


WHITE LAKE TOWNSHIP

COMMUNITY DEVELOPMENT DEPARTMENT

DATE: December 9, 2021

TO: Rik Kowall, Supervisor
Township Board of Trustees

FROM: Sean O'Neil, Community Development Director 

SUBJECT: Request for Waiver of Minimum Parcel Size (Sec. 3.11.X)

We recently received another request for a waiver from the ten (10) acre parcel size minimum in the Planned Development (PD) district. The applicant is Mr. Rick Walklet who represents a newly formed group called the Oxbow Lake Private Launch Association (OLPLA). They are seeking a waiver from the minimum acreage requirement in order to install a private launch, for riparian owners only, on Oxbow Lake. The parcel is approximately 1.9 acres (0.76 net acres) in size, is currently zoned Local Business (LB), and is bordered by other residentially zoned properties to the east and south. Across Lakeside Drive, to the west, is a parcel that is zoned General Business (GB). The Master Plan designation for this parcel is Planned Commerce. The project would not require municipal water or sewer connections.

I would consider this PD parcel size waiver request to be reasonable. This is a very unique parcel due to its size, shape, and topography, that will be extremely challenging, if not impossible, to develop commercially. On November 18th the Planning Commission considered this request and recommended approval by a 5-3 vote. This matter is now before the Township Board for final consideration. It should be noted that a waiver approval does not, in any way, guarantee eventual site plan approval, or bestow any other approvals or rights beyond simply allowing the applicant to proceed ahead through the PD approval process with a parcel smaller than ten (10) acres in size. For your reference, I have attached the language found in Section 3.11.X of the Zoning Ordinance, a draft site plan and letter from the applicant that contains background information on their project, the minutes from the November 18th Planning Commission meeting, and an aerial view of this parcel from Property Gateway. Please contact me if you have any questions, or require further information.

Thank you.

Commission may increase the minimum required setback up to one hundred fifty (150) feet based upon consideration of the site plan, landscape plan, and building elevation drawings.

- N. No interior side setback required where adequate provision is made for emergency access and loading/unloading access at the rear of the building. If a residential use abuts an RB district, the total of the two side yard setbacks may be reduced to 25 feet.
- O. In RM-1 and RM-2 districts, the Planning Commission may permit building heights up to 3 stories subject to approval of a site plan that demonstrates an increase in open space.
- P. Total minimum amount of habitable floor area ready for occupancy must equal the minimum amount of floor area required for a one story building in the same zoning district. One half of the finished habitable floor area of the story below the ground story may be included within the total minimum amount of floor area required per unit.
- Q. No building shall be located closer than 25 feet to any regulated wetland, submerged land, watercourse, pond, stream, lake or like body of water. The setback shall be measured from the edge of the established wetland boundary as reviewed and approved by the Township.
- R. No structure shall be erected, converted, enlarged, reconstructed or structurally altered to exceed the height limit established in Article 3.0, Zoning Districts, of this ordinance for the district in which the building is located, except that roof structures for the housing of elevators, stairways, tanks, ventilating fans, or similar equipment, required to operate and maintain the building, and fire or parapet walls, skylights, towers, steeples, stage lofts and screens, flagpoles, chimneys, smokestacks, individual domestic radio, television aerials and wireless masts, water tanks, or similar structures may be erected above the height limit, herein prescribed. No such structure may be erected to exceed by more than fifteen (15) feet the height limits of the district in which it is

located; nor shall such structure have a total area greater than twenty-five (25) percent of the roof area of the building; nor shall such structure be used for any residential purpose or any commercial or industrial purpose other than a use incidental to the main use of the building.

- S. Lots on a cul-de-sac or curvilinear street shall have a minimum of 65 feet of frontage and shall comply with the lot width requirement at the minimum front setback line.
- T. The minimum side yard setback for a side-entry garage shall be 25'.
- U. Structures located within a multiple-family development, including attached condominiums, row and townhouse dwellings, and the like, shall have a minimum setback of 25' from the back of sidewalk or 25' from back of curb for developments without sidewalks.
- V. Maximum depth to width ration of 4:1.
- W. A maximum 30% lot coverage may be approved administratively by the Director of the Community Development Department or his/ her designee on existing lots of record where all of the following criteria are present:
 - i. The lot has sanitary sewer service, and
 - ii. Storm water collected from the roof of the home and garage is directed to a storm drain, retention or detention basin, lake or other body of water, and
 - iii. The proposed building development complies with all setback requirements of the appropriate zoning district, unless a variance has been approved by the Zoning Board of Appeals.
- X. To be eligible for Planned Development or Planned Business District approval, the Township Board, upon recommendation by the Planning Commission, may permit a smaller parcel than otherwise required by this Ordinance if:
 - i. The proposed project has unique characteristics and benefits; or
 - ii. The parcel in question has unique characteristics that significantly impact development.

