



# Memorandum

To: Planning Commission Members  
From: Elizabeth J Corwin, PE, AICP; Planning Director  
Date: March 21, 2024  
Re: URSA 24-01  
Special Approval for Gas Station URSA 24-01  
Vacant N. Milford Rd  
PIN 11-15-326-017

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You are asked to consider an application for Special Approval of Land Use to allow a gas station on vacant property on the NE Corner of N. Milford and Wardlow Road. This property was rezoned to C-1, Local Commercial Zoning District in 2021, although the Planning Commission recommended denial of the request. The applicant has provided a conceptual plan for the use approval only. The site plan will follow as a separate application if the use is approved by the Township Board.

For a Special Approval of Land Use for a gas station, the applicant must satisfy the required standards of approval in Section 6.03H. In general, the standards require the Planning Commission to consider whether the use is consistent with the Master Plan and protects the health, safety and welfare of the residents. This includes an analysis of the traffic patterns and potential negative impacts to the neighbors from light, dust, noise and other factors arising from use of the site as proposed.

Neighboring properties include a strip commercial center to the south, industrially zoned properties and the Apollo Center to the west, vacant office services zoned property to the north and 1.5 acre zoned residential properties on the west side of the CSX Railroad ROW which abuts the parcel.

As a corner lot, the site is burdened with two front yards and a rear yard. The applicant has demonstrated through his concept plan that a 4500 square foot convenience store and pumps with canopy could fit

*Warm inside. Great outdoors.*



within the building envelope, leaving room for site circulation and parking. The concept plan also shows reasonable location for stormwater detention, septic and well, which respect required isolation distances. These systems would clearly require approval of outside agencies and engineering review.

You are not asked to review the site plan in detail at this time, although it is appropriate to point out issues that should be addressed in a future site plan. Appropriate considerations in a Special Permit Use Permit include hours of operation, traffic impacts, buffering requirements, if any, between this use and the residential property to the east. Any motions that you make should refer back to findings relative to the Standards of Approval.

The Planning Commission is a recommending body. The proposal will pass with your recommendation to the Board of Trustees for a final decision.



**PUBLIC HEARING  
CHARTER TOWNSHIP OF HIGHLAND  
PLANNING COMMISSION  
March 21, 2024  
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, March 21, 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 tab. Comment may be submitted to [planning@highlandtwp.org](mailto: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:**

**Request for Use Requiring Special Approval** submitted by applicant and property owner Sarmed Raouf

**REQUEST:**

Section 4.10. Local Commercial District (C-1) Subsection C.09 Gas Station and Article 6, Special Land Use Procedures and Standards.

