

**WHITE LAKE TOWNSHIP
INTER-OFFICE MEMORANDUM
COMMUNITY DEVELOPMENT DEPARTMENT**

DATE: June 13, 2022

TO: Rik Kowall, Supervisor
Township Board of Trustees

FROM: Sean O'Neil, AICP
Community Development Director

**SUBJECT: 1392 S. Williams Lake
Rezoning Request**

Property described as parcel number 12-36-476-002 (1392 S. Williams Lake Road), located on the west side of Williams Lake Road, north of Cooley Lake Road and contains approximately 386.60 feet of frontage on Williams Lake Road. Consisting of approximately 2.50 acres. Applicant requests to rezone the parcel from AG (Agricultural) to RM-1 (Attached Single Family).

The above request is now ready for Township Board Consideration. The matter was considered by the Planning Commission at their regular meeting of May 19, 2022 at which time the **Planning Commission recommended approval** of rezoning request.

Please find enclosed the following related documents:

- Draft minutes from the Planning Commission meeting held on May 19th, 2022.
- Review letter prepared by Justin Quagliata, Staff Planner, dated April 14, 2022.
- Traffic study review prepared by Leigh Merrill, P.E., DLZ, dated April 22, 2022.
- Traffic study submitted by the applicant.
- Letter from Oakland County Coordinating Zoning Committee.
- Rezoning application from the applicant.
- Authorization from the property owner.
- Public hearing notice.

Please place this matter on the next available Township Board agenda. Do not hesitate to contact me should you require additional information.

**WHITE LAKE TOWNSHIP
PLANNING COMMISSION**

Township Annex, 7527 Highland Road
White Lake, MI 48383
May 19, 2022 @ 7:00 PM

CALL TO ORDER

Commissioner Anderson called the meeting to order at 7:00 PM and led the Pledge of Allegiance. Roll was called.

ROLL CALL

Debby Dehart
Scott Ruggles
Mark Fine
Steve Anderson
Merrie Carlock
Pete Meagher
Matt Slicker
T. Joseph Seward

Absent: Robert Seeley

Also Present: Sean O'Neil, Community Development Director
Justin Quagliata, Staff Planner
Mike Leuffgen, DLZ
Lisa Kane, Recording Secretary

Visitors: 14 members of the public were present

APPROVAL OF AGENDA

Director O'Neil asked to amend the agenda, adding *8B. Elizabeth Lake Retail Conceptual Discussion.*

Commissioner Dehart moved to approve the amended agenda of the May 19, 2022 Planning Commission Meeting.

Commissioner Fine supported and the MOTION CARRIED with a voice vote: 8 yes votes.

APPROVAL OF MINUTES

- a. Regular meeting minutes of May 5, 2022
- b. Correction of minutes as noted by Commissioner Seward of a typographical error.

Commissioner Fine moved to approve the amended Minutes of May 5, 2022.

Commissioner Seward supported and the MOTION CARRIED with a voice vote: 8 yes votes.

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

John Hunt of 871 Oxhill Drive had concerns about snow removal at the proposed Black Rock site and made suggestions on how to accommodate snow removal in the parking lot.

PUBLIC HEARING

A. 1392 S. Williams Lake

Property described as parcel number 12-36-476-002 (1392 S. Williams Lake Road) located on the west side of Williams Lake Road, north of Cooley Lake Road and contains approximately 386.60 feet of frontage on Williams Lake Road. Consisting of approximately 2.50 acres.

Request: **Applicant requests to rezone the parcel from AG (Agricultural) to RM-1 (Attached Single-Family).**

Applicant: Justin Jundy
1392 S. Williams Lake Road
White Lake, MI 48386

Applicant Present: Justin Jundy of 1392 S. Williams Lake Rd, Azher Matty and Andrew Markell of J & D Architectural Engineering

Director O'Neil stated the rezoning request was consistent with the Master Plan. This property could be served by public utilities would have no access to Whetherstone's roads, storm sewer, or other utilities. The concept drawing, which was not reviewed for compliance with the zoning ordinance and not under consideration by the Planning Commission, indicated the only road access being on Williams Lake Road. DLZ did not have any objections to the rezoning traffic study submitted. Staff recommends approval of the rezoning.

Commissioner Slicker asked staff if Stony Court met the standards for a dead-end road.

Director O'Neil explained Stony Court was compliant 19 years ago and was considered an extended driveway. There was an ongoing issue of traffic cutting through Whetherstone and adding another access point to Williams Lake Road would have a negative impact.

Commissioner Dehart asked staff about RM-1 zoning density and if units had to be owner-occupied.

Director O'Neil stated the density for RM-1 was 6 to 8 units per acre and any development of this site would be expected to present 6 to 8 units per acre.

Mr. Matty presented the conceptual drawing and discussed the rezoning traffic study.

Mr. Jundy stated they would like to bring more families to the area.

Commissioner Carlock stated natural vegetation was preferred over new, young trees.

Mr. Matty stated they intend on having an arborist visit the site and give recommendations.

Commissioner Slicker confirmed the Commission was only considering the rezoning request at this time and inquired about the conceptual drawing.

Commissioner Anderson opened the public hearing at 7:26 p.m.

Bruce Scarcella of 8052 Stony Court inquired about the density proposed and the zoning of his neighborhood.

Director O'Neil answered the resident and encouraged him to contact the Community Development Department for more information regarding the zoning of his neighborhood.

Joellen Bennett of 1357 Waverly Drive inquired about the utilities available to this development and if this would be accessible through her neighborhood.

Commissioner Anderson explained those matters were not considered during a rezoning request.

Director O'Neil explained a new development would not be allowed to access any utilities or roads without the consent of Whetherstone.

Christine Grimes of 1373 Waverly Drive was concerned about traffic and asked when the traffic study was completed.

Mr. Quagliata stated the rezoning traffic study utilized traffic count information from July 2021 and December 2021.

Michael Bennett of 1357 Waverly Drive was also concerned about traffic.

Corey Fowler of 8624 Newport co-owns a unit on Waverly Drive and was concerned about the animals in the nearby wooded area.

Marilyn Waltz of 1365 S. Williams Lake Road (Waterford) had concerns about the increase of traffic.

Commissioner Anderson closed the public hearing at 7:39 p.m.

Commissioner Anderson asked the applicants to take the feedback from the public hearing into consideration when preparing their site plan.

Commissioner Seward moved to recommend approval to the Township Board of the rezoning from AG (Agricultural) to RM-1 (Attached Single Family), for parcel number 12-36-476-002.

Commissioner Fine supported, and the MOTION CARRIED with a roll call vote (8 yes votes): (Anderson/yes, Dehart/yes, Carlock/yes, Fine/yes, Meagher/yes, Seward/yes, Slicker/yes, Ruggles/yes)

B. VCA

Property described as parcel number 12-21-276-023 (7755 Highland Road) located on the north side of Highland Road, west of Elizabeth Lake Road. Consisting of approximately 1.27 acres.

Request: **1) Amended final site plan**

2) Special land use to establish and operate a veterinary clinic

Applicant: VCA Animal Hospitals, Inc

12401 West Olympic Blvd

Los Angeles, CA 90064

Applicant Present: Rebecca Wilson of 5434 Mancelona Dr., Grand Blanc

Director O'Neil introduced the request and explained how the zoning ordinance was previously amended to allow for the special land use of a veterinary clinic in the LB (Local Business) zoning district. The applicant requested an amendment to the final site plan for the outdoor pet areas. The site was already on municipal water and sewer. Staff recommended approval of the special land use and the amended final site plan, and suggested to include hours of operation as a condition of the special land use approval.

Commissioner Seward asked staff if the neighboring business, Auto Zone, operated 24 hours a day.

Director O'Neil stated it did not.

Commissioner Carlock asked staff about the other tenants in the building.

Director O'Neil explained there would be a second tenant occupying one unit and an unoccupied unit in between the veterinary clinic and the carry out restaurant on the opposing end of the building.

Commissioner Slicker inquired about the turf used in the outdoor pet areas and cleaning of the areas.

Ms. Wilson stated the VCA needed two exterior areas for walking dogs, one for those who had communicable illnesses and a separate area for dogs that had a medical procedure. The artificial turf would be cleaned every day. The facility would not offer grooming, or boarding besides surgical stays. No after-hours emergency services would be offered; the VCA referred patients to 24-hour veterinary hospitals in the area. Ms. Wilson stated the requested hours of operation were Monday through Friday from 9 a.m. to 7 p.m. and Saturday from 9 a.m. to 1 p.m. The clinic was closed Sundays.

Commissioner Anderson opened the public hearing at 8:00 p.m.

No members of the audience spoke during the public hearing.

Commissioner Anderson closed public hearing at 8:02 p.m.

Commissioner Meagher moved to approve the amendment of the final site plan subject to all staff and consultants' review comments being addressed, for Parcel Number 12-21-276-023 (7755 Highland Road).

Commissioner Dehart supported, and the **MOTION CARRIED** with a roll call vote (8 yes votes): (Anderson/yes, Dehart/yes, Carlock/yes, Fine/yes, Meagher/yes, Seward/yes, Slicker/yes, Ruggles/yes)

Commissioner Meagher moved to approve the Special Land Use subject to the stipulated hours of operation to establish and operate a veterinary clinic, for Parcel Number 12-21-276-023 (7755 Highland Road).

Commissioner Dehart supported, and the MOTION CARRIED with a roll call vote (8 yes votes): (Anderson/yes, Dehart/yes, Carlock/yes, Fine/yes, Meagher/yes, Seward/yes, Slicker/yes, Ruggles/yes)

CONTINUING BUSINESS

A. Comfort Care White Lake

Property described as parcel number 12-36-176-002, located on the west side of Union Lake Road, between Hutchins Road and Cooley Lake Road, consisting of approximately 8.7 acres.

Request: **i) Rezoning (from (LB) Local Business to Planned Development (PD)**
ii) Preliminary site plan approval

Applicant: Comfort Care, LLC
4180 Tittabawassee Road
Saginaw, MI 48604

Applicant Present: Doug Boehm, Owner & Executive Director of Comfort Care
John Costa, Architect and Rudy Quaderer, Site Engineer

Mr. Quagliata stated the size of the building and density were reduced from the previous plan. The secondary access to Union Lake Road had been removed; an emergency/secondary access through the West Valley site (if the project was constructed) was proposed. Staff recommended posting 'No Parking' signs and designating the secondary access as a fire lane. A public benefit of \$20,000 to the Parks and Recreation fund was offered by the applicant. Five waivers (deviations from the zoning ordinance) were requested. The facade of the building had been changed with improved quality of materials used. A screen wall had been added to provide screening at the rear property line. Staff recommended approval subject to all comments being addressed and the Commission discussing the community benefit with the applicant.

Commissioner Meagher asked staff what the difference was between a waiver and a variance.

Director O'Neil explained Planned Development zoning allowed for deviations from the zoning ordinance through the development agreement.

Commissioner Ruggles asked staff about the proposed public benefit.

Mr. Quagliata referenced the waivers requested and stated a community benefit must be for the use and enjoyment of the public-at-large.

Commissioner Fine had concerns about the amount of greenbelt landscaping.

Commissioner Dehart asked staff about the number of waivers requested and if there were any comparable developments that could help them determine the public benefit.

Mr. Quagliata answered five waivers were requested.

The Commission discussed the proposed public benefit.

Commissioner Slicker noted the plan indicated a retaining wall and stated that could increase the adjacent homeowner's potential for drainage issues.

Mr. Quagliata stated screening of the neighbor's property had been increased compared to the previous plan and screen wall details would need to be clarified on the final site plan.

Mr. Leuffgen noted the plans had not changed significantly from an engineering standpoint and this project's feasibility remained entirely dependent on the West Valley project being redesigned and constructed.

Mr. Boehm stated he spoke with the resident of 900 Union Lake Road regarding the retaining wall.

Mr. Quaderer reviewed the landscaping on the plan.

The Commission reviewed the renderings provided by the applicant, and deliberated the waivers requested and required setbacks.

Commissioner Dehart inquired about the size of the Comfort Care Clarkston facility.

Commissioner Meagher asked Commissioner Dehart her opinion about how the Zoning Board of Appeals would respond if the Board had to hear this case.

The Commission discussed the proposed public benefit.

Mr. Boehm stated he had discussed the public benefit with his team and increased the proposed amount from \$5,000 to \$20,000.

Commissioner Meagher moved to recommend approval to the Township Board the rezoning of Parcel Number 12-36-176-002 from LB (Local Business) to PD (Planned Development), subject to the applicant obtaining preliminary site plan approval from the Township Board. Commissioner Fine supported, and the MOTION CARRIED with a roll call vote (8 yes votes): (Anderson/yes, Dehart/yes, Carlock/yes, Fine/yes, Meagher/yes, Seward/yes, Slicker/yes, Ruggles/yes)

Commissioner Meagher moved to recommend approval to the Township Board approval of the preliminary site plan for Parcel Number 12-36-176-002, subject to the applicant addressing all of the staff and consultant comments and recommendations, West Valley being redesigned and constructed, no parking signs being placed in the secondary access drive, landscaping meeting all zoning ordinance requirements, and an increased public benefit commensurate with the waivers requested.

Commissioner Fine supported, and the MOTION CARRIED with a roll call vote (7 yes votes): (Anderson/yes, Dehart/yes, Carlock/yes, Fine/yes, Meagher/yes, Seward/no, Slicker/yes, Ruggles/yes)

B. Elizabeth Lake Retail Conceptual Discussion

Commissioner Ruggles recused himself from the case and left the meeting.

Commissioner Anderson explained the applicant had fifteen minutes to present and for the Commission to discuss the matter.

Director O'Neil provided an update on the project.

Joe Maynard of Washtenaw Engineering presented the project. The applicant was seeking Planning Commission input on the residential aspect of the project and indicated a wetland permit had been applied for through EGLE.

Nazir Jawich explained the history of the project and the concerns about the future demand of mixed use.

Discussion by the Commission regarding appropriate zoning and the residential component of the project.

NEW BUSINESS

None.

OTHER BUSINESS

None.

LIAISON'S REPORT

Commissioner Dehart: On behalf of the Zoning Board of Appeals thanked the Planning Commission for its input on a project brought before them.

Commissioner Carlock: Ms. Carlock was not able to attend the last Parks and Recreation Committee meeting and asked Mr. Quagliata to provide an update. Mr. Quagliata stated the National Parks Service required a biological assessment for the Stanley Park grant application. The 5-Year Parks & Recreation Master Plan would be updated this year. A community event was planned for June 25, 2022 – a family fun day at Hawley Park from 3 p.m. to 9 p.m.

DIRECTOR'S REPORT

The Capital Improvements Plan (CIP) update would begin in June. The draft would be presented to the Planning Commission in August followed by a public hearing in September. Ultimately the CIP would be presented to the Township Board for approval.

Implementation of Corridor Improvement Authority was upcoming.

The contract with River Caddis expired and the Township was reconsidering its options.

COMMUNICATIONS

No meeting on June 2, 2022.

NEXT MEETING DATES: June 16, 2022

ADJOURNMENT

Commissioner Fine moved to adjourn the meeting at 9:21 PM

Commissioner Carlock supported and the MOTION CARRIED with a voice vote: 7 yes votes

DRAFT

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

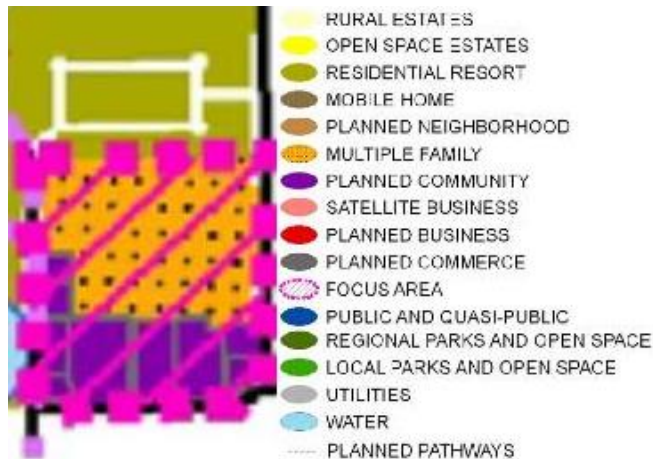
DATE: April 14, 2021

RE: 1392 S. Williams Lake Road (Parcel Number 12-36-476-002)
Rezoning – Review #1

Justin Jundy has requested the rezoning of approximately 2.50 acres located at 1392 S. Williams Lake Road from AG (Agricultural) to RM-1 (Attached Single-Family). The site is located on the west side of Williams Lake Road, north of Cooley Lake Road and contains approximately 386.60 feet of frontage on Williams Lake Road.