1
Purpose and
Introduction

2
Definitions

3
Zoning
Districts

4
Use
Standards

5
Site
Standards

6
Development
Procedures

7
Admin and
Enforcement



November 10, 2021

To: Sean O'Neil, AICP
White Lake Township Planning Director
7525 Highland Road
White Lake, MI 48383

Subject: Request for Waiver of 10 Acre Minimum to pursue Rezoning to Planned Development for
10193 Highland Road

Dear Sean,

The Oxbow Lake Private Launch Association, Inc. ("OLPLA") requests a waiver of the 10-acre minimum lot size to pursue rezoning of 10193 Highland Road (the "Property") to Planned Development ("PD"). The Property is currently zoned Local Business ("LB"). OLPLA wishes to work cooperatively with the Township in pursuit of an application for PD zoning of this parcel, to allow OLPLA to construct a privately owned watercraft launch at the Property, with conditions approved by the Township through the rezoning process. This parcel is approximately 0.75 acres, as reflected on the survey submitted with this request. A waiver of the 10-acre minimum is required to pursue rezoning of the Property to PD.

Overview

All launch points on Oxbow Lake are privately owned, and could become unavailable in the future with a change in ownership or personal situation. Many Oxbow Lake waterfront property owners ("Riparians") are dependent on the generosity of current private launch owners to allow these Riparians to continue to enjoy their watercraft on our lake.

We need to have a private launch site legally linked to our properties that ensures our capability to launch/remove our watercraft, and that can be transferred to a future owner with the sale of the property. We have created OLPLA to serve as the mechanism for interested Oxbow Lake Riparians to come together to achieve this objective.

OLPLA has entered into a purchase agreement to the Property for our launch. This launch property is being purchased and developed with OLPLA Member funds. No White Lake Township involvement in funding this project (SAD) is required. We currently have 82 Oxbow Lake Riparians under Membership contract to fund the purchase and development of this property.

Proposal

If this request for waiver is approved, 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 Riparians and their watercraft. OLPLA will work with the Township on the details of the Site Plan as part of the request for rezoning.

OLPLA will also work with the Township toward a mutually acceptable Development Agreement, which would include limits on the use of the Property to only Riparian OLPLA Members, excluding any "keyhole" use. These limitations are, in fact, already stated in OLPLA's Bylaws, along with restrictions against vehicle or watercraft parking, storage, and overnight mooring, and limited months and hours of

operation. The Property will have a "Knox Box" to enable emergency vehicles to access the site. OLPLA expects all of that would be included in the Development Agreement in a manner approved by the Township.

Public Benefit

We have reviewed the White Lake Township Master Plan, and understand that one element is to improve the pedestrian walkway along the south side of Highland Road. OLPLA is willing to support White Lake Township's efforts for an improved pedestrian walkway by donating a parcel 25' deep and approximately 120' long located in the northwest corner of the property along Highland Road and Lakeside Drive. This parcel could be used for a community benefit project along Highland Road that in the future could serve as a pocket park to enhance the walkway.

In closing, we would like to affirm that there could be no better advocates for the protection of Oxbow Lake than those Riparians that have a vested interest in its future.

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,



Rick Walklet
President – OLPLA, Inc.

cc : Rick Kowall
Justin Quagliata
Marjorie M. Dixon – letter only
OLPLA, Inc. Board of Directors – letter only

Attachment – 10193 Highland Road boundary survey

Oxbow Lake Private Launch Association, Inc. Board of Directors

		<u>Phone</u>	<u>Email</u>
President	Rick Walklet	248-396-6197	i467vettes@aol.com
Vice-President	Frank Bowers	248-207-0486	frank.bowers@us.bosch.com
Treasurer	Bob Diskin	248-819-1254	robert.diskin@raymondjames.com
Business Oper.	Ty Fleming	248-875-3885	taf181973@gmail.com
Secretary/Comm.	Jim Issner	248-760-9111	james.issner@gmail.com
Property Develop.	Steve Lowe	248-935-8176	steve@ismeng.com