**LOCATION:** Parcel 11-15-326-017 Vacant N Milford Rd



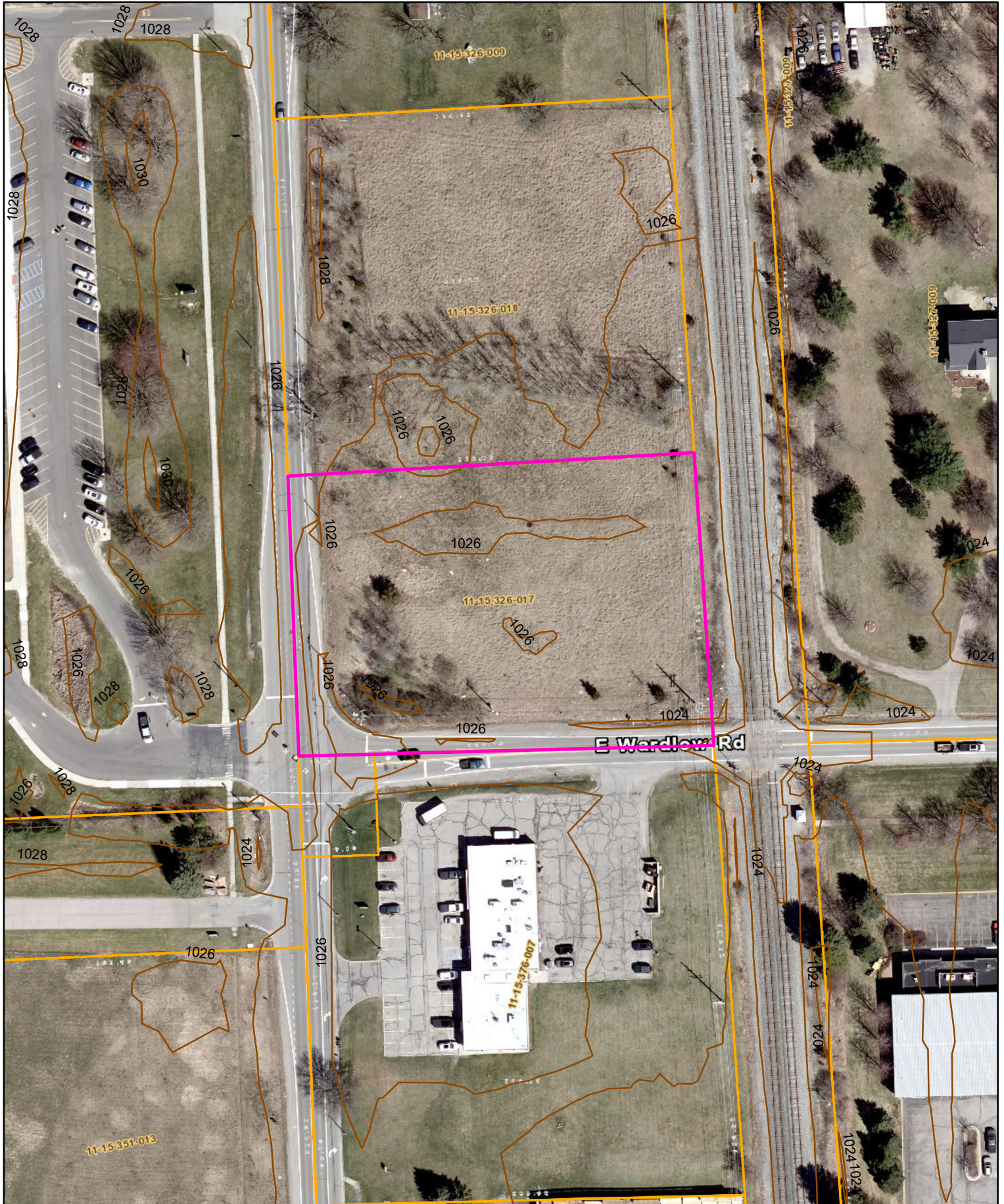
Grant Charlick, Acting Chairman  
Highland Township Planning Commission

