

**WHITE LAKE TOWNSHIP
INTER-OFFICE MEMORANDUM**

COMMUNITY DEVELOPMENT DEPARTMENT

DATE: Cwi wuv'34.'4246

TO: Rik Kowall, Supervisor
Township Board Members

FROM: Sean O'Neil, AICP
Eqo o wplk' 'F gxgr o gpv'F ktgevqt

SUBJECT: New Hope White Lake (Co gpf gf 'Planned Development Agreement)

Located on the west side of Williams Lake Road and south of Elizabeth Lake, consisting of approximately 13.32 acres. Identified as parcel number 12-25-400-029. The property is currently zoned Planned Development (PD).

The above request is now ready for Township Board consideration. The matter was considered by the Planning Commission at their regular meeting on Cr tkl'6.'4246. at which time the **Planning Commission recommended approval** of the co gpf gf 'planned development agreement. Please find enclosed the following related documents:

- § Minutes from the Planning Commission meeting held on Cr tkl'6.'4246
- § Review letter prepared by Attorney Lisa Hamameh, dated Cwi wuv'7.'4246.
- § Review letter prepared by the Township Engineering Consultant, Mr. Mike Leuffgen, Cwi wuv'8.'4246.
- § Planned Development Agreement and Exhibits for New Hope White Lake, dated Lxpg'42460

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

**WHITE LAKE TOWNSHIP
PLANNING COMMISSION
APRIL 4, 2024**

CALL TO ORDER

Chairperson Seward called the meeting to order at 6:30 P.M.

Roll was called:

Present:

T. Joseph Seward, Chairperson
Steve Anderson
Debby Dehart
Pete Meagher
Matt Slicker
Merrie Carlock, Vice Chairperson
Mona Sevic

Absent:

Robert Seeley
Scott Ruggles, Township Board Liaison

Others:

Sean O'Neil, Community Development Director
Justin Quagliata, Staff Planner
Mike Leuffgen, DLZ
John Iacoangeli, Beckett & Raeder
Hannah Kennedy-Galley, Recording Secretary

APPROVAL OF AGENDA

MOTION by Commissioner Carlock, seconded by Commissioner Anderson to approve the agenda as presented. The motion carried with a voice vote: (7 yes votes).

APPROVAL OF MINUTES

A. March 7, 2024

Chairperson Seward noted a correction to the minutes: Page 2, the name Seifman needed to be corrected.

MOTION by Commissioner Anderson, seconded by Commissioner Anderson, to approve the minutes of March 7, 2024 as corrected. The motion carried with a voice vote: (6 yes votes, Meagher abstained).

CALL TO THE PUBLIC (FOR ITEMS NOT ON THE AGENDA)

None.

PUBLIC HEARING

A. Gateway Crossing

Property described as parcel numbers 12-20-426-003 (6350 Highland Road) and 12-20-402-003 (6340 Highland Road), located at the southwest corner of Bogie Lake Road and Highland Road, consisting of approximately 5.36 acres.

Request: **Preliminary site plan and special land use approvals**

Applicant: Najor Companies

Staff Planner Quagliata gave a brief overview of the applicant's request.

Commissioner Sevic asked staff for clarification regarding ingress and egress to the property. Staff Planner Quagliata said it would be right in, right out only on M-59, and there was another proposed driveway on the east side of Bogie Lake Road

Commissioner Meagher asked staff if the distance from Bogie Lake to the driveway was an MDOT or Township issue. Staff Planner Quagliata confirmed it was a Township issue, and the applicant would need to seek a variance from the ZBA.

Commissioner Slicker asked for clarification regarding the traffic on the east side of the property. Staff Planner Quagliata said it was proposed to have traffic enter from the east driveway Bogie Lake Road to avoid drive thru traffic on the north and west, as a driveway on Highland Road. There was discussion to remove parking on the northeastern corner of the site to relieve traffic at the northwestern side of the building and to provide more safety to customers navigating the site. He added that there would be steady traffic within the site, and keeping the internal traffic moving safely was important.

Commissioner Anderson asked staff about the sidewalk. Staff Planner Quagliata said the developer was required to remove the existing shoulder and convert it to greenbelt. Sidewalk would be installed along the property's Highland Road frontage.

