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Mike Roman, Treasurer



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WHITE LAKE TOWNSHIP

7525 Highland Road • White Lake, Michigan 48383-2900 • (248) 698-3300 • www.whitelaketwp.com

Community Development Department Report

May 2022

Dear Township Board Members,

During the month of April, the department continued working on the Civic Center area and various park projects. In the coming months we intend to begin the process of updating both our Land Use and Parks & Recreation Master Plans, as well as the annual update of the Capital Improvements Plan (CIP). We look forward to beginning work on the Corridor Improvement Authority (CIA) Plan as well.

There are several active projects under review. The Elizabeth Lake Retail (M-59 & Elizabeth Lake Rd.) has a revised preliminary site plan and rezoning request that will soon be considered by the Planning Commission. The Comfort Care plan (Union Lake Rd, west of Independence Village) is under review for preliminary site plan and rezoning for their proposed Planned Development (PD) project. The Taco Bell project (Meijer out lot) has submitted their Final Site Plan and Development Agreement for review. The White Lake Hill project (Hill Rd & M-59) has submitted a site plan for consideration of both single and multiple family dwellings (490 total units) on their land. This project will return to the Planning Commission this spring. Black Rock restaurant submitted an application to rezone the property at 9501 Highland Road (M-59 & White Banks) from LB (Local Business) to GB (General Business), and just recently submitted their Preliminary Site Plan for review. Finally, Hypershine car wash has submitted a plan for new facility just west of Belle Tire. This plan was considered by the Planning Commission and ZBA in April and is on your May agenda for consideration.

As for approved projects, the Preserve at Hidden Lake and Trailside Meadow projects continue to progress on their projects. The New Hope White Lake assisted living project (Williams Lake Rd.) is nearing completion on their site work and building construction. The Eagles Landing project (Bogie Lake Rd.) will begin their site construction this month. The West Valley and Lakepointe projects (near Bocovina on either side of Union Lake Rd.) intend to begin construction this spring. The Pontiac Lake Overlook apartment project (Pontiac Lake Rd.) will begin their site construction this spring. The redevelopment of the old Sonic restaurant (at Fisk Corners) is continuing to move forward. The Oxbow Lake Private Launch (Lakeside Dr. & M-59) was approved and will begin work this summer. Finally, the Oakland Harvesters (White Lake Rd.) project received final site plan approval and will begin construction this fall.

Please find included in this monthly report the parks and recreation update as well as the permit and inspection activity report for building. If you have any questions or require any additional information from the Community Development Department, please contact us.

Respectfully,

Sean O'Neil

Rik Kowall, Supervisor
Anthony L. Noble, Clerk
Mike Roman, Treasurer



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Parks and Recreation May 2022

Dear Township Board,


Work on the Stanley Park grant application will continue this spring and summer. While the grant was tentatively awarded by the Michigan Department of Natural Resources (MDNR), federal agency review and approval is still in progress. The National Park Service (NPS) indicated there has been documented occurrences of Eastern Massasauga Rattlesnakes (EMR), which is a threatened/endangered species, in the project area. The project is being required to go through the U.S. Fish and Wildlife Service (USFWS) formal consultation process. The Township may be required to complete a biological assessment on the Stanley Park property. This assessment would need to be completed by a herpetology consultant to be acceptable by federal agencies. USFWS provided staff with guidelines for completing the assessment. Ultimately, the USFWS would review the assessment and issue a decision on the matter, which must be acceptable to the NPS to obtain compliance with federal requirements. The next MDNR window to provide information to the NPS opens in mid- June. If the Township misses this window, then it would push the project to the next open window and cause a delay, but not a cancellation, of the project. There are factors outside of the Township's control, such as actions and timelines of the USFWS and NPS. For example, the USFWS indicated once receiving a biological assessment it had 135 days to review and issue a determination.

At its May meeting the Parks and Recreation Committee interviewed two consultants to assist with the preparation of the Parks and Recreation Master Plan update. In order for the Township to maintain eligibility for MDNR administered grants, a current 5-Year Recreation Plan must be completed and submitted to the MDNR. The Committee forwarded its recommendation on the preferred consultant to the Township Board, which will take action on the request at its regular May meeting. Due to the expansion of the park system with the acquisition of Stanley Park, the acquisition of the Hitchcock Road property, and the demand of residents to design and construct pathways, sidewalks, and trails (ITC Corridor Trail, Triangle Trail, "Blue" Trail on the Huron River, etc.) throughout the Township, a comprehensive review and update of the Plan is warranted. The Plan update is anticipated to take approximately seven months to complete. Staff's goal is to finalize this project by years end.

The Committee continues to plan for the summer event on June 25, 2022. As details are finalized for the event, advertisement to the public will be distributed via the various Township Facebook pages, Township website, as well as the Spinal Column. Last month a resolution supporting both horse-crossing and tractor-crossing road signs was approved by the Committee; the resolution will be shared with the Road Commission for Oakland County (RCOC). The Committee is also working on updating the prohibited hunting areas and will forward its recommendation on the ordinance amendment to the Township Board.

If you have any questions, please contact me.

Sincerely,

Justin Quagliata
Staff Planner 

Breakdown of Permits by Category

Current Chart Filter: All Records, Permit.DateIssued Between 4/1/2022 12:00:00 AM AND 4/30/2022 11:59:59 PM

Permits by Category

