

Director's Report

Project Name: Oxbow Lake Private Launch Association
 Description: Rezoning & Preliminary Site Plan Approval
 Date on Agenda this packet pertains to: January 20th, 2022

- | | |
|--|--|
| <input checked="" type="checkbox"/> Public Hearing | <input type="checkbox"/> Special Land Use |
| <input checked="" type="checkbox"/> Initial Submittal | <input checked="" type="checkbox"/> Rezoning |
| <input type="checkbox"/> Revised Plans | <input type="checkbox"/> Other: _____ |
| <input checked="" type="checkbox"/> Preliminary Approval | |
| <input type="checkbox"/> Final Approval | |

Contact	Consultants & Departments	Approval	Denial	Approved w/Conditions	Other	Comments
Sean O'Neil	Planning Director	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Revise and resubmit based on comments from staff and consultants
DLZ	Engineering Consultant	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	See letter dated 12/28/2021
Justin Quagliata	Staff Planner	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	See letter dated 12/27/2021



INNOVATIVE IDEAS
EXCEPTIONAL DESIGN
UNMATCHED CLIENT SERVICE

December 28, 2021

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

RE: Proposed Boat Launch for Oxbow Lake Private Launch Association- Preliminary Site Plan Review – 1st Review

Ref: DLZ No. 2145-7233-20

Design Professional: David P. Smith & Associates

Dear Mr. O' Neil,

Our office has performed the above mentioned Preliminary Site Plan review for the plan dated December 7, 2021. The plans were reviewed for feasibility based on general conformance with the Township Engineering Design Standards.

General Site Information

This site is located at the southeast corner of Highland Road and Lakeside Drive. Total gross site acreage is approximately 1.918 acres.

Site Improvement Information:

- Construction of a boat launch/ramp and dock for private boat access to Oxbow Lake.
- Associated gravel driveway and turn around with point of access off Lakeside Drive.
- No water or sanitary service is required to service this site.
- Storm water runoff appears to drain to Oxbow Lake based on existing topography provided.

The following items should be noted with respect to Planning Commission review:

- a) The plan proposes a privacy fence closer than 30' to the shoreline along the southwestern portion of the property. Township Ordinance Section 5.12 D. ii. states that privacy fences shall not be located closer than 30' to a shoreline. A variance would be required for placement of the fence in this location.
- b) The drive is currently proposed as 16' wide which is a typical RCOC standard width for a residential driveway. DLZ questions if this should be widened to 24' similar to Township Zoning Ordinance 5.11Q.v. which requires a minimum width of 24' for two-way drives. If the intent for this drive is two-way traffic the drive width will need to be widened.
- c) We defer to the Fire Department as to the acceptability of Fire Truck access to the site, especially considering there is a proposed access gate.
- d) A sidewalk located 1' inside the ROW line is required along the Lakeside Drive frontage per Township Zoning Ordinance 5.21. A waiver from this requirement would be required.
- e) Note that DLZ has not reviewed the site for geometrics appropriate for maneuvering the intended vehicles and trailers, DLZ recommends the applicant provide a turning radius template on the plan sheets to demonstrate the largest intended vehicle/trailer combination can adequately navigate the site through all intended movements.
- f) The overhead electric lines are shown within the limits of private property with no easement, does an easement exist for these utilities? If so, please indicate the easement limits on the drawings. If an easement does exist, please provide confirmation that the proposed improvements are allowable within the easement limits. Additionally, DLZ notes that there are lower wires within the limits of the proposed ramp, the applicant shall provide detail showing there is adequate clearance from these utilities and approval from the applicable utility providers.

The following comments can be addressed on the Final Site Plan/Final Engineering Plan:

Final Site Plan/Final Engineering Plan Comments-

General

1. Plan shall be signed in addition to seal being provided.
 2. Plan shall contain notes per White Lake Township Engineering Design Standards Section A. 8. a.-d.
 3. A location map shall be provided on the plan.
 4. Clarify whether the existing gas line shown to the east traverses the property in consideration. Should the line traverse the property it should be indicated whether an existing gas easement exists.
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5. A permit will be required from EGLE for the boat launch, additional details will be required for EGLE submittal.