Commissioner Dehart asked staff if there would be a left turn lane on Bogie Lake Road. Staff Planner Quagliata said no, there was a right-hand taper that would need to be improved to the Road Commission standards.

Mr. Leuffgen briefly went over his engineering review.

Commissioner Anderson asked Mr. Leuffgen if the traffic study was reviewed. Mr. Leuffgen confirmed, DLZ reviewed the study and was in agreement with the findings.

Brian Najor, Najor Companies, was present to speak on behalf of his request. He had owned the property for many years, and was hoping to add to the Township's growth. His development was demand driven, and tried to put his best foot forward in coming up with a plan for the site. The site was challenging due to the elevation changes. He had previously worked with Redwood to provide necessary easements, and had a good rapport with Redwood.

Scott Tousignant, Boss Engineering, clarified a few items. He said regarding the drive approaches, he had spoken with MDOT and they were satisfied with those locations. If the M-59 approach was shifted, the construction feasibility would be minimal, and it would be the same with the Bogie Lake approach if it were shifted south due to the change in elevation. The one-way stub near Bogie Lake Road would help direct drivers to the drive thru lane. In regards to the circulation, the elimination of three parking spaces would help alleviate some of the concern. The site circulation would be kept predictable and there would potentially be the opportunity for a turn around.

Beau Wynn, Detroit Architectural Group, said the property would be well maintained and taken care of because it would remain a family-owned business. He briefly went over the building's elevations and materials.

Commissioner Carlock asked staff where the ordering and pick up areas would be. Staff Planner Quagliata said the drive thru would be on the south side of the building, and the window for pickup would be on the northeast area of the building.

Commissioner Carlock asked Mr. Wynn about the panels on the elevations. Mr. Wynn said they were decorative brick.

Commissioner Carlock asked staff about window coverage. Staff Planner Quagliata said the zoning ordinance required 30% window coverage on the east elevation of the building, and the applicant only proposed 9.27% coverage on their plan. The applicant would need to seek a variance for the reduction in coverage.

Commissioner Anderson asked Mr. Wynn if drivers westbound be able to see mechanical units on the top of the building. Mr. Wynn said it was possible due to the elevation of the site.

Commissioner Anderson asked Mr. Najor if all of the tenants were confirmed for the development. Mr. Najor said he was in talks with a few different tenants, and was in the process of securing the anchor tenant.

Commissioner Dehart asked if the drive thru lane was missed, would a driver have to turn around to get into the lane. Mr. Tousignant said yes.

Chairperson Seward opened the public hearing at 7:18 P.M.

Paul Cronenwett, pastor of Grace Church, wanted to know if there was impact to his church's driveway easement. It was confirmed there would be a positive impact due to the connection of the sidewalk pathway.

Chairperson Seward closed the public hearing at 7:20 P.M.

MOTION by Commissioner Meagher, seconded by Commissioner Anderson, to approve the special land use for Gateway Crossing, identified as parcel numbers 12-20-426-003 (6350 Highland Road) and

12-20-402-003 (6340 Highland Road), subject to addressing staff and consultant’s comments and approval of ZBA variances. The motion carried with a voice vote: (7 yes votes).

MOTION by Commissioner Meagher, seconded by Commissioner Sevic, to recommend Township Board approve the preliminary site plan for Gateway Crossing, identified as parcel numbers 12-20-426-003 (6350 Highland Road) and 12-20-402-003 (6340 Highland Road), subject to addressing staff and consultant comments and approval of ZBA variances. The motion carried with a voice vote: (7 yes votes).

B. 2024 Master Plan

Mr. Iacoangeli briefly reviewed the Master Plan process for the audience.

Director O’Neil confirmed this was the only public hearing for this matter. The next step in the process was for the Planning Commission to take action to approve the Master Plan, and then the Township Board would take action as well.

Director O’Neil thanked Mrs. Mary Earley for her help on editing the document on grammatical issues

Chairperson Seward opened the public hearing at 7:33 P.M.

Steve Woodard, 955 Schuyler, shared his concerns regarding the focus areas on the plan, in particular the area of Bogie Lake Road and Cedar Island Road. Mr. Iacoangeli said that focus area was reworked with the comments from resident participation and the Planning Commission.

Jim Runestad, 2210 Teggerdine, spoke in concern over an abundance of proposed apartments and potential congestion in the Township. He wanted the Master Plan to reflecting the concerns and desires of the Township residents.