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

- 1) FENCE LINE SETBACK:
 REQUIRED 40' ALONG M-59
 WAIVER REQUEST :
 A) REDUCTION OF FENCE LINE SETBACK TO 25' ALONG M-59
- 2) 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

N 1/4 POST OF SEC 22 T3N,R8E L18319 PG 467 H-07 FD DISK
 S 02°39'54" E 265.64'
 S 72°47'06" E 242.82'
 N 02°07'09" W 493.06'
 S 72°47'06" E 176.82'
 CENTER OF SEC 22 T3N,R8E L39030 PG 280 H-08 FD DISK
 N 87°39'16" E 1320.47' R-1321.15
 SOUTHWEST CORNER EAST 1/2 OF NE 1/4 SECTION 22, T3N,R8E WHITE LAKE TWP, OAKLAND CO., MI

LAKESIDE DRIVE VARIABLE WIDE
 EDGE OF ASPHALT

ADJOINING PARCELS:
 MCLATCHEYS CRANBERRY LAKE ESTATES, COMMUNITY LOT 7525 HIGHLAND RD WHITE LAKE MI 48383
 PARCEL ID # 12-22-279-001 T3N, R8E, SEC 22 MC CLATCHEYS OXBOW-CRANBERRY LAKE ESTATES OUTLOT A
 JOHN NEWBERRY & GAYE NEWBERRY 571 LAKESIDE DR WHITE LAKE MI 48386-2229
 PARCEL ID # 12-22-278-001 T3N, R8E, SEC 22 OX BOW LAKE GROVE LOT 3
 GREGORY NELSON & KATHRYN NELSON 10310 MARY LEE AVE WHITE LAKE MI 48386-2248
 PARCEL ID # 12-22-278-002 T3N, R8E, SEC 22 OX BOW LAKE GROVE LOT 4

PARCEL ID 12-22-279-004
 GROSS LAND AREA 83,658 Sq. Feet 1.918 Acres
 NET LAND AREA 32,985 Sq. Feet 0.757 Acres

STEVEN LOWE
 671 HILLTOP DR WHITE LAKE MI 48386-2330
 SITE ADDRESS: 10193 HIGHLAND RD WHITE LAKE MI 48386-1804
 PARCEL ID # 12-22-279-004

T3N, R8E, SEC 22 PART OF E 1/2 OF NE 1/4 BEG AT PT DIST N 02-00-00 W 493.20 FT FROM SW COR OF E 1/2 OF NE 1/4, TH N 02-00-00 W 92.28 FT, TH N 62-08-00 E 525.02 FT, TH S 490.90 FT, TH N 71-36-00 W 485.76 FT TO BEG EXC THAT PART LYING WLY OF LINE LOC 40 FT ELY OF FOL DESC LINE, BEG AT PT DIST N 02-06-19 W 13.78 FT & N 62-23-41 E 1664.21 FT FROM CEN OF SEC, TH S 27-36-19 E 15.76 FT, TH ALG CURVE TO RIGHT, RAD 381.97 FT, CHORD BEARS S 02-11-49 E 327.28 FT, DIST OF 336.80 FT, TH S 23-12-51 W 200.00 FT TO PT OF ENDING, ALSO EXC BEG AT PT DIST N 02-06-19 W 13.78 FT & N 62-23-41 E 1969.31 FT & S 27-36-19 E 50.16 FT FROM CEN OF SEC, TH S 62-23-41 E 145.10 FT, TH S 27-36-19 E 20.00 FT, TH N 62-23-41 E 134.53 FT, TH N 00-15-41 E 22.62 FT TO BEG 1.86 A

PARCEL DESCRIPTION AS SURVEYED: (10-12-2021)
 PART OF E 1/2 OF NE 1/4 OF SECTION 22, T3N, R8E, WHITE LAKE TWP, OAKLAND CO., MICHIGAN
 BEING MORE PARTICULARLY DESCRIBED A COMMENCING AT THE CENTER POST OF SECTION 22, WHITE LAKE TWP, OAKLAND CO., MI.
 SAID POINT BEING DISTANT S 02°39'54" E, A DISTANCE OF 2656.46', FROM THE NORTH 1/4 POST. OF SECTION 22, THENCE PROCEEDING ALONG THE EAST AND WEST 1/4 LINE, AS DENOTED ON THE PLAT OF " LARSON ACRES " L-58 OF PLATS, PG 12, OCR:
 N 87°39'16" E, A DISTANCE OF 1320.47', TO A POINT BEING THE SOUTHEAST CORNER OF SAID " LARSON ACRES ", SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THE EAST 1/2 OF THE NORTHEAST 1/4, OF SAID SECTION 22.