Paving/Grading

1. Additional details regarding drainage and proposed spot grades shall be required for the proposed drive and the proposed fill and regrade area. Provide details regarding the proposed gravel drive cross section. The amount of fill shall also be indicated.
2. Drainage at the drive entrance shall be clarified; a permit from RCOC will be required for work within the Lakeside Drive ROW.
3. Indicate whether the 'Lake Shoreline (High Water)' mark is the ordinary high water mark or the floodplain elevation of 944.2. The 944.00 contour as well as the floodplain line shall be shown on the plan.

Landscape Notes

1. Show location of proposed large Evergreen tree. The tree shall be planted such that it is located a minimum of 10' horizontal separation from all watermain, sanitary sewer, and storm sewer.

Recommendation

We do not recommend approval of the Preliminary Site Plan until comments a)-f) above are addressed. The plans will need to be revised and resubmitted for review. Please provide a detailed response letter with the resubmittal. A response letter to the above comments will help facilitate our rereview of the plan.

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

Sincerely,

DLZ Michigan



Michael Leuffgen, P.E.
Department Manager



Victoria Loemker, P.E.
Senior Engineer



INNOVATIVE IDEAS
EXCEPTIONAL DESIGN
UNMATCHED CLIENT SERVICE

WLT-Oxbow Lake Private Boat Launch- PSP Review.01

December 28, 2021

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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 Chief, White Lake Township, *via email*
Jason Hanifen, Fire Marshal, White Lake Township, *via email*

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WHITE LAKE TOWNSHIP PLANNING COMMISSION

REPORT OF THE COMMUNITY DEVELOPMENT DEPARTMENT

TO: Planning Commission

FROM: Sean O'Neil, AICP, Community Development Director
Justin Quagliata, Staff Planner

DATE: December 27, 2021

RE: Oxbow Lake Private Launch Association, Inc.
Rezoning and Preliminary Site Plan – Review #1

Oxbow Lake Private Launch Association, Inc. (OLPLA) has requested rezoning to PD (Planned Development) and preliminary site plan approval to establish a private watercraft launch at 10193 Highland Road (Parcel Number 12-22-279-004), located on the south side of Highland Road, east of Lakeside Drive. The approximate 0.757-acre (excluding road right-of-way) subject site is zoned LB (Local Business) and contains 276.16 feet of total frontage on Highland Road and 298.18 feet of total frontage along the chord on Lakeside Drive.

The applicant is proposing to construct a ramp, 12-feet-wide by 30 feet in length, to launch watercraft into Oxbow Lake. If the proposal proceeds to the point of a development agreement, restrictions on the use of the property would need to be included to prohibit keyhole access (providing access to owners or occupants of property which does not abut the lake). No commercial activity would be permitted on the launch site. Restrictions against trailer, vehicle, and watercraft parking, storage, overnight mooring, and limited months and hours of operation would also need to be included in a development agreement. In addition to memorializing use limitations in a development agreement, OLPLA would state said restrictions in its association documents.

OLPLA is not a lake board; the association is essentially a private club Oxbow Lake riparians may pay to join for use of the proposed launch. Currently there are six Board of Directors for the OLPLA, and the current owner of the property is one of the six Directors. OLPLA intends to purchase the property with funds received from participating members and utilize funds collected from members to construct the launch.

The minimum lot size requirement in the PD zoning district is 10 acres. The Township Board, after receiving a recommendation from the Planning Commission, may permit a smaller parcel than otherwise required in the PD district if the proposed project has unique characteristics and benefits, or the parcel has unique characteristics significantly impacting development. At its meeting on November 18, 2021 the Planning Commission recommended waiving (by 5-3 vote) the minimum lot size requirement, and at its meeting on December 21, 2021 the Township Board approved the waiver request.

A public benefit(s) must offset the impact(s) of development on the community. A 3,077 square foot easement (25 feet deep and approximately 120 feet wide) is proposed at the northwest corner of the parcel to provide the Township use of the area. As no building is proposed on the site, the applicant requested the required Community Impact Statement (CIS) be waived.

