

**WHITE LAKE TOWNSHIP  
INTER-OFFICE MEMORANDUM**

**COMMUNITY DEVELOPMENT DEPARTMENT**

**DATE:** June 9, 2023

**TO:** Rik Kowall, Supervisor  
Township Board Members

**FROM:** Sean O'Neil, AICP  
Planning Director

**SUBJECT: Rqpvkce'Ncnxlg' Cr ctwo gpw'(Preliminary Site Plan)**

Located on the uqwj y guv" ukf g" qh' Rqpvkce" Tqcf." pqtvj " qh' J ki j rcpf " Tqcf0 Consisting of approximately 50; "acres. Currently zoned O wnr ng/ Hco kf "T gukf gpvkn"\*TO /4+"qp"vj g"r qt vkp"qh"vj g"ukg"nf kpi "uqwj "qh'Rqpvkce" Ncnxlg" Tqcf "cpf "Ukpi ng/Hco kf "T gukf gpvkn"\*T3/F +"qp"vj g"rcpf "pqtvj "qh"vj g" tqcf 0 Identified as parcel 12-35/54: /2250

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The above request is now ready for Township Board Consideration. The matter was considered by the Planning Commission at their regular meeting on June 17, 2023 at which time the **Planning Commission recommended approval** of the proposed preliminary site plan. Vj ku'o cvgt'y cu'cnxlg'eqpukf gtgf "d{ "vj g"\ qpkpi "Dqctf "qh' Cr r gcnu""cv"vj gkt"tgi wrct"o ggkpi "qp"Lxpg"46."4243"cv'y j lej "xko g"vj g"\ **qpkpi 'Dqctf 'qh' Cr r gcnu' t cpvgf 'vj g' cr r dcpv'u' t gs wguvf 'xct kpegu'**

Please find enclosed the following related documents:

- ❑ Draft minutes from the Planning Commission meeting held on June 17, 2023.
- ❑ F tch' O kpwgu'htqo "vj g"\ qpkpi "Dqctf "qh' Cr r gcnu' o ggkpi "j grf "qp' Lxpg"46."4243.
- ❑ Review letter prepared by the Township Engineering Consultant, Mr. Mike" Leuffgen, dated 28 125 42430
- ❑ Review letter prepared by the Township Planning Consultant, Mr. E j tku' O cf ki cp," dated 28 125 4243.
- ❑ T gxlgy "rgwgt"r tgr ctgf "d{ "vj g"Y j kg"Ncnxlg"Vqy puj kr "Hktg" F gr ctwo gpv'f cvgf "28 125 42430
- ❑ Review memo prepared by the White Lake Township Assessor dated 12/18/2020.
- ❑ Rt grko kpcct { "ukg"r rpu" f cvgf "27 134 42430

Please place this matter on the next available Township Board agenda. Contact me should you require additional information.

**WHITE LAKE TOWNSHIP  
PLANNING COMMISSION**  
7525 Highland Road  
White Lake, MI 48383  
**JULY 1, 2021 @ 7:00 p.m.**  
**Electronic Meeting**

Chairperson Anderson called the meeting to order at 7:00 p.m. and led the Pledge of Allegiance. Roll was called.

ROLL CALL: Steve Anderson, White Lake, MI  
Peter Meagher, White Lake, MI  
Rhonda Grubb, White Lake, MI  
Debbie Dehart, White Lake, MI  
Joe Seward, White Lake, MI  
Matt Slicker, White Lake, MI  
Scott Ruggles, White Lake, MI

Absent: Merrie Carlock  
Mark Fine

Also Present: Sean O'Neil, WLT Planning Director  
Sherri Barber, Recording Secretary

Visitors: Michael Leuffgen, DLZ  
Yadong Dong, DLZ  
John Jackson, McKenna  
Kathleen Jackson, McKenna

**Approval of Agenda**

**Commissioner Meagher moved to approve the agenda as presented. Commissioner Seward supported and the MOTION CARRIED with a roll call vote: (Dehart – yes; Meagher – yes; Anderson – yes; Grubb – yes; Seward – yes; Slicker – yes; Ruggles -- yes). 7 yes votes.**

**Approval of Minutes**

a. June 17, 2021

**Commissioner Meagher moved to approve the minutes of June 17, 2021 as presented. Commissioner Dehart supported and the MOTION CARRIED with a roll call vote: (Dehart – yes;**

Meagher – yes; Anderson – yes; Grubb – yes; Seward – yes; Slicker – yes; Ruggles -- yes). 7 yes votes.

### Call to the Public (for items not on the agenda)

No callers were waiting to speak at the Call to the Public.

### Public Hearing:

#### a) Oakland Harvesters

Location: Located on the north side of White Lake Road, west of Old White Lake Road and east of Orr Road, consisting of 2 acres. Currently zoned Light Manufacturing (LM). Identified as vacant parcel 12-01-127-001

Request: **Preliminary Site Plan Approval**  
**Special Land Use Approval**

Applicant: Oakland Harvesters  
840 Sherbrooke St  
Commerce Township, MI 48382

Mr. Leuffgen presented his letter dated May 26, 2021. The project is part of a master deeded unit. We'll look into the master deed further at a later date. The original proposal was mainly gravel parking and now it is proposed as pavement. 6" curbing will be required on the site. The site will be served by a well and septic. DLZ will recommend approval after the applicant addresses the outstanding items in his letter.

Commissioner Slicker wanted to verify that there are no curbs shown on the project currently, and Mr. Leuffgen said that is correct. The septic field looks small on the plans. Mr. Leuffgen noted that they have a lot of room on the space if needed, but it could change the pavement limits.

Kathleen Jackson from McKenna presented their review letter. The proposed use is appropriate. The landscape plan was not submitted. Commissioner Anderson asked why the landscape plan wasn't addressed. The applicant didn't address that with McKenna although McKenna did request it. Commissioner Dehart asked about weed storage and chemicals for the site. Planning Director O'Neil stated that there should be a condition that they won't be storing weeds on the property due to odor etc. Commissioner Ruggles is guessing whoever regulates the use of the lake treatment chemicals would also regulate the storage of those chemicals. This is the 2<sup>nd</sup> preliminary site plan. They did not receive elevations or exterior lighting plans. No signage has been proposed. There are several outstanding issues. McKenna recommends tabling or making the approval subject to planning review and approval of outstanding items.

Planning Director O'Neil stated that there are Fire Department comments to be addressed. The applicant is not in attendance for the meeting.

Planning Commissioner Anderson opened the public hearing at 7:29 pm.

No one raised their hand from the public to discuss this item.

Planning Commissioner Anderson closed the public hearing at 7:32 pm.

Commissioner Seward moved to table the Preliminary Site Plan Approval and Special Land Use Approval for Oakland Harvesters located on the north side of White Lake Road, west of Old White Lake Road and east of Orr Road, consisting of 2 acres. Currently zoned Light Manufacturing (LM). Identified as vacant parcel 12-01-127-001. The applicant needs to address the issues raised and provide the information requested and be present at the meeting to answer any questions. Commissioner Ruggles supported and the MOTION CARRIED with a roll call vote: (Dehart – yes; Meagher – yes; Anderson – yes; Grubb – yes; Seward – yes; Slicker – yes; Ruggles -- yes). 7 yes votes.

**b) Elizabeth Lake Retail**

Location: Property described as vacant parcel number 12-21-426-004, located on the southwest corner of Elizabeth Lake Road and Highland Road (M-59), consisting of approximately 69 acres. Applicant would like to rezone approximately 8.61 acres of the northeast portion of the parcel, from **(AG) Agricultural to (PB) Planned Business District** or any other appropriate zoning district.

Requests: **Rezoning Approval**  
**Preliminary Site Plan Approval**

Applicant: MA Archmaster  
40500 Ann Arbor #105

Commissioner Ruggles asked to be recused from this agenda item. The Planning Commissioner will let him know when he can come back into the meeting.

**Commissioner Dehart moved to recuse Commissioner Ruggles from the discussion about Elizabeth Lake Retail. Commissioner Grubb supported and the MOTION CARRIED with a roll call vote: (Dehart – yes; Meagher – yes; Anderson – yes; Grubb – yes; Seward – yes; Slicker – yes). 6 yes votes. Commissioner Ruggles was moved into a waiting room at 7:38 p.m.**

Planning Director O’Neil sent out an email earlier this week explaining the current status of this project. His recommendation is to hold a public hearing tonight but then to have a discussion about the plan and then table any action on the site plan. There is a new site plan under review and we don’t have a complete picture yet. Any discussion would be based on review letters from the prior plans that may have been addressed already with the new plans.

Kathleen Jackson presented the McKenna report on the rezoning portion. McKenna did not get the traffic impact study for review. Planning Commissioner O’Neil noted that WLT received one today for review. The petitioner needs to give a written statement for the public benefit and they haven’t given that. The site layout has not changed from the initial layout and the Planning Commissioner would like to see it face Elizabeth Lake Road. The drive-through detracts from the walkable nature of the project.

Commissioner Seward stated that this is planned community and a focus area. Planning Director O’Neil stated that there are 4 areas in the master plan. One is the Lakes District. Ms. Jackson was referencing the future land use map. This is mixed use at higher residential, the Town Center of White Lake that gives the community an identifiable center of space.

John Jackson from McKenna noted that there is a section of their plan that goes into more detail. Planning Commissioner O’Neil stated that there are other planning areas and it gets a little confusing.

He would focus on the Lakes Town Center language, that is where the vision is focused. The master plan should be updated in 2022. They are proposing planned business for planned development. Commissioner Seward asked if they have sought planned development. Planning Director O'Neil noted that the business fits within planned community. Commissioner Seward isn't understanding this and is trying to clarify. Planning Director O'Neil noted that it's a guide and he would focus on Lakes Town Center. The only residential component at the site could be assisted living, hospital or health care. The Master Plan is wish list, and the zoning ordinance is the rule book.

Commissioner Anderson opened the public hearing at 8:06 p.m.

No one from the public raised their hand to discuss the public hearing for Elizabeth Lake Retail.

Commissioner Anderson closed the public hearing at 8:10 p.m.

Planning Director O'Neil wanted to mention that diving into the previous reviews wouldn't make sense due to the updated plans that have not been reviewed fully. The applicants need to give the community benefit statement and traffic impact study. The traffic impact study was given to WLT Planning on Monday and it is under review.

Mr. Leuffgen had a few preliminary comments. The traffic impact study was prepared by Rowe, and it dated in spring 2020 and that plan was substantially different than the plan we have before us now. We will look for conflict with the roundabouts.

Richard Shapak was in attendance on behalf of the developer and has been working on the plan for approximately 2 years. He wanted to address some of the comments. They do not have any signed contracts for drive-throughs but they have parties interested. Starbucks may have some interest and they will not go anywhere without a drive-through. You will see a finished façade along Elizabeth Lake Road and the rear of the buildings. The center will be kept in prime condition. They are open minded about the outdoor seating and walking around the center. They are preparing the community impact statement to be delivered probably at the end of next week.

Commissioner Anderson stated that we need a full blown presentation to move forward. It's important to know exactly what we are looking at. We want to make a decision on what we can see.

