEGREES 40 MINUTES 11 SECONDS WEST 101.67 FEET AND NORTH 00 DEGREES 50 MINUTES 19 SECONDS EAST 51.07 FEET; THENCE NORTHERS DEGREES 15 MINUTES 11 SECONDS EAST 406.55 FEET; THENCE SOUTH 00 DEGREES 50 MINUTES 19 SECONDS WEST PARALLEL WITH SAID MILFORD ROAD, A DISTANCE OF 142.92 FEET TO A POINT ON SAID EAST AND WEST 1/4 LINE OF SECTION 34; THENCE NORTH 88 DEGREES 45 MINUTES 31 SECONDS WEST ALONG SAID EAST AND WEST 1/4 LINE, A DISTANCE OF 398.43 FEET TO THE POINT OF BEGINNING.



NOT FOR CONSTRUCTION

PACKETS FROM PREVIOUS REZONING APPLICATION

Mr. Howe supported, and the motion carried with the following roll call vote: Hamill – yes, Flowers – yes, Frederick – yes, Cooper – yes, Howe – yes, Lewis – yes, Salvia – yes.

Announcements and Information Inquiry:

- a) Farmers' Market on Saturdays at Milford Rd & M-59 from 10 a.m. to 2 p.m.
- b) Sounds Like Summer Concert Series Begins July 11th at 7:00 p.m. in Veterans Park
- c) Highland Summer Sidewalk Sales July 21 and 22, 2023

Ms. Frederick provided a list of the top 30 taxpayers for 2022. Mr. Howe announced the first band tomorrow night is the Journey cover band and next week is Itchycoo Park Band. Mr. Hamill added in the event of rain the concert will be moved to the township auditorium.

Public Comment:

Mrs. Cooper wanted to thank two employees from Highland Township, Karen Provo, and Karen Genson, who put in many years of their lives for the betterment of Highland. Mr. Howe was very impressed with our fireworks show and the effort of the Oakland County Sheriff's Department with traffic control. Mr. Salvia heard many good comments regarding the fireworks and also the location of the farmers' market. Mr. Hamill wished his wife a Happy Anniversary. Mr. Howe complimented Mr. Hamill for mowing the M-59 median and for all he does to go above and beyond as supervisor.

Presentation:

- a) Highland Downtown Development Authority Accreditation

Tim Colbeck from Main Street Oakland County recognized the Highland Downtown Development Authority as an accredited program for the 12th consecutive year.

Public Hearing:

- a) Charter Township of Highland to Reprogram 2022 Community Development Block Grant Funds

The Public Hearing on the 2022 Community Development Block Grant ended at 6:51 p.m. There was no public comment.

Pending Business:

- a) Consider Adoption of Zoning Amendment Z-028 to Rezone PIN 11-34-176-007 Vacant, S. Milford Road, South of Reid Road, from C-1 Local Commercial to C-3, Low Impact Commercial with Offer of Conditions, Applicant: Vandrey Properties LLC.

Mr. Salvia moved to approve the Adoption of Zoning Amendment Z-028 to Rezone PIN 11-34-176-007 Vacant, S. Milford Road, South of Reid Road, from C-1 Local Commercial to C-3, Low Impact Commercial with Offer of Conditions, Applicant: Vandrey Properties LLC. Mrs. Cooper supported, and the motion carried with the following roll call vote: Hamill – yes, Flowers – yes, Frederick – yes, Cooper – yes, Howe – yes, Lewis – yes, Salvia – yes.



Memorandum

To: Board of Trustees members
From: Elizabeth J Corwin, PE, AICP; Planning Director
Date: May 31, 2023
Re: Rezoning request from C-1 Local Commercial to C-3, Low Impact Commercial with offer of conditions
Applicant: Vandrey Properties LLC
Vacant, S. Milford Road, south of Reid Road
PIN 11-34-176-007

Andrew West, Vandrey Properties, LLC submitted a site sketch, a narrative description and a written offer of conditions which can be used as the basis of an agreement for conditional rezoning.

The Planning Commission held a public hearing on May 4, 2023. Their unapproved minutes are attached. The motion was unanimous recommendation for approval. There was public comment from two neighbors opposed to the project. One neighbor who spoke followed up with an email.

At your June 5th meeting, the ordinance will be introduced, but cannot be adopted until a subsequent meeting. When you deliberate on this application, you are also considering the Voluntary Statement of Conditions, which is included in your packet. Any substantive changes to the conditions must be referred back to the Planning Commission for a new public hearing.



CHARTER TOWNSHIP OF HIGHLAND
ORDINANCE NO. Z-028

An ordinance to amend the Charter Township of Highland Zoning Map of Ordinance Z-001 whose short title is the Zoning Ordinance of Highland Township.

THE CHARTER TOWNSHIP OF HIGHLAND ORDAINS:

Section 1. That the Township Zoning Map, Ordinance Z-001 be amended as follows:

That the zoning map of Highland Township, Oakland County, State of Michigan, be changed from C-1, Local Commercial Zoning District to C-3, Low Impact Commercial Zoning District with conditions to allow for development of a boat inventory lot on a parcel described as follows:

Parcel # 11-34-176-007 Vacant parcel on South Milford Road, south of Reid Road; approximately 1.58 acres

Section 2. That the voluntary Declaration of Conditions submitted by the applicant shall restrict the use of the property for inventory lot for boat sales.

Section 3. All ordinances or parts of ordinances in conflict herewith are repealed only to the extent necessary to give this ordinance full force and effect.

Section 4. Savings Clause

That nothing in this ordinance hereby adopted be construed to affect any just or legal right or remedy of any character nor shall any just or legal right or remedy of any character be lost, impaired or affected by this Ordinance.

Section 5. Severability

The various parts, sections and clauses of this Ordinance are declared to be severable. If any part, sentence, paragraph, section or clause is adjudged unconstitutional or invalid by a court of competent jurisdiction, the remainder of the Ordinance shall not be affected.