Rezoning

For Planned Developments, rezoning and preliminary site plan requests are processed concurrently. Review of the rezoning request should focus on whether the proposed PD zoning is appropriate for the site. The intent of the PD district is to provide for the location of various types of planned land use on large parcels held in common ownership and include preservation of open space. While primarily a residential zoning district, outdoor recreation uses, as well as local commercial business, office uses, and similar activities are permitted in the PD district.

Master Plan

The Future Land Use Map from the Master Plan designates the subject site in the Planned Commerce category, which consolidates a variety of intensive, employment generating land uses into a unified, planned business park setting. Outdoor storage and activities are discouraged in this category and would require the highest level of visual and noise buffering. If segments of the Township’s community-wide pathway system occur along arterial street boundaries of Planned Commerce park developments, they must be provided as a feature of the planned development.

FUTURE LAND USE MAP

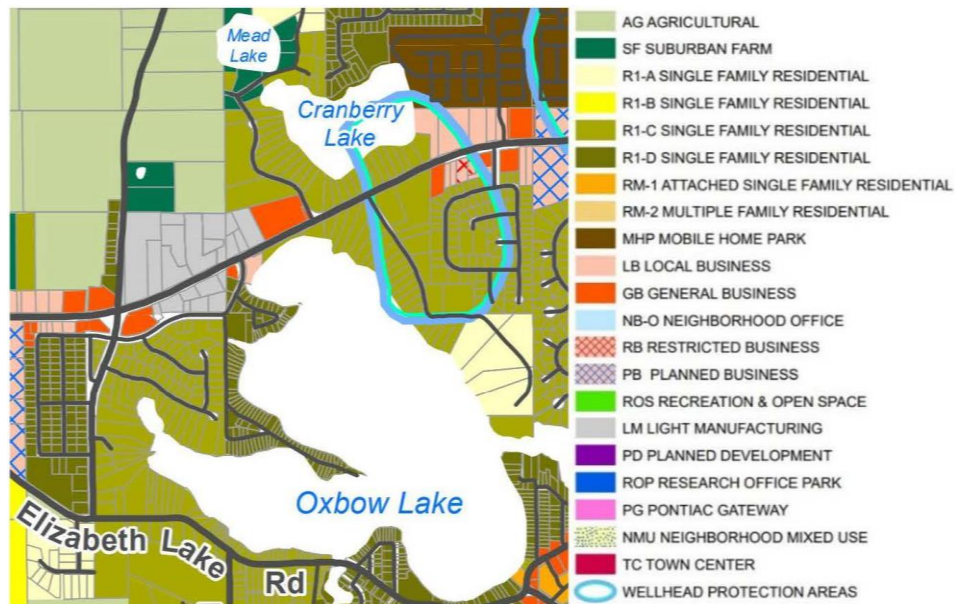


Zoning

The subject site is located in the LB (Local Business) zoning district, which requires a minimum of 120 feet of lot width and one acre of lot area. The requested PD zoning district does not have a minimum lot width requirement. The following table illustrates the lot width and lot area standards for the existing LB and proposed PD zoning districts:

ZONING DISTRICT	LOT WIDTH	LOT AREA
LB	120 feet	1 acre
PD	No minimum; Determined by Planning Commission	10 acres (waiver granted)

ZONING MAP



Physical Features

The site is currently undeveloped, with elevations ranging from 956 feet above mean sea level near the northwest corner of the site and declining to 942.75 feet above mean sea level at the ordinary high-water mark of Oxbow Lake. Other than Oxbow Lake, the Michigan Department of Environment, Great Lakes, and Energy (EGLE) Wetland Map and the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map indicate neither wetlands nor floodplain are present on the site.