The Future Land Use Map from the Master Plan designates the subject site in the Multiple Family category. This category may be characterized by owner-occupied duplexes, townhomes, stacked ranches, and flats, as well as traditional multi-family rental apartments. Densities are expected to range between 6.0 and 10.0 units per acre, based upon the product type, zoning classification, and approved development plan.

FUTURE LAND USE MAP



Zoning

The subject site is currently zoned AG, which requires a minimum of 300 feet of lot width and five (5) acres of lot area. The requested RM-1 zoning district requires a minimum of 100 feet of lot width, 10,000 square feet of lot area for the first unit with each additional unit requiring additional lot area (as promulgated by Article 3, Section 1.8.E of the zoning ordinance). With approximately 386.60 feet of lot width on Williams Lake Road and 2.50 acres of lot area, the site does not comply with the lot area requirement of the AG district. However, the site meets the minimum standards for both lot area and lot width of the proposed RM-1 zoning district. The following table illustrates the lot width and lot area standards for the existing AG and proposed RM-1 zoning districts:

ZONING DISTRICT	LOT WIDTH	LOT AREA
AG	300 feet	5 acres
RM-1	100 feet	10,000 square feet, plus additional area based on the number of units

ZONING MAP



Physical Features

A single-family house occupies the center portion of the parcel, and topography of the site is generally level. 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 or near the site.

Access

The site fronts on Williams Lake Road, which along the subject property is a three-lane (center turn lane) public road with curb and gutter designated a principal arterial by the National Functional Classification System (NFCS) utilized by the Road Commission for Oakland County (RCOC). The most recent (2016) traffic count information from the Southeast Michigan Council of Governments (SEMCOG) Regional Traffic Count Database for Williams Lake Road, from Cooley Lake Road to Elizabeth Lake Road, showed a total of 16,400 vehicles in a 24-hour period.

Utilities

Municipal water and sanitary sewer are available to serve the site. The location and capacity of utilities for any proposed development will be reviewed in detail by the Township Engineering Consultant at the time of a development submittal.

Staff Analysis

In considering any petition for an amendment to the zoning map, the Planning Commission and Township Board must 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 Multiple Family category, which aligns with the proposed RM-1 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 RM-1, it would not directly or indirectly have a substantial adverse impact on the natural resources of the Township.*
- 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. The majority of the permitted and special land uses in the RM-1 district are compatible with the surrounding uses and the nature of the uses anticipated in the Township Master Plan. 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. 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.* **A revised rezoning traffic study shall be prepared as described in Article 6, Section 3 of the zoning ordinance.**
- 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.* Evidence of the demand in the Township for additional multiple-family rental units has not been submitted. However, the location is appropriate for owner-occupied attached single-family, given the traffic, residential units, and general density in the area.
- 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.* The subject property is adjacent to RM-1 zoned property on all sides. The applicant provided a concept plan showing one, 16-unit building (two bedrooms per unit) on the east side of the site. Parking is shown on the west side of the building, with two driveways accessing Williams Lake Road at the north and south ends of the site. The applicant did not volunteer conditions on the rezoning related to the concept plan. Site plan review and approval would be required from the Planning Commission and Township Board to construct the building. The concept plan is not under consideration by the Township, and it was not reviewed for compliance with applicable zoning ordinance requirements. Other factors that may impact future development of the site, such as, but not limited to, soils, topography, site layout, stormwater/drainage, and utilities would be considered at the time of a development proposal.
- I. *The requested zoning district is considered to be more appropriate from the township's perspective than another zoning district.* The uses allowed in the RM-1 district are appropriate for the site.
- 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 AG zoning district to allow attached single-family would not be advised.
- K. *The requested rezoning will not create an isolated and unplanned spot zone.* The site is entirely surrounded by RM-1 zoning.

- 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. The applicant previously proposed rezoning the subject property to RM-2 (Multiple Family). After consultation with staff and consultants, the applicant amended their application to request RM-1 zoning.*
- 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. The Planning Commission and Township Board could also consider other factors which may be relevant to the rezoning request.*

Rezoning the property from AG to RM-1 will render the current single-family use of the property nonconforming, as detached single-family dwellings are not permitted in the RM-1 district. Nonconforming uses of land and nonconforming structures cannot be altered, enlarged/increased, or extended. If a nonconforming structure or portion of a structure containing a nonconforming use becomes physically unsafe or unlawful due to lack of repairs and maintenance, and is declared by the Building Official to be unsafe or unlawful by reason of physical condition, it may be structurally altered as permitted by the Building Official to restore it to a safe condition provided the cost of such work does not exceed 50 percent of the State Equalized Valuation of such building or structure at the time such work is done.

Planning Commission Options

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. **Staff recommends approval of the rezoning from AG to RM-1. Prior to scheduling a public hearing on the request, a revised rezoning traffic study shall be prepared as described in Article 6, Section 3 of the zoning ordinance.**



INNOVATIVE IDEAS
EXCEPTIONAL DESIGN
UNMATCHED CLIENT SERVICE

April 22, 2022

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

**Re: 1392 Williams Lake Road
Traffic Study Review**

Ref: DLZ File No. 2245-7382-01

Date of Study: 4/2022

Design Professional: Ahmad M Fawaz, PE

The applicant has submitted a revised Traffic Study for P.I. 12-36-476-002, located along the west side of S. Williams Lake Road opposite Allan Court and approximately 1,000 feet north of Cooley Lake Road. The proposed development in the study is a multi-family development with 56 proposed dwelling units. The study utilized a combination of the SEMCOG traffic count database, using the Oakland County Sydney Coordinated Adaptive Traffic System (SCATS), and a tube traffic volume counter to evaluate the existing traffic volumes along S. Williams Lake Road, Cooley Lake Road, and Elizabeth Lake Road. The latest traffic counts present in the SEMCOG database were from 2015-2021, the SCATS data was collected on December 8 and 9, 2021. The tube traffic volume counter collected data on July 8, 2021. The study also calculated the anticipated quantity of additional traffic generated by the site and compared it with potential traffic generated by the site, should it remain zoned agricultural (AG).

We have reviewed the analysis; the methodology is in line with standard practices, and the findings are supported by the data provided. Based on data from the Multi-Family (Low Rise) section of the 10th edition of the "ITE Trip Generation Manual", the additional daily trips are 400 trips per day. Additionally, 26 AM Peak Hour trips per day and 32 PM Peak Hour trips per day are anticipated to be added to the existing traffic volumes. Based on the White Lake Zoning Ordinance, the number of daily trips generated by the site falls below the minimum thresholds for requiring either a Traffic Impact Assessment (500-750 daily trips) or a Traffic Impact Study (750+ daily trips). Therefore, the study asserts that the development will have no negative impact to traffic operations on the surrounding roadway network.

The study also evaluated the need for turn lanes or tapers at the proposed site drive. Due to the existing center left turn lane on Williams Lake Road, it was determined a passing lane on the east side of Williams Lake Road is not warranted. Based on the volume of traffic on Williams Lake Road and the low number of anticipated right turns into the development, it was determined that a right turn deceleration lane or taper is also not



INNOVATIVE IDEAS
EXCEPTIONAL DESIGN
UNMATCHED CLIENT SERVICE

1392 S. Williams Lake Road
Traffic Impact Analysis Review
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warranted. However, the Road Commission for Oakland County (RCOC) often requires right turn tapers on developments of this nature along their roadways. An RCOC permit will be required prior to construction. If you have any questions, please feel free to contact to me.

Respectfully,
DLZ, Inc.

Leigh Merrill, P.E.
Project Manager

Cc: Michael Leuffgen, P.E., DLZ *via email*
Justin Quagliata, Community Development *via e-mail*
Hannah Micallef, Community Development *via e-mail*



TRAFFIC STUDY
FOR PROPOSED MULTIFAMILY RESIDENTIAL
DEVELOPMENT LOCATED AT 1392 S
WILLIAMS LAKE RD
WHITE LAKE TOWNSHIP, MICHIGAN 48386

Prepared for
WHITE LAKE TOWNSHIP
PLANNING DEPARTMENT

By
Ahmad M Fawaz, P.E.
Revised April 2022

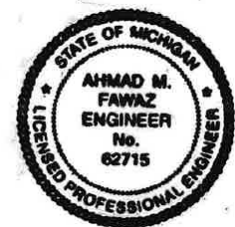


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INTRODUCTION

This study examines the potential traffic impacts on the adjacent streets of a proposed multifamily residential development located at 1392 S Williams Lake Rd between Elizabeth Lake Rd and Cooley Lake Rd in White Lake Township, Michigan. The development includes four multifamily residential buildings. The intent of this report is to present traffic volumes likely generated by the proposed development and consider potential impacts to the adjacent roadway network. In addition to this introductory paragraph, the report includes the following sections:

- A Site Description and Access
- Road Network
- Existing Traffic Volume
- Vehicle Trip Generation
- Adjustments To Trip Generation Rates
- Trip Generation Distribution And Assignment
- Development Impacts
- Conclusion

SITE DESCRIPTION AND ACCESS

Land for the development has currently one ranch house which will be demolished to construct the four buildings. The site of proposed development is approximately 2.47 acres, and it is surrounded by residential subdivisions. It will include eighty-one parking spaces while the required are seventy-seven parking spaces. The residential development consists of 56 dwelling units distributed on four buildings:

Building 'A' is two stories and has an area of 7,996 square feet per each floor. It consists of eight (1) bedroom units and eight (2) bedroom units.

Building 'B' is two stories and has an area of 4,605 square feet per each floor. It consists of eight (2) bedroom units.

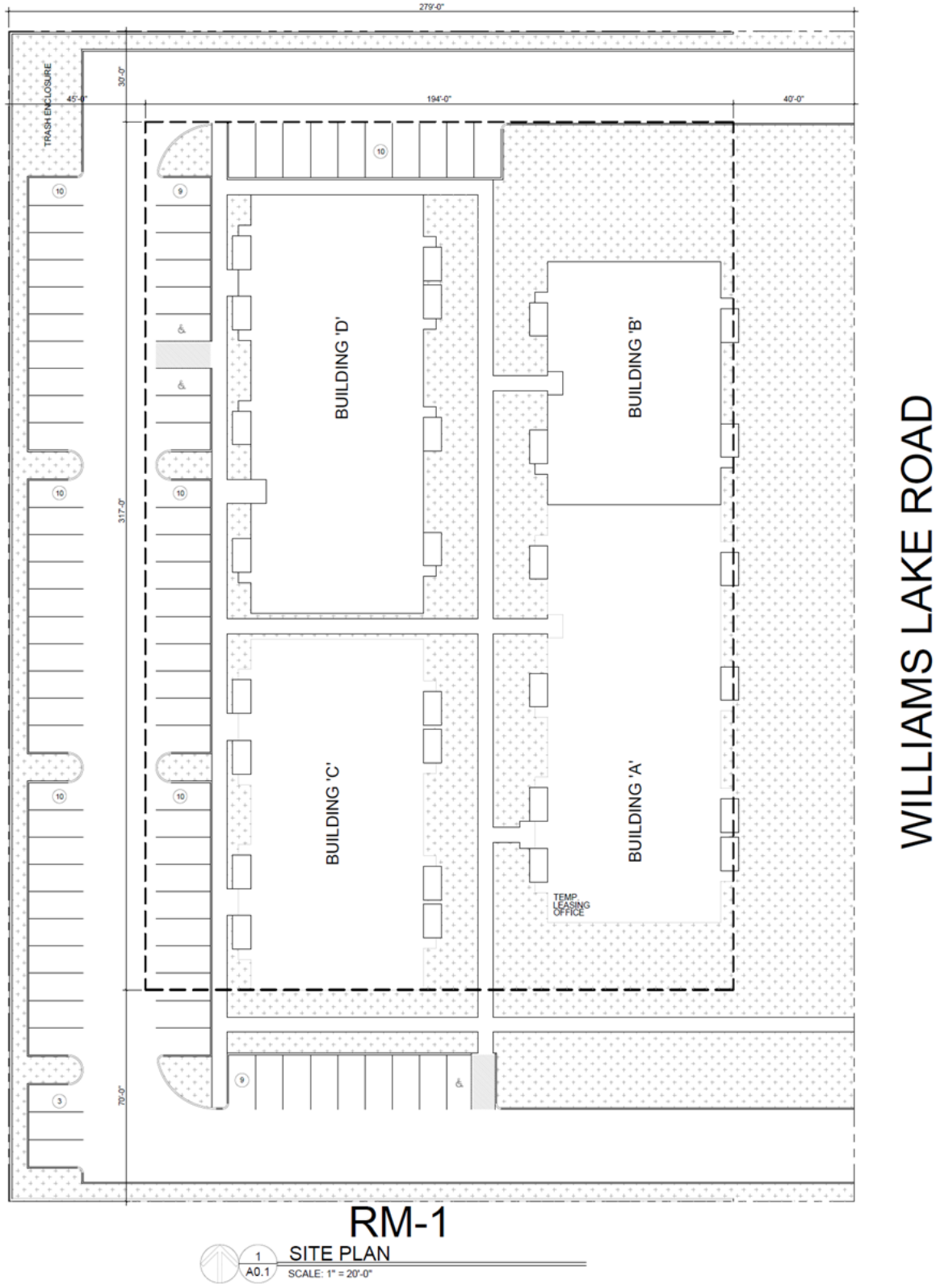


Figure 1: General site plan and access location point

Building 'C' is two stories and has an area of 6,802 square feet per each floor. It consists of sixteen (1) bedroom units.

Building 'D' is two stories and has an area of 8,000 square feet per each floor. It consists of eight (1) bedroom units and eight (2) bedroom units.

Development site traffic is accommodated by two full movement access points from S Williams Lake Rd. The proposed driveways are 24 ft wide, and they operate as stop-controlled intersections. The adjacent driveways are access roads for residential subdivisions and single houses.

ROAD NETWORK

According to SEMCOG database, all the streets leading to the development are under Oakland County jurisdiction. S Williams Lake Rd is classified as a principal arterial. It is a three lanes road, one travel lane in each direction and a center left turn lane. It has a posted speed limit of 50 mph and an annual average daily traffic (AADT) of 16,180 vpd as per traffic volume data collected in 2016. Cooley Lake Rd is classified as a principal arterial located around 1000 feet south of the development. It is a three lanes road, one travel lane in each direction and a center left turn lane. It has a posted speed limit of 40 mph and an annual average daily traffic (AADT) of 20,321 vpd as per traffic volume data collected in 2021. Elizabeth Lake Rd is classified as a minor arterial located around 1.82 mile north of the development. It is a two lanes road, one travel lane in each direction. It has a posted speed limit of 45 mph and an annual average daily traffic (AADT) of 7,310 vpd as per traffic volume data collected in 2015.

The intersection of S Williams Lake Rd and Cooley Lake Rd is controlled by box span-wire traffic signal with a protected left turn phase for eastbound direction. The intersection between S Williams Lake Rd and Elizabeth Lake Rd is controlled by two diagonal span wire traffic signals.

EXISTING TRAFFIC VOLUME

The source of the traffic volumes used in this report is from SEMCOG database and it is adjusted in this report by applying the recommended SEMCOG annual growth rate.