Section 6. Adoption

This Zoning Ordinance amendment is hereby declared to have been adopted by the Charter Township of Highland Township Board at a meeting thereof duly called and held on the day of July 10th, 2023.

Section 7. Effective Date

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.

Rick A. Hamill, Township Supervisor

Tami A. Flowers MiPMC, Township Clerk

CERTIFICATION OF CLERK

I hereby certify that the foregoing is a true and complete copy of a Zoning Ordinance amendment adopted by the Township Board of the Charter Township of Highland on July 10, 2023, which was a regular meeting. I further certify that at said meeting there were present the following Board members:

I further certify that the adoption of said Zoning Ordinance amendment was moved by Board member _____ and supported by Board member _____.

I further certify that the following Board members:

voted for the adoption of said Zoning Ordinance amendment. The following Board members:

voted against the adoption of said Zoning Ordinance amendment.

I hereby certify that said Zoning Ordinance amendment has been recorded in the Ordinance Book in said Charter Township and that such recording has been authorized by the signature of the Township Supervisor and Township Clerk.

Tami A. Flowers MiPMC, Township Clerk

Introduction: June 5, 2023
Adoption:
Published:
Effective Date:

CONDITIONAL REZONING
STATEMENT OF CONDITIONS

This Statement of Conditions made and entered into this _____ day of _____, 2023, by and between HIGHLAND CHARTER TOWNSHIP ("Township"), a Michigan municipal corporation, with its office located 205 N. John, Highland, MI 48357, and VANDREY PROPERTIES, LLC ("Owner"), whose address is 2400 Harvey Lake Road, Highland, MI 48356.

RECITALS

- A. The Highland Charter Township Code, Chapter 25 Zoning Ordinance, Section 19.03 et. Seq., Conditional Rezoning, was adopted consistent with the provisions of Section 405 of the Michigan Zoning Enabling Act, MCL 125.3405.
- B. Section 19.03 of the Zoning Ordinance recognizes that there are certain instances where it would be in the best interest of the Township, as well as advantageous to the Owner, that certain conditions could be imposed as part of a request for rezoning.
- C. On March 3, 2023, Owner applied for rezoning from C-1, Local Commercial Zoning District to C-3, Low Impact Commercial District for vacant property located on the east side of South Milford Rd, approximately 426 feet south of Reid Road. The subject property is more fully described below (the "Property").
 - *A parcel of land located in the Northwest 1/4 of Section 34, Town 3 North, Range 7 East, Highland Township, Oakland County, Michigan, described as follows: Commencing at the West 1/ 4 corner of Section 34; thence South 89 degrees 45 minutes 31 seconds East 1448.70 feet along the East and West 1/ 4 line of Section 34 to the Point of Beginning of this description; thence along the centerline of Milford Road the following two (2) courses: on a curve to the right having a radius of 830.77 feet, a central angle of 07 degrees 00 minutes 58 seconds and a chord bearing a distance of North 02 degrees 40 minutes 11 seconds West 101.67 feet and North 00 degrees 50 minutes 19 seconds East 51.07 feet; thence North 85 degrees 15 minutes 11 seconds East 406.55 feet; thence South 00 degrees 50 minutes 19 seconds West parallel with said Milford Road, a distance of 187.92 feet to a point on said East and West 1/4 line of Section 34; thence North 89 degrees 45 minutes 31 seconds West along said East and West 1/4 line, a distance of 398.43 feet to the Point of Beginning.*

More commonly known as; VACANT LAND South Milford Road, Highland MI 48357
Parcel ID# 1134-176-007

- D. At the public hearing before the Planning Commission on May 4, 2023, the Planning Commission reviewed conditions submitted by the Owner in writing pertaining to the use and development of the Property for which the rezoning was requested.

- E. On May 4, 2023, the Planning Commission, after public hearing, recommended approval of the rezoning with conditions.
- F. On _____, the Township Board approved the conditional rezoning subject to the certain Statement of Conditions. The minutes of the Township Board meeting are attached as **Exhibit A**.
- G. Under Section 19.06.D, the Statement of Conditions applicable to the conditional rezoning is required to be signed by Owner. By executing this Statement of Conditions, the Township and Owner to desire to set forth and confirm the conditions under which the Township granted conditional rezoning.
 - a.

NOW, THEREFORE, Owner agrees:

- 1. Conditions running with the property. This Statement of Conditions covers the Property described herein. This Statement of Conditions shall be binding upon and inure to the benefit of Owner and the Township, and their heirs, successors, and assigns, and shall run with the Property.
- 2. List of conditions. The conditional rezoning was granted to Owner based upon conditions which were voluntarily offered by Owner. The conditions and limitations on use of the Property which formed the basis for the Township's grant of the conditional rezoning are as follows:
 - a. The use of the subject parcel shall be limited to inventory for Oakland County Boat Sales
 - b. The subject parcel shall not be used for boat repair
 - c. The subject parcel shall be improved as follows:
 - i. Topsoil stripped, removed from site and grading to promote proper drainage.
 - ii. Compacted base will be topped with screened asphaltic millings reclaimed from road projects.
 - d. Existing sidewalks will remain in place.
 - e. Power for lighting and cameras will be fed through the existing pad transformer located on the adjacent 2675 S. Milford Road.
 - f. No permanent structures are proposed. If structures are proposed in the future, the appropriate site planning and permitting processes will apply.
- 3. Owner acknowledgment. Owner acknowledges that he voluntarily offered and consented to the provisions contained in this Statement of Conditions. Owner agrees that the conditions contained herein are fair, reasonable, and equitable requirements and conditions; agrees that the Statement of Conditions does not constitute a taking of property for any purpose or a violation of any constitutional rights; and agrees to be bound by each and every provision of the Statement of Conditions. Furthermore, it is agreed and acknowledged that any improvements and undertakings described herein are necessary and roughly proportional to the

burdens imposed by the conditional rezoning, and are necessary to ensure the public services and facilities will be capable of accommodating the development and the increased service or facility loads caused by the development; to protect the natural environment and conserve natural resources; to ensure compatibility with adjacent uses of land; to promote use of the Property at a socially and economical manner; and to achieve other legitimate objectives authorized by law.