Access

The launch site would be accessed from a proposed 16-foot-wide driveway on Lakeside Drive, which is a paved, two-lane County road designated as a local street without curb and gutter and a variable right-of-way width of 84.62 feet at the southwest corner of the site and 87.57 feet at the northwest corner of the site. Gravel is the proposed surface for the driveway and vehicle turnaround area. **The surface material specifications are subject to approval by the Township Engineering Consultant and Township Fire Marshal.**

The zoning ordinance requires a minimum five-foot-wide sidewalk placed one-foot from the inside edge of the right-of-way along the Lakeside Drive property frontage, and a minimum eight-foot-wide sidewalk along the Highland Road property frontage. **The applicant is not proposing to install the required sidewalk as part of the project; therefore, a waiver from the public sidewalk standards is requested.**

Utilities

The project would not require municipal water or sewer connections. The Township Engineering Consultant will perform an analysis of stormwater and grading to ensure compliance with all applicable ordinances as well as the Township Engineering Design Standards. **The applicant shall provide information on the material and volume of the proposed fill.**

Staff Analysis – Rezoning

In considering any petition for an amendment to the Official Zoning Map, the Planning Commission and Township Board shall consider the following criteria from Article 7, Section 13 of the zoning ordinance in making its findings, recommendations, and decision:

- A. Consistency with the goals, policies and future land use map of the White Lake Township Master Plan, including any subarea or corridor studies. If conditions have changed since the Master Plan was adopted, the consistency with recent development trends in the area. The Future Land Use Map from the Master Plan designates the subject site in the Planned Commerce category. While the proposed PD zoning is not consistent with the Master Plan, topographic conditions along with the shape and area of the lot would likely necessitate variances to develop the property under any zoning district.*
- B. Compatibility of the site's physical, geological, hydrological and other environmental features with the host of uses permitted in the proposed zoning district. If the property is rezoned to PD, the project would not directly or indirectly have a substantial adverse impact on the natural resources of the Township. **An EGLE permit would be required to install the proposed launch.***
- C. Evidence the applicant cannot receive a reasonable return on investment through developing the property with one (1) of the uses permitted under the current zoning. No such evidence has been submitted.*

- D. The compatibility of all the potential uses allowed in the proposed zoning district with surrounding uses and zoning in terms of land suitability, impacts on the environment, density, nature of use, traffic impacts, aesthetics, infrastructure and potential influence on property values. Based on the size of the property, the majority of the permitted and special land uses in the PD district would not be feasible on the site. The proposed outdoor recreation seems suitable for the site. Only the Township Assessor may provide comment on property values.*
- E. The capacity of Township utilities and services sufficient to accommodate the uses permitted in the requested district without compromising the "health, safety and welfare" of the Township. The site is in an area intended to be serviced by public water and sanitary sewer. However, the project would not require municipal water or sewer connections. The Community Development Department defers to the Director of Public Services and Township Engineering Consultant on this matter.*
- F. The capability of the street system to safely and efficiently accommodate the expected traffic generated by uses permitted in the requested zoning district. As the launch site would only be accessible to OLPLA members and use would be limited in months and hours of operation, traffic to the site would be minimal. The applicant indicated the site would be secured by a powered gate with key card access, and use of the site would be managed by appointment. **More information on the method(s) of site control will be required at final site plan, and is subject to approval by the Township.***
- G. The apparent demand for the types of uses permitted in the requested zoning district in relation to the amount of land in the township currently zoned and available to accommodate the demand. The applicant submitted copies of 85 survey responses from riparians on Oxbow Lake indicating interest in joining OLPLA and use of a private launch.*
- H. The boundaries of the requested rezoning district are reasonable in relationship to its surroundings, and construction on the site will be able to meet the dimensional regulations for the zoning district listed in the Schedule of Regulations. Generally, outdoor recreation uses are appropriate on lakefront property. Based on the submitted site plan, development on the site would require waivers from zoning requirements. **An updated list of all requested waivers shall be provided by the applicant.***
- I. The requested zoning district is considered to be more appropriate from the township's perspective than another zoning district. The PD zoning district provides flexibility in development standards, which is appropriate for this site. The proposed use is a permitted use in the PD district.*
- J. If the request is for a specific use, is rezoning the land more appropriate than amending the list of permitted or special land uses in the current zoning district to allow the use? Rezoning would be the most appropriate way to allow for the proposed use. Amending the LB (Local Business) zoning district to allow outdoor recreation uses would not be advised.*