The most up to date traffic counts reported on SEMCOG traffic count database system were for data collected on December 8 and 9, 2021 by Oakland County Sydney Coordinated Adaptive Traffic System (SCATS) and they are presented in table 1. The southbound traffic volume was obtained from SCATS system at the intersection between Cooley Lake Rd and S Williams Lake Rd and the northbound traffic volume was obtained from SCATS system at the intersection between Elizabeth Lake Rd and S Williams Lake Rd. The data was compared to traffic volume collected by tube traffic volume counter on July 08, 2021. It was found that there is no major difference in the results. There was no need to apply an annual growth rate to the collected traffic volume data because it is up to date. The hourly traffic volume counts presented in table 1 show that the AM peak hour is between 8:00 am and 9:00 am and the PM peak hour is between 4:00 pm and 5:00 pm.

VEHICLE TRIP GENERATION

Standard traffic generation characteristics compiled by the Institute of Transportation Engineers (ITE) in their report entitled Trip Generation, 10th Edition, were applied to the proposed land use in order to estimate the average daily traffic (ADT) and peak hour vehicle trips. A vehicle trip is defined as a one-way vehicle movement from point of origin to point of destination.

Table 2 presents average trip generation rates for the proposed development. Use of average trip generation rates presents a conservative analysis. ITE land use code 220 Multifamily Housing (Low-Rise) was used for analysis because of its best fit to the proposed land use.

Table 3 summarizes the projected average daily traffic (ADT) and peak hour traffic volumes likely generated by the proposed land use. As Table 3 shows, the proposed development area has the potential to generate approximately 410 daily trips with 26 of those occurring during the morning peak hour and 32 during the afternoon peak hour.

Table 1: Hourly Traffic Volume Counts from SEMCOG Database for Williams Lake Rd

WILLIAMS LAKE TRAFFIC COUNT BETWEEN COOLEY LAKE AND ELIZABETH LAKE			
INTERVAL:60-MIN (Wed 12/8/2021 and Thu 12/9/2021)			
Time	SB Hourly Count	NB Hourly Count	Two Way Hourly Count
0:00-1:00	42	64	106
1:00-2:00	18	25	43
2:00-3:00	31	44	75
3:00-4:00	69	32	101
4:00-5:00	124	134	258
5:00-6:00	296	419	715
6:00-7:00	408	318	726
7:00-8:00	417	525	942
8:00-9:00	506	561	1067
9:00-10:00	432	533	965
10:00-11:00	428	546	974
11:00-12:00	408	583	991
12:00-13:00	364	568	932
13:00-14:00	352	574	926
14:00-15:00	379	644	1023
15:00-16:00	440	812	1252
16:00-17:00	438	874	1312
17:00-18:00	407	896	1303
18:00-19:00	290	768	1058
19:00-20:00	210	493	703
20:00-21:00	194	392	586
21:00-22:00	181	315	496
22:00-23:00	112	208	320
23:00-24:00	70	121	191
Total	6,616	10,449	17,065

Table 2: Trip Generation Rates									
ITE Code	Land Use	Unit	24 Hour	AM Peak Hour			PM Peak Hour		
				Enter	Exit	Total	Enter	Exit	Total
220	Multifamily Housing (Low-Rise)	DU	7.32	0.11 (23%)	0.35 (77%)	0.46	0.35 (63%)	0.21 (37%)	0.56

Key : DU = Dwelling Unit

Table 3: Trip Generation Summary									
ITE Code	Land Use	Unit	24 Hour	AM Peak Hour			PM Peak Hour		
				Enter	Exit	Total	Enter	Exit	Total
220	Multifamily Housing (Low-Rise)	56 DU	410	6	20	26	20	12	32

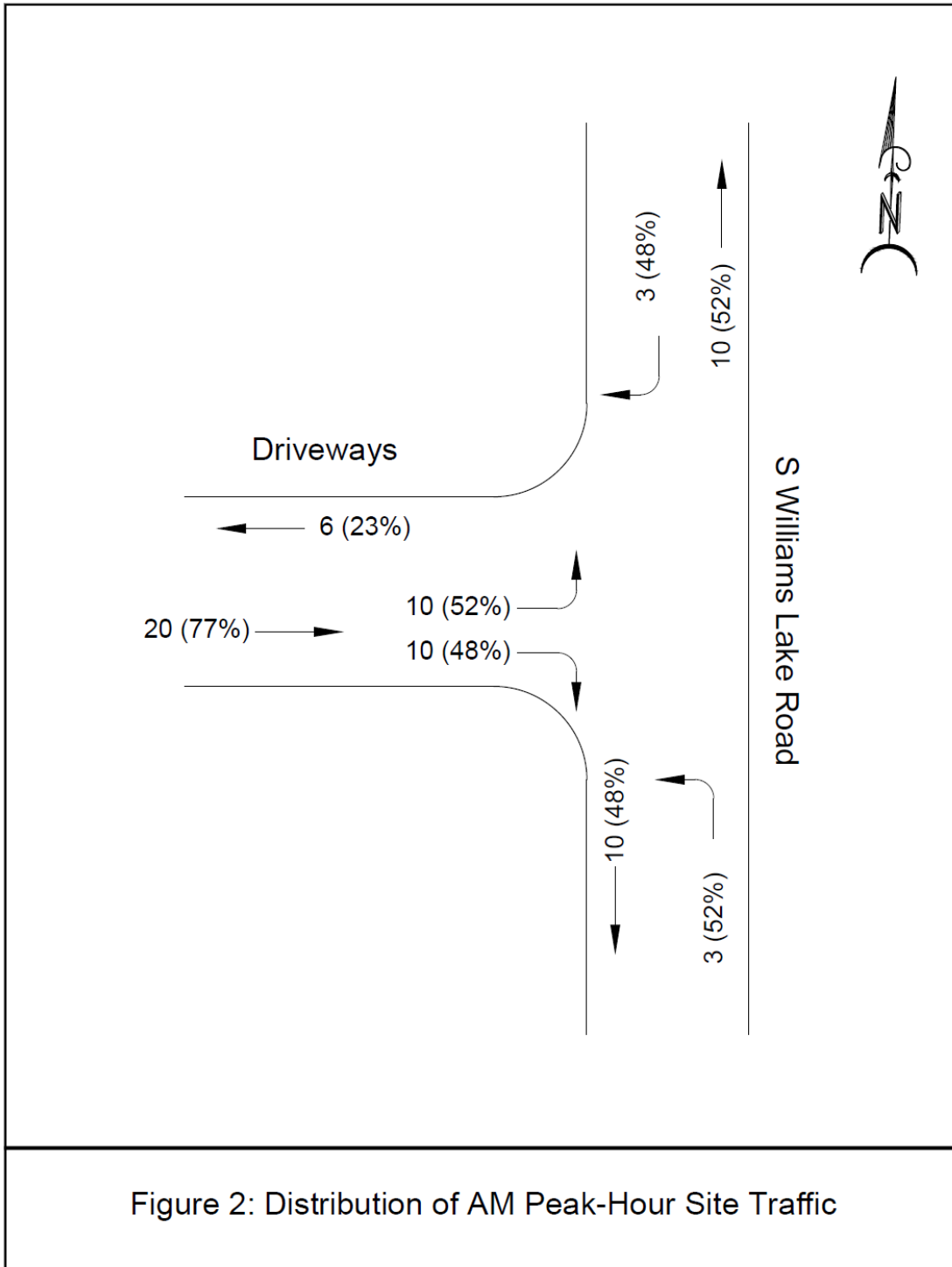
Adjustments to Trip Generation Rates

A development of this type is not likely to attract trips from within area land uses nor pass-by or diverted link trips from the adjacent roadway system, therefore no trip reduction/adjustment was taken in this analysis.

Trip Generation Distribution and Assignment

Overall directional distribution of site-generated traffic was determined by examining current traffic patterns in the study area and assessing how well those patterns can be expected to represent the new site traffic, subject to the site access plan and professional judgment. Site-generated traffic is anticipated to be distributed through the access points along S Williams Lake Road. Traffic assignment is how the site-generated and distributed trips are expected to be loaded on the roadway network. For this development, the existing traffic volumes were used to develop a trip distribution model for the AM and PM peak hours for traffic generated by the proposed development. The trips were assigned to northbound and southbound S Williams Lake Road. Figure 2 through 5 in the next pages present the distribution of the site traffic in the AM

and PM peak hours. They also present the total projected traffic volumes at the main access points of the development.