4. Authority to execute. This Statement of Conditions has been authorized by all necessary action of Owner, and Owner states that he is the only party having an interest in the Property, and has the authority to execute this Statement of Conditions and bind the Property to its terms and conditions.
5. Obligation to obtain other approvals. Owner acknowledges that any use or development approved by the conditional rezoning that may require a special approval land use, a variance, or site plan approval under the terms of the Zoning Ordinance, may only be commenced if such special land use permit, variance, and/or site plan approval is ultimately granted in accordance with the terms of the Zoning Ordinance.
6. Amendment. This Statement of Conditions may only be amended in the same manner as required to obtain the original conditional rezoning and Statement of Conditions.
7. Compliance with Statement of Conditions. Owner shall continuously operate and maintain the development or use of the Property in full compliance with all of the conditions set forth in the Statement of Conditions. Any failure to comply with the conditions contained within the Statement of Conditions shall constitute a violation of the Zoning Ordinance, and be punished accordingly. Any such violation shall be deemed a nuisance *per se* and subject to judicial abatement as provided by law.
8. Township right to rezone. Owner acknowledges that nothing in the Statement of Conditions shall be deemed to prohibit the Township from rezoning all or a portion of the Property to another zoning classification, subject to the Statement of Conditions.
 - a. IN WITNESS WHEREOF, the parties have caused this Conditional Rezoning Statement of Conditions to be executed on the day and year recited above.

HIGHLAND CHARTER TOWNSHIP

b.
c.
d. _____
By: Rick A. Hamill
e. Its: Township Supervisor
f.
g.
h. _____
i. By: Tami Flowers
j. Its: Township Clerk

ACKNOWLEDGEMENT

STATE OF MICHIGAN)
) ss
COUNTY OF)

The foregoing Conditional Rezoning Statement of Conditions was acknowledged before me by Rick A. Hamill, Township Supervisor, and Tami Flowers, Township Clerk, to me personally known, who, being by me duly sworn, did say that they are, respectively, the Supervisor and the Clerk of the Charter Township of Highland, Oakland County, Michigan, acting on behalf of Highland Township on the ____ day of _____, 2023.

ACKNOWLEDGEMENT

Notary Public
Oakland County, Michigan
My Commission Expires:_____

Signatures continue on following page

VANDREY PROPERTIES, LLC

By: Andrew West
Its: Resident Agent

ACKNOWLEDGEMENT

STATE OF MICHIGAN)
) ss
COUNTY OF)

The foregoing Conditional Rezoning Statement of Conditions was acknowledged before me by Andrew West, to me personally known, who being duly sworn, did say that he is the Resident Agent acting on behalf of Vandrey Properties, LLC on the ____ day of _____, 2023.

Notary Public
Oakland County, Michigan
My Commission Expires:_____

RECORD OF PLANNING COMMISSION HEARING AND RECOMMENDATION

**Highland Township Planning Commission
Record of the 1397th Meeting
May 4, 2023**

Roll Call:

Grant Charlick, Acting Chairman
Kevin Curtis
Chris Heyn
Beth Lewis
Roscoe Smith
Scott Temple
Russ Tierney
Guy York
Mike O'Leary absent

Doug Lewan, Carlisle-Wortman Associates
Kariline P. Littlebear-Zoning Administrator

Visitors: 16

Acting Chairman Grant Charlick called the meeting to order at 7:30 p.m.

Agenda Item #1: Call to the Public: Opportunity for anyone to bring forward issues of interest or concern for Planning Commission consideration. Each participant limited to 3 minutes.

Mr. Adrian Gaviglio, 5400 Buckhorn Lake Rd, president of the Knobby Hill Association, presented the concerns of the association regarding their current zoning of ARR which is a 5-acre minimum lot size district. He explained that when the neighborhood was first constructed the previous zoning district was a 10-acre minimum. He is asking, on behalf of the association that the Planning Commission re-create a zoning district with a 10-acre minimum so that the association can petition to be rezoned to that larger acre district.

Public Hearing:

Agenda Item #2:

Parcel #	11-34-176-007
Zoning:	C-1 Local Commercial
Address:	Vacant S. Milford Rd
File#:	RZ23-01 Public Hearing
Request:	Rezoning to C-3, Low Impact Commercial with Offer of Conditions
Applicant:	Andrew West, Vandrey Properties LLC
Owner:	Vandrey Properties, LLC

Mr. Roscoe Smith introduced the request for rezoning of parcel 11-34-176-007 from the existing C-1, Local Commercial Zoning District to C-3, Low Impact Commercial Zoning District with an offer of conditions to limit the use for inventory storage of boats for an adjacent boat dealership. The lot will not be used for repair of vehicles. The lot will be stripped of topsoil, graded as required to provide proper drainage, and topped with asphalt

millings. Existing sidewalks will be maintained and no new driveways to Milford are proposed. Power for lighting for cameras and lighting would be fed from the adjacent property at 2675 S. Milford. No permanent structures are proposed at this time. If a structure is needed in the future, the appropriate planning approval process will apply. Zoning could revert to C-1 Zoning should the use as an inventory lot be discontinued.

Mr. York asked for clarification of how the inventory lot qualifies as “overflow” since there are 94 proposed spaces, which is significantly greater than the spaces provided at the dealership at 2675 S. Milford Road. Mr. Charlick explained that the inventory lot could not be the principal “dealership” but was permissible only due to proximity of the established boat dealer.

Mr. Charlick wondered if there would be specific landscaping requirements for this zoning. Mr. Lewan reminded the Planning Commission that this is a rezoning only, and that design details would be established during site plan review.

Mr. Charlick opened the public hearing at 7:35 p.m.

Rick Thompson, 198 Reid Road explained his concerns. Chelsey Park condominiums share a boundary between this parcel and their common open space. He spoke about how his residential neighborhood has been impacted by commercial activity, including deteriorating conditions at the adjacent dental office, the light and noise from Rock Bottom landscaping. Mr. Thompson felt that more and more industrial uses are being crammed into his area of the Township.