- K. The requested rezoning will not create an isolated and unplanned spot zone. Planned Developments by nature stand on their own. However, the uses allowed within the PD zoning district should be consistent with the use of land surrounding it. While the launch would be a unique use in the area, the project is intended to function harmoniously with the existing uses in the vicinity and would not change the character of the area.*
- L. The request has not previously been submitted within the past one (1) year, unless conditions have changed or new information has been provided. This request is a new application.*
- M. An offer of conditions submitted as part of a conditional rezoning request shall bear a reasonable and rational relationship to the property for which rezoning is requested. This standard is not applicable.*
- N. Other factors deemed appropriate by the Planning Commission and Township Board. For PD requests, a public benefit must be provided by the project. A public benefit(s) must offset the impact(s) of development on the community and be commensurate with the waivers requested for the project. The Planning Commission and Township Board could also consider other factors which may be relevant to the rezoning request.*

Staff Analysis – Preliminary Site Plan

The Planned Development review process is summarized by the following steps:

1. Preliminary Site Plan: During this review, the site layout is established, the amount of open space is determined, and other project details are decided upon. The Planning Commission holds a public hearing on the rezoning, reviews the PD proposal, and makes a recommendation to the Township Board. The Township Board takes final action, approving or denying the preliminary site plan. The rezoning request is reviewed concurrently with the preliminary site plan and is decided by the Township Board.
2. Final Site Plan: At this time, landscaping and screening, outdoor lighting, and signage details are finalized and all conditions of preliminary site plan approval must be satisfied. The Planning Commission reviews and takes action to approve or deny the final site plan, and also reviews the proposed Development Agreement and makes a recommendation to the Township Board.
3. Development Agreement: Upon recommendation by the Planning Commission, the Township Board takes final action on the Development Agreement.

The development standards for the PD district allow for 40-foot front yard setbacks and 25-foot side yard setbacks; rear yard setbacks are determined by the Planning Commission (no minimum rear yard requirement). Article 5, Section 12 provides standards for fences, walls, and other protective barriers, including on lakefront lots, privacy fences may be a maximum of four feet in height and cannot be located closer than 30 feet to the shoreline (the ordinary high-water mark). Additionally, on corner lots, fences cannot project into the front yard setbacks. Accessory structures are subject to setback requirements.

The following waivers for setbacks are required:

- North: 35-foot-waiver – 5-foot proposed fence setback from property line (**item one of the waiver request table shall be revised accordingly**)
- West: 40-foot waiver – 0-foot proposed fence setback from property line
- South: 26.5-foot waiver – 3.5-foot (approximate) proposed fence setback from the Oxbow Lake ordinary high-water mark. **The site plan shall dimension the fence setback (at the closest point) to the ordinary high-water mark.**

The zoning ordinance requires site plans include a location map showing the subject site in relation to the nearest major street intersection. The width of abutting street rights-of-way are also required on the plan. **The site plan shall be revised to include a location map and the width of the Highland Road right-of-way along the property frontage.**

Landscaping and Screening

Proposed landscaping must generally comply with the provisions of the zoning ordinance. Landscaping should be designed to preserve existing significant natural features and to buffer service areas, parking lots, and dumpsters (no dumpster/trash storage enclosure proposed). A mix of evergreen and deciduous plants and trees are preferred, along with seasonal accent plantings. A landscape plan is not required as part of the preliminary site plan and, therefore, will be reviewed in detail during final site plan review if the preliminary siter plan is approved.

A four-foot-tall wood privacy fence is proposed along Highland Road and Lakeside Drive, which would require waivers from zoning ordinance requirements (previously described).

Parking

No parking or storage is proposed on the site. **The Township Fire Marshal shall determine if adequate emergency access would be available for fire apparatus.** A powered gate is proposed to restrict access to the site to OLPLA members only. Gated vehicular access requires a permit from the Building Official once it has been determined by the Fire Department and the Community Development Director the following requirements have been met:

- *Gates shall be setback a minimum of 35 feet from the edge of the traveled lane of the adjacent roadway.* The site plan shows the gate setback 55 feet from the traveled portion of Lakeside Drive.
- *Gates shall be designed and/or oriented to provide a clear vision area for exiting traffic.* The location of the gate would not create a visibility issue for drivers exiting the site.
- *Gates shall maintain a minimum horizontal and vertical clearance consistent with the standards of the current International Fire Code as enforced by the White Lake Township Fire Department.* **This requirement is subject to review by the Township Fire Marshal.**