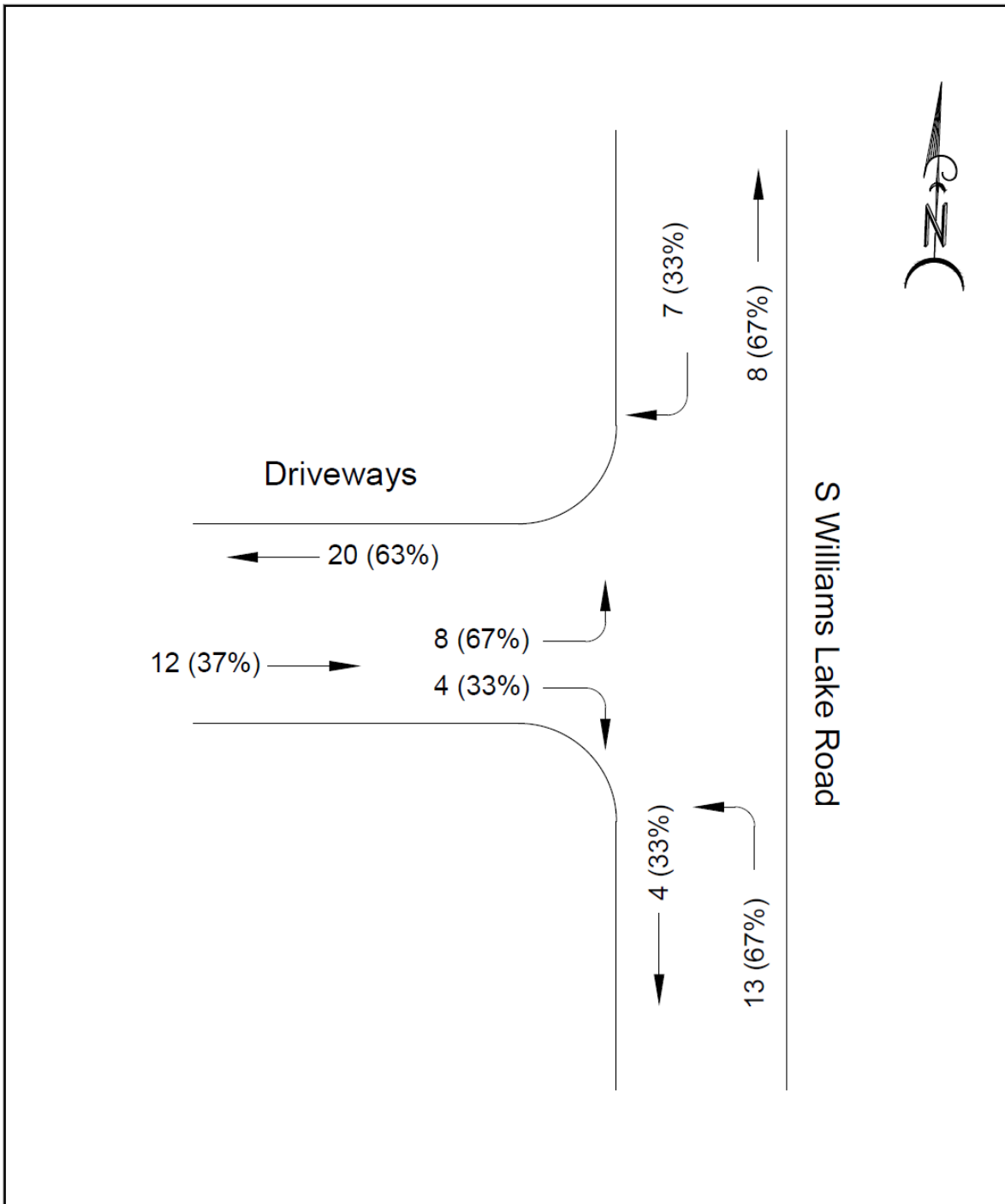


Figure 3: Distribution of PM Peak-Hour Site Traffic

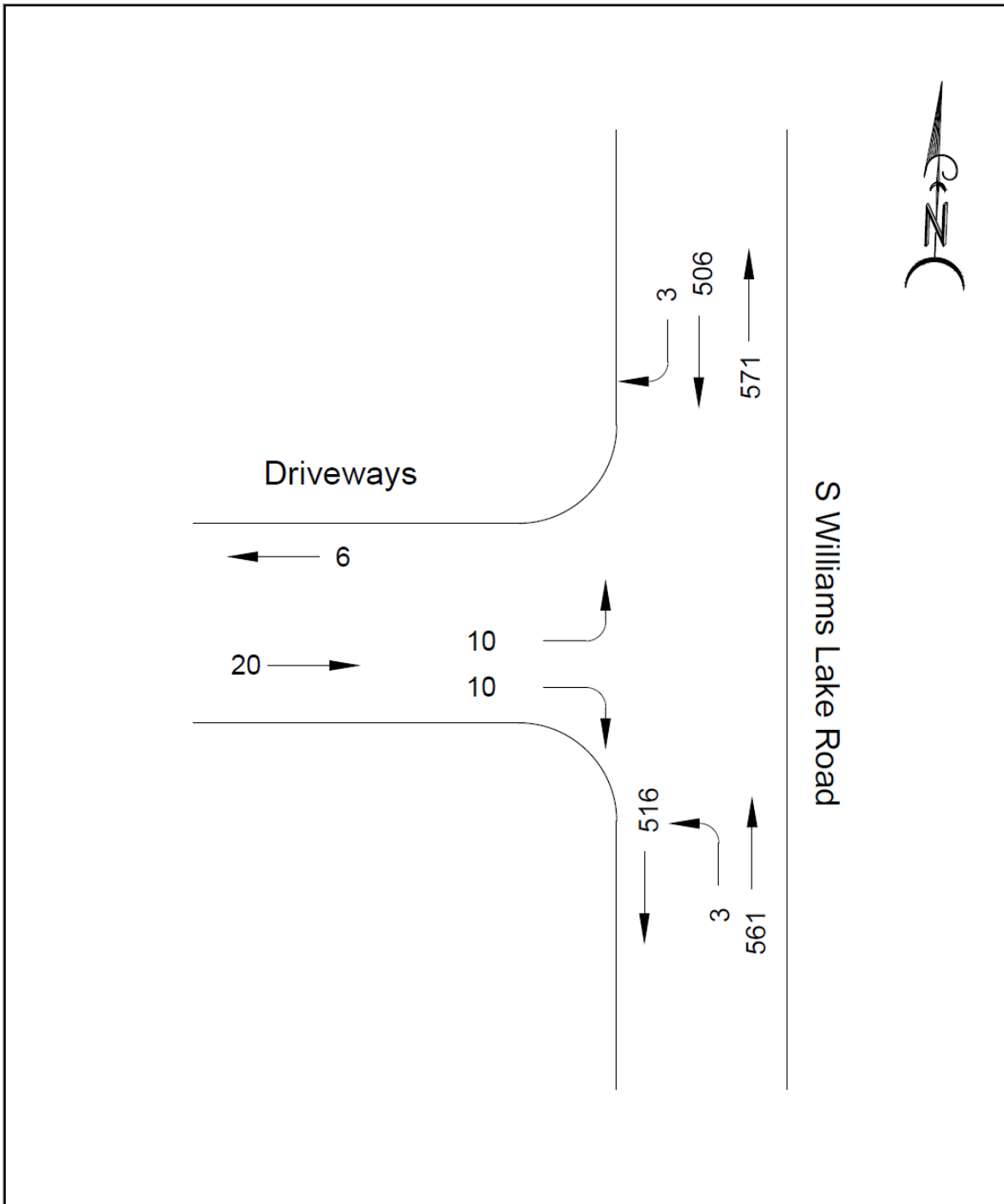


Figure 4: Total AM Peak-Hour Traffic Volume

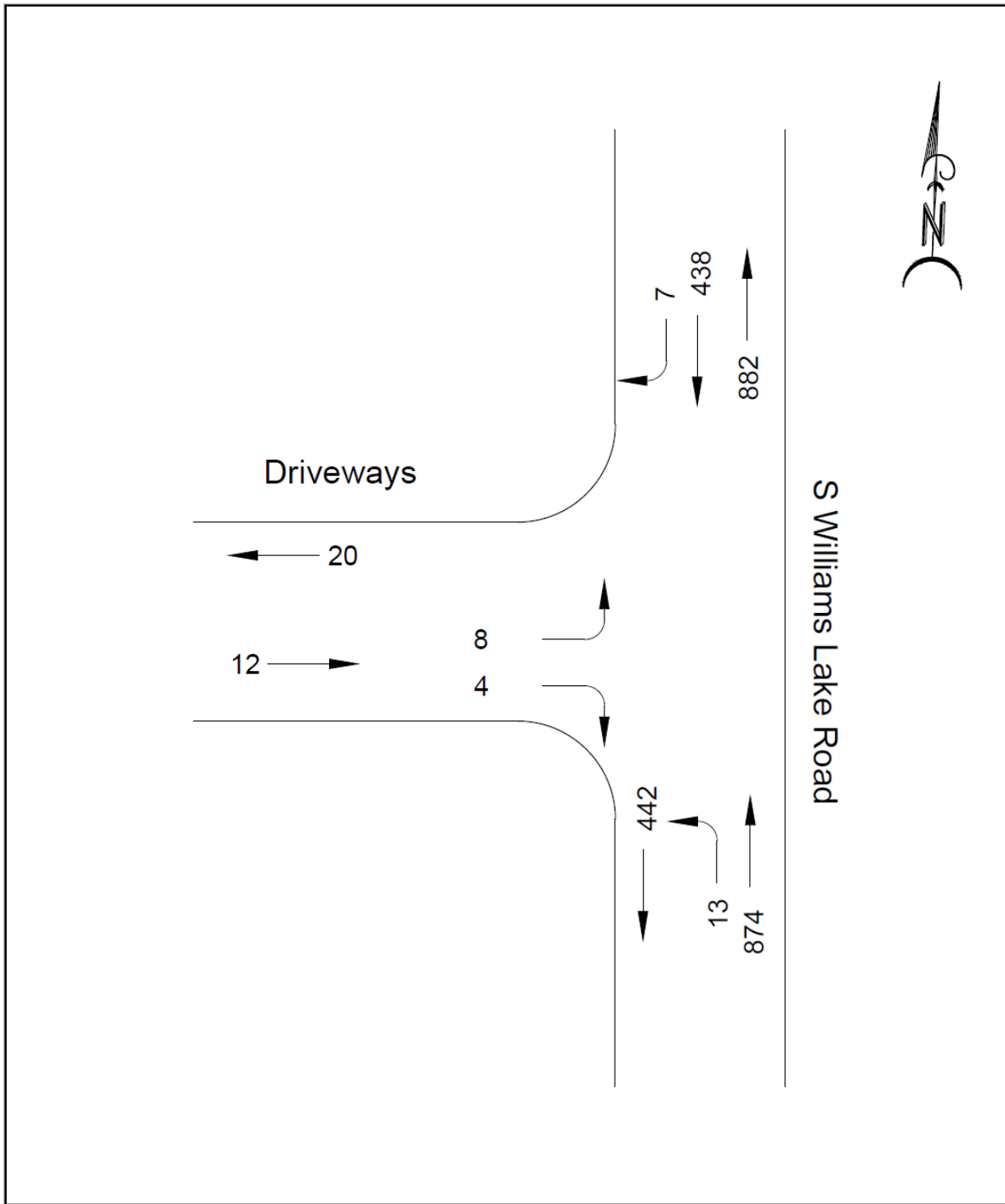


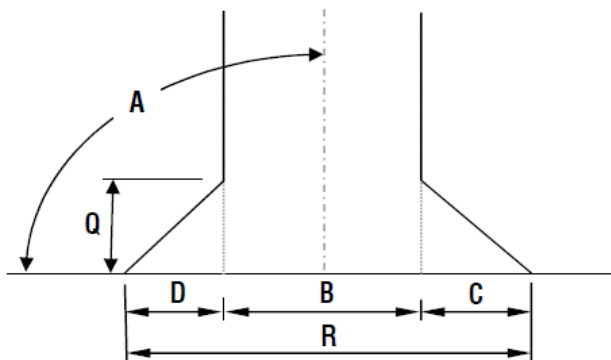
Figure 5: Total PM Peak-Hour Traffic Volume

Warrant Study for Turn Lanes

The section of Williams Lake Rd has a center left turn lane where the development is located. The maximum peak hour right turns are 10 vph and they are divided on two driveways. Around 5 right turns per hour per driveway. According to the Road Commission for Oakland County (RCOC) permit rules, specifications and guidelines, warrant for right turn deceleration lane or taper is presented in Figure 6-3 of the guidelines. Because, the peak hour right turns are less than 10 vph per driveway and the two-way traffic volume is 17,065 vpd, adding taper or right turn lane/deceleration lane are not warranted. The driveway will be designed according to table 6-3 of the guidelines which is presented below:

Table 6-3:
Residential Driveway - Subdivision
Design Features

		<u>Typical</u>	<u>Range</u>
Intersecting Angle	A	90°	60° to 90°
Driveway Width	B	16'	10' to 25'
Entering Taper Width	C	6'	2' to 15'
Exiting Taper Width	D	6'	2' to 15'
Taper Depth	Q	10'	10' to 20'
Total Opening	R	24'	14' to 55'
B+C+D=			



NOTE:
The TYPICAL dimension shall be used unless the Permits Division specifies or the Applicant shows cause for, and the Permits Division approves, a different value. The RANGE in dimensions indicates the working value for each design feature.

Comparison of Trip Generation Between Existing and Proposed Developments

The current zoning of the parcel is agricultural (AG). The parcel currently has a one ranch style home (1,551 sq ft) on a 2.5 acres land. ITE land use code 210 Single-family Housing was used for analysis because of its best fit to the existing land use. The proposed zoning is attached single family residential (RM-1). ITE land use code 220 Multifamily Housing (Low-Rise) was used for

analysis because of its best fit to the proposed land use. Table 4 presents average trip generation rates for the existing and proposed developments. Table 5 presents a comparison of trip generation between the existing and proposed developments.

Table 4: Trip Generation Rates									
ITE Code	Land Use	Unit	24 Hour	AM Peak Hour			PM Peak Hour		
				Enter	Exit	Total	Enter	Exit	Total
210	Existing Development Single-Family Detached Housing	DU	9.44	0.19 25%	0.55 75%	0.74	0.63 63%	0.37 37%	0.99
220	Proposed Development Multifamily Housing (Low-Rise)	DU	7.32	0.11 23%	0.35 77%	0.46	0.35 63%	0.21 37%	0.56

Key : DU = Dwelling Unit

Table 5: Comparison of Trip Generation Between Existing and Proposed Developments									
ITE Code	Land Use	Unit	24 Hour	AM Peak Hour			PM Peak Hour		
				Enter	Exit	Total	Enter	Exit	Total
210	Single-Family Detached Housing	1 DU	9.4	0.1	0.6	0.7	0.6	0.4	1
220	Multifamily Housing (Low-Rise)	56 DU	409.9	5.9	19.8	25.8	19.8	11.6	31.4
Difference of Trip Generation Between Existing and Proposed Developments			400	6	19	25	19	11	30

Development Impacts

According to White Lake Township Zoning Ordinance, a Traffic Impact Assessment (TIA) is required if the proposed use(s) would generate 500-749 driveway trips per day, or 50-99 peak-hour, peak-direction driveway trips. A Traffic Impact Statement (TIS) is required if the proposed use(s) would generate 750 or more driveway trips per day, or 100 or more peak-hour, peak direction driveway trips. The trips generated by the development are less than the threshold for TIA or TIS requirements. As Figures 2 through 5 show, there is an increase in peak hour traffic volumes anticipated from the proposed development, but they are considered minor. These minor volumes are not likely to negatively impact traffic operations in the area. The level of service and the delay of the nearby intersections will have unnoticeable change.

CONCLUSION

This analysis assessed traffic generation for the proposed multifamily residential development located at 1392 S Williams Lake Rd and potential impacts to the adjacent roadway network. It is our professional opinion that the proposed site-generated traffic is expected to create no negative impact to traffic operations for the surrounding roadway network. Analysis of site-generated traffic concludes that proposed development traffic volumes are minor. We trust that our findings will assist in the planning and approval of this proposed development.

APPENDICES

WILLIAMS LAKE SB TRAFFIC COUNT NORTH OF COOLEY LAKE					
INTERVAL:15-MIN (Wed 12/8/2021 and Thu 12/9/2021)					
Time	15-min Interval				Hourly Count
	1st	2nd	3rd	4th	
0:00-1:00	12	15	3	12	42
1:00-2:00	8	6	3	1	18
2:00-3:00	9	7	6	9	31
3:00-4:00	14	13	33	9	69
4:00-5:00	29	28	32	35	124
5:00-6:00	61	80	76	79	296
6:00-7:00	109	112	96	91	408
7:00-8:00	92	90	117	118	417
8:00-9:00	126	130	135	115	506
9:00-10:00	98	111	113	110	432
10:00-11:00	89	127	111	101	428
11:00-12:00	98	95	109	106	408
12:00-13:00	111	72	78	103	364
13:00-14:00	56	89	106	101	352
14:00-15:00	101	91	94	93	379
15:00-16:00	115	102	96	127	440
16:00-17:00	109	101	120	108	438
17:00-18:00	114	96	111	86	407
18:00-19:00	77	80	82	51	290
19:00-20:00	58	55	48	49	210
20:00-21:00	39	37	59	59	194
21:00-22:00	45	44	43	49	181
22:00-23:00	34	25	30	23	112
23:00-24:00	19	17	26	8	70
Total					6,616

WILLIAMS LAKE NB TRAFFIC COUNT SOUTH ELIZABETH LAKE					
INTERVAL:15-MIN (Wed 12/8/2021 and Thu 12/9/2021)					
Time	15-min Interval				Hourly Count
	1st	2nd	3rd	4th	
0:00-1:00	18	17	15	14	64
1:00-2:00	7	5	10	3	25
2:00-3:00	3	8	19	14	44
3:00-4:00	6	6	3	17	32
4:00-5:00	11	23	27	73	134
5:00-6:00	110	115	121	73	419
6:00-7:00	58	84	76	100	318
7:00-8:00	105	149	130	141	525
8:00-9:00	119	125	158	159	561
9:00-10:00	121	160	125	127	533
10:00-11:00	146	123	132	145	546
11:00-12:00	138	131	147	167	583
12:00-13:00	140	129	165	134	568
13:00-14:00	168	131	147	128	574
14:00-15:00	167	139	165	173	644
15:00-16:00	195	196	204	217	812
16:00-17:00	209	198	246	221	874
17:00-18:00	244	220	210	222	896
18:00-19:00	210	222	183	153	768
19:00-20:00	132	134	114	113	493
20:00-21:00	120	113	90	69	392
21:00-22:00	80	78	94	63	315
22:00-23:00	81	48	37	42	208
23:00-24:00	38	39	16	28	121
Total					10,449

1392 S WILLIAMS LAKE

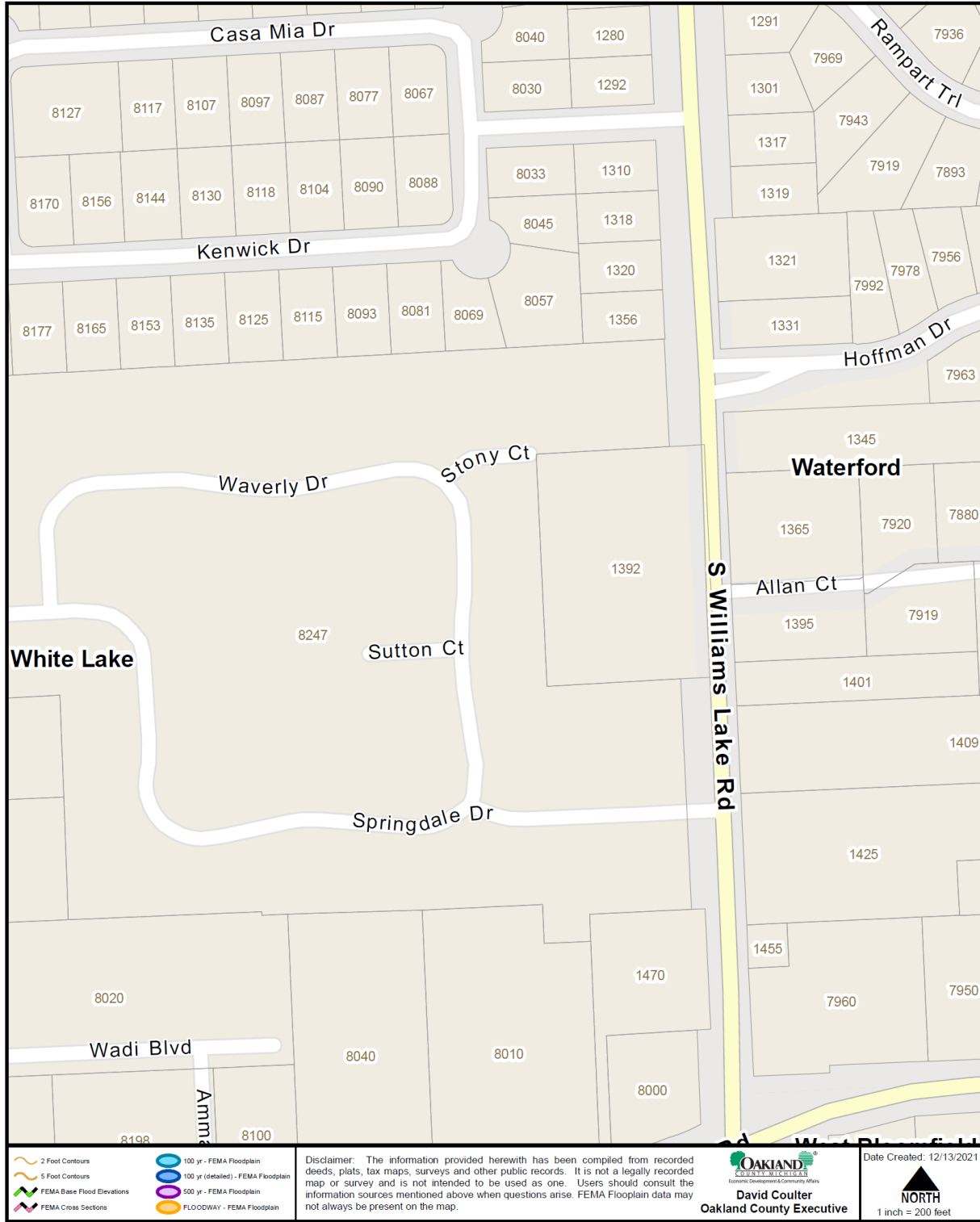
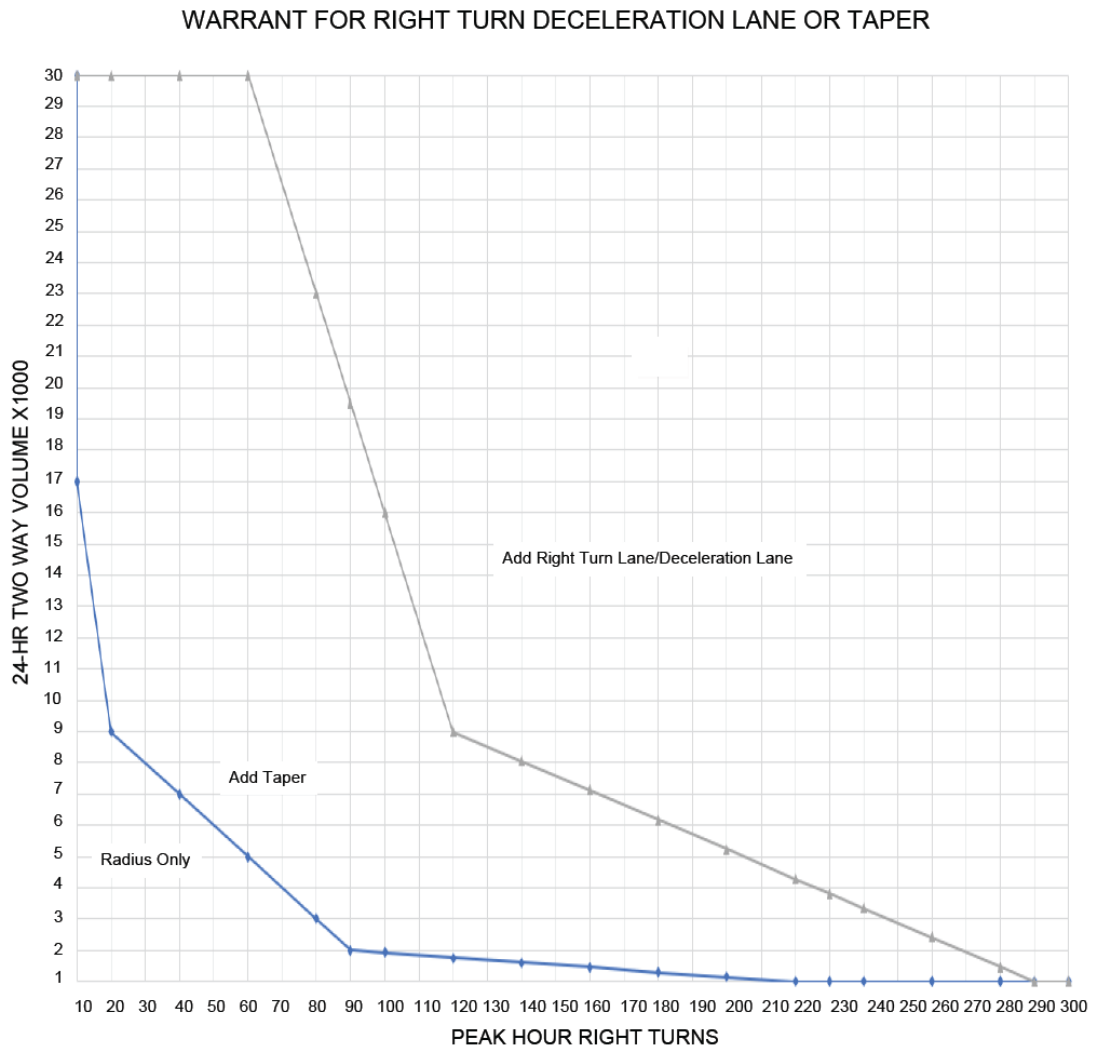