Commission Seward asked if The Town Center designation would let the applicant build what they are proposing. Planning Director O'Neil noted that we haven't applied those standards to this case yet. His concern with Planned Business is that it's not as aligned with the Civic Center area, it has uses that don't fit with a walkable town center. This is the center of White Lake Township. Would it permit office buildings or car repair? If it is zoned a certain way and we change the zoning could it open it up to other business that we may not want in that area? He thinks the Town Center is a better zoning designation. Commissioner Anderson understands this, but one small development can't meet all these, you may have one aspect that is part of the Town Center.

Planning Director O'Neil wants to clarify and asked Commissioner Seward if you want a plan nearer to the Civic Center Development. You have the ability to pull the best of those items. Those are permitted uses but that's not what is proposed here, we would not approve that. They are bound by their site plan approval. It opens the door, but not without going through the approval process. They are locked in to their site plan. Commissioner Seward noted that they don't always materialize, they could walk away from it. Planning Commissioner O'Neil stated that if it fails to materialize it would revert back. Commissioner Meagher would like a point of clarification. These are both recommendations to the

Township board. The Township board won't approve zoning until they have the preliminary site plan in front of them. Planning Director O'Neil stated that we only moved ahead due to the public hearing.

Commissioner Anderson would suggest tabling the rezoning and preliminary site approval until the applicant spends more time addressing the review comment from DLZ and McKenna and presents a formal visual plan for us. Planning Director O'Neil would throw the idea out for up to four planning commission members meeting with a workshop or subcommittee to discuss this so they can move this along. Then the applicant could come back in two weeks. Commissioner Anderson stated that we don't want to spend a lot of time unless the applicant is prepared to have the necessary information.

Mr. Shapack thinks it's the most valuable land in WLT. It's limited and we're using every acre to make it feasible.

Planning Director O'Neil noted that we would like a subcommittee and then a very brief recap of the meeting. His fear is the meeting on Monday would be too close for review. He sees the value of slowing down and putting a good package together and he's trying to be realistic. We should follow up on it tomorrow to set up the meeting date and time and Planning Director O'Neil will ask for interest and available dates. Preferably during the day at the Township or annex. Planning Commissioner Anderson asked that you please send Planning Director O'Neil your availability by noon tomorrow.

**Commissioner Seward moved to table the Rezoning Approval and Preliminary Site Plan Approval for Elizabeth Lake Retail, vacant parcel number 12-21-426-004, located on the southwest corner of Elizabeth Lake Road and Highland Road (M-59), consisting of approximately 69 acres. Applicant would like to rezone approximately 8.61 acres of the northeast portion of the parcel, from (AG) Agricultural to (PB) Planned Business District or any other appropriate zoning district. Commissioner Meagher supported and the MOTION CARRIED with a roll call vote: (Dehart – yes; Meagher – yes; Anderson – yes; Grubb – yes; Seward – yes; Slicker – yes). 6 yes votes.**

#### **Continuing Business**

None

#### **Old Business:**

No old business.

#### **New Business**

No new business.

#### **Liaison's Report**

Commissioner Grubb reported that the next Park and Recreation meeting is July 14 at Bloomer Park.

Commission Dehart reported that they approved the variances for the multiple family apartment building on Pontiac Lake Road. One other case was approved and one was denied.

Mr. Leuffgen reported that the White Lake Township board approved the contract for the Aspen Meadows Wellhouse and the Bogie Lake Watermain extension. New Hope is coming along really well and it's a great use of the property.

**Planning Consultant's Report**

No report.

**Director's Report:**

Planning Director O'Neil reported that we may be back together in two weeks. We will begin the annual update of the Capital Improvement Plan and a public hearing will be needed. One of the things we address is the township building and that will be moving in the direction of the Civic Center. New Hope had \$ 25,000. worth of vandalism in their building. It is a beautiful site. The Civic Center Development Committee will start meeting again in a few weeks and discuss a timeline for the project. There is a lot of enthusiasm for the Civic Center.

**Other Business:**

None.

**Communications:**

None.

**Next Meeting Dates:** July 15, 2021  
August 5, 2021

**Adjournment:**

Commissioner Meagher moved to adjourn the meeting at 8:58 p.m. Commissioner Grubb supported and the MOTION CARRIED with a roll call vote: Commissioner Ruggles supported and the MOTION CARRIED with a roll call vote: (Dehart – yes; Meagher – yes; Anderson – yes; Grubb – yes; Seward – yes; Slicker – yes). 6 yes votes.

**WHITE LAKE TOWNSHIP  
ZONING BOARD OF APPEALS  
REGULAR VIRTUAL MEETING**

June 24, 2021

**CALL TO ORDER**

Chairperson Spencer called the meeting to order at 7:00 P.M. She then led the Pledge of Allegiance.

**ROLL CALL**

**Present:**

Kathleen Aseltyne, present in White Lake, MI

Nik Schillack, present in White Lake, MI

Debby Dehart- Planning Commission Liaison, present in White Lake, MI

Jo Spencer- Chairperson, present in White Lake, MI

Michael Powell, Township Board Liaison, present in Cincinnati, OH

**Absent:**

Dave Walz, Vice Chairperson

**Others:**

Justin Quagliata, Staff Planner

Hannah Micallef, Recording Secretary

**APPROVAL OF AGENDA**

**MOVED** by Member Schillack, **SUPPORTED** Member Aseltyne by Member to approved the agenda as presented. The motion **CARRIED** with a voice vote (5 yes votes).

**APPROVAL OF MINUTES:**

- a. Zoning Board of Appeals Regular Meeting of May 27, 2021

**MOVED** by Member Dehart, **SUPPORTED** by Member Aseltyne to approve the Zoning Board of Appeals Regular Meeting Minutes of May 27, 2021 as presented. The motion **CARRIED** with a voice vote (5 yes votes).

**CONTINUING BUSINESS:**

There was no continuing business.



**NEW BUSINESS:**

- a. Applicant: John Rozanski  
2704 Wabum Road  
White Lake, MI 48386
- Location: **8565 Pontiac Lake Road**  
White Lake, MI 48386 identified as 12-13-328-003
- Request: The applicant requests to construct an apartment building and associated parking lot, requiring variances from Article 3.1.9.E, RM-2 Multiple Family Residential Side-Yard Setback and Minimum Lot Width. A variance from Article 5.11.A, Off-Street Parking is required due to the parking setbacks. A variance from Article 5.19.N.i.c, Dumpsters and Trash Storage Enclosures is required for the dumpster projection in front of a principal building. A variance from Article 5, Section 11.Q.xviii is required to waive the installation of parking area curbing.

Chairperson Spencer noted for the record that 13 owners within 300 feet were notified. 0 letters were received in favor, 0 letters were received in opposition, and 0 letters were returned undeliverable from the US Postal Service.

Staff Planner Quagliata gave his staff report.

Member Schillack asked staff if the units were reduced from 12 units to 14 units. Staff Planner Quagliata confirmed. Member Schillack asked staff if curbs were added. Staff Planner Quagliata said no. Member Schillack asked staff if landscaping fell into the ZBA's purview. Staff Planner Quagliata said yes, screening was required per the Zoning Ordinance since the property is adjacent to residential zoning.

Mr. Brian Howard, architect for the project, was present to speak on behalf of the applicant. He said when he reduced two units from the original plan, he was able to reduce the parking dramatically. He was able to reduce four spaces in total. By reducing the building footprint, he was able to pull it out of the natural features setback. He added more landscaping around the parking areas. He said there was no intent to eliminate curbing, and he didn't notice it on the plans. Perimeter curbing and gutters would be planned for the parking lot.

Chairperson Spencer asked staff if the plans showed the screening material for the dumpster. Staff Planner Quagliata said the plans showed a 6' concrete wall with an 8' metal gate, which the ordinance did not allow. Chairperson Spencer asked staff what materials the building would be built with. Staff Planner Quagliata said it would be a combination of brick, brick veneer and composite siding.

Chairperson Spencer asked Mr. Howard if the dumpster enclosure could be designed to have the same material that the building would have. Mr. Howard said yes, the enclosure could be created with brick veneer.

Member Powell asked staff if there was a way to prevent the dumpster gates of being open all day. Staff Planner Quagliata said the only way to ensure that would be a self-closing or electronic gate.

Chairperson Spencer opened the public hearing at 7:36 P.M. Seeing no public comment, she closed the public hearing at 7:36 P.M.

John Rozanski, applicant, was also present. He said he would beautify the enclosure as much as possible due to the location. He added he planned on isolating the building with landscaping. Mr. Howard said the idea was to soften the building from the parking, and there would be landscaping lining the walkways.

Staff Planner Quagliata stated that any condition regarding landscaping would have to be specific.

Member Dehart asked staff if irrigation was necessary. Staff Planner Quagliata said yes, and that an irrigation plan was a requirement for final site plan approval.

Staff Planner Quagliata went through the standards from Article 7, Section 37 from the ClearZoning Ordinance:

A. Practical Difficulty

In regards to the side yard setback:

- Member Powell said the site itself had a number of built-in hardships. There were drawbacks to the site in order to make the site in conformance with its zoning. The applicant was working with the Township.

In regards to minimum lot width

- Chairperson Spencer said the lot was not 200' wide

In regards to parking setbacks on the side yards

- Chairperson Spencer said the applicant reduced the amount of setback variance requested since coming before the ZBA in February.
- Member Dehart said the front parking setback was due to the natural feature setback.
- Member Schillack said it would be better to keep cars away from the river due to potential car oil/car fluid run off into the river. He saw a practical difficulty in regards to this variance.

In regards to the setback of the dumpster enclosure

- Member Dehart said there was no other place for a dumpster.

B. Unique Situation

- Chairperson Spencer said the lot was non-conforming. Mr. Schillack added the river makes the lot unique as well. The ZBA concurred this applied to all requested variances.

C. Not A Self-Created Hardship

- Member Schillack said the river was an existing feature and not created by the applicant. The ZBA concurred this applied to all requested variances.

D. Substantial Justice

- Member Schillack said allowing the applicant to construct will grant him substantial justice. Chairperson Spencer agreed. The ZBA concurred this applied to all requested variances.

E. Minimum Variance Necessary.

- Chairperson Spencer said the applicant had been working with Township staff regarding the needed variances and believed these variances were the minimum necessary. Member Schillack agreed. The ZBA concurred this applied to all requested variances.