THENCE ALONG THE WESTERLY LINE OF " OXBOW LAKE GROVE " L. 39 OF PLATS PG 4 OCR, N 02°07'09" W, A DISTANCE OF 493.06', TO THE NORTHWESTERLY CORNER OF LOT 2.
 THENCE IN PART ALONG THE NORTHERLY LINE OF LOT 2, OF SAID " OXBOW LAKE GROVE ", AND THE EXTENSION THEREOF, S 72°47'06" E, A DISTANCE OF 242.82', TO THE MOST NORTHERLY CORNER OF LOT 3, OF SAID " OXBOW LAKE GROVE ", SAID POINT ALSO BEING, KNOWN AS POINT " A " AND THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED.

THENCE CONTINUING ALONG SAID EXTENSION S 72°47'06" E, A DISTANCE OF 238.50', TO THE SOUTHWEST CORNER OF " OUTLOT A ", OF MCLATCHEYS OXBOW-CRANBERRY LAKE ESTATES, L. 57 OF PLATS PG 46 AND 46A, OCR.

THENCE ALONG THE WEST LINE OF SAID " OUTLOT A ", N 00°17'53" W, A DISTANCE OF 411.73', TO A POINT ON A SHORELINE TRAVERSE, TO BE KNOWN AS POINT " B ".
 SAID POINT BEING DISTANT THE FOLLOWING FOUR (4) COURSES:
 1) N 21°28'05" E, A DISTANCE OF 172.29';
 2) N 38°22'14" E, A DISTANCE OF 110.55';
 3) N 51°52'07" E, A DISTANCE OF 85.75';
 4) AND N 32°48'12" E, A DISTANCE OF 49.00'; FROM SAID POINT " A ".

THENCE CONTINUING ALONG SAID WEST LINE OF " OUTLOT A ", N 00°17'53" W, A DISTANCE OF 60.15', TO A POINT OF EXCEPTION:
 THENCE ALONG THE SOUTHERLY LINE OF SAID EXCEPTION, S 61°50'07" W, A DISTANCE OF 134.53';
 THENCE N 28°09'53" E, A DISTANCE OF 20.00' TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF M-59, (AKA HIGHLAND ROAD);
 THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE, S 61°50'07" W, A DISTANCE OF 121.63', TO A POINT ON THE EASTERLY LINE OF " LAKESIDE DRIVE ", (VARIABLE WIDTH), UNPLATTED.

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, WITH AN ARC LENGTH OF 304.76', WITH A RADIUS OF 421.97', DELTA ANGLE OF 41°22'51",
 THE CHORD OF SAID CURVE BEARS, S 01°54'15" E, WITH A CHORD LENGTH OF 298.18';
 TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED.

CONTAINING GROSS : 83,658 SQUARE FEET OR 1.918 ACRES OF LAND MORE OR LESS
 CONTAINING NET : 39,985 SQUARE FEET OR 0.757 ACRES OF LAND MORE OR LESS

SUBJECT TO THE RIGHTS OF THE PUBLIC OR ANY GOVERNMENTAL UNIT IN THAT PART THERE OF M-59 (AKA HIGHLAND ROAD) OR LAKESIDE DRIVE, TAKEN, USED OR DEEDED FOR STREET, ROAD OR HIGHWAY PURPOSES.

ALSO SUBJECT TO THE CORRELATIVE RIGHTS OF OTHER RIPARIAN OWNERS AND TO THE CORRELATIVE RIGHTS OF OTHER RIPARIAN OWNERS AND TO THE PUBLIC TRUST IN THE WATERS OF OXBOW LAKE.
 AND ALSO BEING SUBJECT TO ANY EASEMENTS RESTRICTIONS, OR CONDITION OF RECORD.