FIGURE 6-3



Single-Family Detached Housing (210)

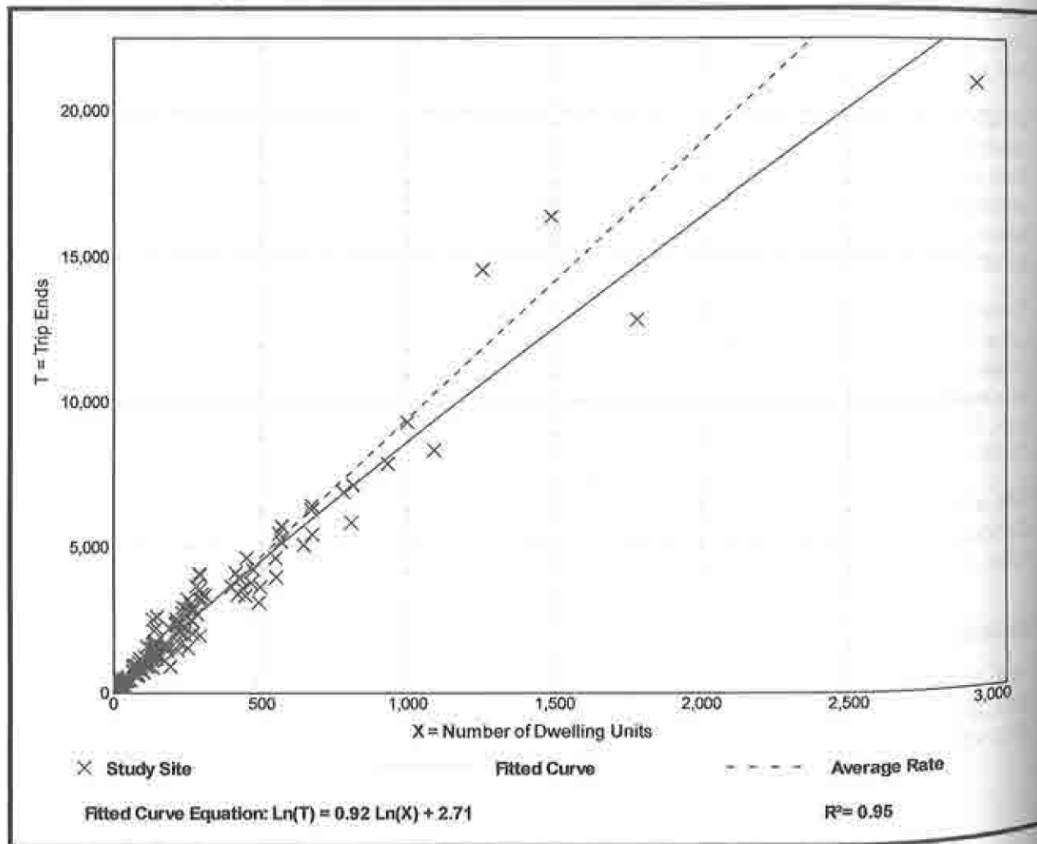
Vehicle Trip Ends vs: Dwelling Units
On a: **Weekday**

Setting/Location: General Urban/Suburban
Number of Studies: 159
Avg. Num. of Dwelling Units: 264
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
9.44	4.81 - 19.39	2.10

Data Plot and Equation



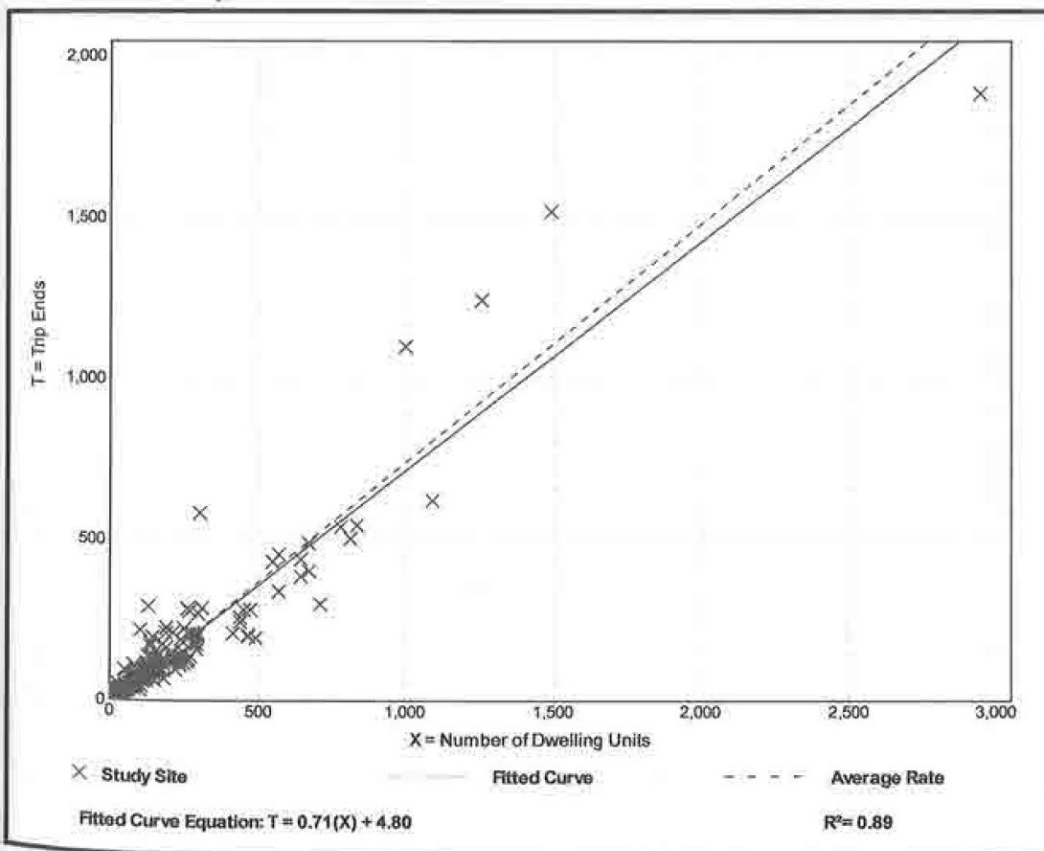
Single-Family Detached Housing (210)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
 Number of Studies: 173
 Avg. Num. of Dwelling Units: 219
 Directional Distribution: 25% entering, 75% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.74	0.33 - 2.27	0.27

Data Plot and Equation



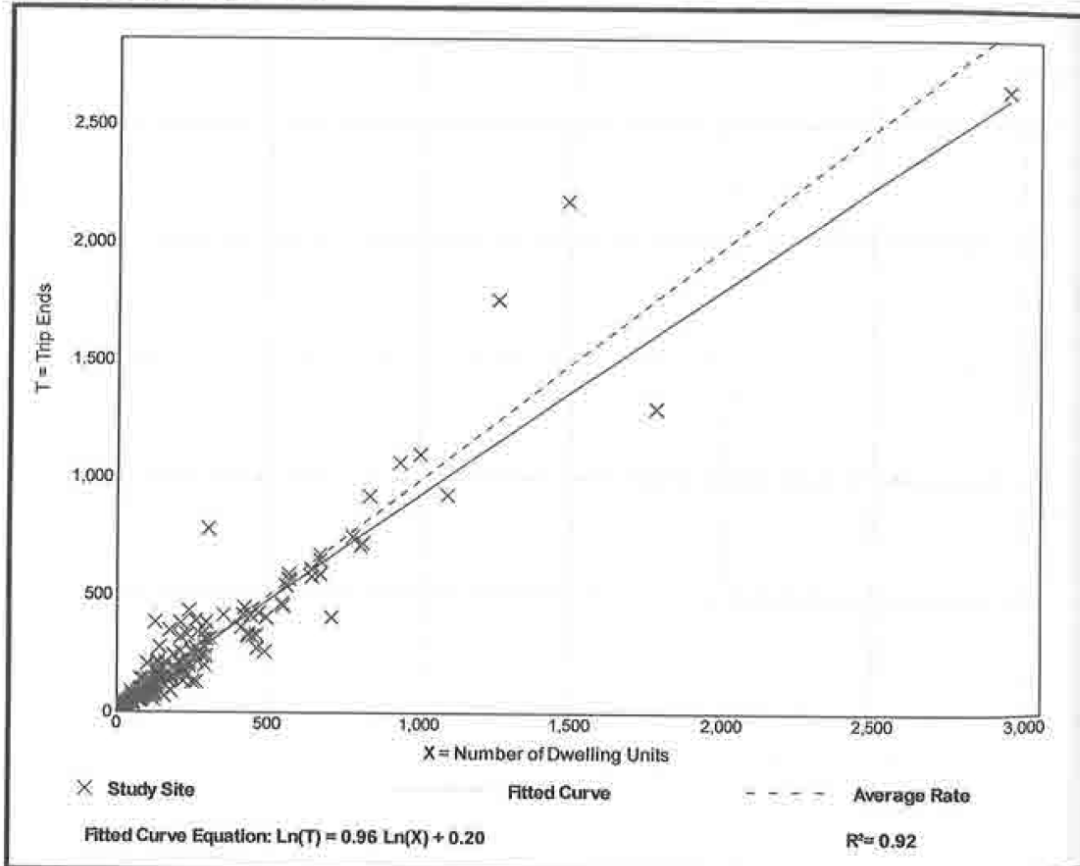
Single-Family Detached Housing (210)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
 Number of Studies: 190
 Avg. Num. of Dwelling Units: 242
 Directional Distribution: 63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.99	0.44 - 2.98	0.31

Data Plot and Equation



Multifamily Housing (Low-Rise) (220)

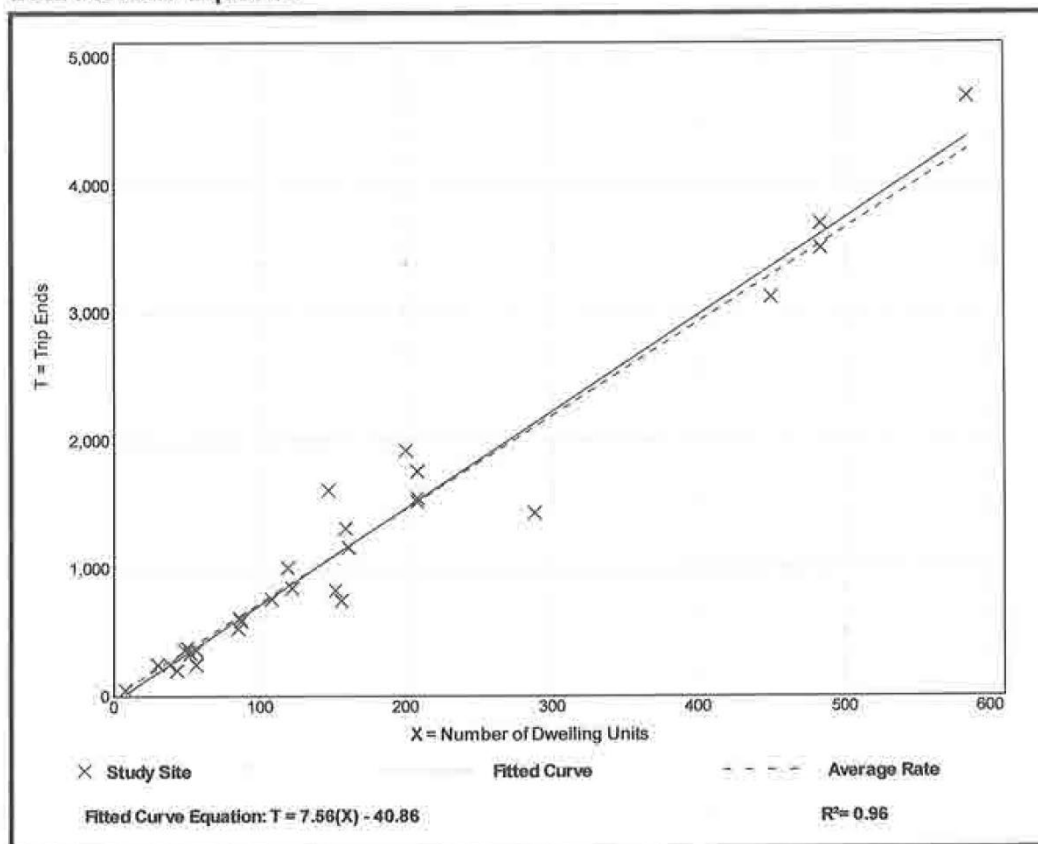
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 29
Avg. Num. of Dwelling Units: 168
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
7.32	4.45 - 10.97	1.31