Mr. Charlick noted that the parcel is already zoned C-1, and that the proposed inventory lot would not be inconsistent with uses already permissible on the site. He explained that the Planning Commission must allow a reasonable use of the property and could not require that the parcel remain vacant.

William Robinson, 121 Reid Road has lived in the neighborhood for over 20 years. He felt that increasing the commercial footprint in the area is unfair to the residents. He also believed there is insufficient police patrol, and that there is too much vacant commercial. He explained that he has conflict with the Road Commission for Oakland County over refusal to mow the berm which he believes is unsafe due to traffic speeds and volumes. He argued that the increasing commercial activity has devalued his property.

Mr. Charlick closed the public hearing was closed at 7:40 p.m.

Mr. Lewan explained some of the uses that are permitted in the existing C-1, Local Commercial Zoning District. He noted that the applicant’s request is for a specific use that results in less intensive activity than other permissible uses.

Mr. Smith commented that sometimes the Planning Commission has to deal with “what is” rather than what they would like to see in a perfect world. He noted that the property due south of this parcel was at one time an automotive dealership, and that the Planning Commission cannot reverse the use back to residential zoning. Allowing the less intensive

use would forego uses with more potential to create nuisances to the neighbors, such as a fast food restaurant. Mr. Smith thought this was

Mr. Smith made a motion to recommend the rezoning of parcel # 11-34-176-007 to C-3, Low Impact Commercial for establishment of an inventory lot for the adjacent boat dealership with an Offer of Conditions as have been read into the record. Mr. Tierney supported the motion. Roll Call Vote: Mr. Curtis – yes; Mr. Charlick – yes; Mr. Heyn – yes; Mr. York – yes; Mrs. Lewis – yes; Mr. Tierney – yes; Mr. Temple – yes; Mr. Smith - yes. The motion was approved with eight yes votes.

Work Session:

Agenda Item #3: Parcel # 11-22-401-011
Zoning: ARR, Agricultural and Rural Residential
Address: 400 Beach Farm Circle
File#: PLU23-0007
Request: Temporary Land Use Permit
Applicant: Community Sharing
Owner: Highland Township

Mr. Dave Bell, President of Community Sharing was present to represent the applicant. He noted that the temporary land use permit would be for a two-day “garage sale” event, scheduled to coordinate with the library’s schedule so that most activity would occur when the library was not open, and their parking lot would be available for patrons of the sale.

Mr. Temple explained that he serves as treasurer of the Homeowners Association of the adjacent Highland Valley subdivision. He noted that there had been concerns about events at this location when it was first proposed. He acknowledged that there have been no complaints or concerns over the food pantry since it opened.

Mr. Temple made a motion to approve a temporary land use permit for Community Sharing’s Annual Tent Sale. Mr. Curtis supported the motion. Roll Call Vote: Mr. Curtis – yes; Mr. Charlick – yes; Mr. Heyn – yes; Mr. York – yes; Mrs. Lewis – yes; Mr. Tierney – yes; Mr. Temple – yes; Mr. Smith - yes. The motion was approved with eight yes votes.

Agenda Item #4: Parcel # 11-22-326-001 and 11-22-176-019
Zoning: IM, Industrial and Manufacturing
Address: 784 N Milford Rd
File#: SPR 23-02
Request: Site Plan Review
Applicant: Justin Van Gordon
Owner: JCC Tipsico, LLC

Mr. Smith introduced the site plan for two parcels at 784 N. Milford. The site plan is for a new pole barn that will straddle the property line between the two parcels. He noted that the parcels have been established as industrial use since the 1990’s and that a previous site plan was proposed and approved for a similar project, although never constructed.



**PUBLIC HEARING
CHARTER TOWNSHIP OF HIGHLAND
PLANNING COMMISSION
May 4, 2023
7:30 P.M.**

NOTICE IS HEREBY GIVEN that a public hearing will be held at the Highland Township Hall Auditorium, 205 N. John St. on Thursday, May 4, 2023, at 7:30 p.m.

Notice is further given that all interested parties are invited to review the request and offer comment through the internet or mail. The application may be viewed at <http://highlandtwp.net> under the Planning Commission e-packet tab. Comment may be submitted to planning@highlandtwp.org, mailed to the Township offices or dropped in our secure drop box at the Township Offices, 205 N. John St. If you have any questions, please call 248-887-3791, ext. 2.

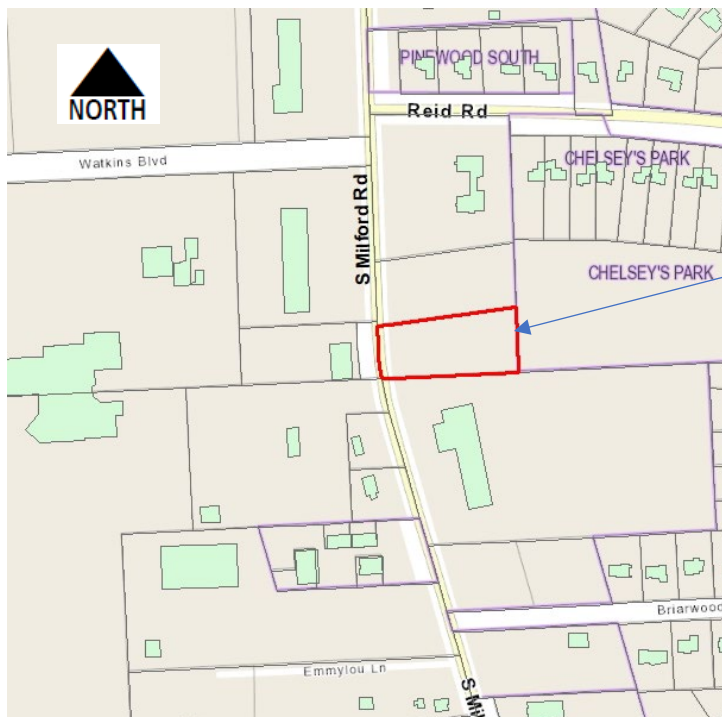
TO CONSIDER:

A request for rezoning submitted by Vandrey Properties LLC, Andrew West (owner).