Director O’Neil said a lot of the land use categories didn’t change in the plan, and multiple family uses were seen south of M-59, and the market has demanded the ranch style attached product that was geared toward empty nesters. There was interest in both purchasing and renting.

Commissioner Slicker stated that internal community members may not want multiple family housing, but future residents might want multiple family housing. Director O’Neil said as time and demands changed, it would be difficult to predict what the demand for people looking to move to the Township would want.

Mary Earley, 5925 Pine Ridge Court, had read the Master Plan in its entirety three times. She placed her trust in the Planning Commission and Township staff, and stated that Mr. Runestad’s comments were fearmongering.

Director O’Neil said there was a letter from a developer that was concerning the Pontiac Lake Gateway District.

The Planning Commission favored a lower building height for the Pontiac Lake Gateway district.

**MOTION by Commissioner Meagher, seconded by Commissioner Sevic to adopt by resolution the 2024 White Lake Master Plan and recommend approval to the Township Board. The motion carried with a roll call vote: (7 votes).
(Meagher/yes, Dehart/yes, Carlock/yes, Seward/yes, Anderson/yes, Sevic/yes, Slicker/yes).**

C. Zoning Ordinance amendments

Director O’Neil said he had not received a lot of feedback regarding the amendments. He highlighted the sections regarding height in the Pontiac Lake Gateway district. He added the ZBA saw countless variances regarding lot coverage, and it made sense to increase the allowable lot coverage by 5% - 10%, depending on lot size. There was discussion on renaming Agricultural and Suburban Farm. The Planning Commission favored leaving the districts as is. Parking was another significant standard that was discussed. The ordinance standard would remain the same, but the change would make the minimum the maximum, effectively reducing the standard by 75%. If an applicant wanted more than the maximum allowed parking, they would need to seek a variance.

Commissioner Slicker was concerned with parking problems in the future with strip centers with different use retailers. Director O’Neil said it was a possibility that parking could fall short in that instance, but for the most part, the change would be beneficial.

The Planning Commission shared their support of the change to the parking minimum/maximum.

ZBA approvals were extended to 12 months, and final site plan approvals were extended to 2 years.

Chairperson Seward opened the public hearing at 8:24 P.M.

There was one letter regarding the amendments to be included into the record.

Chairperson Seward closed the public hearing at 8:24 P.M.

**MOTION by Commissioner Meagher, seconded by Commissioner Carlock recommend the Township Board adopt the Zoning Ordinance amendments, subject to the omittance of sections 11, 12, 14, and 15. The motion carried with a roll call vote: (7 yes votes).
(Slicker/yes, Sevic/yes, Anderson/yes, Seward/yes, Carlock/yes, Dehart/yes, Meagher/yes).**

CONTINUING BUSINESS

None.

NEW BUSINESS

None.

LIAISON'S REPORT

The ZBA had three cases last month; three approvals were received. Triangle Trail construction was underway. The contract was awarded for Stanley Park Phase 1, the construction contract was waiting on approval. Hess-Hathaway was holding their sheep shearing on April 27.

DIRECTOR'S REPORT

The second reading of the Six Lake/Filling Station was approved; the Board made the decision to rezone the properties to General Business. The new Civic Center building designs were due May 15. The pre-con for the Elizabeth Lake Road reconstruction project was scheduled for the near future.

OTHER BUSINESS

A. New Hope White Lake PDA amendment

Director O'Neil gave a brief overview of the request.

Rumi Shazad, owner, was present to speak on behalf of his request. He said the addition of Sokol Healthcare Training on site would help staff his building, as well as provide training opportunities. The request was for the company to rent the office building on the property.

Stephanie and Doug Sokol, were present. They stated they were a family and veteran owned business, and the building would have three staff. Classes would be run every two weeks for 10 days. They were licensed through the state, and held licenses to hold the CNA courses. They also held clinical training, which was another benefit of sharing the location with the assisted living.

Commissioner Anderson asked Ms. Sokol what the criteria was of the applicants who would be attending the training. Ms. Sokol said she received a lot of applicants through Michigan Works, and accepted applicants from 17 years old. The applicants had to have a clear background check and a negative TB skin test. The majority of her students were high school and college graduates; the busiest time for training was late spring/early summer.