Member Schillack **MOVED** to approve the variances requested by John Rozanski from Articles 3.1.9.E, 5.11.A.iii, 5.11.A.iv, and 5.19.N.i.C of the Zoning Ordinance for Parcel Number 12-13-328-003, identified as 8565 Pontiac Lake Road, in order to construct an apartment building that would encroach 30 feet into the required west side yard setback. Parking setback variances are granted to encroach 30 feet into the required front yard setback, 65 feet into the required west side yard setback, and 16.5 feet into the required east side yard setback. A 2.5-foot variance and 38-foot variance are granted to allow the dumpster enclosure to encroach into the required front yard setback and project in front of the principal building. A 30-foot variance from the required lot width is also granted. This approval will have the following conditions:

- The Applicant shall obtain all necessary permits from the White Lake Township Building Department.
- The Applicant shall receive preliminary site plan approval from the Township Board and final site plan approval from the Planning Commission.
- A permit from the Road Commission for Oakland County (RCOC) shall be required for all work within the Pontiac Lake Road right-of-way.
- A permit from the Michigan Department of Environment, Great Lakes, and Energy (EGLE) shall be required for stormwater discharge into the Huron River/wetland.
- A landscape plan will be approved by the Planning Department with the following requirements:
  - 3' brick screen wall along the north and west property lines.
  - 10 Arborvitaes 6' in height along the west side of the parking lot.
  - Dumpster enclosure shall match the same brick as the façade of the building with a metal backed wooden gate painted white.
  - A continuous juniper or like tree border around the dumpster enclosure with a minimum of 8' in height.
  - Minimum of 4-5 shady trees along Pontiac Lake Road.

**SUPPORTED** by Member Dehart, and the motion **CARRIED** with a roll call vote(5 yes votes):  
(Schillack/yes, Dehart/yes, Powell/yes, Aseltyne/yes, Spencer/yes)

- b.** Applicant: Scott A. Summers  
7032 Biscayne Avenue  
White Lake, MI 48383
- Location: **7032 Biscayne Avenue**  
White Lake, MI 48383 identified as 12-28-102-003
- Request: The applicant requests to construct an addition to a single-family house, requiring variances from Article 3.1.5.E, R1-C Single Family Residential Side-Yard Setback and Minimum Lot Width. A variance from Article 7.28.A, Repairs and Maintenance to Nonconforming Structures will be required due to both the value of improvements and the increase in cubic content.

Chairperson Spencer noted for the record that 21 owners within 300 feet were notified. 0 letters were received in favor, 0 letters were received in opposition, and 0 letters were returned undeliverable from the US Postal Service.

Staff Planner Quagliata gave his staff report.

Member Schillack asked staff if the side yard setback variance requested was due to wanting to keep a window. Staff Planner Quagliata confirmed.

Member Dehart asked staff what year the home was built. Staff Planner Quagliata said the house was built in 1960.

Mr. Scott Summers, applicant, was present to speak on his case. He spoke with staff in the Planning Department regarding his plans. He wanted to construct the addition to keep consistency with the rest of the home. He originally wanted to build a lake room off the back, but after speaking with staff, he revised the plans to modify the overhang. He said the estimate of the value of work was due to the increase in lumber prices.

Member Schillack asked staff the length needed for the roof overhang. Staff Planner Quagliata said 5.3'.

Member Aselyne asked the applicant what the practical difficulty was in his situation. Mr. Summers said the property is oddly shaped, and on an angle.

Chairperson Spencer opened the public hearing at 8:50 P.M. Seeing no public comment, she closed the public hearing at 8:51 P.M.

Staff Planner Quagliata went through the standards from Article 7, Section 37 from the ClearZoning Ordinance:

- A. Practical Difficulty
  - Member Powell said the shape of the lot was not in the applicant's control, and he appreciated the addition being jogged to lessen the variance needed.
- B. Unique Situation
  - Member Schillack said the house was built in 1960's, and the standards have changed since
- C. Not Self-Created
  - Chairperson Spencer said the applicant did not build the home and bought it as it was.
- D. Substantial Justice
  - Member Schillack said the addition would not block neighbor's views.
- E. Minimum Variances Necessary
  - Chairperson Spencer said the applicant chose to jog the addition and not put it directly on the footpath.

**Member Aseltyn** **MOVED** to approve the variances requested by Scott Summers from Article 3.1.5.E and Article 7.28.A of the Zoning Ordinance for Parcel Number 12-28-102-003, identified as 7032 Biscayne Avenue, in order to construct an addition that would encroach 3.4 feet into the required east side yard setback and exceed the allowed value of improvements to a nonconforming structure by 193%. An 18.3-foot variance from the required lot width is also granted from Article 3.1.5.E. This approval will have the following conditions:

- **The Applicant shall obtain all necessary permits from the White Lake Township Building Department.**
- **An as-built survey shall be required to verify the roof overhang setback from the east side lot line.**
- **The plans shall be revised for consistency to clarify the roof overhang setback.**

**Member Dehart** **SECONDED**, and the motion carried with a roll call vote (5 yes votes):  
(Aseltyn/yes, Dehart/yes, Schillack/yes, Powell/yes, Spencer/yes)

- c.      Applicant:      David Nemshick  
                                 9323 Gale Road  
                                 White Lake, MI 48386
- Location:      **9323 Gale Road**  
                                 White Lake, MI 48386 identified as 12-11-451-019
- Request:      The applicant requests to construct an addition to a single-family house, requiring variances from Article 3.1.6.E, R1-D Single Family Residential Side-Yard Setback, Front-Yard Setback, and Minimum Lot Width. A variance from Article 7.28.A, Repairs and Maintenance to Nonconforming Structures will be required due to both the value of improvements and the increase in cubic content.

Chairperson Spencer noted for the record that 19 owners within 300 feet were notified. 0 letters were received in favor, 0 letters were received in opposition, and 0 letters were returned undeliverable from the US Postal Service.

Staff Planner Quagliata gave his staff report.

Member Powell asked staff if the floorplan for the existing structure was submitted. Staff Planner Quagliata said renderings were submitted, but not floor plans. The existing home had two bedrooms, and the addition would propose two more, bringing the total bedrooms after the addition to four.

Member Schillack asked staff if the value of the project was determined after the project was complete. Staff Planner Quagliata said applicants are required to give an estimate to the value of the work being done, as that was what the building permit fees were based off of. The International Code Council, based on current construction costs, estimated the value of the addition at \$160,000.

Member Aseltyn asked staff what the percentage over SEV the proposed value of work would be. Staff Planner Quagliata said it would be over 846%.

Mr. Nemschick, the applicant, was present to speak on his case. He said he request a 3' variance to allow for a large distance or fire lane on the east side of the house. He would also be able to add a third bay on the east side. He said he would sign paperwork to certify the living space over the garage would not be used as a second dwelling. He said the addition would be connected to the current home, and not separated from the existing structure.

Member Powell asked the applicant how the proposed bedrooms in the addition would be used. Mr. Nemschick said the one of the existing bedrooms would be eliminated and made into an office, and the other could be eliminated to widen the living room area. The new bedrooms would be made into a master and a potential nursery.

Member Aselyne asked the applicant why he didn't want to tear the current home down since the addition was almost the size of a new home. Mr. Nemschick said it would be inconvenient to tear the entire house down during this time, and he works from home.

Member Powell stated that the applicant could have torn down the existing home and build a new home that would not require as many variances. The variances, if granted, would run with the land. Mr. Nemschick said his lot was only 70' wide and he wanted the requested variances for the side yard for neighbors and himself to get access to the area behind/the back of the house.

Member Dehart said if the house was centered, there would be room on the east side, and lessen the variances requested. Mr. Nemschick said without the garage, there would be 21'.

Chairperson Spencer opened the public hearing at 9:29 P.M. Seeing no public comment, she closed the public hearing at 9:29 P.M.

Staff Planner Quagliata went through the standards from Article 7, Section 37 from the ClearZoning Ordinance:

- A. Practical Difficulty
  - Member Powell did not see a practical difficulty. A garage could be constructed closed to the existing structure, and there could be architectural changes that could lessen the variances needed. Chairperson Spencer and Member Aselyne agreed.
  - Member Dehart said the lot was non-conforming. Member Schillack agreed, and saw the practical difficulty regarding the SEV as well.
- B. Unique Situation
  - Chairperson Spencer said the lot had room to shift the house.
- C. Not Self-Created
- D. Substantial Justice
- E. Minimum Variance Necessary
  - Member Schillack said the side yard setback provides room.

**Member Dehart MOVED to approve the variances requested by David Nemshick from Article 3.1.6.E and Article 7.28.A of the Zoning Ordinance for Parcel Number 12-11-451-019, identified as 9323 Gale Road, in order to construct an addition that would encroach 3 feet into the required west side yard setback and 12.6 feet into the required front yard setback, and exceed the allowed value of**

**improvements to a nonconforming structure by 860%. A 10-foot variance from the required lot width is also granted from Article 3.1.6.E. This approval will have the following conditions:**

- The Oakland County Health Division shall certify the on-site water system is properly designed to handle the anticipated additional load prior to issuance of a building permit.
- The addition plans shall be reviewed by the Township's Department of Public Services prior to issuance of a building permit.
- The Applicant shall obtain all necessary permits from the White Lake Township Building Department.
- The addition shall not be rented separately from the principal dwelling unit.
- This approval shall not be interpreted to permit creation of a for-rent apartment, or the conversion of the existing single-family unit into a duplex or the like.
- The second-story addition shall not exceed 550 square feet in size.
- The second-story addition shall not include more than one (1) bedroom.
- The addition shall not exceed the maximum building height of the R1-D zoning district. Architectural plans, drawn to scale, shall be submitted at the time of reapplication for a building permit.
- Access to the addition shall be provided from the enclosed connection on the north side of the house. Any other exterior entrance to the addition shall be prohibited.
- Exterior alteration/renovation shall not change the overall single-family character of the dwelling unit or the surrounding neighborhood, as determined by the Planning Department.
- Prior to issuance of a building permit, the Applicant shall submit a revised floor plan for the addition, which shall be subject to the approval of the Planning Department.
- No new street address shall be assigned to the addition.
- All utility connections and services shall be shared between the principal dwelling unit and addition. No new meters (electric, gas, or otherwise) shall be installed to serve the addition.
- The addition shall not have its own cooking facilities.
- Prior to issuance of a building permit, an agreement shall be prepared by the Township Attorney, to be signed by the Applicant and recorded with the Oakland County Register of Deeds, stating the addition shall not be used as a secondary dwelling unit. The agreement shall be binding on the Applicant and all future owners of the property. The Applicant shall be billed the cost of the Township Attorney's fees to draft the agreement.
- Any future enlargement or alteration of the addition shall require approval of the Zoning Board of Appeals.

**SUPPORTED by Member Aseltyne, and the motion FAILED with a roll call vote (4 no votes):  
(Dehart/yes, Aseltyne/no, Schillack/no, Powell/no, Spencer/no)**

**Member Aseltyne MOVED to deny the variances requested by David Nemshick for Parcel Number 12-11-451-019, identified as 9323 Gale Road, due to the following reason(s):**

**Failure to meet the variance standard outlined in Article 7, Section 37 of the ClearZoning Ordinance**

**Member Powell SUPPORTED, and the motion CARRIED with a roll call vote (4 yes votes):  
(Aseltyne/yes, Powell/yes, Dehart/no, Schillack/yes, Spencer/yes)**

The ZBA recessed at 10:05 P.M. The ZBA returned from recess at 10:11 P.M.

- d.      Applicant:      Todd Hammerick  
                                 26204 Barrington Circle  
                                 Commerce, MI 48390
- Location:      **8414 Cascade Street**  
                                 White Lake, MI 48386 identified as 12-36-453-012
- Request:      The applicant requests to construct a single-family house, requiring  
                                 variances from Article 3.1.6.E, R1-D Single Family Residential Front-Yard  
                                 Setback, Side-Yard Setback, Lot Coverage, Minimum Lot Area, and  
                                 Minimum Lot Width.