FROM: C-1 – General Commercial

TO: C-3 –Low Impact Commercial with an offer of conditions restricting the use to an inventory overflow lot for boat sales

LOCATION: Parcel #11-34-176-007, vacant property on the east side of Milford Road, approximately 600 feet south of Watkins Boulevard



Parcel to be considered for rezoning to allow overflow inventory lot for boat Sales

Grant Charlick, Acting Chairman
Highland Township Planning Commission

(Publish: April 12, 2023)



Memorandum

To: Planning Commission Members
From: Elizabeth J Corwin, PE, AICP Planning Director
Date: March 16, 2023
Re: RZ32-01 Rezoning from C-1 to C-3 with offer of conditions
Oakland Boat Sales Inventory Lot
Vandrey Properties – South Milford Road
PIN 11-34-176-007

The case before you is the initial review of a request for rezoning to allow for the expansion of a legally established boat dealership at 2675 S. Milford Road (a multi-tenant building anchored on the south by Tuffy Muffler). The property is currently zoned C-1, following a rezoning action approved by the Board of Trustees October 21, 2021. The applicant has voluntarily offered conditions that would limit the use of the site to a inventory lot consistent with the provided conceptual plan.

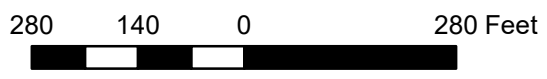
At the March 16, 2023 meeting, the Planning Commission will review the file for completeness and set the public hearing date. The soonest we could schedule the public hearing would be your meeting of April 20th, 2023. We must also consider the schedule for the public visioning session in selecting a date.

.