PROPOSED TOWNSHIP USE EASEMENT
 A 25' WIDE EASEMENT FOR TOWNSHIP PURPOSES, ON OVER, UNDER AND ACROSS A PARCEL OF LAND BEING: PART OF E 1/2 OF NE 1/4 OF SECTION 22, T3N, R8E, WHITE LAKE TWP, OAKLAND CO., MICHIGAN.
 BEING MORE PARTICULARLY DESCRIBED A COMMENCING AT THE CENTER POST OF SECTION 22, WHITE LAKE TWP, OAKLAND CO., MI.
 SAID POINT BEING DISTANT S 02°39'54" E, A DISTANCE OF 2656.46', FROM THE NORTH 1/4 POST. OF SECTION 22, THENCE PROCEEDING ALONG THE EAST AND WEST 1/4 LINE, AS DENOTED ON THE PLAT OF " LARSON ACRES " L-58 OF PLATS, PG 12, OCR:
 N 87°39'16" E, A DISTANCE OF 1320.47', TO A POINT BEING THE SOUTHEAST CORNER OF SAID " LARSON ACRES ", SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THE EAST 1/2 OF THE NORTHEAST 1/4, OF SAID SECTION 22.

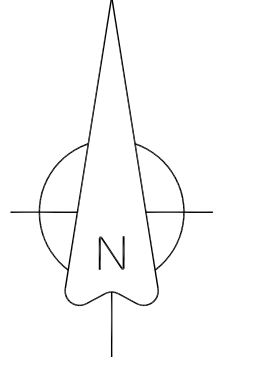
THENCE ALONG THE WESTERLY LINE OF " OXBOW LAKE GROVE " L. 39 OF PLATS PG 4 OCR, N 02°07'09" W, A DISTANCE OF 493.06', TO THE NORTHWESTERLY CORNER OF LOT 2.
 THENCE IN PART ALONG THE NORTHERLY LINE OF LOT 2, OF SAID " OXBOW LAKE GROVE ", AND THE EXTENSION THEREOF, S 72°47'06" E, A DISTANCE OF 242.82', TO THE MOST NORTHERLY CORNER OF LOT 3, OF SAID " OXBOW LAKE GROVE " .

THENCE CONTINUING ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 279.55', WITH A RADIUS OF 421.97', WITH A DELTA ANGLE OF 37°57'29",
 AND A DELTA ANGLE OF 03°25'22",
 THE CHORD OF SAID CURVE BEARS, N 20°52'59" W, WITH A CHORD LENGTH OF 25.20'.
 TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF M-59, (AKA HIGHLAND ROAD);
 THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE, N 61°50'07" E, A DISTANCE OF 121.63';
 THENCE S 28°09'53" E, A DISTANCE OF 25.00';
 THENCE S 61°50'07" W, A DISTANCE OF 124.82';
 TO THE POINT OF BEGINNING OF THE EASEMENT HEREIN DESCRIBED.

CONTAINING 3077 SQ FT
 REVISED DATED 12-7-2021

SITE NOTES:

- 1) PROPOSED DRIVE AND TURN-AROUND TO BE GRAVEL. PROVIDE CONCRETE LAUNCH (12'x30')
 - 2) PROVIDE 4' WOOD PRIVACY FENCE AS SHOWN. (SEE WAIVER TABLE)
 - 3) PROVIDE LARGE EVERGREEN 8' @ 8' ON CENTER, AS REQUIRED BY TWP. NOTE UNDERGROUND UTILITIES/WATERMAIN IN THIS AREA
 - 4) ADD FILL REGRADE & LEVEL PROPOSED TOWNSHIP USE EASEMENT.
 - 5) PROVIDE UNDERGROUND POWER TO GATE, LOCATION TO BE DETERMINED IN FIELD. PROVIDE SLEEVES AS SHOWN.
- CONTACT:
 OXBOW LAKE PRIVATE LAUNCH ASSOCIATION INC.
 MR. RICK WALKLET
 10835 OXBOW LAKESHORE DRIVE
 WHITE LAKE MI. 48386
 CELL - 248-396-6197
 EMAIL - i467vettes@aol.com



BASIS OF BEARING
 COORDINATE SYSTEM
 NAD83 (CORS) 2011
 SPC-MI.-SOUTH ZONE
 EPOCH DATE 2010
 VERTICAL DATUM
 NAVD 88 (CORRS)