- *Applicant shall provide information regarding the operation of the gate including – but not necessarily limited to – distance from the gate to the primary structure, activation time, opening time, closing time, and emergency services access. **More information on the operation of the gate shall be provided at final site plan. Manufacturer’s specifications may be required.***
- *An adequate turnaround area shall be provided in cases of denied access. **Other than backing out of the driveway onto Lakeside Drive, no turnaround area is provided in cases of denied access.***
- *A design plan shall be submitted, detailing elements such as building materials, lighting, and signage. A preliminary site plan was submitted showing no building proposed on the site. As described in further detail below, staff recommends no lighting or signage be permitted on the site.*
- *A Traffic Impact Study shall be submitted if deemed necessary by the Director of the Community Development Department to determine if the location and operation of the gate can adequately accommodate the anticipated traffic volumes. Based on the proposed use and anticipated vehicle trips, a traffic impact study was not required.*

Signs

The zoning ordinance requires the area, quantity, location, and dimensions of all signs to be provided with the preliminary site plan. The site plan does not show any signage proposed on the site. If the preliminary site plan is approved, **staff recommends the development agreement prohibit signage on the property.**

Lighting

Any proposed site lighting is required to comply with the zoning ordinance. Information on site lighting was not provided and, if proposed, will be reviewed in detail during final site plan review. If the preliminary site plan is approved, **staff recommends the development agreement prohibit outdoor lighting on the property.**

Planning Commission Options / Recommendation

The Planning Commission may recommend approval or denial of the rezoning request, or it may recommend a different zoning designation than proposed by the applicant to the Township Board. The Planning Commission may recommend approval, approval with conditions, or denial of the preliminary site plan to the Township Board. **Staff recommends approval of the rezoning and approval of the preliminary site plan subject to the items identified in this memorandum being addressed prior to final site plan.**

The following notation summarizes the preliminary site plan review:

- Recommendation of approval is in accordance with the preliminary site plan prepared by David P. Smith dated October 12, 2021 (revision date December 7, 2021), subject to revisions as required. Utility, grading, and storm drainage plans for the site are subject to the approval of the Township Engineering Consultant and shall be completed in accordance with the Township Engineering Design Standards.

FOR: OXBOW LAKE PRIVATE LAUNCH ASSC, INC
 PROPOSED BOAT LAUNCH
 PRELIMINARY SITE PLAN

CURVE # 2
 A-235.33'
 R-331.97'
 ΔD-40°36'57"
 B-N 01°27'55" W
 CHORD-230.43'

CURVE # 1
 A-304.76'
 R-421.97'
 ΔD-41°22'51"
 B-S 01°54'15" E
 CHORD-298.18'

BENCHMARK # 1
 CENTER GATE VALVE
 ELEV 955.27 NAVD 88

EASEMENT CURVE # 4
 A-25.21'
 R-421.97'
 D-3°25'22"
 B-N 20°52'59" W
 C-25.20'

EASEMENT CURVE # 3
 A-279.55'
 R-421.97'
 D-37°57'29"
 B-N 00°11'34" W
 C-274.47'

PLANNED WAIVER DEVELOPMENT REQUEST TABLE

- FENCE LINE SETBACK:
 REQUIRED 40' ALONG M-59
 WAIVER REQUEST :
 A) REDUCTION OF FENCE LINE SETBACK TO 25' ALONG M-59
- FENCE LINE SETBACK:
 REQUIRED 40' ALONG LAKESIDE DRIVE:
 WAIVER REQUEST :
 B) REDUCTION OF FENCE LINE SETBACK TO FOLLOW ALONG LAKESIDE DRIVE:
 FROM PROPOSED GATE TO SOUTHWEST PROPERTY CORNER, TO REDUCE UNAUTHORIZED SITE ACCESS

BURMEISTER GROUP LLC
 10195 HIGHLAND RD WHITE LAKE MI 48386-1856
 12-22-276-004

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December 30, 2021

To: White Lake Planning Commission
7525 Highland Road
White Lake, MI 48383

Re: Request for Waiver of a Community Impact Study
10193 Highland Road -- Requested Rezoning to Planned Development

Dear White Lake Planning Commission,

The Oxbow Lake Private Launch Association, Inc. ("OLPLA") has applied for rezoning of 10193 Highland Road to Planned Development ("PD"). OLPLA wishes to work cooperatively with the Township to construct a privately owned watercraft launch at the Property, for use only by waterfront owners on Oxbow Lake, with conditions approved by the Township through the rezoning process.