Chairperson Spencer noted for the record that 30 owners within 300 feet were notified. 0 letters were received in favor, 0 letters were received in opposition, and 0 letters were returned undeliverable from the US Postal Service.

Staff Planner Quagliata gave his staff report.

Member Schillack asked staff how close the neighboring house to the west was to the applicant's property. Staff Planner Quagliata said it was 3.8'. Member Schillack said there was a tree on the west side yard property line.

Member Aseltyne asked staff if the house were smaller, would it be in conformance. Staff Planner Quagliata said in order to do that, the house would only be 20' wide.

Ghassan Abdelnour, 24001 Orchard Lake, Farmington, MI, architect, was present to speak on behalf of the applicant. He was the architect for the previous homeowner when this home was brought in front of the ZBA in October, 2020. He said he reduced the home to...

Todd Hammerick, applicant, was present to speak on his case. He said he spoke to his neighbor and the fence on the west would be taken down.

Member Powell asked Mr. Abdelnour where the HVAC system would be placed. Mr. Abdelnour said the HVAC would be in the rear of the house and hidden. Member Powell asked Mr. Abdelnour how gutter drainage would be dealt with. Mr. Abdelnour said a gutter system would be installed. Mr. Powell asked Mr. Abdelnour if adding the dormer created a building height problem. Mr. Abdelnour said no, and Mr. Hammerick said the dormer would be extending laterally, not vertically.

Chairperson Spencer opened the public hearing at 10:30 P.M. Seeing no public comment, she closed the public hearing at 10:30 P.M.

Staff Planner Quagliata went through the standards from Article 7, Article 37, from the ClearZoning Ordinance:



- A. Practical Difficulty
  - Chairperson Spencer said the lot was a practical difficulty. Members Dehart and Schillack agreed.
- B. Unique Situation
  - Member Dehart said the lot size posed a unique situation
- C. Not Self Created
  - Chairperson Spencer said the applicant did not have anything to do with the shape of the lot.
- D. Substantial Justice
  - Member Schillack said most of the surrounding homes had similar view lines
- E. Minimum Variance Necessary
  - Chairperson Spencer said the applicant was requesting....

**Member Schillack MOVED to approve the variances requested by Todd Hammerick from Article 3.1.6.E of the Zoning Ordinance for Parcel Number 12-36-453-012, identified as 8414 Cascade Street, in order to construct a new house that would exceed the allowed lot coverage by 26.86%, encroach 10 feet into the required front yard setback, and 5 feet into the required side yard setback from both the east and west property lines. This approval will have the following conditions:**

- **The Applicant shall obtain all necessary permits from the White Lake Township Building Department.**
- **A foundation certificate shall be required prior to the backfill inspection by the Building Department.**
- **In no event shall the projection of the roof overhang be closer than five (5) feet to the east and west side lot lines, including the gutters.**
- **No mechanical units, including HVAC system or generator, shall be placed closer than five (5) feet to any side yard property line.**
- **All roof drainage will be picked up in downspouts and pipes to pick up surface drainage...**

**Member Powell SUPPORTED, and the motion CARRIED with a roll call vote (5 yes votes):  
(Schillack/yes, Powell/yes, Spencer/yes, Dehart/yes, Aseltyne/yes)**

#### **OTHER BUSINESS**

No other business.

#### **ADJOURNMENT**

**MOVED by Member Aseltyne, SUPPORTED by Member Schillack to adjourn the meeting at 10:41 P.M. the motion CARRIED with a voice vote (5 yes votes).**

**NEXT MEETING DATE:** July 22, 2021 Regular Meeting



INNOVATIVE IDEAS  
EXCEPTIONAL DESIGN  
UNMATCHED CLIENT SERVICE

June 3, 2021

Sean O' Neil  
Community Development Department  
Charter Township of White Lake  
7525 Highland Road  
White Lake, Michigan 48383

**RE: Pontiac Lake Overlook (FKA Pontiac Lakeview Apartments)- Preliminary Site Plan Review – 4<sup>th</sup> Review**

Ref: DLZ No. 1945-7030-00

Design Professional: Kieft Engineering, Inc.

Dear Mr. O' Neil,

Our office has performed a revised Preliminary Site Plan review for the above-mentioned revised plans which were prepared by Kieft Engineering, Inc. and dated May 12, 2021. The plans were reviewed for feasibility based on general conformance with the Township Engineering Design Standards.

### **General Site Information**

This site is approximately 3.19 acres and is located in Section 13 on the south side of Pontiac Lake Road and north of M-59. There are currently two (2) existing one story buildings on the site which are proposed to be razed.

### **Site Improvement Information:**

- A 3,997 square foot one- and two- bedroom unit apartment building. 12 units total.
- Associated paved parking area.
- One point of access off Pontiac Lake Road.
- Site to be serviced by proposed Type III domestic well. Existing site is served by an existing sanitary sewer grinder pump station which, with upgrades will service the proposed building.
- Stormwater is proposed to be detained via installation of underground detention with a pre-treatment structure at appropriate location.

We offer the following comments with respect to the revised preliminary site plan review:

Please note that our previous comments from our February 9, 2021 review are in italics. Responses to those comments are in bold. New comments are in standard typeface.

### Preliminary Site Plan Comments-

#### General

1. *The plans have been sealed by a Licensed Professional Engineer. However, a signature on the seal has not been provided and is required.* **Comment outstanding. A signature in addition to the engineer's seal is required. The design engineer has indicated in their response letter that a signature has been added to their seal on Sheet 1. We are unable to locate signature on the electronic submittal.**
2. *Indicate if there are any wetlands on site and delineate wetland boundaries. A permit from the MDEQ may be required. Comment partially addressed. Wetlands and their delineation have now been shown on the plan. Comment remains as a notation with regard to a permit from the MDEQ that may be required.* **Comment remains as a notation. Design engineer has indicated a permit from EGLE will be obtained for storm discharge.**
3. *It appears that a portion of the proposed building is within the 25' Natural Features Setback. The balcony scales approximately 17 feet from the wetland line at its closest point. We defer to the Township regarding which features of the proposed facility count towards the setback requirement.* **Comment addressed, the plan has been updated and provides the minimum setback or greater, even to the balconies.**

#### Grading/Paving

1. *A permit from RCOC will be required for all work within the Pontiac Lake Road right-of-way.* **Comment remains as a notation with regard to a permit from RCOC.**
  2. *A 6' wide public sidewalk located 1' inside the Pontiac Lake Road right of way is required (Ord. 5.21). Proposed sidewalk has been provided outside the Pontiac Lake Road Right-of-Way. If the Township is accepting of this configuration, we note that owner/ applicant will either need to dedicate right of way or provide an easement for proposed sidewalk based on proposed location of sidewalk (outside*
-

*the existing Pontiac Lake Road right of way).* **Comment addressed; the proposed sidewalk has been relocated within the Pontiac Lake Road Right-of-Way.**

3. *Additional details regarding the proposed retaining wall will be required at time of FSP/FEP submittal. The impact of the wall footings on the proposed storm outlet and the proposed depth of the storm outlet will need to be addressed. Additionally, a railing will need to be provided for all wall sections that are greater than 30" in height. The proposed wall is no longer in proximity to the proposed storm outlet so above comment regarding this is no longer a concern. Comment remains regarding requirement for a railing.* **Comment addressed. Design engineer has indicated on plans that a railing will be provided at top of wall. A more detailed review of the railing in terms of height required will be done at time of Final Engineering Plan submittal.**
4. Comments were made at the January 18, 2021 Planning Commission Meeting regarding the lack of curbing on the proposed site. We offer the following in regard to curbing required by the Township Ordinance:
  - a. Township Zoning Ordinance Article 5.11 Q.xviii indicates that concrete curbing shall be provided at the end of all parking areas and stalls.
  - b. Township Zoning Ordinance Article 5.19 B.v indicates that all required landscape areas which abut vehicular drives, parking, or other use areas shall be separated from the vehicular use area with a 6 inch minimum concrete curb.

#### Watermain

1. *We defer comment regarding required fire hydrant coverage or required fire suppression measures as well as fire lane to the Township Fire Department.* **Comment remains.**
2. *The plans propose a Type III domestic well with reserve tank. We question if this will need to be a Class II No transient well. Ultimately Oakland County will need to review and approve the well system for this development.* **Comment remains as a notation.**

#### Sanitary Sewer

1. Our Previous comments have been addressed, no further comment.

#### Stormwater Management

1. *A permit may be required from the State or Oakland County for discharge into the Huron River.* **Comment remains as a notation. Engineer has noted a permit from EGLE will be obtained for storm discharge.**
-



INNOVATIVE IDEAS  
EXCEPTIONAL DESIGN  
UNMATCHED CLIENT SERVICE

## Recommendation

We recommend approval of the Preliminary Site Plan subject to any remaining comments being addressed on the Final Engineering Plan and inclusion of any required curbing as referenced in Grading/Paving #4 above, or successful variance from the requirement.

Please feel free to contact our office should you have any questions.

Sincerely,

DLZ Michigan

Michael Leuffgen, P.E.  
Project Engineer

Victoria Loemker, P.E.  
Senior Engineer

Cc: Justin Quagliata, Community Development, *via email*  
Hannah Micallef, Community Development, *via email*  
Aaron Potter, DPS Director, White Lake Township, *via email*  
John Holland, Fire Marshall, White Lake Township, *via email*

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# MCKENNA

June 3, 2021

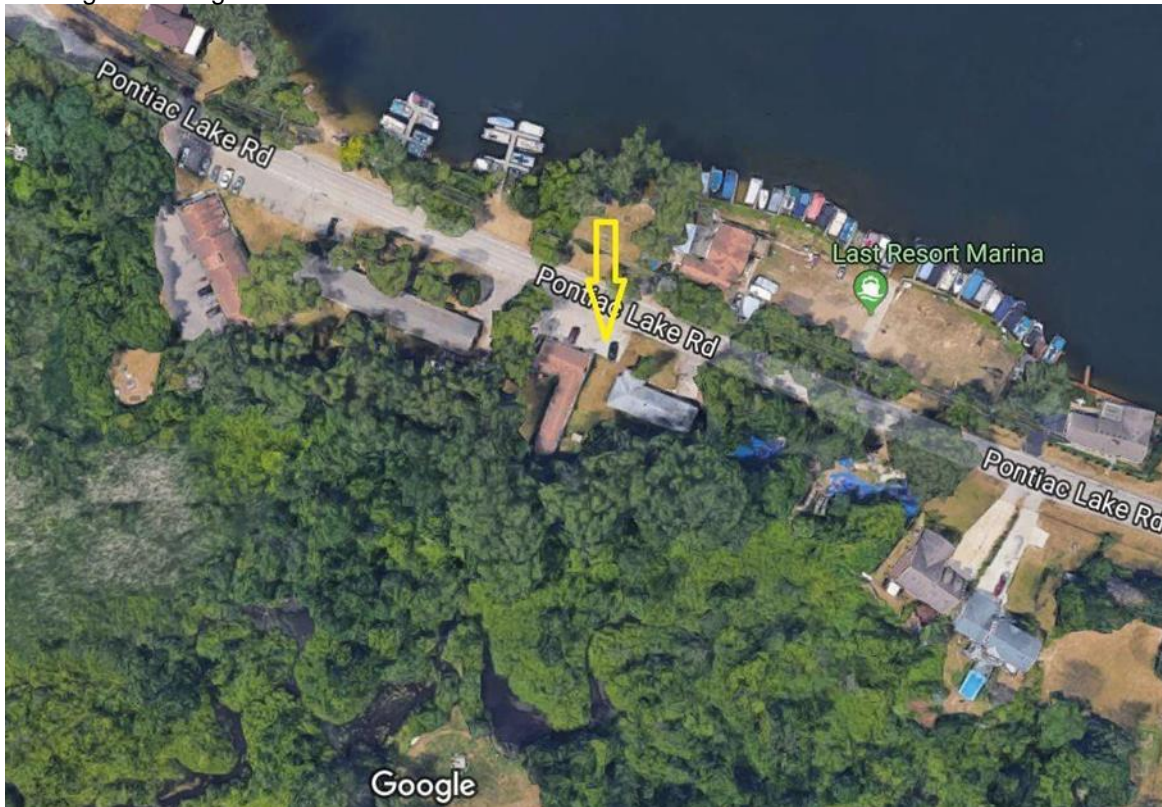
Planning Commission  
Charter Township of White Lake  
7525 Highland Road  
White Lake, MI 48383