Director O'Neil asked Mr. Shahzad if there would be any additional signage needed. Mr. Shazad said there would be signage outside of the office building. Director O'Neil said the sign on Williams Lake Road could be changed to include Sokol Healthcare. Mr. Shahzad said he would also be utilizing digital marketing. Mr. Sokol suggested basic vinyl sign on the window of the office building.

Commissioner Dehart was in favor of the request. She added that more nurses were needed everywhere.

MOTION by Commissioner Meagher, seconded by Commissioner Carlock to recommend the Township Board approve of New Hope's Planned Development Agreement, including signage amendments as discussed, subject to staff working with the developer on language. The motion carried with a voice vote: (7 yes votes).

B. Walmart temporary use request

MOTION by Commissioner Carlock, second by Commissioner Dehart to recuse Commissioner Sevic from the Walmart temporary use request due to Walmart being her employer. The motion carried with a voice vote: (6 yes votes).

Director O’Neil briefly went over the request.

MOTION by Commissioner Slicker, seconded by Commissioner Anderson, to approve Walmart’s temporary use request subject to staff memo conditions. The motion carried with a voice vote: (6 yes votes).

COMMUNICATIONS

There would not be a meeting on April 18.

NEXT MEETING DATE: May 2, 2024.

ADJOURNMENT

MOTION by Commissioner Carlock, seconded by Commissioner Meagher to adjourn at 9:02 P.M. The motion carried with a voice vote: (7 yes votes).

LISA J. HAMAMEH
lhamameh@rsjalaw.com

27555 Executive Drive, Suite 250
Farmington Hills, Michigan 48331
P 248.489.4100 | F 248.489.1726
rsjalaw.com



ROSATI | SCHULTZ
JOPPICH | AMTSBUECHLER

August 5, 2024

via email only: soneil@whitelaketwp.com

Sean O'Neil
Community Development Director
White Lake Township
7525 Highland Road
White Lake, Michigan 48383

**RE: 2nd Review of First Amendment to Planned Development Agreement
New Hope White Lake**

Dear Sean:

You asked that we review the proposed First Amendment to Planned Development Agreement for New Hope White Lake ("Agreement") sent via transmittal dated July 29, 2024. We defer to the Township Engineer regarding the Exhibits. Our comments regarding the First Amendment to Planned Development Agreement follow:

General Comments

1. As stated in previous correspondence, prior to the execution of the Agreement, the Developer must provide documentation evidencing ownership of the Property. In addition, a company resolution authorizing the signer to execute the Agreement on behalf of the LLC is required.
2. Recital G should be revised to change reference from "Original PUD" to "Agreement" as defined in the First Amendment to PD Agreement. Additionally, Recital G should be revised to change "desires" to "requested." Finally, Recital G should be revised to change reference from Exhibit A to Exhibit B, since Exhibit A is the legal description.
3. Recitals H and I should be revised to reflect the "modifications to the landscape plan" as opposed to the "use modification."
4. Recitals G, H and I should be moved after Recital B, so the actions are in chronological order.
5. After Paragraph 4 (referencing changes to Section 4.7), Paragraph 5 should be added to reference the changes to Section 4.8. As such, a sentence should be added to read: Section 4.8 is amended and restated as follows: (followed by the restated section).

6. Section 4.4 should also be revised to follow the same format as the rest of the changes and as described in Paragraph 5, above, and the remaining paragraphs renumbered accordingly. Additionally, Section 4.4 should be revised to reference the Landscape Plan that was included as an Exhibit in the Agreement.
7. A new provision should be added to state: The exhibits attached hereto and the recital paragraphs set forth above are hereby incorporated into this First Amendment to PUD Agreement by this reference as though fully set forth herein.

If you have any additional questions or would like to discuss this matter further, please call.

Very truly yours,

ROSATI SCHULTZ JOPPICH
& AMTSBUECHLER PC



Lisa J. Hamameh

cc: M. Leuffgen
V. Loekmker
A. Littman



INNOVATIVE IDEAS
EXCEPTIONAL DESIGN
UNMATCHED CLIENT SERVICE

August 6, 2024

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

RE: New Hope White Lake – PDA Document and Exhibit Review- 1st Amended PDA-5th Review

DLZ # 2045-7094-00

Dear Mr. O' Neil,

Our office has reviewed the above-mentioned amended PDA document dated June 2024 and the associated exhibits. This document and exhibits were reviewed for language relative to engineering and engineering related concerns.