LEGEND

- ⊕ INLET BASIN
- STORM MANHOLE
- SANITARY MANHOLE
- S—S SANITARY SEWER
- SS—SS STORM SEWER
- W—W WATERMAIN
- 000.0 EXISTING GRADES
- 000.0 PROPOSED GRADES
- DRAINAGE ARROW
- SOIL EROSION FENCE
- - - EXISTING CONTOUR
- - - PROPOSED CONTOUR
- x—x FENCE LINE
- ⊕ GATE VALVE
- ⊕ HYDRANT
- ⊕ POWER POLE
- ⊕ POWER LINE
- ⊕ CATCH BASIN
- ⊕ DRAINAGE SWALE
- ⊕ UTILITY PAD/PEDISTAL
- PINE TREE
- DECIDUOUS TREE
- ⊕ SOIL BORING/PERK TEST
- TO BE REMOVED
- ⊕ PROP AC UNIT
- ⊕ PROP GENERATOR
- ⊕ GAS METER
- ⊕ ELECTRIC METER
- ⊕ PROPOSED DOWNSPOUT
- ⊕ LANDSCAPE SCREENING

UTILITY WARNING
 3 WORKING DAYS (72 HOURS) BEFORE YOU DIG CALL MISS DIG 1-800-482-7171
 (IT IS FREE TO LOCATE ANY UNDERGROUND UTILITIES)



REVISED 12-7-2021
 REVISED 12-2-2021

DPS&A DAVID P SMITH & ASSOCIATES PROFESSIONAL LAND SURVEYORS 8615 RICHARDSON ROAD-SUITE 100 WALKED LAKE, MICHIGAN 48390 (248)363-1515 (FAX)363-1646 © 2021 DPS&A, INC. ALL RIGHTS RESERVED EMAIL ADDRESS: AASURVEYOR@AOL.COM	DATE
	10-12-2021
PROPOSED BOAT LAUNCH OXBOW LAKE PRIVATE LAUNCH ASSC, INC	SCALE
10193 HIGHLAND ROAD (VACANT) PRELIMINARY SITE PLAN	1" = 20'
DRAWN DPS COMP. NET DIRECTORY F/2021DWG	JOB NO.
	21-100800
	SHEET NO.
	1 OF 1

**WHITE LAKE TOWNSHIP
PLANNING COMMISSION**
Township Annex. 7527 Highland Road
White Lake, MI 48383
NOVEMBER 18, 2021 @ 7:00 p.m.

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

ROLL CALL: Steve Anderson
Rhonda Grubb
Matt Slicker
Debbie Dehart
Merrie Carlock
Joe Seward
Scott Ruggles
Mark Fine

Absent: Peter Meagher

Also Present: Justin Quagliata, Staff Planner
Sherri Barber, Recording Secretary

Visitors: None

Approval of Agenda

Commissioner Grubb moved to approve the agenda as presented. Commissioner Carlock supported and the MOTION CARRIED with a voice vote: 8 yes votes.

Approval of Minutes

a. October 21, 2021

Commissioner Seward moved to approve the minutes of October 21, 2021 as presented. Commissioner Fine supported and the MOTION CARRIED with a voice vote: 8 yes votes.

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

Mary Earley (5925 Pine Ridge Ct.) commented about the private launch on Oxbow Lake. She was wondering where was the parking for cars and trailers. What guarantee was there from the Township the property will be maintained? These questions would be appropriately answered at subsequent meetings.

Public Hearing:

Zoning Ordinance Text Amendments

Staff Planner Quagliata summarized the proposed zoning ordinance amendments. There was clarification for the base of freestanding (monument) signs. Small animal vet clinics and animal hospitals would be allowed by special land use in (LB) Local Business. Currently, PD (Planned Development) did not allow restaurants with alcohol; the amendment would allow restaurants with alcohol. The ordinance was unclear if drive throughs were allowed in PD; the amendment would clarify drive throughs were permitted in PD.

Chairperson Anderson went over each text amendment and asked Commissioners for input.

Article 2.2. Freestanding signs. There was no additional discussion.

Class II Animal Care Facility — 4.51. Staff Planner Quagliata stated this would allow large animal vet clinics and hospitals in AG (Agricultural) with special land use approval. Part 2 and 11 of the proposed amendments related to this item.

Planned Development: restaurants with or without alcohol. Staff Planner Quagliata stated this would be decided by the Planning Commission and Township Board during review of a site plan and development agreement. The Commissioners supported the amendment.