**Subject:** Pontiac Lakeview Apartments Preliminary Site Plan Review #4  
Tax Parcel No. 12-13-328-001

**Location:** Southwest side of Pontiac Lake Road, north of Highland Road

Dear Planning Commissioners:

This 3.19-acre site is zoned Multiple-Family Residential (RM-2) as to the site lying south of Pontiac Lake Road and Single-Family District (R-1D) as to the land north of the road. The site currently contains two residential structures. The applicant has proposed to remove these existing structures and replace them with one apartment building containing 12 units.



Source: Google Maps

**HEADQUARTERS**  
235 East Main Street  
Suite 105  
Northville, Michigan 48167

☎ 248.596.0920  
☎ 248.596.0930  
[MCKA.COM](http://MCKA.COM)

Communities for real life.

**Review Comments**

1. **Zoning, Land Use, and Future Land Use:** The current Zoning District, current land use, and future land use of the site, as well as the surrounding areas, are as follows:

	<b>Zoning Districts</b>	<b>Current Land Uses</b>	<b>Future Land Use</b>
<b>Site</b>	RM-2	Residential	Residential Resort
<b>North</b>	R1-D	Vacant/Marina	Residential Resort
<b>East</b>	R1-C	Single Family/Vacant	Residential Resort
<b>South</b>	GB	Vacant/Residential	Planned Business
<b>West</b>	RM-2	Residential	Residential Resort

Multiple-family dwellings are a permitted use in the RM-2 District.

2. **Dimensional Standards:**

<b>Applicable Requirement</b>	<b>Required by the Zoning Ordinance in the RM-2 District</b>	<b>Proposed</b>
<b>Front Yard Setback</b>	40 feet	40+ feet Building, <u>10-foot parking</u>
<b>Side Yard Setback</b>	70 feet	<u>30 feet</u>
<b>Rear Yard Setback</b>	45 feet	45+ feet
<b>Wetland Setback</b>	25 eet	>25 feet
<b>Building Height</b>	35 feet or two stories	35-foot
<b>Minimum Lot Width</b>	200 feet	<u>170 feet</u>
<b>Minimum Lot Area</b>	10,000 SF + 3,500 SF each for 4 one-bedroom units and 4,000 SF each for 9 two-bedroom units, totaling 60,000 SF (1.38 A).	3.19 acres
<b>Lot Coverage</b>	20%	3%
<b>Recreation Space</b>	6,300 SF	8,235 square feet
<b>Wetland setbacks</b>	25-feet	25+ feet
<b>Minimum Floor Area</b>	400 SF per 1-bedroom unit; 700 per 2-bedroom	560 SF per 1-bedroom; 830 per 2-bedroom.

There are at least three deficiencies noted in the proposed dimensional standards. The applicant has identified two of these on the site plan and noted that they intend to pursue variances for both the parking and building setback deficiencies. A third dimensional deficiency is related to lot width. At 170-feet wide, the lot falls 30-feet short of the required minimum lot width in the RM-2 district. Because the proposed building does not comply with the applicable setbacks, a variance must be sought from this standard in section 3.1.9.E.

In addition to the setback and lot width deficiencies related to the principal building and parking, the proposed trash enclosure does not comply with the standards in the Zoning Ordinance. Section 5.19.N.i.C states that



trash enclosures may not be located in the required front yard and may not be located closer to Pontiac Lake Road than the principal building. The applicant may resolve this by proposing a new location for the trash enclosure on the side or rear of the building. The applicant has indicated that they do not believe there is a viable space to place the trash enclosure which complies with the standards of section 5.19. In which case a variance must be requested from the standards, in addition to setback deficiencies noted above.

3. **Landscaping and Screening:** A landscaping plan will be required for final site plan approval.
4. **Layout and Open Space:** Section 3.11(C) of the Zoning Ordinance requires multi-family residential developments to include 5,000 sq. ft. of recreation space for the first unit plus 100 sq. ft. for each additional unit. Based on the proposed 14 units, 6,300 sq. ft. of recreation space is required. The plan's site data table proposes 8,235 square feet of recreation space, split between two areas. The first is labeled as an active recreation area in the rear of the principal building. It will feature a six-foot wide walking trail which will lead from the building and loop around near the river. The site plan notes that the path will feature wood chips where the path is closest to the building, but those wood chips will not be present on the path within the wetland area. The second area is a proposed passive recreation area to the north of Pontiac Lake Road, which the site plan notes is intended for "lake viewing." If new grass or plant material is planned for the space to better ensure the space is utilized, it should be included on the landscape plan included in the final site plan submittal.
5. **Sidewalks and Non-Motorized Pathway:** Section 6.7(C)(i) recommends sidewalks along all frontage streets and sidewalk connections to all major rights-of-way. The plan depicts a six-foot-wide walk in the Pontiac Lake Road right-of-way. While there is no sidewalk connection to the interior of the site, there is a limited interior sidewalk network which connects the proposed building to both the east and west sections of the proposed parking lot.
6. **Building Architecture and Design:** Elevation drawings have been included in the application materials; At two stories and 35-feet the building complies with the dimensional standards. The applicant has proposed a building largely comprised of dark grey brick veneer on the front elevation, with an ash colored composite siding and a standing-seam metal roof. The building will also feature a significant amount of glazing (windows) on the front and rear elevations, in addition to small patios attached to several of the units. Though the patios are shown on the elevation page, proposed materials have not been labeled. Because there are limited number of comments on the preliminary plan and the patio a small portion of the overall elevations, we believe it is appropriate for the revision to occur when the final site plan is submitted.

Finally, details for a proposed eight-foot poured concrete trash enclosure with a lockable metal gate are provided on sheet three of the site plan submittal. The applicant has proposed a poured concrete wall to screen the trash enclosure on three sides, with a metal gate on the fourth. In item two of this review, we noted deficiencies with the proposed location for the enclosure, which will require a variance.

7. **Roads and Access:** The proposed development has one, 24-foot wide access point onto Pontiac Lake Road. Road Commission approval is needed for the driveway location.
8. **Off-Street Parking:** Two parking spaces per unit are required for residents, plus an additional six guest parking spaces. The site plan proposes 23 parking spaces to satisfy these requirements plus two accessible spaces to fulfil the ADA requirements for a parking lot of this size.





9. **Lighting:** Section 5.18(G) of the Zoning Ordinance includes standards for outdoor lighting. No information on exterior lighting has been provided, but should be with a final site plan.

**Recommendation**

At this time there are a few minor issues noted which we believe can be addressed at the final site plan stage. There are also several issues which will require variances, but do not need to delay preliminary approval. If the Planning Commission finds it appropriate, then we would suggest that the project could be recommended for approval.

If you have any questions about this report or require additional information, please do not hesitate to contact us.

Respectfully submitted,

**McKENNA**



Chris Madigan, AICP  
Associate Planner

cc: Mr. Sean O'Neal, AICP  
Ms. Hannah Micallef





## Site / Construction Plan Review

To: Sean O'Neil, Planning Department Director

Date: 06/03/21

Project: Pontiac Lakeview Apartments

File #: Not Shown

Date on Plans: 01/30/20

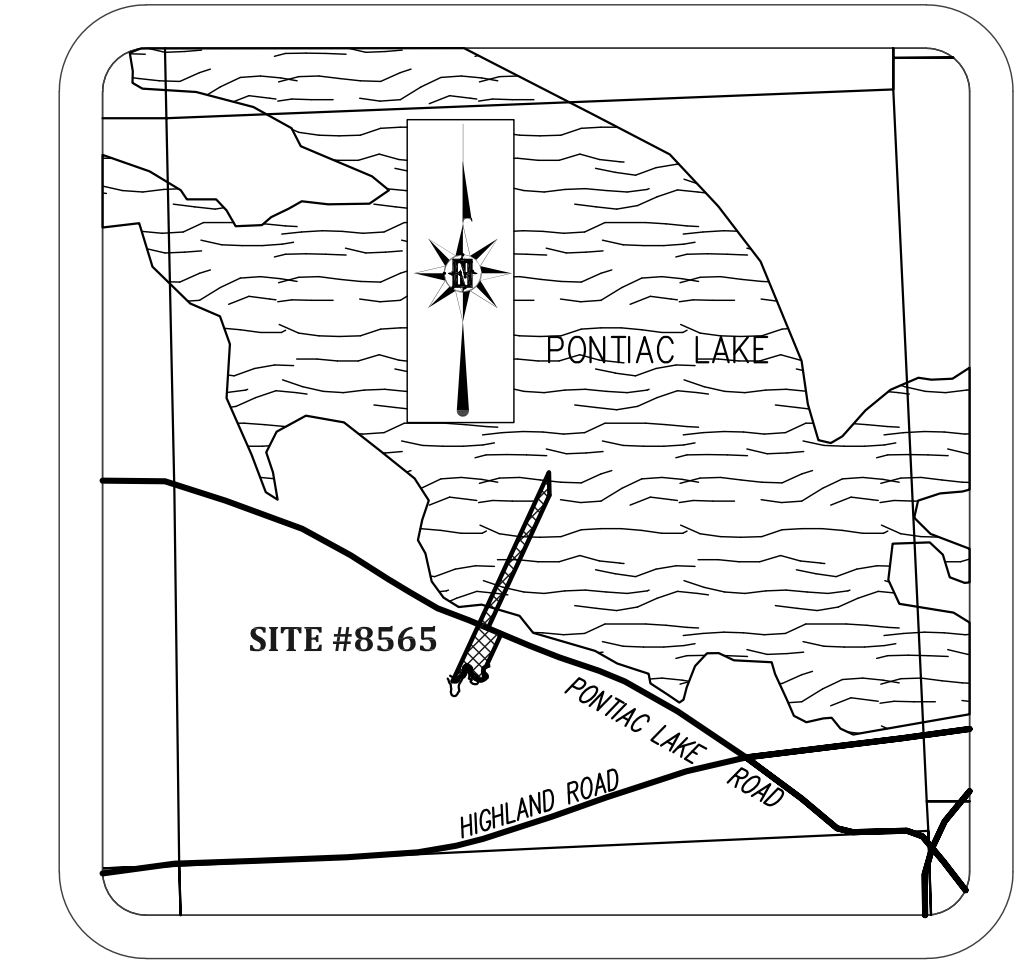
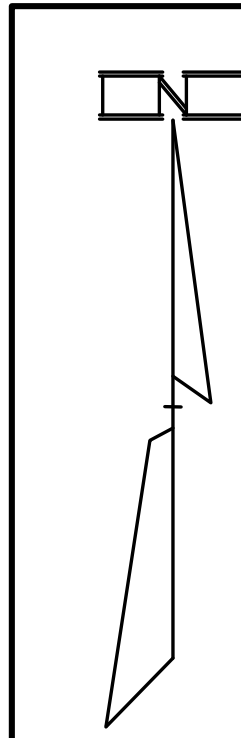
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The Fire Department has the following comments with regards to the Revised Site Plans for the project known as Pontiac Lakeview Apartments :