Items provided as a part of this review are as follows:

- Draft Planned Development Agreement dated ~~July 9, 2020~~ ~~May 2024~~ June 2024.
- Exhibit A- Legal Description of Property (ID#12-25-400-029).
- Exhibit B A—~~Legal Description of Property (ID# 12-25-400-029)~~—Final Revised Landscape Plan prepared by Bell Landscaping and dated ~~October 17, 2022~~ July 26,2024.
- ~~Exhibit B—Preliminary Site Plan~~
- ~~Exhibit C—Final Site Plan~~
- ~~Exhibit D—Landscaping Plan~~
- ~~Exhibit E—Building Layout~~

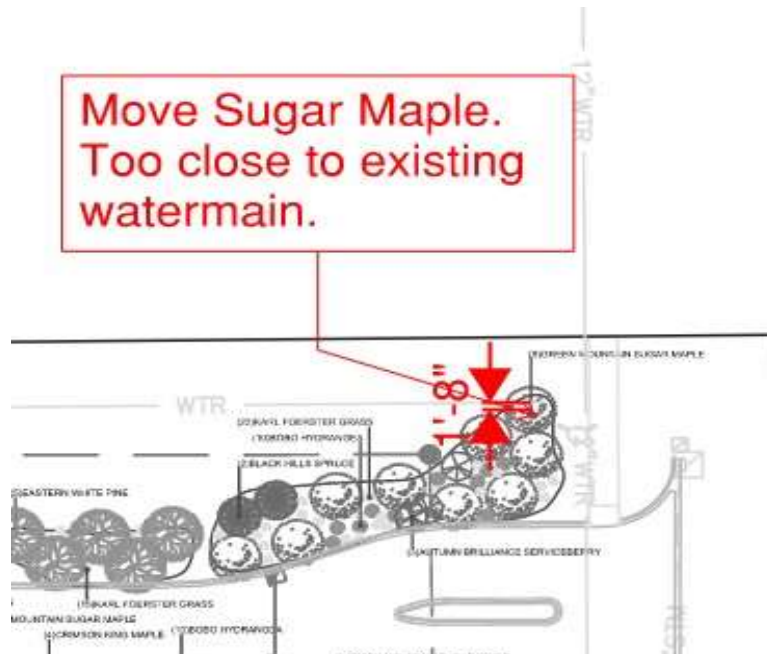
Comments from our previous letter dated June 10, 2024 are in *italics*. Responses to those comments are in **bold**. New comments are in regular typeface.

We offer the following comments for your consideration:

1. *The revised landscaping plan proposes changes to location and type of landscaping in various areas. The current plan does not show the location of storm sewer, sanitary sewer, and watermain. These utilities shall be shown on the landscape plan as per that shown on the final engineering AS BUILT*

plan prepared by Triumph Engineering & Design, Inc. We note that no trees shall be planted over or within 10' horizontally of the above listed utilities. Plan shall be required to demonstrate this requirement and a note to this effect shall also be added to the landscape plan sheets. **Comment partially addressed. The location of the storm sewer, watermain, and majority of sanitary sewer have now been shown on the plan. Please see the below comments.**

- a. Landscape Plan-Please show the existing sanitary sewer that runs parallel to the existing water main on the north side of Schroeder Drive.
- b. Landscape Plan- The 8" sanitary sewer running parallel to Schroeder Drive appears disconnected at MH-C. Please show connection.
- c. Landscape Plan- There is a 3rd -6" sanitary sewer lead that goes to 8185 Benny Lane property. Please show on plan.
- d. Landscape Plan-The 6" sanitary sewer lead going to the model/office building shall be shown.
- e. Landscape Plan- The Sugar Maple tree as shown on the below sketch will be required to be relocated a minimum of 3' from the existing watermain. We note that the previously approved landscape plan dated November 16, 2020 originally proposed shrubs for this area.



- 2. Recitals G.-Please change reference from Exhibit A to Exhibit B.
- 3. We note that the engineering as built plans are still incomplete. Please reference our last review letter dated January 13, 2023.