Data Plot and Equation



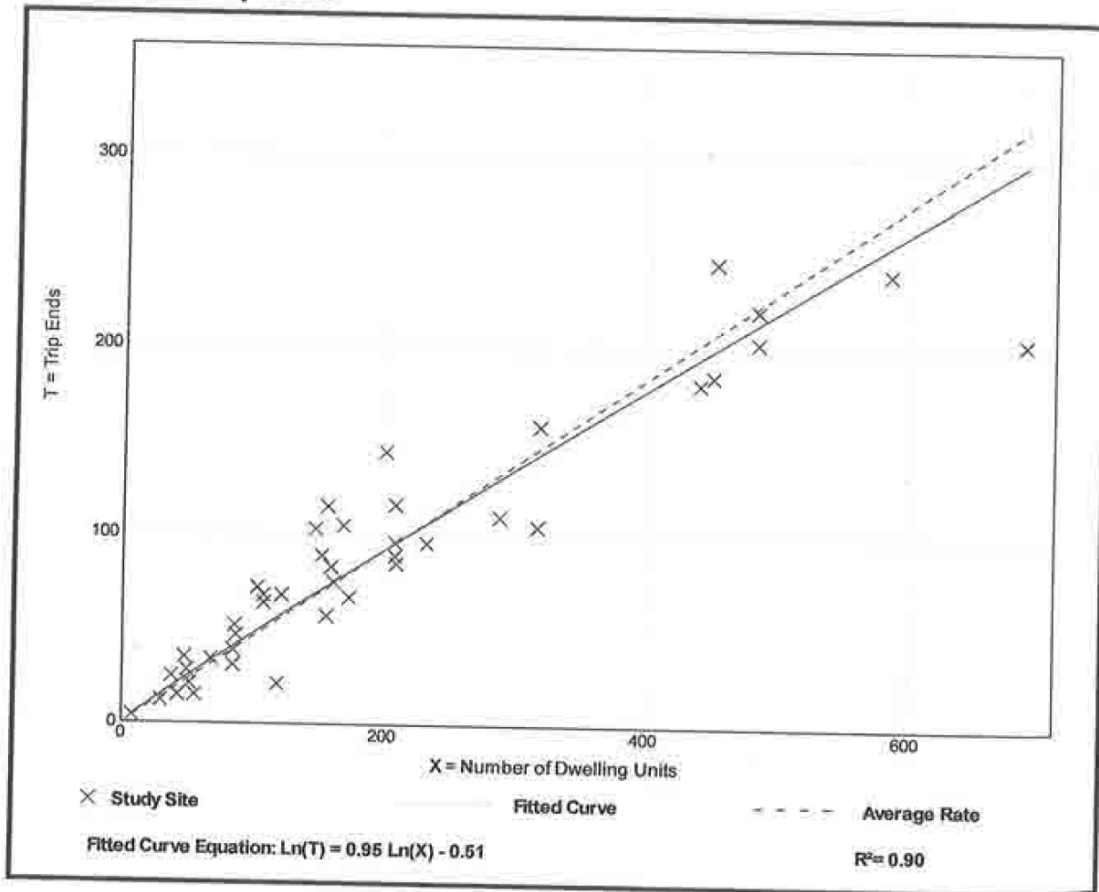
Multifamily Housing (Low-Rise) (220)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
 Number of Studies: 42
 Avg. Num. of Dwelling Units: 199
 Directional Distribution: 23% entering, 77% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.46	0.18 - 0.74	0.12

Data Plot and Equation



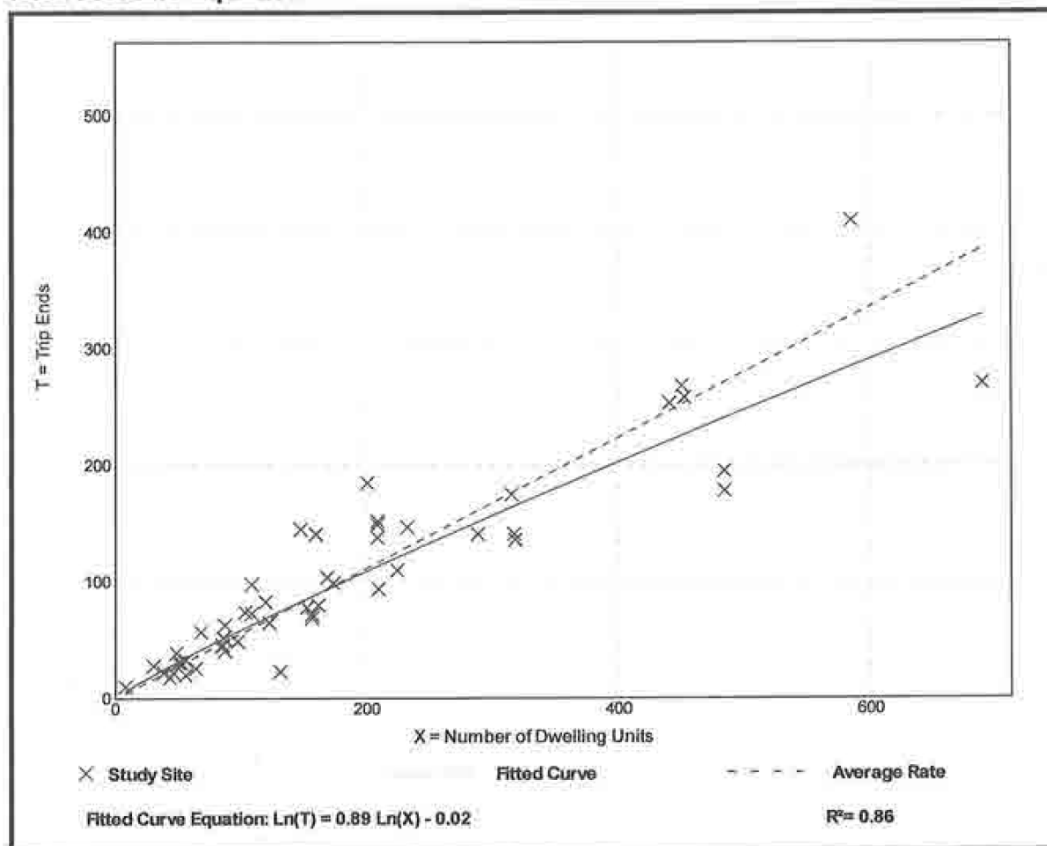
Multifamily Housing (Low-Rise) (220)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
 Number of Studies: 50
 Avg. Num. of Dwelling Units: 187
 Directional Distribution: 63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.56	0.18 - 1.25	0.16

Data Plot and Equation





BOARD OF COMMISSIONERS

1200 N. Telegraph Road
Pontiac, MI 48341-0475
Phone: (248) 858-0100
Fax: (248) 858-1572

June 8, 2022

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

Dear Mr. O'Neil:

On Tuesday, June 7, 2022, the Oakland County Coordinating Zoning Committee (CZC) held a meeting and considered the following boundary case for the proposed rezoning of 1392 S. Williams Lake Road (parcel ID# 12-36-476-002) in section 36 of White Lake Township:

County Code No. RZ 22-01 Summary: The proposal is a rezoning of a property, as described above, from *Agriculture (AG)* to *Attached Single Family Residential (RM-1)* which borders Waterford Township.

Recommendation: Based on the Master Plan interpretation and reasonable boundary coordination along with the proposed zoning being recommended for approval by the White Lake Township Planning Commission, Oakland County Department of Economic Development, Planning & Local Business Development (PLBD) staff recommended **Approval** of County Code #RZ 22-01 a rezoning request from AG to RM-1 in Sections 36 of White Lake Township for 1392 S. Williams Lake Road, parcel ID# 12-36-476-002.

Outcome: Upon studying the findings and facts of this proposal and review, the Oakland County Coordinating Zoning Committee, by a 3-0 vote, **Recommends Approval** of this rezoning request.

A copy of the review has been attached and will accompany all copied parties of this letter. The approved minutes of the June 7, 2022, Oakland County Coordinating Zoning Committee meeting will be available following the next meeting. If you have any questions, please do not hesitate to contact me at (248) 858-0389 or by email at krees@oakgov.com.

Sincerely,

Scott E. Kree
Senior Planner

CC: Anthony L. Noble, White Lake Township Clerk
Hanna Micallef, Executive Secretary
Gwen Markham, O.C. Commissioner for District 9, CZC Board Chair
Gary R. McGillivray, O.C. Commissioner for District 20, CZC Board Vice-Chair
Phil Weipert, O.C. Commissioner for District 8, CZC Board Member
Eileen Kowall, Oakland County Commissioner for District 6
Oakland County Board of Commissioners/CZC Staff
Jeffrey M. Polkowski, Waterford Township Superintendent of Planning & Zoning

COORDINATING ZONING COMMITTEE (CZC)

Township: White Lake Township

County Code: RZ 22-01

Section: 36

Consistent with the modifications to the review of township zoning proposals adopted April 22, 1982, by the Planning and Building Committee of the Oakland County Board of Commissioners, the zoning review summary sheets have been modified accordingly.

DESCRIPTION OF REZONING PROPOSAL

- CZC reasoning for review of this case:** The proposed rezoning request involves property within White Lake Township that shares a border with Waterford Township along Williams Lake Road.
- Proposed map change:** The property to be rezoned is currently classified as *Agricultural (AG)* and is proposing a rezoning to *Attached Single Family Residential (RM-1)*.
- Size, location, and ownership:** Property Tax ID #12-36-476-002 currently holds an address of 1392 S. Williams Lake Road. The existing size of property is 2.50 (or 2.48) acres and is owned by Piro Hysa per the submitted application and Oakland County's records. The rezoning proposal has been filed by Justin Jundy with Piro Hysa's permission.
- Site and surrounding land use:** The existing site currently has a 1950's style ranch single family residents in the center of the property. The physical features are consistent with that of an older single family residential yard consisting of a maintained lawn, a few mature trees and unkempt brush areas buffering the parameters of the lot. The surrounding land uses are as follows:
 - North, West, & South (White Lake Township): Bordering the subject property on three (3) sides is a condo development known as Whetherstone which occupies roughly 22.24 acres and is currently zoned RM-1 *Attached Single Family*. Per an interpretation of the County's aerial data, the Whetherstone development was constructed sometime between 2002 and 2005 and consists of 33 structures providing approximately 114 attached units.
 - East (Waterford Township): The eastern property lines of the proposed rezoning site consists of approximately 386.60 feet of frontage along Williams Lake Road. The adjacent properties (4 total) to the east are single family dwellings built in the 1940's through the 1950's on roughly 1-acre lots. The existing adjacent structures are all comparable to the existing single-family structure currently on the subject property to be rezoned. The current zoning for these properties in Waterford Township is R-1A, *Single Family Residential*.

5. **Principle permitted uses under the existing zoning:** Under Section 3.1.1 of the White Lake Township Zoning Ordinance, the following uses are permitted for AG, *Agricultural District*:
 - i. *Adult foster care family home*
 - ii. *Family day care homes*
 - iii. *Farms*
 - iv. *Home occupation*
 - v. *Outdoor recreation uses, other public and private parks and similar outdoor recreation uses not listed in §4.38*
 - vi. *Single-family detached dwellings*
 - vii. *Vegetable, fruit, flower and herb gardening*
 - viii. *Tree and shrub nurseries, not including landscape contractors*

6. **Minimum lot size of existing zoning:** AG zoning allows for a minimum lot size of 5 acres. The subject property does not currently meet the current requirement, being approximately 2.5 acres.

7. **Principle permitted uses under proposed zoning:** The proposed zoning is *Attached Single Family Residential (RM-1)*. Under Section 3.1.8, the following is a list of use types permitted in the RM-1 district:
 - i. *Attached single-family dwellings*
 - ii. *Two family dwellings*
 - iii. *Outdoor recreation uses, other public and private parks and similar outdoor recreation uses not listed in §4.38*
 - iv. *Adult foster care family home in detached dwelling*
 - v. *Adult foster care small group home § 4.7*
 - vi. *Adult foster care large group home § 4.7*
 - vii. *Family day care home in detached dwelling*

8. **Minimum lot size of proposed zoning:** There is a 10,000 square foot (0.23-acre) minimum for property under the RM-1 zoning classification. The subject property currently meets the criteria as the site is roughly 108,900 Square feet (2.5 acres).

9. **Zoning in Adjacent Communities:** Waterford Township's adjacent properties have a zoning classification of R-1A, *Single Family Residential*

10. **Local Planning Commission recommendation:** The White Lake Township Planning Commission, recommended approval of the proposed rezoning to the White Lake Township Board following the public hearing for the rezoning on May 19, 2020.

ANALYSIS AND RECOMMENDATION OF PLANNING AND ECONOMIC DEVELOPMENT SERVICES

The Oakland County Economic Development (OCED), Planning and Local Business Development (PLBD) Division staff received, via the United States Postal Service, a "Notice of Public Hearing" on May 5, 2022. A review of the requested proposed rezoning of the property at 1392 S. Williams Lake Road (Parcel ID# 12-36-476-002) from AG zoning to a RM-1 was started following the White Lake Township's Planning Commission's recommendation (by a vote of 8 to 0 with one member absent) on May 19, 2022, to the White Lake Township Board. A formal submission for a 30-day review to go before the Oakland County Coordinating Zoning Committee (CZC) was made on May 23, 2022, to our office via email. The following is an analysis/review of the rezoning proposal:

Site Location: The property is located in a residential area within White Lake Township. The area has a mix of older single family residential dwelling units, built between the 1940's and late 1950's, and newer multi-family dwelling units, built between 2002 and 2005. The property fronts Williams Lake Road, a north/south road that is maintained by the Road Commission for Oakland County (RCOC). Williams Lake Road is a two-lane road with a designated turn lane. The corridor is utilized as a main thoroughfare which is part of a multi-linkage road system connecting the Clarkston, Pontiac, Waterford areas to the Commerce, Novi, Union Lake area.

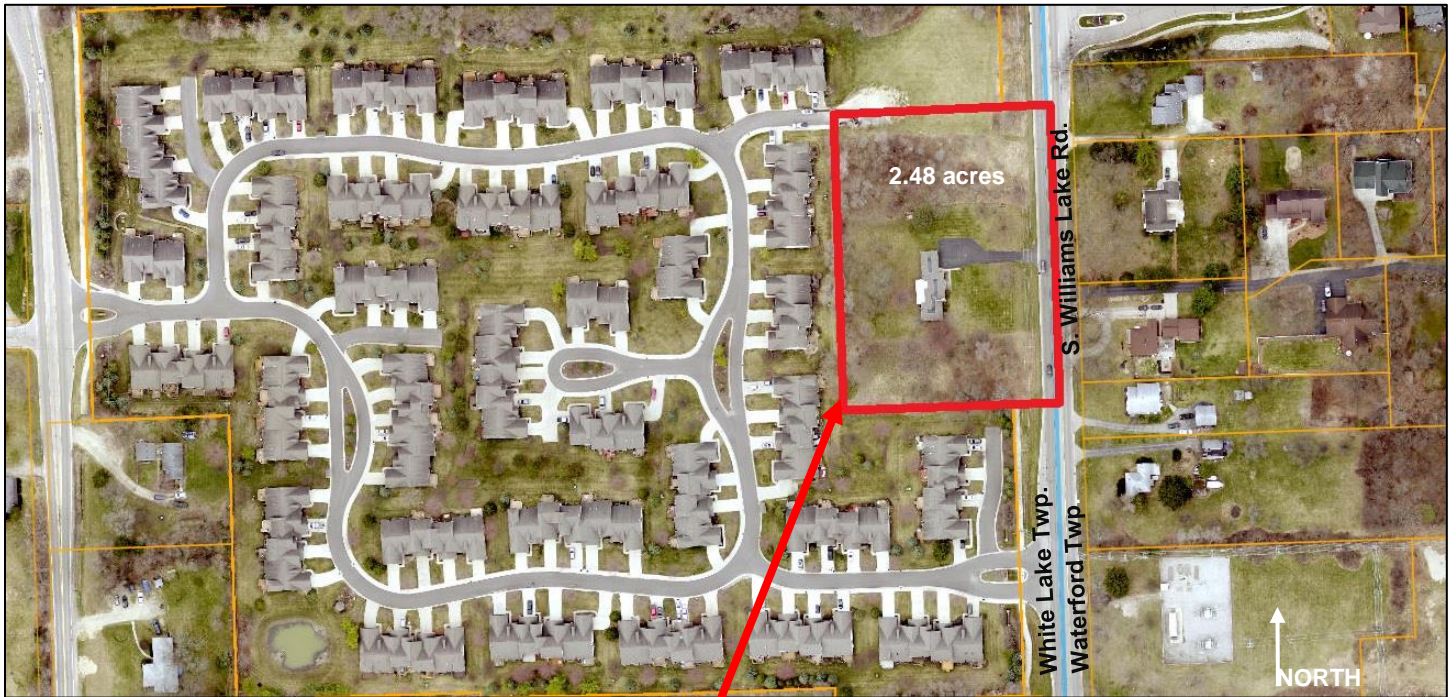


Image #01: Site Location - Parcel ID #12-36-476-002

Existing Site Features: The property's history, as analyzed through Oakland County aerial photography, shows that the property was once part of a larger property and farmed through the 1940's but was subdivided for a single-family dwelling sometime in the 1950's. The lot, being approximately 2.5 acres was larger than most having over 300 feet of frontage on Williams Lake Road.