1. Turning Radius. The required turning radius shall accommodate the largest Fire Department Apparatus (40 feet). Provide an apparatus movement profile on future submittals. **Pending**
2. Angle of approach/departure. The angles of approach and departure for fire apparatus access shall not exceed 8 degrees. **Pending**
3. Knox Box. Will be required for building and Riser Room access. The location shall be on the street side of the building in an area to be determined by the Fire Marshal. **Pending**
4. Fire Protection. The proposed building will require an automatic sprinkler and alarm system in accordance with the IFC and NFPA.
  - A. Three sets of plans shall be submitted to the Building Department for review.
  - B. The Fire Department Connection (FDC) shall be 5 inch Storz on a 30-45 degree downturn. The location shall be on the street side of the building in an area that provides unobstructed access, and shall be shown on both the elevation, and fire protection plans.
  - C. A red rotating "flow indication" beacon shall be mounted on the exterior wall surface, at a minimum height of 15 feet from finished grade. The location shall be directly above the FDC, and shall be shown on both the elevation, and fire protection plans.
  - D. Note. Suppression and alarm plans are sent out for third party review.  
**Pending**

John Holland  
Fire Chief  
Charter Township of White Lake  
(248)698-3993  
[jholland@whitelaketwp.com](mailto:jholland@whitelaketwp.com)

Plans are reviewed using the International Fire Code (IFC), 2015 Edition and Referenced NFPA Standards.



**Zoning Requirements**

**RM-2 MULTIPLE FAMILY RESIDENTIAL**

- LOT - MIN. AREA: FT.²
- MIN. WIDTH: 200 FT.
- COVERAGE - MAX. BUILDING: 20%
- SETBACKS - FRONT YARD: 40 FT.
- REAR YARD: 45 FT.
- SIDE YARD: 70 FT.
- SIDE TOTAL: 100 FT.
- HEIGHT - MAX. BUILDING: 35 FT./ 2 STY.

**R1-D SINGLE FAMILY RESIDENTIAL**

- LOT - MIN. AREA: 12,000 FT.²
- MIN. WIDTH: 80 FT.
- COVERAGE - MAX. BUILDING: 20%
- SETBACKS - FRONT YARD: 30 FT.
- REAR YARD: 30 FT.
- SIDE YARD: 10 FT.
- SIDE TOTAL: 20 FT.
- HEIGHT - MAX. BUILDING: 25 FT./ 2 STY.

**EXISTING CONDITIONS**

- LOT AREA: 139,031 FT.²
- WIDTH: ≈ 170 FT.
- COVERAGE - 3,820 FT.² - 2.7%

**PROPOSED CONDITIONS - SEE NOTES SHEET 2**

- COVERAGE - ADDITION: XXX.X FT.²
- TOTAL BLD.: X,XXX.X FT.² XX.X%
- TOTAL IMP.: X,XXX.X FT.² XX.X%

**SITE LOCATION MAP**  
(NO SCALE)

**Benchmark Notes**

- #1) NGS REFERENCE MARK DESIGNATION 63649, PID D6195 ELEVATION: 957.24 NAVD88
- #2) (SITE BM) SET NAIL IN NORTH FACE OF UTILITY POLE LOCATED NEAR THE SOUTHWESTERLY RIGHT OF WAY LINE OF PONTIAC LAKE ROAD @ ADDRESS # 8565. ELEVATION: 968.36 NAVD88

**Parcel 12-13-328-003:**

LEGAL DESCRIPTION AS RECORDED L. 50535, P. 481

PART OF THE SOUTHWEST 1/4 OF SECTION 13, TOWN 3 NORTH, RANGE 8 EAST, WHITE LAKE TOWNSHIP, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE CENTERLINE OF PONTIAC TRAIL ROAD, SAID POINT BEING DISTANT SOUTH 65 DEGREES 44 MINUTES EAST 279.3 FEET; THENCE NORTH 26 DEGREES 07 MINUTES 30 SECONDS EAST 1167.82 FEET TO A POINT IN PONTIAC LAKE; THENCE SOUTH 00 DEGREES 18 MINUTES 40 SECONDS WEST ALONG THE NORTH-SOUTH 1/4 LINE 166.67 FEET TO A POINT IN PONTIAC LAKE; THENCE SOUTH 26 DEGREES 07 MINUTES 30 SECONDS WEST 1020.9 FEET TO A POINT IN THE CENTERLINE OF PONTIAC LAKE ROAD; THENCE SOUTH 65 DEGREES 44 MINUTES 00 SECONDS EAST ALONG SAID CENTERLINE OF PONTIAC LAKE ROAD 100.00 FEET; THENCE SOUTH 26 DEGREES 07 MINUTES 30 SECONDS WEST 265 FEET, MORE OR LESS, TO THE CENTERLINE OF HURON RIVER; THENCE SOUTHWESTERLY ALONG CENTERLINE OF HURON RIVER 230 FEET, MORE OR LESS; THENCE NORTH 26 DEGREES 07 MINUTES 30 SECONDS EAST 400 FEET, MORE OR LESS, TO THE POINT OF BEGINNING;

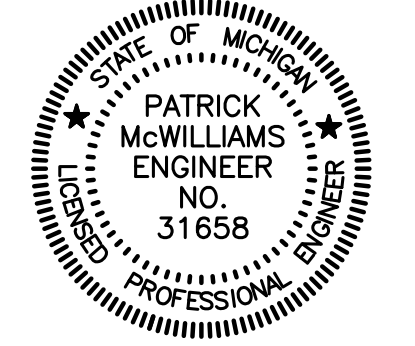
LEGAL DESCRIPTION AS SURVEYED  
PARCEL ID# 12-13-328-003  
COMMONLY KNOWN AS: 8565 PONTIAC LAKE ROAD

PART OF THE SOUTHWEST 1/4 OF SECTION 13, TOWN 3 NORTH, RANGE 8 EAST, WHITE LAKE TOWNSHIP, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE CENTERLINE OF PONTIAC TRAIL ROAD, SAID POINT BEING DISTANT SOUTH 65 DEGREES 44 MINUTES 00 SECONDS EAST 279.30 FEET FROM THE SOUTHEAST CORNER OF "ENGLISH VILLAS SUBDIVISION" BEING PART OF SECTIONS 11, 13 & 14, TOWN 3 NORTH, RANGE 8 EAST, WHITE LAKE TOWNSHIP, OAKLAND COUNTY, MICHIGAN AS RECORDED IN LIBER 51 OF PLATS ON PAGES 22 & 23 OF OAKLAND COUNTY RECORDS, SAID SOUTHEAST CORNER BEING DISTANT THE FOLLOWING SIX (6) COURSES FROM THE WEST 1/4 CORNER OF SAID SECTION 13: (1) NORTH 00 DEGREES 14 MINUTES 10 SECONDS EAST 35.16 FEET TO A POINT ON THE CENTERLINE OF PONTIAC LAKE ROAD, (2) SOUTH 72 DEGREES 07 MINUTES 40 SECONDS EAST 459.17 FEET ALONG SAID CENTERLINE, (3) SOUTH 69 DEGREES 38 MINUTES 40 SECONDS EAST 470.76 FEET ALONG SAID CENTERLINE, (4) SOUTH 58 DEGREES 35 MINUTES 30 SECONDS EAST 596.63 FEET ALONG SAID CENTERLINE, (5) SOUTH 51 DEGREES 51 MINUTES 30 SECONDS EAST 353.54 FEET ALONG SAID CENTERLINE AND (6) SOUTH 62 DEGREES 41 MINUTES 00 SECONDS EAST 221.54 FEET ALONG SAID CENTERLINE; THENCE NORTH 26 DEGREES 07 MINUTES 30 SECONDS EAST 1167.82 FEET TO THE CENTER OF SAID SECTION 13 AS CALCULATED, SAID CENTER OF SECTION AS CALCULATED FALLS IN PONTIAC LAKE; THENCE SOUTH 00 DEGREES 08 MINUTES 36 SECONDS WEST ALONG THE NORTH-SOUTH 1/4 LINE 159.70 FEET TO A POINT IN PONTIAC LAKE, SAID POINT BEING DISTANT NORTH 00 DEGREES 08 MINUTES 36 SECONDS EAST 2521.44 FEET FROM THE SOUTH 1/4 CORNER OF SAID SECTION 13; THENCE SOUTH 26 DEGREES 07 MINUTES 30 SECONDS WEST 1022.01 FEET TO A POINT IN THE CENTERLINE OF PONTIAC LAKE ROAD; THENCE SOUTH 65 DEGREES 44 MINUTES 00 SECONDS EAST ALONG SAID CENTERLINE OF PONTIAC LAKE ROAD 100.00 FEET; THENCE SOUTH 26 DEGREES 07 MINUTES 30 SECONDS WEST 235.77 FEET TO A POINT CALLED POINT "A"; THENCE CONTINUING SOUTH 26 DEGREES 07 MINUTES 30 SECONDS WEST 20 FEET, MORE OR LESS, TO THE CENTERLINE OF HURON RIVER; THENCE SOUTHWESTERLY ALONG CENTERLINE OF HURON RIVER 444 FEET, MORE OR LESS; THENCE NORTH 26 DEGREES 07 MINUTES 30 SECONDS EAST 44 FEET, MORE OR LESS TO POINT "B"; SAID POINT "B" BEING DISTANT SOUTH 71 DEGREES 46 MINUTES 07 SECONDS WEST 237.64 FEET FROM SAID POINT "A"; THENCE CONTINUING NORTH 26 DEGREES 07 MINUTES 30 SECONDS EAST 396.40 FEET TO THE POINT OF BEGINNING;

CONTAINING 3.19 ACRES OF LAND MORE OR LESS, SUBJECT TO THE RIGHTS OF THE PUBLIC FOR PONTIAC LAKE ROAD OVER THAT PORTION OF THE ABOVE DESCRIBED PROPERTY LOCATED 33 FEET ON BOTH SIDES AS MEASURED AT RIGHT ANGLES FROM THE CENTERLINE OF SAID PONTIAC LAKE ROAD. ALSO SUBJECT TO ANY OTHER EASEMENTS OR RESTRICTIONS OF USE OR RECORD.