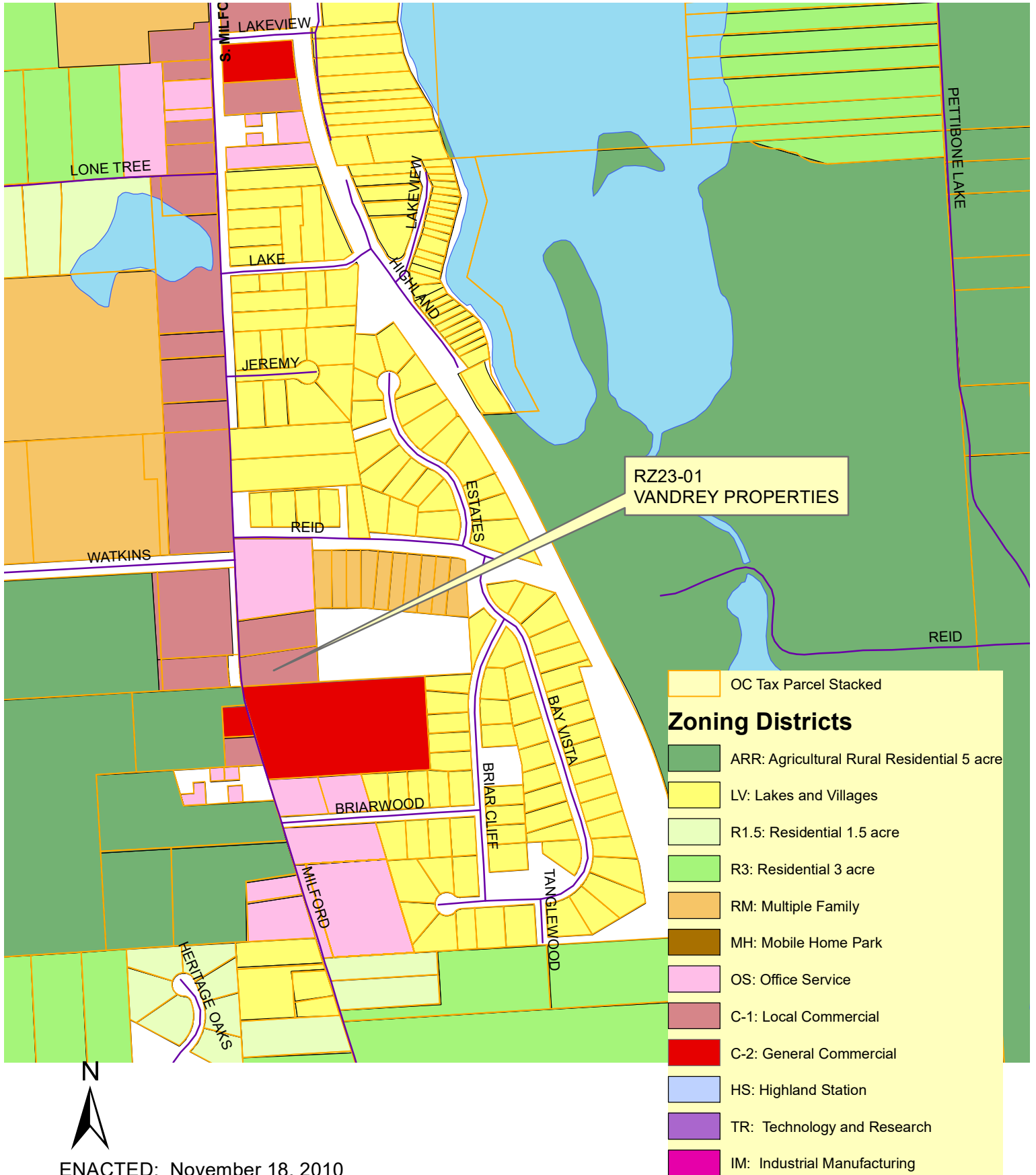




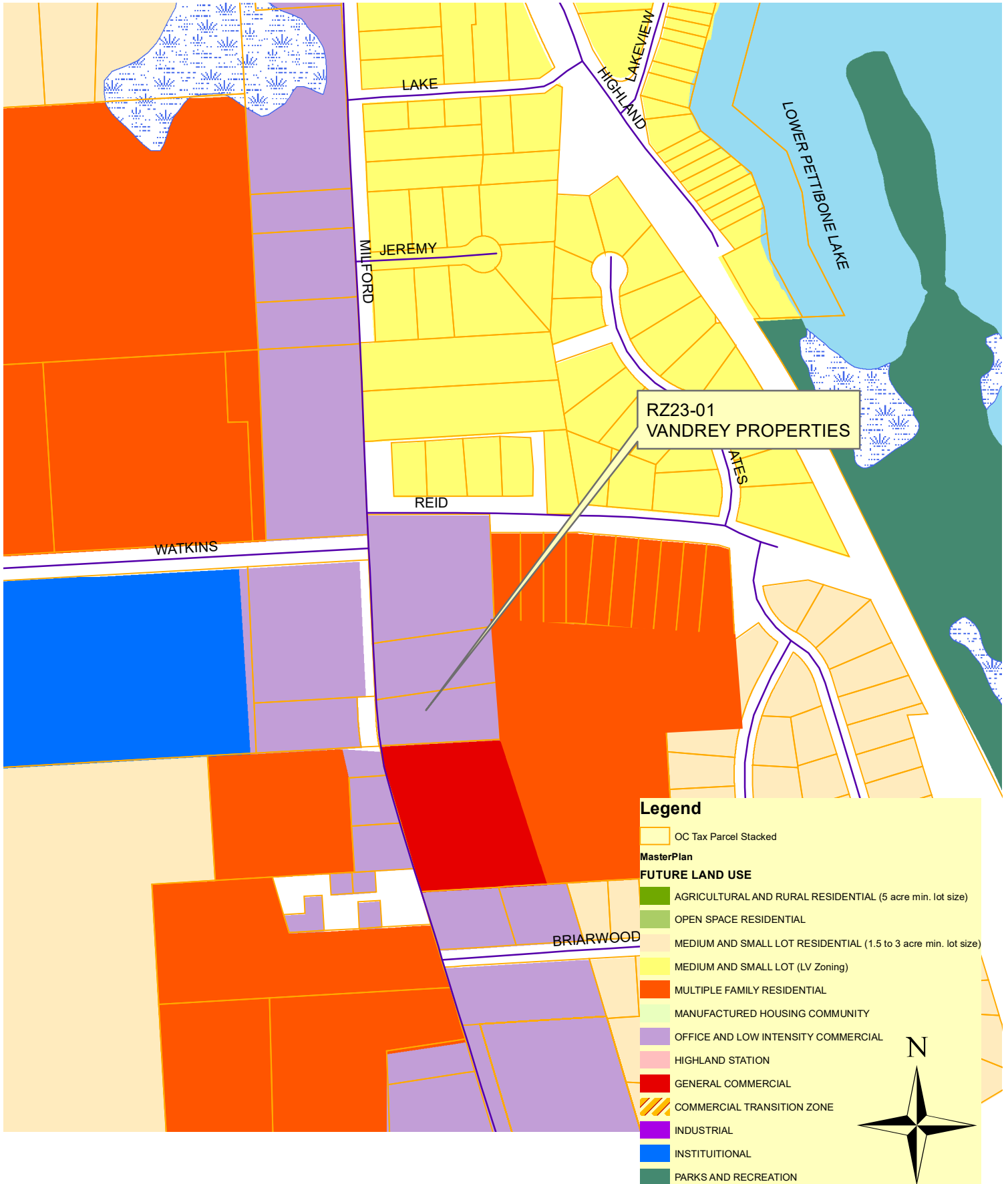
RZ 23-01
VANDREY PROPERTIES



CHARTER TOWNSHIP OF HIGHLAND ZONING MAP



HIGHLAND TOWNSHIP 1999 MASTER LAND USE PLAN MAP
 ADOPTED JULY 6, 2000
 AND INCORPORATION OF MICRO-AREA ANALYSES THROUGH DECEMBER, 2010



CHARTER TOWNSHIP OF HIGHLAND



- Site Plan Review
- Rezoning
- Use Requiring Special Approval
- Land Division
- Land Division & Combination
- Road Profile
- Other

PLAN REVIEW APPLICATION

Highland Township Planning Department, 205 N. John Street, Highland Michigan 48357 (248) 887-3791 Ext. 2

Date filed: 3/3/23 Fee: \$850 Escrow: Case Number: RZ 23-01

NOTICE TO APPLICANT AND OWNER

BY SIGNING THIS APPLICATION, THE APPLICANT AND OWNER ACKNOWLEDGE ONE OR THE OTHER OR BOTH ARE RESPONSIBLE FOR ALL APPLICATION AND CONSULTANT FEES THAT ARISE OUT OF THE REVIEW OF THIS REQUEST THE OWNER ALSO AUTHORIZES THE TOWNSHIP TO PLACE A SIGN ON THE PROPERTY, IF NECESSARY, TO INFORM THE PUBLIC OF THE PENDING MATTER BEING REQUESTED.

REQUIRED COPIES OF PLANS

INITIAL REVIEW: 3 HARD COPIES OF PLANS AND .PDF COPY OF PLANS CONSULTANTS REVIEW OF APPROVED PLANS SUBJECT TO CONDITIONS: 5 COPIES

APPLICANT AND PROPERTY OWNER INFORMATION

Applicant: Vandrey Properties
Phone: 248.770.2246 Email: andywest@vandreyproperties.com
Address: 2400 Harvey Lake Rd Highland, MI 48356
Property Owner: Vandrey Properties Phone: 248.770.2246

PROPERTY INFORMATION

Address or Adjacent Streets: Vacant Land S. Milford Rd. adjacent to 2675 S. Milford Rd
Lot Width: 160' F, 190' R Lot Depth: 398' Lot Area:
Tax Identification Number(s) (Sidwell): 11-34-176-007

PROJECT INFORMATION

Project Name: Oakland County Boat Sales overflow lot
Existing Use: Vacant Current Zoning: C-1
Proposed Use: Inventory Lot - for existing business at 2675 S. Milford Proposed Zoning: C-3 with conditions

APPLICANT SIGNATURE: Andrew West

OWNER SIGNATURE: Andrew West

On the 3rd day of MARCH 23 before me, a Notary Public, personally appeared the above named person whose signature appears above, and who executed the foregoing instrument, and he/she acknowledged to me that he/she executed the same.