Drive-in or drive-thru (restaurant) – 4.17. Staff Planner Quagliata stated currently the ordinance was not clear if drive-thrus were allowed in PD. The amendment would clarify drive-thrus would be permitted.

There was discussion on the text amendments for Class II animal care facilities and Chairperson Anderson asked staff if amendments pertaining to this use could be revisited at a later date.

Staff Planner Quagliata stated the items related to Class II animal care facilities could be removed from the current list of ordinance amendments and revisited in early 2022. The Commissioners agreed to exclude Part 2 and Part 11 from the motion.

Chairperson Anderson opened the public hearing at 7:54 p.m.

Valerie Kemp (182 Angola, Wolverine Lake) was the listing broker for 7755 Highland Road (Centerpointe Plaza) and she spoke in support of allowing veterinary clinics in LB zoning. She read a letter from VCA corporate in support of the vet clinic. VCA Vet Clinic had been in White Lake for many years. A copy of the letter was entered into the record. Rob Pope, the developer of Centerpointe, spoke in favor of the ordinance amendment.

Chairperson Anderson closed the public hearing at 8:01 p.m.

Commissioner Seward moved to recommend the Township Board adopt the proposed Zoning Ordinance text amendments, excluding Part 2 and Part 11. Commissioner Dehart supported and the MOTION CARRIED with a roll call vote: Anderson – yes; Grubb – yes; Slicker – yes; Dehart – yes; Carlock – yes; Seward – yes; Ruggles – yes; Fine – yes. 8 yes votes.

Continuing Business

None.

Old Business

None.

New Business

None.

Other Business:

A. PD Waiver Request for Oxbow Lake Private Launch Association (OLPLA)

Staff Planner Quagliata reported the applicant was proposing to rezone to PD, which required a minimum lot size of 10 acres. The applicant requested a waiver for the lot size which was approximately 1.9 gross acres and 0.75 net acre. The proposed use would be a private launch for Oxbow Lake riparians. The Township Attorney recommended rezoning to PD to review the proposed use. There was Commissioner and Staff discussion about the best process for the applicant to undertake for review. Staff Planner Quagliata discussed the Planning Commission and Township Board preventing keyhole access. Commissioner Dehart stated whatever process was undertaken there would have to be significant control and restrictions on the use.

Commissioner Seward moved to approve the PD Waiver Request requested by Oxbow Lake Private Launch Association (OLPLA) for Parcel Number 12-22-279-004 to waive the 10-acre minimum lot size requirement under Planned Development (PD) to pursue rezoning. Commissioner Fine supported and the MOTION CARRIED with a roll call vote: Steve Anderson – no; Grubb – yes; Slicker – yes; Dehart – no; Carlock – no; Seward – yes; Ruggles – yes; Fine – yes. 5 yes votes.

Staff Planner Quagliata stated the waiver request would proceed to the Township Board.

B. 2022 Meeting Dates

Commissioner Grubb moved to approve the 2022 Meeting Dates as presented. Commissioner Carlock supported and the MOTION CARRIED with a voice vote: 8 yes votes.

Liaison's Report

Trustee Ruggles reported the Township Board met on Tuesday and approved the CDBG budget. There was \$31,977 for minor home repair. The Board approved the 2022 budget. Sean O'Neil was promoted to Community Development Director. The Township Board approved a resolution of intent to issue bonds in the amount of \$29 million for the Civic Center and Public Safety Building.

Commissioner Grubb reported the Parks and Recreation Committee did not have a meeting in November. There was a December meeting scheduled.

Commission Dehart stated the last Zoning Board of Appeals (ZBA) meeting lasted 4 hours. One of the cases was signage at Arby's. A stripe on a building was considered signage. Staff Planner Quagliata commended the ZBA; it had many cases, some meetings had gone 4-6 hours, and the members were dedicated.

Commissioner Anderson noted he attended the ribbon cutting at New Hope Assisted Living and Memory Care along with many representatives from White Lake Township and local chambers.

Planning Consultant's Report

No report.

Director's Report:

Staff Planner Quagliata reported there were many projects currently under review.

Communications:

None.

Next Meeting Dates: December 2, 2021
December 16, 2021

Adjournment:

Commissioner Fine moved to adjourn the meeting at 8:42 p.m. Commissioner Dehart supported and the MOTION CARRIED with a voice vote: 8 yes votes.

10193 Highland