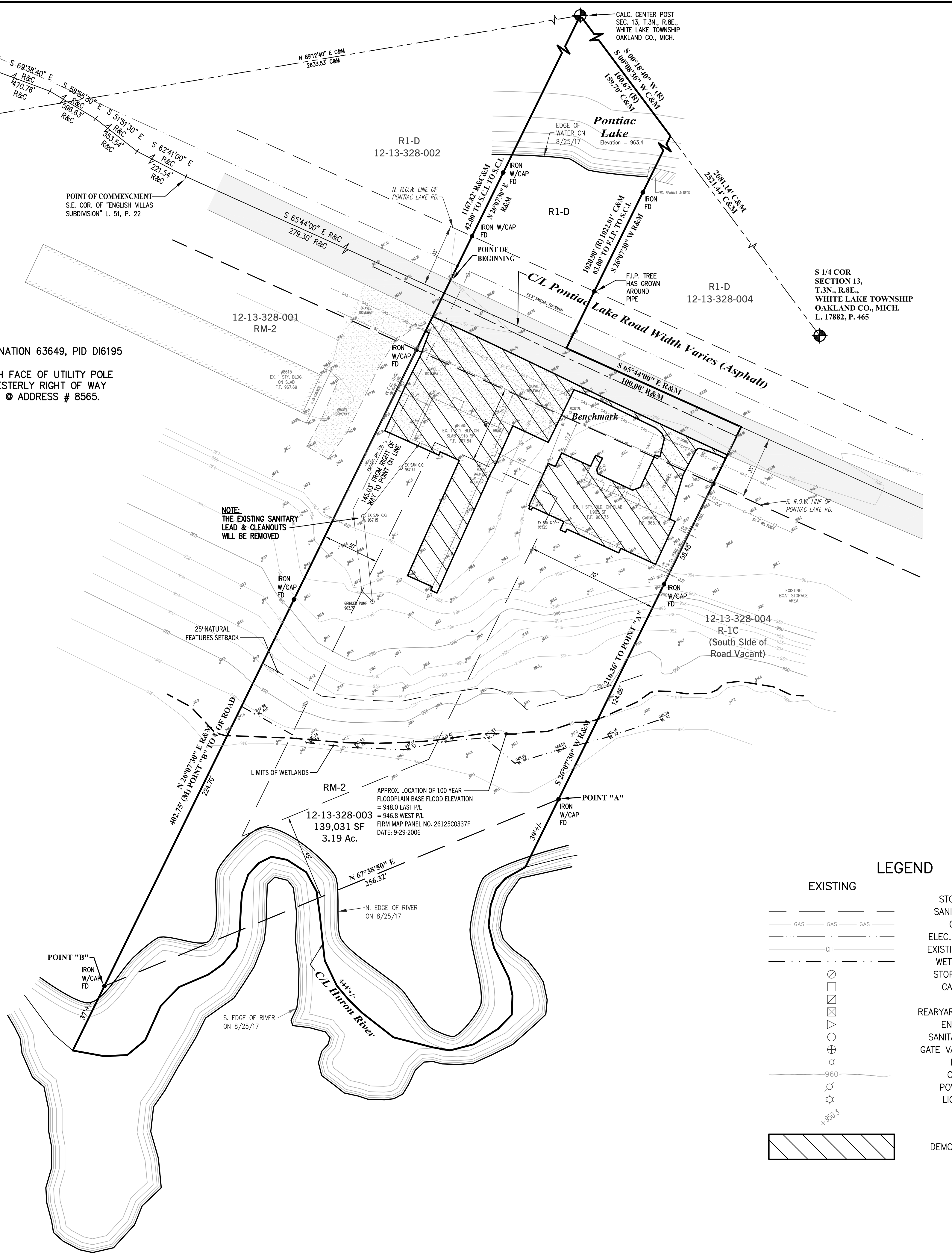
**Sheet Index:**

- 1. Existing Conditions Plan
- 2. Preliminary Site Plan
- 3. Notes, Calculations & Details



**LEGEND**

EXISTING	
(Symbol)	STORM SEWER
(Symbol)	SANITARY SEWER
(Symbol)	GAS MAIN
(Symbol)	ELEC. TELE. CABLE
(Symbol)	EXISTING OVERHEAD
(Symbol)	WETLAND LIMITS
(Symbol)	STORM MANHOLE
(Symbol)	CATCH BASIN
(Symbol)	INLET
(Symbol)	REARYARD CATCH BASIN
(Symbol)	END SECTION
(Symbol)	SANITARY MANHOLE
(Symbol)	GATE VALVE AND WELL
(Symbol)	HYDRANT
(Symbol)	CONTOURS
(Symbol)	POWER POLE
(Symbol)	LIGHT POLE
(Symbol)	GRADE
(Symbol)	DEMOLITION LIMITS



NOTE: THE EXISTING SANITARY LEAD & CLEANOUTS WILL BE REMOVED

25' NATURAL FEATURES SETBACK

LIMITS OF WETLANDS

APPROX. LOCATION OF 100 YEAR FLOODPLAIN BASE FLOOD ELEVATION = 948.0 EAST P.L. = 946.8 WEST P.L. FIRM MAP PANEL NO. 2612500337F DATE: 9-29-2006

DATE	ISSUE
1-8-2020	ADDED WETLANDS
6-1-2020	REVISED BUILDING & PARKING LAYOUT
9-15-2020	REVISED BUILDING & PARKING LAYOUT
11-4-2020	REVISED FOR SUBMITTAL
11-21-2021	REVISED PER DLZ (1-21-21) & MCKENNA (1-23-21)
5-12-2021	REVISED PER CLIENT/ARCHITECT (5-3-2021)

**PROPRIETOR:**  
JOHN ROZANSKI  
2704 WABUM  
WHITE LAKE, MICHIGAN 48386  
(248) 231-8529

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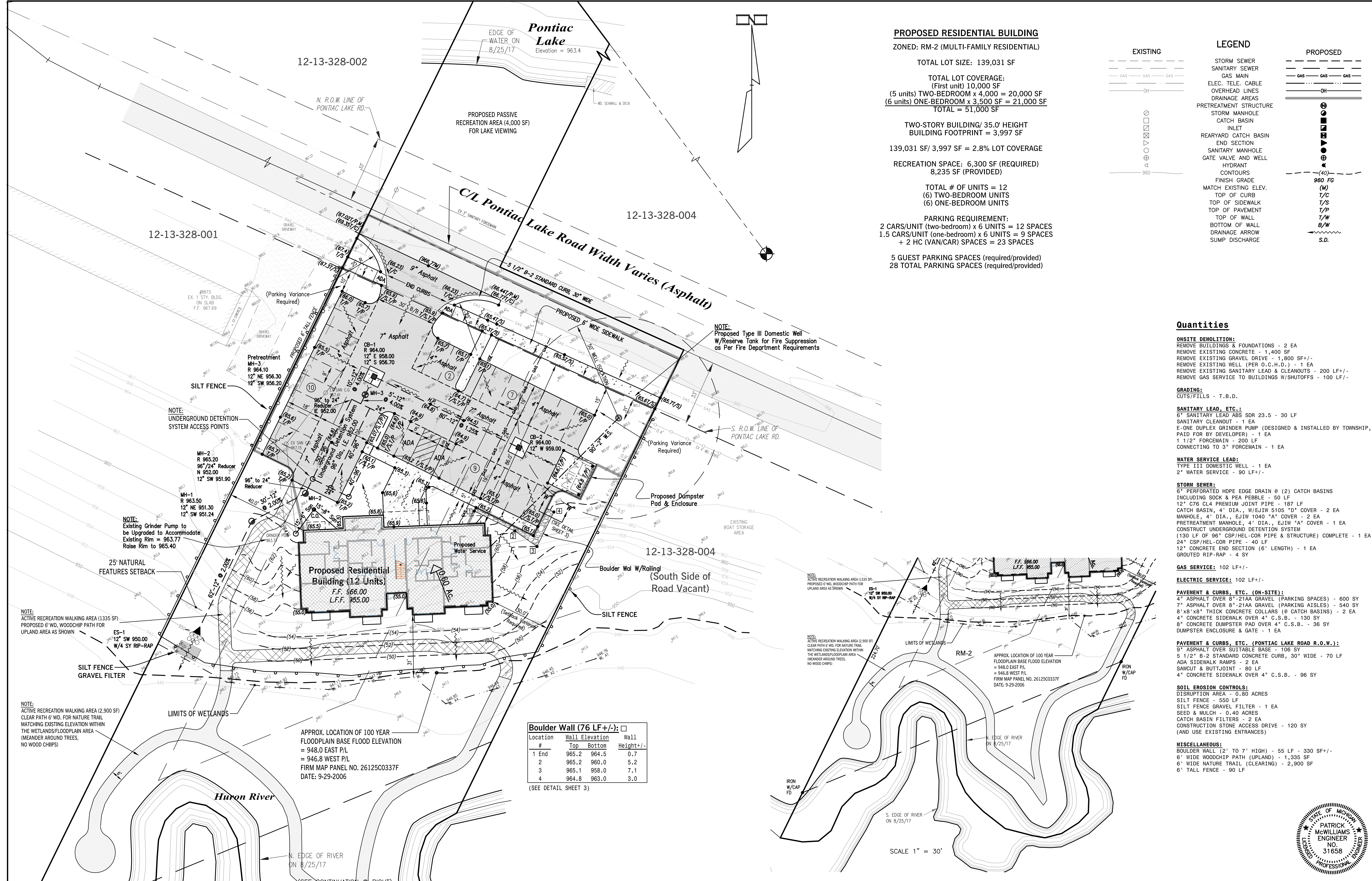


**KIEFT ENGINEERING, INC.**  
PROFESSIONAL ENGINEERS AND PROFESSIONAL SURVEYORS  
5852 SOUTH MAIN STREET, SUITE 1, CLARKSTON, MICHIGAN 48346  
PHONE (248) 625-5251 www.kiefteng.com FAX (248) 625-7110

DATE	4-26-19	CKD. BY	DATE
DRAWN GF			
DESIGN PCM			
SECTION 13		T- 3 -N- R- 8 -E-	

**Existing Conditions Plan**  
"Pontiac Lake Overlook"  
PART OF THE SW 1/4 OF SECTION 13, T.3N., R.8E., WHITE LAKE TOWNSHIP, OAKLAND COUNTY, MICHIGAN

SCALE	1" = 30'
SHEET	1 OF 3
KE	2019.071



**PROPOSED RESIDENTIAL BUILDING**  
 ZONED: RM-2 (MULTI-FAMILY RESIDENTIAL)

TOTAL LOT SIZE: 139,031 SF

TOTAL LOT COVERAGE:  
 (First unit) 10,000 SF  
 (5 units) TWO-BEDROOM x 4,000 = 20,000 SF  
 (6 units) ONE-BEDROOM x 3,500 SF = 21,000 SF  
 TOTAL = 51,000 SF