On the 3rd day of MARCH 23 before me, a Notary Public, personally appeared the above named person whose signature appears above, and who executed the foregoing instrument, and he/she acknowledged to me that he/she executed the same.

State Of Michigan County Of Oakland

State Of Michigan County Of Oakland

Notary Public: Dan Muehlenborg

Notary Public: Dan Muehlenborg

If there are Co-Applicants and/or Co-Owners associated with this property(ies) to be acted upon, please submit a Notarized Co-Applicant's and/or Co-owner's "Interest in Property Certificate" with this application.

A notarized letter giving the Applicant authorization to represent the Owner is also permitted in lieu of a signature on this application.

MEMORANDUM OF LAND CONTRACT

This Memorandum of Land Contract is entered into on July 21, 2022, between **2675 HIGHLAND HOLDING LLC**, a Michigan limited liability company ("Seller") of 1310 Pettibone Lake Road, Highland MI 48356 and **VANDREY PROPERTIES LLC**, a Michigan limited liability company ("Purchaser") of 2400 Harvey Lake Road, Highland MI 48356 (collectively, the "Parties").

RECITALS

- A. Purchaser and Seller are parties to a Land Contract dated July 21, 2022 (the "Land Contract"), regarding certain real property owned by Seller and referred to below.
- B. The parties wish to give public notice of the existence of the Land Contract through this Memorandum.

NOW, THEREFORE, the parties acknowledge and agree as follows:

1. **Property.** The Land Contract provides terms for Seller to sell, and Purchaser to purchase, for valuable consideration, the following premises situated in the County of Oakland, Township of Highland, State of Michigan, is described as follows:

The real property described below, (approximately 1.58+/- acres), situated in the Township of Highland, County of Oakland, Michigan, with a common street address of VACANT LAND South Milford Road, Highland MI 48357, to wit:

PARCEL 4:

A parcel of land located in the Northwest 1/4 of Section 34, Town 3 North, Range 7 East, Highland Township, Oakland County, Michigan, described as follows: Commencing at the West 1/4 corner of Section 34; thence South 89 degrees 45 minutes 31 seconds East 1448.70 feet along the East and West 1/4 line of Section 34 to the Point of Beginning of this description; thence along the centerline of Milford Road the following two (2) courses: on a curve to the right having a radius of 830.77 feet, a central angle of 07 degrees 00 minutes 58 seconds and a chord bearing a distance of North 02 degrees 40 minutes 11 seconds West 101.67 feet and North 00 degrees 50 minutes 19 seconds East 51.07 feet; thence North 85 degrees 15 minutes 11 seconds East 406.55 feet; thence South 00 degrees 50 minutes 19 seconds West parallel with said Milford Road, a distance of 187.92 feet to a point on said East and West 1/4 line of Section 34; thence North 89 degrees 45 minutes 31 seconds West along said East and West 1/4 line, a distance of 398.43 feet to the Point of Beginning.

More commonly known as: VACANT LAND South Milford Road, Highland MI 48357
Parcel ID#: 11-34-176-007

2. **Public Notice.** This document is intended to give public notice of the Land Contract and of the parties' rights and obligations respecting the Property as described therein.

Signatures of all parties appear on following pages.

970515BH

First American Title

SELLER:
2675 HIGHLAND HOLDING LLC
a Michigan limited liability company

Jeffrey A. Heyn
By: CREEKWOOD REAL ESTATE LLC, Sole Member
By: Jeffrey A. Heyn Declaration of Trust dated
January 15, 1998, as amended, Member
By: Jeffrey A. Heyn, Trustee

STATE OF MICHIGAN)
) ss
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 21 day of July 2022, by JEFFREY A. HEYN, as Trustee of the Jeffrey A. Heyn Declaration of Trust dated January 15, 1998, as amended, Member of CREEKWOOD REAL ESTATE LLC the Sole-Member of **2675 HIGHLAND HOLDING LLC**, a Michigan limited liability company, on behalf of said limited liability company, Seller.

Marie Izzo
Notary Public - State of Michigan
County of Oakland
My Commission Expires August 20, 2027
Acting in the County of Oakland

Marie Izzo
Marie Izzo, Notary Public
Oakland County, Michigan
My Commission Expires: 8-20-27

PURCHASER:
VANDREY PROPERTIES, LLC
a Michigan limited liability company

Andrew West
By: ANDREW WEST, Its Manager

STATE OF MICHIGAN)
) ss
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 21 day of July 2022, by ANDREW WEST, as Manager of **VANDREY PROPERTIES, LLC**, a Michigan limited liability company, on behalf of said limited liability company.

Marie Izzo
Notary Public - State of Michigan
County of Oakland
My Commission Expires August 20, 2027
Acting in the County of Oakland

Marie Izzo
Marie Izzo, Notary Public
Oakland County, Michigan
My Commission Expires: 8-20-27

		Vacant Land- S Milford Road	Page 2 of 2
Drafted by & when recorded return to: Matthew J. Abraham, PC 503 N Leroy Street Fenton MI 48430	Grantor: 2675 HIGHLAND HOLDINGS LLC Grantee: VANDREY PROPERTIES LLC	Send subsequent tax bills to: GRANTEE	
Tax Parcel No. 11-34-176-007	Recording Fee : \$30.00	Transfer Tax: EXEMPT	



Vandrey Properties

2675 S. Milford Rd. Suite B, Highland MI 48357

March 3, 2023

Land Use Proposal

Parcel 11-34-176-007

Vacant Land, S. Milford Rd

Applicant: Vandrey Properties

The proposed land use for parcel 11-34-176-007 would be an inventory lot for Oakland County Boat Sales, a current tenant of 2675 S. Milford Rd. This lot is to the North and adjacent to 2675 S Milford Road property. Oakland County Boat Sales is a growing business. The business is growing beyond the space currently available to him. The boats he carries are high end ski/wakeboard boats along with Pontoons and Tri-Toons, not blight in the community. He has also added a new boat manufacturer to his line. He now carries Viaggio Pontoons/Tri-Toons (<https://viaggiopontoonboats.com/>). Additionally, he signed an NDA with Centurion Boats in February 2023, a ski/wakeboard boat manufacturer. <https://www.centurionboats.com/>. See QR codes for quick access to both sites. The goal is to carry this new line of boats as well. Kyle, the owner of Oakland County Boat sales, is a Highland resident and would like to continue to grow his business in Highland. To do so, space is needed to support his growth. The additional space will allow the boats to be arranged in an aesthetic manner to not only potential customers, but also the community as they drive by.