**(Publish: February 29, 2024)**





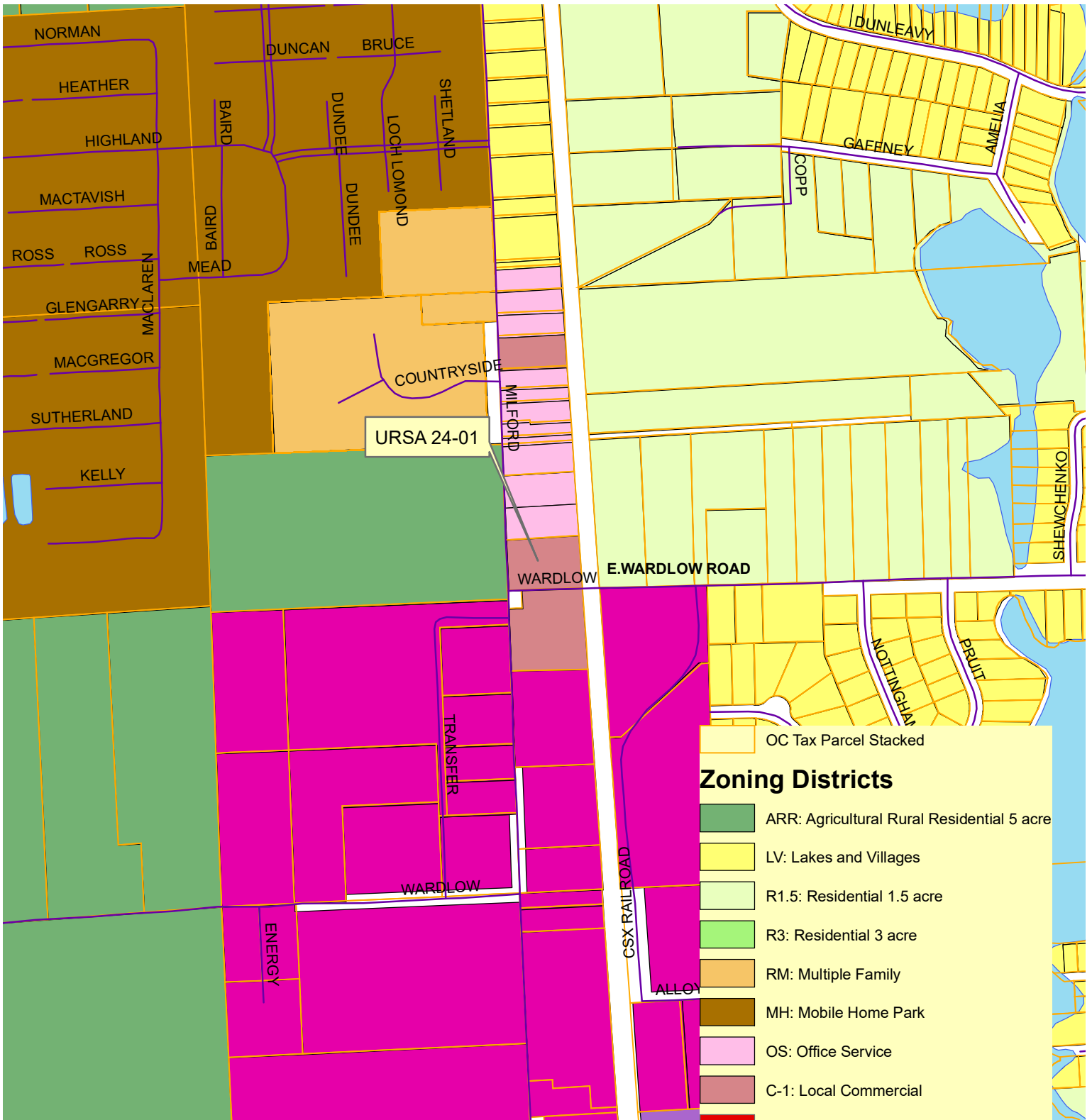
Vacant North Milford  
PIN 11-15-326-017



110 55 0 110 Feet



# CHARTER TOWNSHIP OF HIGHLAND ZONING MAP



- OC Tax Parcel Stacked
- Zoning Districts**
- ARR: Agricultural Rural Residential 5 acre
- LV: Lakes and Villages
- R1.5: Residential 1.5 acre
- R3: Residential 3 acre
- RM: Multiple Family
- MH: Mobile Home Park
- OS: Office Service
- C-1: Local Commercial
- C-2: General Commercial
- HS: Highland Station
- TR: Technology and Research
- IM: Industrial Manufacturing



ENACTED: November 18, 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: 2-2-2024 Fee: \$500 Escrow: \$2500 Case Number: \_\_\_\_\_

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: SARMED RAOUF  
 Phone: 248-343-2400 Email: sams5366@aol.com  
 Address: 6122 Trailwood Ln west Bloomfield-MI-48322  
 (Street) (City) (State) (Zip)  
 Property Owner: SARMED RAOUF Phone: 248-343-2400  
 Address: 6122 Trailwood Ln west Bloomfield-MI-48322  
 (Street) (City) (State) (Zip)