We were advised by Justin Quagliata on 12/15/21 that for Planned Development rezoning, the zoning ordinance normally requires a Community Impact Statement to accompany the application for rezoning. Section 6.6.A of the Zoning Ordinance states the intent:

Intent: The community impact statement is intended to provide a format for applicants to document the anticipated impacts of intensive development projects proposed as Special Land Uses, Planned Developments, and the like in the Township of White Lake. Intensive land uses often have significant impacts on public services, the surrounding neighborhood and the natural environment that must be understood in order for the Township to have a complete understanding of the development proposal.

We ask for a waiver of the need to file a Community Impact Statement because OLPLA's project is not an "intensive development project," and will not have "significant impacts on public services, the surrounding neighborhood or the natural environment."

As communicated in earlier documents, the scope of this development to be pursued through OLPLA's application for rezoning would include the addition of a physical launch (subject to EGLE permitting process), enclosed by a fence, with a powered security gate, key card gate access control, and security cameras, all to control and limit use to Oxbow Lake Riparians and their watercraft. OLPLA Bylaws prohibit commercial activity on the property, parking of vehicles or watercraft on the property, overnight watercraft mooring, and limit hours of launch operation to be from 8am to dusk to respect the neighbors living near the property.

Considering these elements, we respectfully request that you waive the requirement to submit a Community Impact Statement with our request to rezone 10193 Highland Road. Thank you for your consideration of this request.

If there are questions regarding this document, please contact Rick Walklet at 248-396-6197.

Respectfully yours,



Frank Bowers IV
Vice President President – OLPLA, Inc.

cc : Rik Kowall Marjorie M. Dixon
Sean O'Neil OLPLA, Inc. Board of Directors
Justin Quagliata

CHARTER TOWNSHIP OF WHITE LAKE

SITE PLAN AND PLAT REVIEW APPLICATION

White Lake Township Community development Department, 7525 Highland Road, White Lake Michigan 48383 (248)698.3300 x163

APPLICANT AND PROPERTY INFORMATION

Applicant: OXBOW LAKE PRIVATE LAUNCH ASSOC. INC.
Phone: 248-396-6197 Fax: N/A
Address: 10835 OXBOW LAKESHORE DR WHITE LAKE MI 48386
(Street) (City) (State) (Zip)
Applicant's Legal Interest in Property: PURCHASER
Property Owner: STEVE HILL Phone: 248-935-8176
Address: 671 HILLTOP WHITE LAKE MI 48386
(Street) (City) (State) (Zip)

PROJECT INFORMATION

Project Name: OLPLA, INC. PRIVATE LAUNCH Parcel I.D. No.: 12-22-29-004
Proposed Use: PRIVATE BOAT LAUNCH Current Zoning: LB
Existing Use: VACANT Parcel Size: 0.75 ACRES Floor Area / No. of Units N/A

TYPE OF DEVELOPMENT

Subdivision Site Condominium Commercial
 Multiple Family Special Land Use Industrial
 Adult Entertainment RECREATION

SITE PLAN SUBMITTAL CHECKLIST

- PDF File and One Paper Copy (sealed) as required by Zoning Ordinance 58
- Application Review Fees

PLANS WILL NOT BE ACCEPTED UNLESS FOLDED AND NO GREATER THAN 24" X 36" IN SIZE

REQUIRED SIGNATURES

SEE ATTACHED LETTER FROM STEVE LOWE
(Signature of Property Owner)

(Date)

Richard A. Walklet PRESIDENT OLPLA, INC
(Signature of Applicant)

12/3/21
(Date)

RICHARD A. WALKLET