TWO-STORY BUILDING/ 35.0' HEIGHT  
 BUILDING FOOTPRINT = 3,997 SF

139,031 SF / 3,997 SF = 2.8% LOT COVERAGE

RECREATION SPACE: 6,300 SF (REQUIRED)  
 8,235 SF (PROVIDED)

TOTAL # OF UNITS = 12  
 (6) TWO-BEDROOM UNITS  
 (6) ONE-BEDROOM UNITS

PARKING REQUIREMENT:  
 2 CARS/UNIT (two-bedroom) x 6 UNITS = 12 SPACES  
 1.5 CARS/UNIT (one-bedroom) x 6 UNITS = 9 SPACES  
 + 2 HC (VAN/CAR) SPACES = 23 SPACES

5 GUEST PARKING SPACES (required/provided)  
 28 TOTAL PARKING SPACES (required/provided)

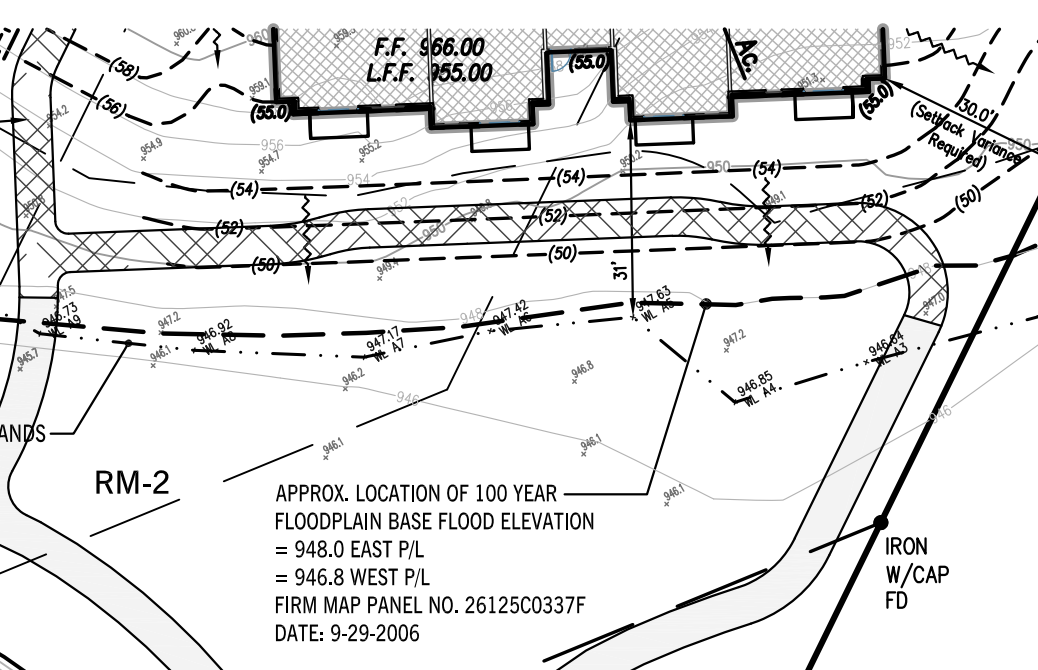
EXISTING	LEGEND	PROPOSED
---	STORM SEWER	---
---	SANITARY SEWER	---
---	GAS MAIN	---
---	ELEC. TELE. CABLE OVERHEAD LINES	---
---	DRAINAGE AREAS	---
---	PRETREATMENT STRUCTURE	---
---	STORM MANHOLE	---
---	CATCH BASIN	---
---	INLET	---
---	REAR YARD CATCH BASIN	---
---	END SECTION	---
---	SANITARY MANHOLE	---
---	GATE VALVE AND WELL	---
---	HYDRANT	---
---	CONTOURS	---
---	FINISH GRADE	---
---	MATCH EXISTING ELEV.	---
---	TOP OF CURB	---
---	TOP OF SIDEWALK	---
---	TOP OF PAVEMENT	---
---	TOP OF WALL	---
---	BOTTOM OF WALL	---
---	DRAINAGE ARROW	---
---	SUMP DISCHARGE	---

- Quantities**
- ON-SITE DEMOLITION:**  
 REMOVE BUILDINGS & FOUNDATIONS - 2 EA  
 REMOVE EXISTING CONCRETE - 1,400 SF  
 REMOVE EXISTING GRAVEL DRIVE - 1,800 SF +/-  
 REMOVE EXISTING WELL (PER O.C.H.D.) - 1 EA  
 REMOVE EXISTING SANITARY LEAD & CLEANOUTS - 200 LF +/-  
 REMOVE GAS SERVICE TO BUILDINGS W/SHUTOFFS - 100 LF +/-
- GRADING:**  
 CUTS/FILLS - T.B.D.
- SANITARY LEAD, ETC.:**  
 6" SANITARY LEAD ABS SDR 23.5 - 30 LF  
 SANITARY CLEANOUT - 1 EA  
 E-ONE DUPLEX GRINDER PUMP (DESIGNED & INSTALLED BY TOWNSHIP, PAID FOR BY DEVELOPER) - 1 EA  
 1 1/2" FORCEMAIN - 200 LF  
 CONNECTING TO 3" FORCEMAIN - 1 EA
- WATER SERVICE LEAD:**  
 TYPE III DOMESTIC WELL - 1 EA  
 2" WATER SERVICE - 90 LF +/-
- STORM SEWER:**  
 6" PERFORATED HDPE EDGE DRAIN @ (2) CATCH BASINS INCLUDING SOCK & PEA PEBBLE - 50 LF  
 12" C76 CL4 PREMIUM JOINT PIPE - 187 LF  
 CATCH BASIN, 4' DIA., W/EJTW 5105 "D" COVER - 2 EA  
 MANHOLE, 4' DIA., EJIW 1040 "A" COVER - 2 EA  
 PRETREATMENT MANHOLE, 4' DIA., EJIW "A" COVER - 1 EA  
 CONSTRUCT UNDERGROUND DETENTION SYSTEM (130 LF OF 96" CSP/HEL-COR PIPE & STRUCTURE) COMPLETE - 1 EA  
 24" CSP/HEL-COR PIPE - 40 LF  
 12" CONCRETE END SECTION (6' LENGTH) - 1 EA  
 GROUDED RIP-RAP - 4 SY
- GAS SERVICE:** 102 LF +/-
- ELECTRIC SERVICE:** 102 LF +/-
- PAVEMENT & CURBS, ETC. (ON-SITE):**  
 4" ASPHALT OVER 8"-21AA GRAVEL (PARKING SPACES) - 600 SY  
 7" ASPHALT OVER 8"-21AA GRAVEL (PARKING AISLES) - 540 SY  
 8'x8'x8" THICK CONCRETE COLLARS (@ CATCH BASINS) - 2 EA  
 4" CONCRETE SIDEWALK OVER 4" C.S.B. - 130 SY  
 8" CONCRETE DUMPSTER PAD OVER 4" C.S.B. - 36 SY  
 DUMPSTER ENCLOSURE & GATE - 1 EA
- PAVEMENT & CURBS, ETC. (PONTIAC LAKE ROAD R.O.W.):**  
 9" ASPHALT OVER SUITABLE BASE - 106 SY  
 5 1/2" B-2 STANDARD CONCRETE CURB, 30" WIDE - 70 LF  
 ADA SIDEWALK RAMPS - 2 EA  
 SAWCUT & BUTTJOINT - 80 LF  
 4" CONCRETE SIDEWALK OVER 4" C.S.B. - 96 SY
- SOIL EROSION CONTROLS:**  
 DISRUPTION AREA - 0.80 ACRES  
 SILT FENCE - 550 LF  
 SILT FENCE GRAVEL FILTER - 1 EA  
 SEED & MULCH - 0.40 ACRES  
 CATCH BASIN FILTERS - 2 EA  
 CONSTRUCTION STONE ACCESS DRIVE - 120 SY  
 (AND USE EXISTING ENTRANCES)
- MISCELLANEOUS:**  
 BOULDER WALL (2' TO 7' HIGH) - 55 LF - 330 SF +/-  
 6' WIDE WOODCHIP PATH (UPLAND) - 1,335 SF  
 6' WIDE NATURE TRAIL (CLEARING) - 2,900 SF  
 6' TALL FENCE - 90 LF

**Boulder Wall (76 LF +/-):**

Location	Wall Elevation	Wall
#	Top Bottom	Height +/-
1	965.2 964.5	0.7
2	965.2 960.0	5.2
3	965.1 958.0	7.1
4	964.8 963.0	3.0

(SEE DETAIL SHEET 3)



<p>DATE: 8-1-2020</p> <p>ISSUE: REVISED BUILDING &amp; PARKING LAYOUT</p> <p>9-15-2020 REVISED BUILDING &amp; PARKING LAYOUT</p> <p>11-4-2020 REVISED FOR SUBMITTAL</p> <p>1-21-2021 REVISED PER DLZ (1-21-21) &amp; MCKENNA (1-23-21)</p> <p>5-12-2021 REVISED PER CLIENT/ARCHITECT (5-3-2021)</p>	<p><b>PROPRIETOR:</b>          JOHN ROZANSKI          2704 WABUM          WHITE LAKE, MICHIGAN 48386          (248) 231-8529</p>	<p>THIS DRAWING IS THE PROPERTY OF KIEFT ENGINEERING, INC. AND MAY NOT BE USED, REPRODUCED OR PUBLISHED, IN PART OR IN WHOLE, WITHOUT EXPRESSED WRITTEN PERMISSION FROM KIEFT ENGINEERING, INC.</p>	<p><b>KIEFT ENGINEERING, INC.</b>          PROFESSIONAL ENGINEERS AND PROFESSIONAL SURVEYORS          5852 SOUTH MAIN STREET, SUITE 1, CLARKSTON, MICHIGAN 48346          PHONE (248) 625-5251 www.kiefteng.com FAX (248) 625-7110</p>	<p>DATE 1-30-2020 CKD. BY DATE</p> <p>DRAWN GF</p> <p>DESIGN PCM</p> <p>SECTION 13 T-3 -N- R-8 -E</p>	<p>72 HOURS (3 WORKING DAYS) BEFORE YOU DIG CALL MISS DIG 800-482-7171 (TOLL FREE)</p>	<p><b>Preliminary Site Plan</b>          "Pontiac Lake Overlook"          PART OF THE SW 1/4 OF SECTION 13, T.3N., R.8E., WHITE LAKE TOWNSHIP, OAKLAND COUNTY, MICHIGAN</p>	<p>SCALE 1" = 20'</p> <p>SHEET 2 OF 3</p> <p>KE 2019.071</p>
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# Memo

**To:** Sean O'Neil, Planning

**From:** Jeanine A Smith

**Date:** December 18, 2020

**Re:** Project Name: Pontiac Lakeview  
Apartments

Parcel Number: 12-13-328-001

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**Comments:** No comment.