PROPERTY INFORMATION

Address or Adjacent Streets: SW 1/4, SEC. 15, T.3N, R.7E, HIGHLAND TWP., OAKLAND COUNTY  
 Lot Width: 222.07 FEET Lot Depth: 322.33 FEET Lot Area: 74,000 S.F.  
 Tax Identification Number(s) (Sidwell): 11-15-326-017

PROJECT INFORMATION

Project Name: Rina properties  
 Existing Use: VACANT Current Zoning: C-1  
 Proposed Use: MERCANTILE (GAS STATION) Proposed Zoning: C-1

APPLICANT

SIGNATURE: [Signature]  
 NAME: SARMED RAOUF  
 On the 2nd day of Feb 2024 before me, a Notary Public,  
 personally appeared the above named person whose signature  
 appears above, and who executed the foregoing instrument, and  
 acknowledged to me that he/she executed the same.

OWNER

SIGNATURE: [Signature]  
 NAME: SARMED RAOUF  
 On the 2 day of Feb 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.

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

Notary Public: [Signature]

State Of Michigan  
County Of Oakland

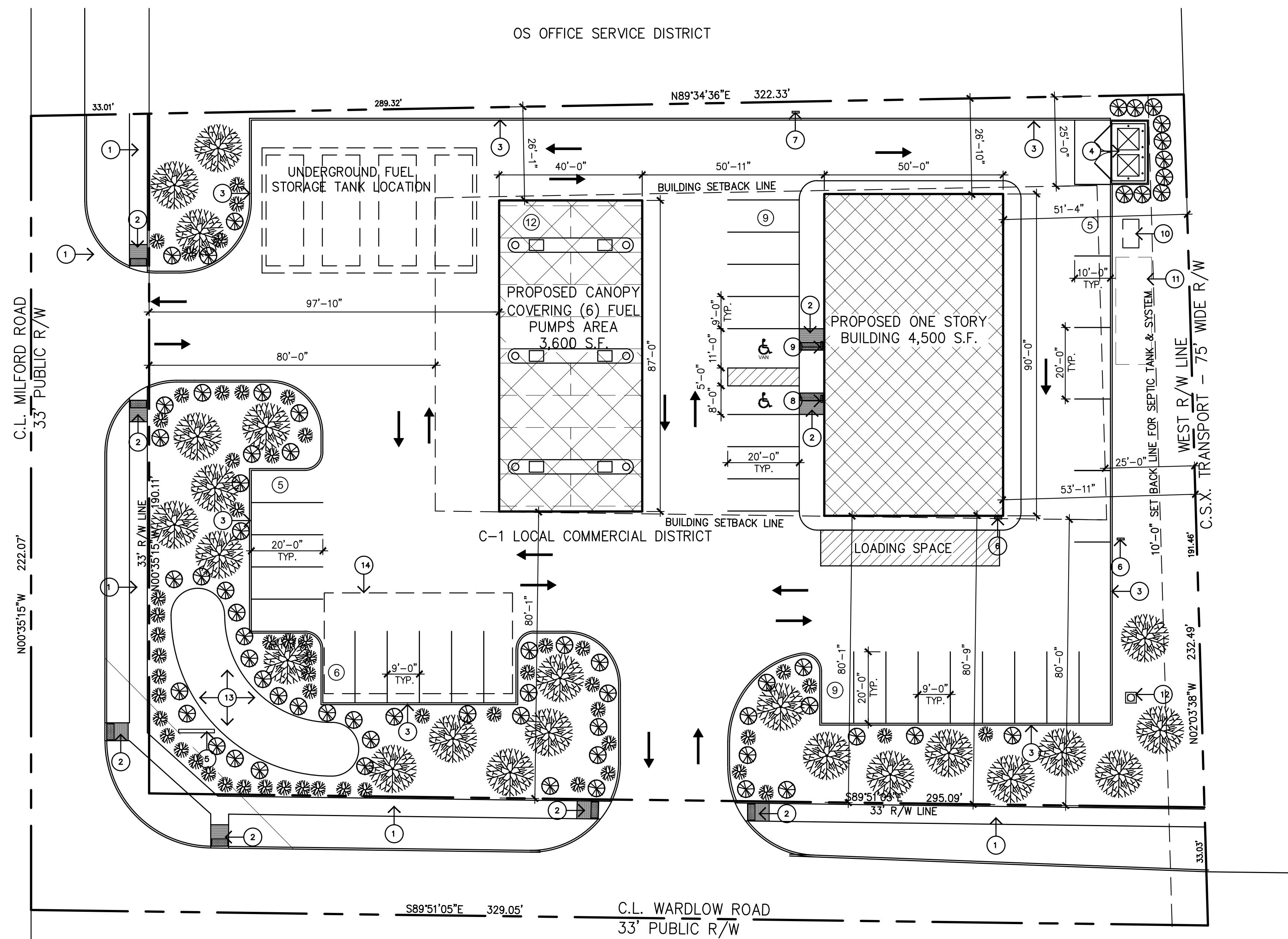
Notary Public: [Signature]