Recommendation

There are a few minor items that shall be revised on the Landscaping plan so we can verify the revised landscaping does not interfere with the existing utilities. We recommend these items be updated on the plans and resubmitted for a final review.

Sincerely,

DLZ Michigan



Michael Leuffgen, P.E.
Department Manager



Victoria Loemker, P.E.
Senior Engineer

Cc: Hannah Kennedy-Galley, Community Development, *via email*
Aaron Potter, DPS Director, White Lake Township, *via email*
Lisa Hamameh, Township Attorney, RSJA Law, *via email*

X:\Projects\2020\2045\709400 WLTNew Hope White\Closeout and Acceptance Paperwork\PDA Agreement and Exhibits-Review.05\PDA Document and Exhibit Review.05.docx

FIRST AMENDMENT TO~~THE~~
PLANNED DEVELOPMENT AGREEMENT
NEW HOPE WHITE LAKE ASSISTED LIVING
AND MEMORY CARE COMMUNITY

Entered into between:

New Hope White Lake, LLC

A Michigan limited liability company

and

Charter Township of White Lake, a Michigan Charter Township

Dated: ~~June~~May ____, 2024

FIRST AMENDMENT TO ED PLANNED DEVELOPMENT AGREEMENT

This first Amendment to ed Planned Development Agreement (“Amended Agreement”) is entered into as of _____, 2024, by and among New Hope White Lake, LLC, a Michigan limited liability company, whose address is 450 S. Williams Lake Rd., White Lake, Michigan 48386 (hereafter referred to as “Owner”), and Charter Township of White Lake, a Michigan Charter Township, whose address is 7525 Highland Road, White Lake, Michigan 48383 (“Township”).

RECITALS

- A. Owner owns certain real property consisting of approximately 21.57 acres located in the Charter Township of White Lake, Oakland County, Michigan, as more fully which is more particularly described in on attached Exhibit A (the “Property”) attached hereto (the “Property”).
- B. Owner and the Township are parties to a certain A-Planned Development Agreement dated was entered into by the parties on October 26, 2020 and recorded at the Oakland County Register of Deeds on October 29, 2020 at Liber 55074 and Page 724 (the “Agreement”), pertaining to the Property.
- ~~C. The Agreement describes the uses of each building on the Property and Owner has requested desires to modify the usage permitted in of one of the its buildings on the property and seeks to obtain the approval of such modification and to its accompanying signage from the White Lake Township Board.~~
- C.
- D. Heretofore, Owner has used a 2,621 square feet building as office space with three model units of Owner’s Assisted Living and Memory Care Community. Owner proposes to use such building as a health care training facility and ~~be allowed to make~~ accompanyy signage modifications.
- E. T On April 4, 2024 the White Lake Township Planning Commission considered and recommended approval of the of the requested use modification at its regular meeting on April 4, 2024 amended Planned Development Agreement.

F. On May 21, 2024 the Township Board approved the entry, execution, and recording of this Amendment. The White Lake Township Board considered and approved the requested use modification at its regular meeting on May 21, 2024, subject to execution of this First Amendment to Planned Development Agreement.

G. Owner desires to modify the landscaping plan that was part of the original PDA. Attached as Exhibit A is the final revised Landscaping Plan.

H. The White Lake Township Planning Commission considered and recommended approval of the requested use modification at its regular meeting on October 6, 2022.

I. The White Lake Township Board considered and approved the requested use modification at its regular meeting on October 18, 2022, subject to execution of this First Amendment to Planned Development Agreement.

F.J. By entering into this First Amendment to Planned Development Agreement, Owner and the Township desire to set forth the parties' obligations with respect to this First Amendment to Planned Development Agreement for the Property.

NOW, THEREFORE, in consideration of the premises and the mutual covenants of the parties described in ~~this First~~ Amendment to the Agreement, the parties agree as follows:

1. Section 1.1 is Amended and restated as follows:

1.1 **Description of Project**. The project ("Project") covers an area comprising approximately of 21.57 acres located on Schroeder Drive off of Williams Lake Road in the Township. The Project will consist of a 93,541 square foot Assisted Living and Memory Care Community (the "Community") and a 2,621 square foot building which will be ~~us-leased~~ as a health care training ~~facility~~academy. The Community will be licensed with the State of Michigan as a "Home for the Aged". The Community will comprise 59 assisted living units, 24 memory care units and 12 enhanced memory care units. There are six floor plans residents can choose from with square foot sizes of 470, 500, 600, 630, 720, 847. The Community will be a single-story structure. When the Community becomes fully occupied, the estimated staffing will be 70 employees.