Oakland County Boat sales is by appointment only with typical appointments and deliveries taking place between 10am and 8pm Monday through Friday and 9am to 6pm on Saturday. The inventory lot would see foot traffic from potential customers and the sales associate from Oakland County Boat Sales. Deliveries, as well as employee and customer vehicles, will be parked at 2675 S. Milford Rd. showroom location.

- The inventory lot would comply with muni-code section 10.32 for vehicle inventory overflow lots.
 - The surface of the lot will be screened asphalt millings to provide a mud free hardened surface to park and drive on.
 - No loudspeaker or paging system required.
 - Boats do not have key fobs to locate them.
 - Boats will arrive at the existing location at 2675 S. Milford where the Boats are detailed, pictures taken and then will be staged in the inventory lot if all spaces are taken at main location. Ingress/egress will be via a drive in the Northeast back corner of 2675 S. Milford parking lot. No additional access to Milford Rd is required.
 - No new entrance located on Milford Rd. He'd use the existing entrance located at 2675 S. Milford Rd.
- Lighting is required for safety and security. All lighting will comply with section 13.03. All lights will use a "smart system" which keeps the lights at a low level and will increase in brightness when motion is detected.
- 360° view Security Cameras will be located on the light post.



Vandrey Properties

2675 S. Milford Rd. Suite B, Highland MI 48357

- Greenbelt will comply with section 12.06. The eastern 20' buffer shown would remain existing woods to offer a natural buffer to activity and light diffuser. Evergreens can be added in areas that need additional screening.
- Landscaping will comply with section 12.07.
- Property maintenance such as lawn, weed control, snow removal etc. will be added to the existing Vandrey Properties contract for 2675 S. Milford.
- Concept layout attached for review.

Sincerely,

A handwritten signature in black ink, appearing to read 'Andrew'.

OFFER OF CONDITIONS:

- A. Property to be used as inventory lot for Oakland County Boat Sales.
- B. Lot 11-34-176-007 C-1 zoning change for special use per Under muni-code C-3 as it pertains to inventory lots only.
- C. Lot 11-34-176-007 will not be used for repair.
- D. Lot 11-34-176-007 will have:
 - a. Topsoil striped removed and graded to provide appropriate drainage and storm water management.
 - b. Compacted base will be topped with screened asphalt millings reclaimed from road projects.
- E. Existing sidewalks will remain in place.
- F. Power for any lighting and cameras will feed through an existing pad transformer located on the premises of 2675 S. Milford Road.
- G. No permanent structure is prosed at this time. Should one become necessary, the proper site plan and permitting process will be followed.
- H. The conditional rezoning agreed to herein can revert back to C-1 if the prosed land use is not established within two years or is abandoned for 12 months.



Vandrey Properties

2675 S. Milford Rd. Suite B, Highland MI 48357

VIAGGIO

MODELS

DEALERS

FIND YOUR DEALER

Find the Viaggio Pontoon Dealer Closest to Your Area!

Your location

48357

Search radius

[Oakland County Boat Sales](#)

2675 S Milford Rd STE. C
Highland MI 48356
United States

Phone: 248-494-4899

Email: sales@okcboatsales.com

[More info](#) ▾



Centurion:



**PUBLIC COMMENT RECEIVED
AFTER HEARING**

Beth Corwin

From: Rick Thompson <rick.a.thompson56@gmail.com>
Sent: Friday, May 5, 2023 12:45 PM
To: Beth Corwin
Subject: Boat Lot parcel 11-22-401-011

Hello,

If you could please forward this on to the Zoning/ Planning board, Roscoe etc. it would be appreciated.

I recently attended the May 6, 2023 planning meeting and spoke for a couple of minutes. I really did not have time to clarify my intent and reasoning so I am sending this email to be more specific.

The boat lot is on the on the west side of the Chelsey's Park HOA common area and in all reality could cause issues with traffic, light and noise pollution. One of our concerns is that if the high end boat facility goes out of business in a few years, what could happen.

Let me explain this. My house is next to the dentist/office building on Reid Road and Milford Road. The building at one time was a well-kept facility but is now probably only 6 months from being full blown blight. The trees on the east side of the building are a mess and never cleaned up. Garbage is strewn everywhere and is often ending up in our yards. The dumpster has graffiti spray painted on it and the parking lot is crumbling and decayed. The roof is old and leaking (I know this for a fact) and the cupola's are falling apart. The sidewalks during heavy snow are never shoveled, forcing the kids walking home from Milford High School to walk in the street, which is 55 MPH. I've seen some close calls out there due to inattentive driving.

Yes I have contacted Ordinance Officer Bell on these issues but he has not offered much help.

Another issue is Rock Bottom. All day starting in spring the sound of trucks being loaded with big boulders. It gets extremely loud and annoying. It is not right having this next to schools and residences and is bad planning on your part.

I'm not even going to get into the storage area being constructed behind Tuffy. That definitely is a bad planning venture and never should gotten the green light.

My point is anything industry wise should be in a designated area away from residential neighborhoods. People move out here to getaway from this stuff and you're shoving it down our throats.

Respectfully,
Rick Thompson
198 Reid Road
Highland, Mi. 48357