JENNIFER BOSH  
 NOTARY PUBLIC - STATE OF MICHIGAN  
 COUNTY OF OAKLAND  
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• 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.



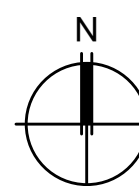


OS OFFICE SERVICE DISTRICT

C-1 LOCAL COMMERCIAL DISTRICT

C-1 LOCAL COMMERCIAL DISTRICT

**PRELIMINARY SITE PLAN**  
1" = 20'-0"



**GENERAL NOTES:**

- A. ALL LIGHTING ON THE SITE SHALL BE SHIELDED AND NOT ENCR OACH UPON ABUTTING PROPERTIES OR RIGHT-OF-WAYS. ALL GLARE SHALL BE ELIMINATED FROM ALL LIGHT FIXTURES. UPWARD DIRECTED LIGHTING SHALL NOT BE PERMITTED.
- B. ALL LANDSCAPE AREAS SHALL BE AUTOMATICALLY IRRIGATED.

**PROJECT LOCATION:**

SW 1/4, SEC. 15, T.3N, R.7E, HIGHLAND TWP., OAKLAND COUNTY  
TAX ID NUMBER: 11-15-326-017

**BUILDING DATA: REFERENCE [MICHIGAN BUILDING CODE-2015 (MBC-2015)]**

PROPOSED USE GROUP	: M - MERCANTILE (GAS STATION)
TOTAL FLOOR AREA	= 4,500 S.F.
BUILDING FOOTPRINT	= 4,500 S.F.
BUILDING HEIGHT	= 20 FEET - ONE STORY
OCCUPANCY LOAD (O.L.)	= MERCANTILE AREA / 60 + STORAGE AND STOCK / 300 2250 / 60 + 2250 / 300 = 38 + 8 = 46

**SITE & BUILDING DATA: (REFERENCE HIGHLAND TOWNSHIP ZONING ORDINANCE)**

ZONING	: C-1 (LOCAL COMMERCIAL DISTRICT)
TOTAL SITE AREA	: 74000 S.F. (1.7 ACRES)

**BUILDING AREA, PLACEMENT, HEIGHT AND TYPOLOGY (REQUIREMENTS BY HIGHLAND TOWNSHIP ZONING ORDINANCE)**

STANDARD	REQUIRED (ZONING)	EXISTING / PROPOSED
LOT SIZE	30,000 S.F. (MINIMUM)	74,000 S.F.
LOT WIDTH	120 FEET (MINIMUM)	222.07 FEET
BUILDING HEIGHT	2 STORIES (MAXIMUM) 25 FEET (MAXIMUM)	ONE STORY 20 FEET
LOT COVERAGE	30% OF THE LOT (MAXIMUM)	BUILDING : 6.9% OF THE LOT CANOPY : 4.9% OF THE LOT TOTAL : 11.8% OF THE LOT
FRONT YARD SETBACK	80'-0" (MINIMUM)	CORNER LOT: 97'-10" AT MILFORD ROAD 80'-1" AT WARDLOW ROAD
SIDE YARD SETBACK	LEAST 20'-0" (MINIMUM) TOTAL 50'-0" (MINIMUM)	26'-1" MINIMUM PROVIDED