2. Section 1.7 is Amended and restated as follows:

- 1.2 **Statement of Applicant’s Intention, Lease to Residents, and Lease to healthcare training facilityacademy.** It is the intent of the Owner to own and operate a 95 unit (117 beds) Home for the Aged and lease such units to residents who require assisted living, memory care or enhanced memory care services. The Owner will also lease the 2,621 square foot building to a healthcare training facilitacademy.

3. Section 3.1 is Amended and restated as follows:

USES WITHIN THE PROJECT

- 3.1 **Approved Uses for the Project.** The Project will consist of ~~a 2,621-square-foot office building that will be leased to a health care training academy and a facility that wil an assisted living, memory care or enhanced memory care services facility that will comprise 1-comprise~~ 59 assisted living units, 24 memory care units, 12 enhanced memory care units, as well as facilities necessary and common for this type of community as set forth in the final PD plan, including a 2,621 square foot office building that will be used as a health care training facility.-

4. Section 4.7 is Amended and restated as follows:

4.7 ~~Intentionally Omitted. Office Building: A separate office building will be used as a health care training academy. Section 4.8 is Amended and restated as follows:~~

- 4.8 **Signs.** Any sign installed will have to be approved and Owner will comply with all the sign regulations in the Township’s sign ordinance. These signs include:
- a. A window sign covering up to 25% of the total window area of the building housing the health care training academy.
 - b. The existing monument sign may be updated with a new tenant panel which may include the name of the health care training academy. A sign permit shall be required from the Community Development Department.

Section 4.4 is Amended and Restated as follows:

4.4 **Landscape Plan.** The Landscape Plan that was originally part of the PD Plan was revised and approved by the Board of Trustees on October 18, 2022. Attached as **Exhibit B** is the final revised Landscaping Plan.

5. The recital paragraphs set forth above are hereby incorporated into this First Amendment to Planned Development Agreement by this reference as though fully set forth herin.

- 6. The parties acknowledge and agree that, except as expressly set forth in this First Amendment to Planned Development Agreement, all terms, conditions and obligations contained in the Agreement remain unchanged and are in full force and effect.
- 7. This First Amendment to Planned Development Agreement shall be recorded at the Oakland County Register of Deeds.

NEW HOPE WHITE LAKE, LLC

(dated)

By: Khurram Shahzad
Its ~~Managing Director~~ **President**

STATE OF MICHIGAN)
) SS
_____ COUNTY)

Acknowledged before me in _____ County, Michigan, on _____, 2024 by Khurram Shahzad.

s/ _____
 , Notary public
State of Michigan, County of _____.
My commission expires:
Acting in _____ County

CHARTER TOWNSHIP OF WHITE LAKE

(dated)

By: Rik Kowall
Its: Supervisor

Acknowledged before me in _____ County, Michigan, on _____, 2024 by _____.

s/ _____
_____, Notary public
State of Michigan, County of _____.
My commission expires:
Acting in _____ County

CHARTER TOWNSHIP OF WHITE LAKE

(dated)

By: Anthony L. Noble
Its: Clerk

Acknowledged before me in _____ County, Michigan, on _____, 2024 by _____.

s/ _____
_____, Notary public
State of Michigan, County of _____.
My commission expires:
Acting in Saginaw _____ County

Prepared by:
Swartz & Wilson, PLC
4371 State St.
Saginaw, MI 48603
989-793-7000

Return to:
White Lake Township
Community Development Department
7525 Highland Road
White Lake, MI 48383