Image #02: Google Earth – Street view: October of 2021

The Proposal: The application makes mention of a “16-unit apartment” development, however, no plans were submitted and the rezoning is not conditional. It is assumed that the applicant’s definition of “apartment” follows that of a permitted use within the proposed district. Once zoned RM-1, any one of the permitted uses allowed in the RM-1 district (see item #7 on page 2 of this review) could be built on the property regardless of the intentions of the applicant.

Natural Resource Information: In 2017, Michigan Natural Features Inventory (MNFI) staff conducted an inventory of high-quality, sensitive natural areas in Oakland County. These sites identified represent the least disturbed natural areas remaining in Oakland County. The borderline between White Lake Township and Waterford Township has a few identified “priority” natural areas and/or natural features. Our office has provided a MNFI map of the area showing the highly sensitive areas in the White Lake-Waterford Township area as it relates to the location of the subject property (see Image #02 below). There are no designated naturally significant areas on or adjacent to the property that were identified in the 2017 MNFI data.

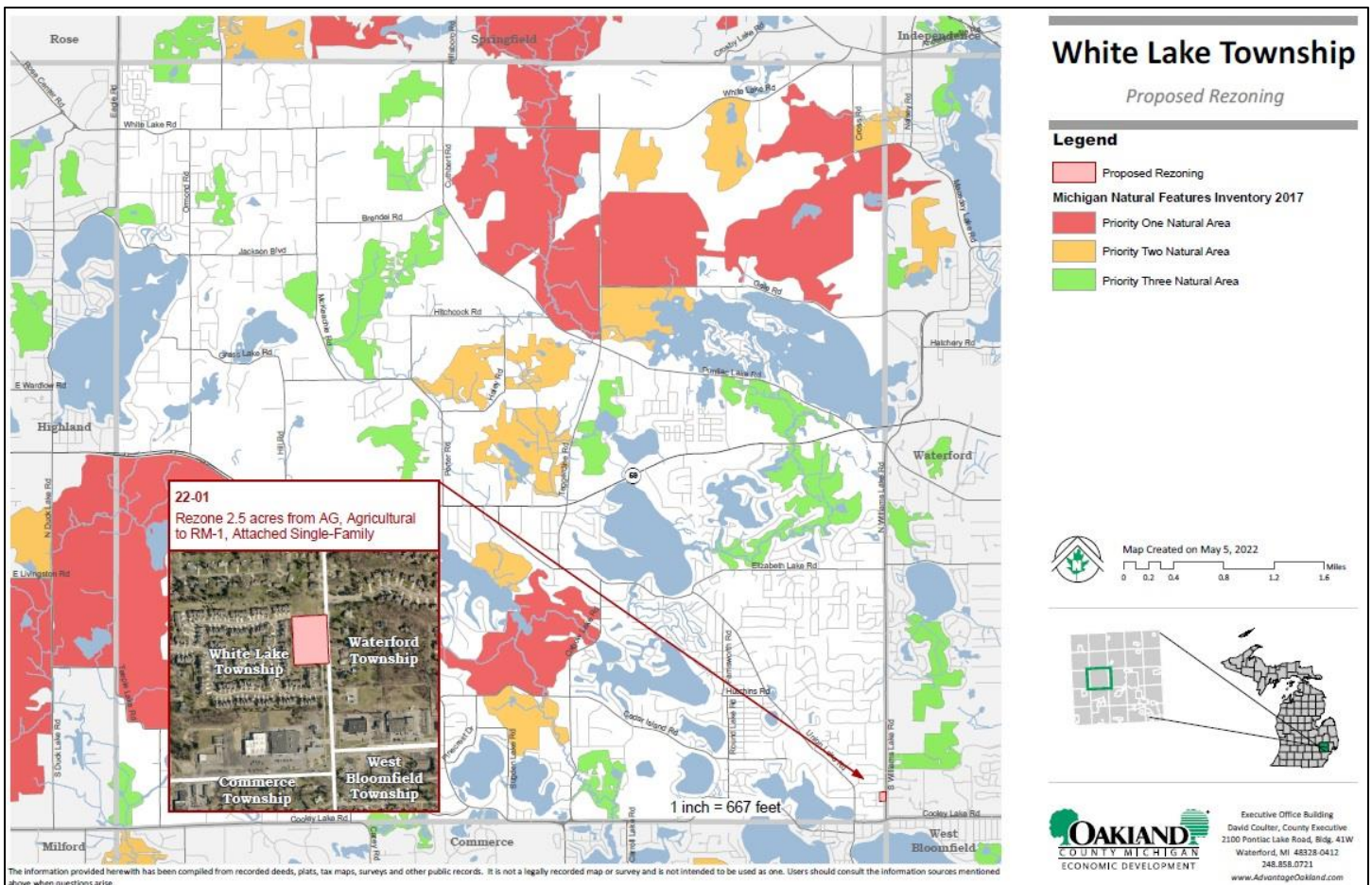


Image #03: Michigan Natural Features Inventory map for White Lake Township – Parcel ID #12-36-476-002

Master Plan Review: The White Lake Township Master Plan was adopted in October of 2011 and per our records there has not been any amendments or updates to the document since its adoption. Within the current Master Plan, the Future Land Use (FLU) Plan and map (Image #05) show the subject property in an area designated as the “Four Towns Hamlet” focus area as shown on the “Planning Areas” Map (Image #4). This area is split between uses. The southern portion is *Planned Community* along Cooley Lake Road between Union Lake Road and Williams Lake Road which makes up a portion of the Union Lake settlement that is a small commercial node at Cooley Lake Road and Union Lake Road. The northern half is planned for *Multiple Family* which includes the existing Whetherstone Condo development and the subject property proposed for rezoning. The proposed rezoning and surrounding development, in this area, remain consistent with the Township’s Master Plan.

FLU designation of the property

Area of Subject property

Portion of Planning Area Map

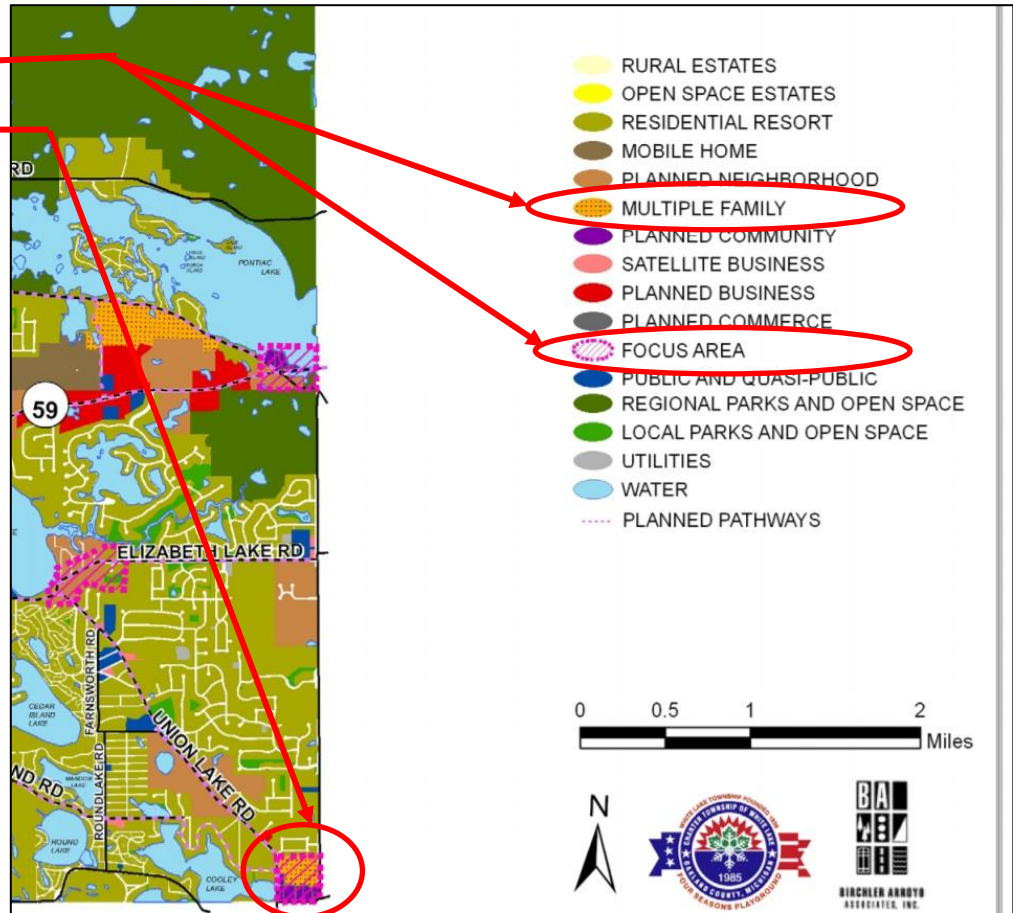
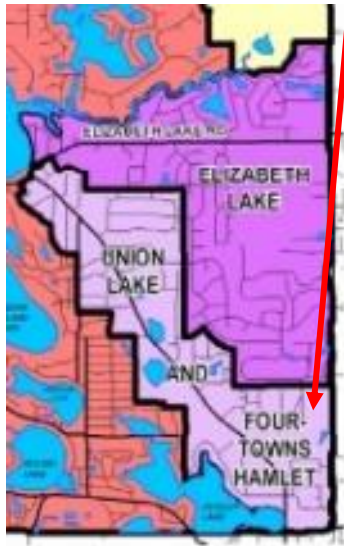


Image #04: Portion of Planning Areas

Image #05: Portion of Future Land Use Plan – White Lake Twp. Master Plan

Zoning Review: The current zoning of the property is *Agricultural (AG)*, but the site is nonconforming to the dimensional requirements for the AG district. The site is surrounded by *Attached Single Family (RM-1)* which is the rezoning classification being proposed for the property. Across Williams Lake Road (east side) is Waterford Township which has a large area of *Single Family Residential (R-1A)*. Other comparable zoning districts that are

within 1,000 feet of the subject property are shown to the left of this page (image #06).

White Lake Twp. current zoning map:

R1-C, Single Family Residential

RM-1, Attached Single Family Residential

Subject site location in White Lake Twp.

Current zoning: AG, Agricultural

RB, Restricted Business

Waterford Twp. current Zoning map:

R-1A, Single-Family Residential

R-M2, Multiple-Family Residential

C-UL, Union Lake Business

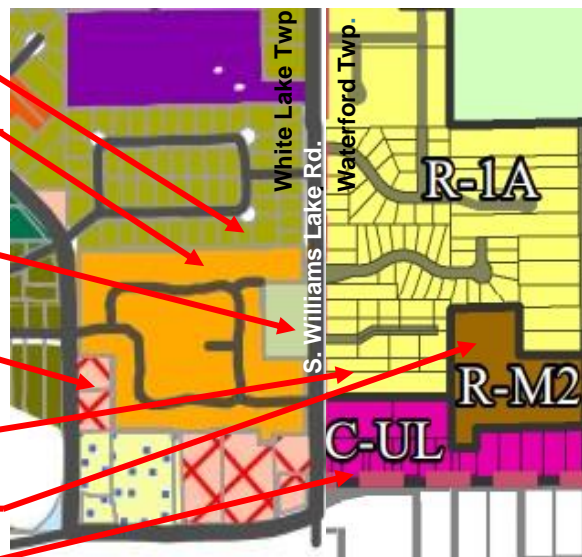


Image #06: Portions of Waterford & White Lake Townships' Zoning Maps

Boundary Community Review:

As mentioned earlier within this review, Waterford Township has a total of four (4) properties that are adjacent to the proposed rezoning, which are located across Williams Lake Road. All are well established existing single-family residences that were

built between 1940s-1950s that range from 0 .68 to 2.5-acre sites. The age and architectural style of the existing housing structures on the Waterford Township side of Williams Lake Road are similar to the existing dwelling of the subject property, however, on smaller lot sizes.

Analysis: Given the location in the "Four Towns" area, proximity to the Union Lake settlement and the surrounding land uses promoting density and walkability, the rezoning is acceptable and fits with the residential growth patterns of the area. From a borderline analysis, there are only four (4) single family residential properties that share a border of the Township which are located across Williams Lake Road. Similar growth in residential density has been promoted in this area by both Townships. The proposed rezoning remains to be that of a residential use and therefore, adjacent residences in Waterford Township should not be significantly impacted by any permitted uses allowed in the RM-1 district.

With the approval of the proposed rezoning request, it is recommended that the White Lake Township Master Plan be updated to reflect such changes within the Future Land Use map and plan in the next review cycle.

Staff Recommendation: Based on the County's knowledge of the Master Plan, interpretation of the zoning ordinance, boundary coordination with the adjacent municipality, the Oakland County Economic Development Department's Planning and Local Business Development Division staff recommends **Approval** of County Code No. RZ 22-01, a rezoning request from AG to RM-1 in Sections 26 of White Lake Township for parcel 12-36-476-002.

Waterford Township will be sent a copy of this analysis upon request in accordance with the notification process. If you have any questions, please do not hesitate to contact me at (248) 858-0389 or email me at krees@oakgov.com.

Respectfully Submitted,



Scott E. Kree
Senior Planner

- CC: Sean O'Neil, White Lake Township Planning & Zoning Director
Jeffrey M. Polkowski, Waterford Township Superintendent of Planning & Zoning
Eileen Kowall, Oakland County Commissioner, District 6
Gwen Markham, Oakland County Commissioner, CZC Chair
Gary McGillivray, Oakland County Commissioner, CZC Vice-Chair
Phil Weipert, Oakland County Commissioner, CZC Member

CHARTER TOWNSHIP OF WHITE LAKE
COMMUNITY DEVELOPMENT DEPARTMENT
7525 Highland Road, White Lake, Michigan 48383-2900
248-698-3300, Ext. 163

APPLICATION TO REZONE PROPERTY

Date: 03-08-2022

Applicant: Justin Judy

Address: 1392 S Williams Lake Rd

Phone No.: 248-417-8050 Fax No.: _____

E-mail: Justin@ApexBuildCo.com

Applicant's Interest in Property: 16 unit apartment

Property Owner: PICO H/SA

Owner's Address: 1392 S Williams Lake Rd

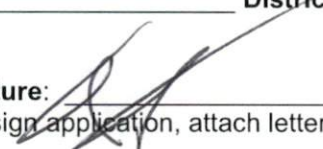
Phone No.: 248-417-8050 Fax No.: _____

Location of Property: 1392 S. Williams Lake Road

Sidwell No(s): 1236476002

Total area of change: 2.5 acres

I, the undersigned (owner, attorney, or option holder) hereby request that this property now classified as AG Agricultural District, be reclassified as RM-1 Attached Single Family District.

Applicant's Signature: 
(If owner does not sign application, attach letter signed by owner, requesting zoning change.)

Please Print Name: Justin Judy

Required Attachments:

- _____ 1. Legal description of the property proposed to be rezoned.
- _____ 2. Location map
- _____ 3. Rezoning sign location map
- _____ 4. Statement indicating why change is requested
- _____ 5. Review fee (check payable to the Charter Township of White Lake)

3-25-22

To whom it may concern,

I Piro Hysa, give Justin Jundy permission to act on my behalf and apply for a rezoning application for the property located at 1392 S Williams Lake Rd White Lake Michigan, and any other applications needed by the city for this property.