**OFF STREET PARKING CALCULATION:**

VEHICLE GAS FILLING STATION	=	1 / 125 S.F. OF NET FLOOR AREA + 2 / FUELING STATION
TOTAL PARKING SPACES REQUIRED	=	4500/125+2 = 48
TOTAL PARKING SPACES PROVIDED	=	48 (INCLUDING 2 ACCESSIBLE PARKING SPACES)

**LOADING REQUIREMENT:**

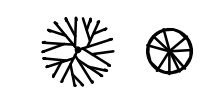
ONE SPACE (10'x50' WITH 14' MIN. HEIGHT CLEARANCE) REQUIRED  
ONE SPACE (10'x50' WITH UNLIMITED HEIGHT CLEARANCE) PROVIDED

**LANDSCAPE REQUIREMENTS:**

PARKING LOT LANDSCAPE	=	1 TREE & 3 SHRUBS / 8 PARKING SPACES 48 / 8 = 6 TREE REQUIRED 48 / 8 x 3 = 18 SHRUBS REQUIRED
PARKING LOT LANDSCAPE:	=	6 TREES & 18 SHRUBS PROVIDED
GREENBELT	=	1 DECIDUOUS TREE / 30 LINEAL FEET
MILFORD ROAD	=	190 FEET / 30 = 7 TREES REQUIRED, 7 TREES PROVIDED
WARDLOW ROAD	=	296 FEET / 30 = 10 TREES REQUIRED, 10 TREES PROVIDED



TREE



SHRUBS

**DRAWING NOTES:**

1. CONCRETE WALK WAY.
2. ADA ACCESSIBLE CURB RAMP.
3. 6" CONCRETE CURB.
4. TRASH RECEPTACLE ENCLOSURE.
5. PROPOSED PYLON SIGN LOCATION.
6. TRAFFIC SIGN LOCATION (DO NOT ENTER).
7. TRAFFIC SIGN LOCATION (ONE WAY).
8. BARRIER FREE PARKING SIGN LOCATION.
9. VAN ACCESSIBLE BARRIER FREE PARKING SIGN LOCATION.
10. PROPOSED SEPTIC TANK LOCATION.
11. PROPOSED SEPTIC FIELD LOCATION.
12. PROPOSED WATER WELL LOCATION.
13. PROPOSED RETENTION/DETENTION POND LOCATION.
14. UNDERGROUND RETENTION/DETENTION SYSTEM LOCATION, INCASE A POND IS NOT FEASIBLE.

OWNER REVIEW	01/15/2024
ISSUED FOR	DATE

**PRELIMINARY SITE PLAN**

<b>VEHICLE GAS FILLING STATION</b>	<b>SP-01</b>
SERMED RAOUF 1870 N. MILFORD ROAD HIGHLAND, MI 48357 248-343-2400 (C) sams5366@gmail.com	<b>23006</b>

**Turk Architects**  
Architects Planners Engineers

6340 PEACOCK DRIVE  
TROY, MI 48065  
T: 248-291-5168 (O)  
248-521-0961 (C)  
E: turkarchitects@gmail.com

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PUBLIC COMMENT



## URSA 24-01 Raouf Gas Station

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asweidan@aisconsulting.biz

Planning Shared Mailbox

Mon, Mar 18, 2024, 3:07 PM

Dear All,

My name is Ala Sweidan and I am writing in opposition to this proposal. I am the owner of the land lot that is adjacent to the north to this proposed lot. My concern stems from the environmental hazard that a gas station could cause to the land and the water in the area. Further more water runoff is a huge problem and I did not see sufficient or any water retention solution.

While potentially I may benefit economically from the approval of this proposal I believe that the environmental hardship that may be caused outweigh any economical benefit.

Warmest Regards,

Ala M Sweidan, MBA. CCDM. MS

President

AIS Consulting, LLC

Phone: 301-318-4296

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