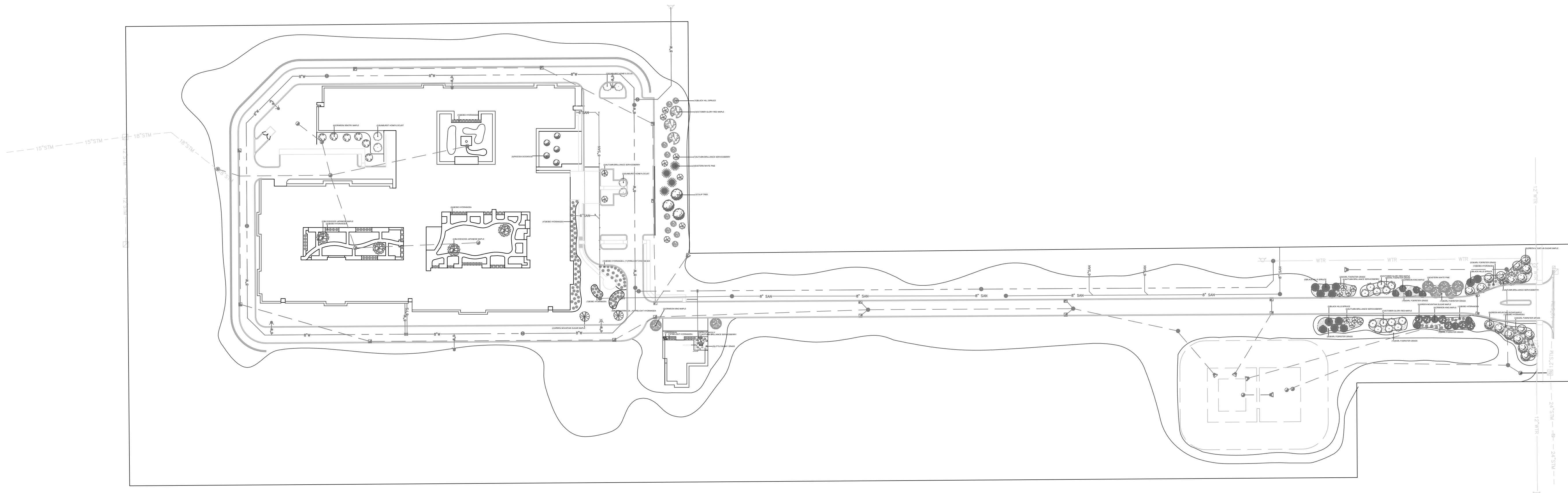
EXHIBIT "A"

Land situated in the Township of White Lake, County of Oakland, State of Michigan

A parcel of land located in part of the Southeast 1/4 of Section 25, Town 3 North, Range 8 East, White Lake Township, Oakland County, Michigan, described as beginning at a point, said point being distant South 00 degrees 21 minutes 07 seconds East, 338.10 feet along the East line of Section 25, said line also being the centerline of Williams Lake Road (33 feet wide 1/2 width) from the East 1/4 corner of said Section 25; thence from said point of beginning and continuing along the East line of Section 25, South 00 degrees 21 minutes 07 seconds East, 200.10 feet; thence South 89 degrees 36 minutes 32 seconds West, 315.65 feet; thence South 00 degrees 21 minutes 07 seconds East, 138.00 feet; thence along the North line of Settler's Pointe, Oakland County Condominium Plat No. 693, South 89 degrees 36 minutes 31 seconds West, record, South 89 degrees 36 minutes 32 seconds West, measured 1,791.83 feet; thence North 00 degrees 30 minutes 31 seconds West, 669.98 feet; thence along the East and West 1/4 line, (as occupied), the following two (2) courses and distances North 89 degrees 29 minutes 29 seconds East, 786.89 feet record, 785.67 feet measured and North 89 degrees 24 minutes 23 seconds East, 36.70 feet record, 35.25 feet measured; thence South 00 degrees 21 minutes 07 seconds East, 338.10 feet; thence North 89 degrees 24 minutes 33 seconds East, 1,288.40 feet to the point of beginning.

Commonly Known as:
Tax Parcel ID: 12-25-400-029

EXHIBIT B



5247 N. Westervelt Road, Saginaw, MI 48604
 Phone: (989) 752-2641 Fax: (989) 752-1705

2022 COMMERCIAL LANDSCAPE DESIGN

NEW HOPE WHITE LAKE

450 S Williams Lake Rd, White Lake, MI 48386
 rumi@newhopevalley.us

DATE: 07/26/24 SCALE: 1"=60'

SHEET: 1 OF 2

REVISION: 05

SHEET SIZE: 36" X 24"

DESCRIPTION
 LANDSCAPE
 PLAN

DESIGNED BY
 MIN KIM

EDITED BY
 ANDY ANDRE