Piro Hysa

X Piro Hysa

STATE OF Michigan
COUNTY OF Oakland

This instrument was acknowledged before
me this 25 day of March, 2022,
by Piro Hysa

[Signature]

Notary Public's Signature

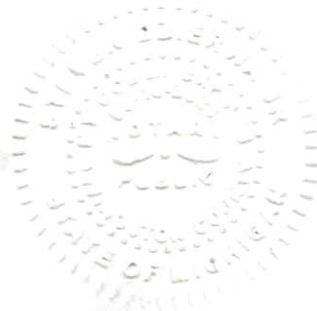
My Commission Expires

03/16/2028

Steven Dzierwa Jr

Notary Name

STEVEN DZIERWA JR
Notary Public, State of Michigan
County of Livingston
My Commission Expires 03-16-2028
Acting in the County of Oakland





J&A ARCHITECTURAL ENGINEERING

3250 w. Big Beaver Road

Suite 510

Troy, MI 48084

248-282-6475

eafegley.arch@gmail.com

March 8, 2022

To: City of White Lake
Planning Department
c/o Justin Quagliata
7525 Highland Road
White Lake, MI 48383

**RE: 1392 4S. Williams Lake Road
White Lake, MI 48386**

Dear Justin Quagliata,

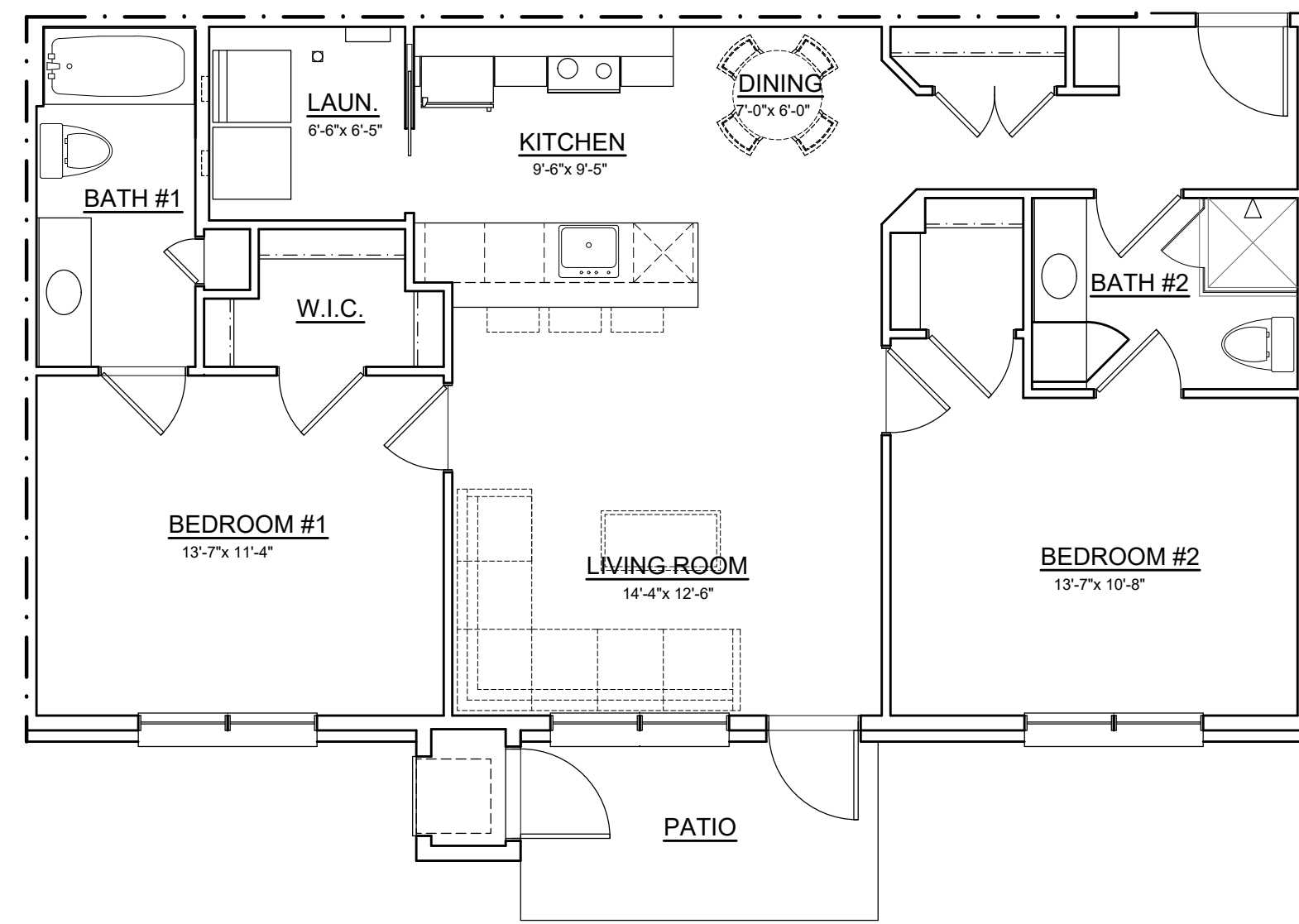
We are applying to rezone the above property from AG (Agricultural) to RM-1 (Attached Single Family). The property is surrounded by RM-1 zoning at the North, South, and West. The development will consist of a single building with (16) 2-Bedroom dwelling units. The majority of the site will remain open green space for the residences to use. The return on investment for the property to remain as an Agricultural zoning is relatively low. This project will bring additional high quality rental units to the City of White Lake. S. Williams Lake Road will be able to handle the increased traffic generated by the additional residences for the site. The development will meet all City requirements in terms of Utility and Services for the Site.

Thank you,

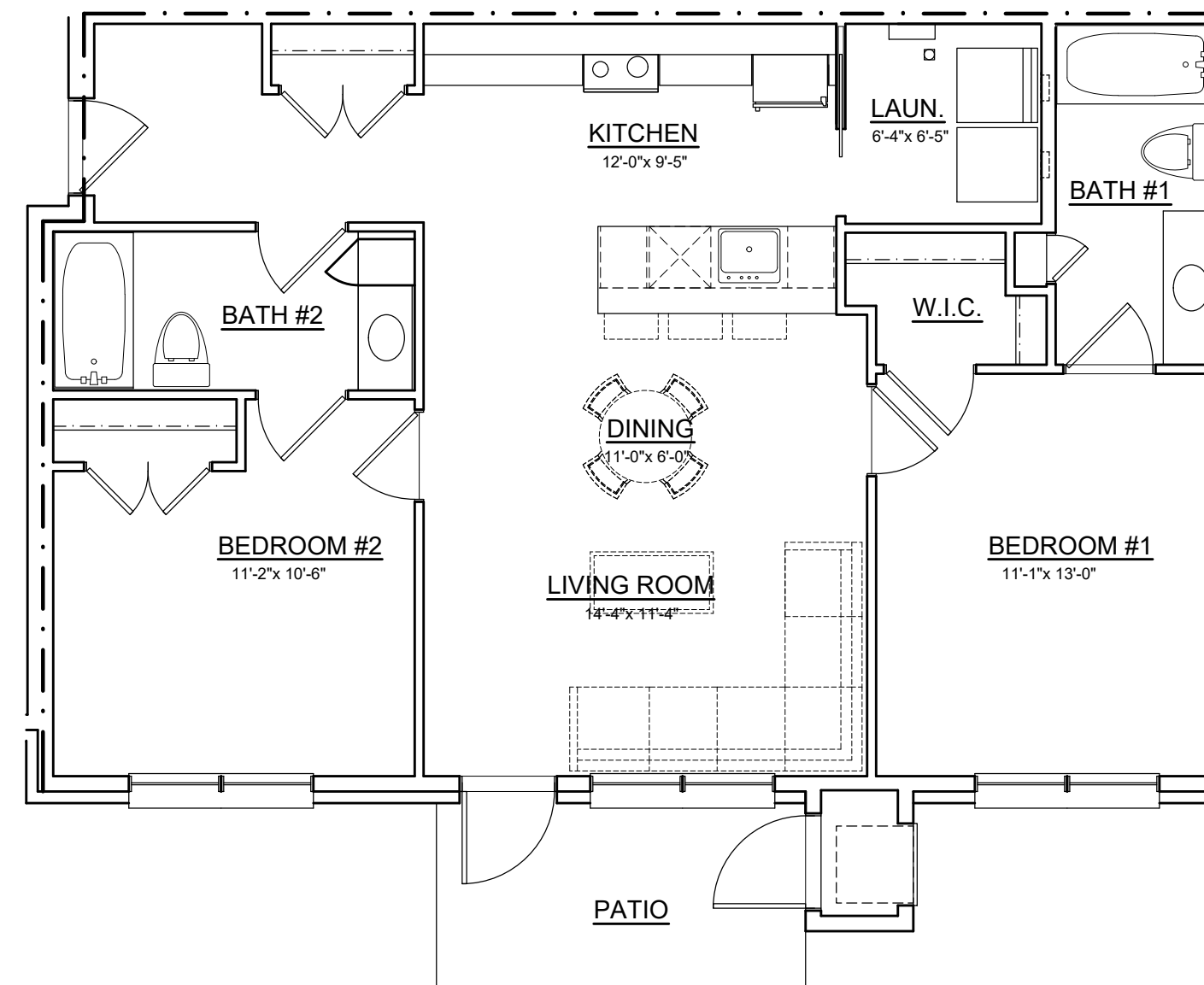
E. Ashley Fegley, RA

eafegley.arch@gmail.com

313.600.1373



3 UNIT 202 1,061 S.F.
A2.0 SCALE: 1/4" = 1'-0"



2 UNIT 201 996 S.F.
A2.0 SCALE: 1/4" = 1'-0"

CODE SUMMARY

GOVERNING CODES
 2015 MICHIGAN BUILDING CODE (MBC)
 2015 MICHIGAN MECHANICAL CODE (MMC)
 2015 MICHIGAN PLUMBING CODE (MPC)
 2015 MICHIGAN UNIFORM ENERGY CODE (MUEC)
 2017 NATIONAL ELECTRICAL CODE (NEC)

ACCESSIBILITY
 MICHIGAN BARRIER FREE DESIGN LAW
 P.A. 1966 AS AMENDED
 2009 ICC / ANSI A117.1 STANDARD AS REFERENCED FROM
 CHAPTER 11 OF THE MICHIGAN BUILDING CODE

PROPOSED USE: APARTMENTS

OCCUPANCY GROUP : R-2
 TYPE OF CONSTRUCTION : VB
 FIRE SUPPRESSION : NFPA 13R

ALLOWABLE BUILDING HEIGHT : 60'-0"
 ACTUAL BUILDING HEIGHT : 50'-0"

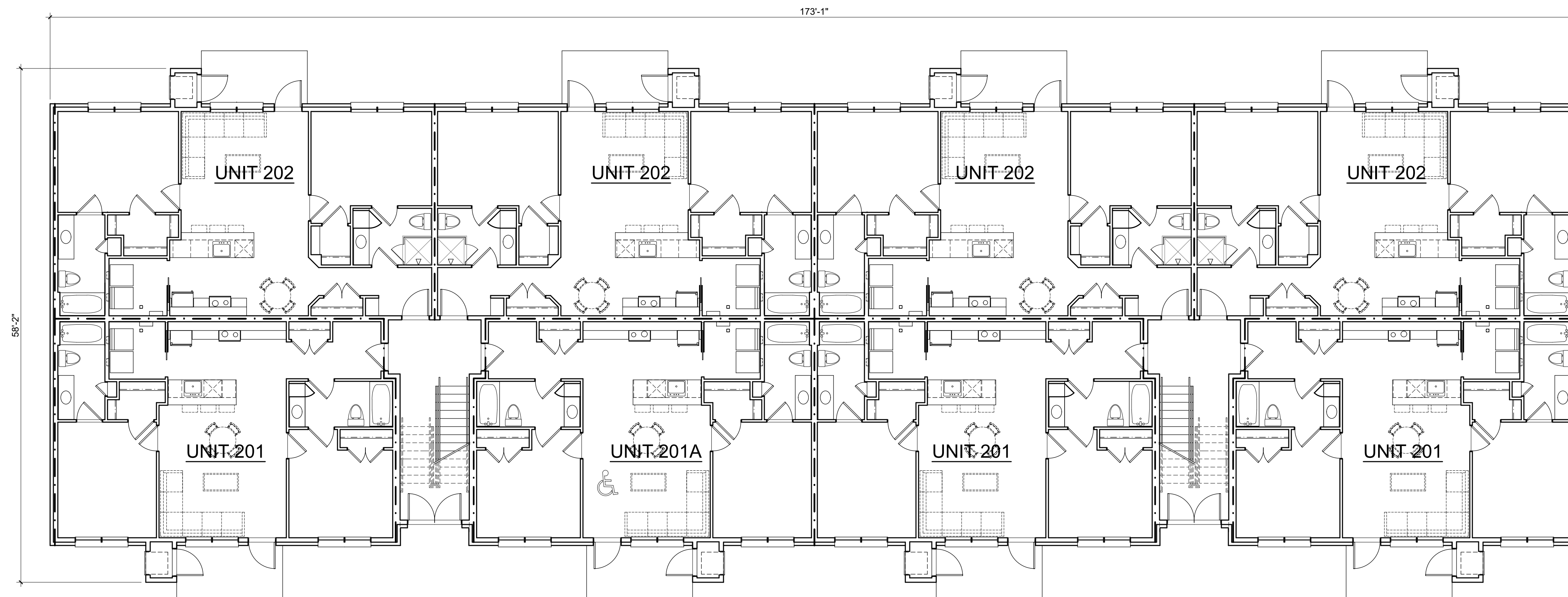
ALLOWABLE NUMBER OF STORIES : 3
 ACTUAL NUMBER OF STORIES : 2

ALLOWABLE AREA : 7,000 S.F.

TYPE 'B' DWELLING UNITS: ALL FIRST FLOOR UNITS EXCLUDING
 TYPE 'A'
 TYPE 'A' DWELLING UNITS: 2% OF 24 UNITS = 1 UNIT
 (1) 2 BEDROOM UNIT

PROPOSED No. OF UNITS : 16 UNITS

(16) 2 BEDROOM UNITS
 ACTUAL HEIGHT & AREA = 2 STORIES/8,728 S.F.
 AREA INCREASE REQUIRED



1 OVERALL FIRST FLOOR BUILDING PLAN
A2.0 SCALE: 1/8" = 1'-0"

SECOND FLOOR SIM.

NOTES:
1.

Statement of Intellectual Property
 The ideas, concepts, drawings and thoughts conveyed
 herein are the intellectual property of
 J & A ARCHITECTURAL ENGINEERING
 3250 W. Big Beaver Road
 Troy, MI 48064
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DESIGN PROFESSIONAL IN
CHARGE:



SHEET NAME:
UNIT PLANS &
OVERALL BUILDING
PLANS

DATE :	11-1-2021
DRAWN BY :	CBB
CHECKED BY :	AM
JOB NO. :	21-171
SHEET :	

A2.0

SCALE: SEE SCALE

**WHITE LAKE TOWNSHIP
NOTICE OF PUBLIC HEARING**

Notice is hereby given of a public hearing by the White Lake Township Planning Commission on **Thursday, May 19, 2022 at 7:00 P.M.** at the Township Annex, 7527 Highland Road, White Lake, Michigan 48383, to consider the following changes to the zoning map:

Property described as 1392 S. Williams Lake Road, identified as parcel number 12-36-476-002, located on the west side of Williams Lake Road, north of Cooley Lake Road, consisting of approximately 2.50 acres.

Applicant requests to rezone the property from **(AG) Agricultural to (RM-1) Attached Single-Family** or any other appropriate zoning district.

Persons interested are requested to be present. Pertinent information relative to this rezoning request is on file at the Community Development Department and may be examined at any time during regular business hours of 8:00 a.m. to 5:00 p.m. Persons interested may visit the Community Development Department, contact the Community Development Department by telephone at 248-698-3300, ext. 5, or attend the Public Hearing on the date specified. Written comments are also welcome at 7525 Highland Road, White Lake, MI 48383. Individuals with disabilities requiring auxiliary aids or services should contact the Clerk's Office at least 5 days before the hearing.

Sean O'Neil, AICP
Community Development Director