

WHITE LAKE TOWNSHIP

COMMUNITY DEVELOPMENT DEPARTMENT

DATE: April 5, 2024

TO: Rik Kowall, Supervisor
Board of Trustees

FROM: Sean O'Neil, Community Development Director

SUBJECT: Zoning Ordinance Amendments



Please find attached, the proposed amendments to the Zoning Ordinance. The amendments span many different sections of the ordinance and will allow some increased flexibility for many of the applicants and land owners that we work with, as well as clean up and clarify some existing language. Our goal is always to clearly convey regulations and eliminate possible confusion. For the purpose of organization, each proposed amendment is listed out in numbered "Parts" as you move through the document. The Planning Commission held a public hearing, prior to consider these amendments, on April 4th. It was their recommendation that the Board approve these amendments as submitted.

I have included a "red lined" version of the proposed amendments. They are a bit easier to review and compare. The draft minutes from the April 4th Planning Commission meeting are also attached for your reference. I look forward to discussing these amendments with you at your April 16th meeting. If you have any questions, or require additional information, please do not hesitate to contact the office.

Thank you.

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

CALL TO ORDER

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

Roll was called:

Present:

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

Absent:

Robert Seeley
Scott Ruggles, Township Board Liaison

Others:

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

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES

A. March 7, 2024

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

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

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

None.

PUBLIC HEARING

A. Gateway Crossing

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

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

Applicant: Najor Companies

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

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

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

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

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

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

Mr. Leuffgen briefly went over his engineering review.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

B. 2024 Master Plan

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

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

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

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

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

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

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

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

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

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

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

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

C. Zoning Ordinance amendments

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

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

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

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

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

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

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

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

CONTINUING BUSINESS

None.

NEW BUSINESS

None.

LIAISON'S REPORT

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

DIRECTOR'S REPORT

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

OTHER BUSINESS

A. New Hope White Lake PDA amendment

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

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

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

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

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

Commissioner Dehart was in favor of the request; more nurses were needed everywhere.

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

B. Walmart temporary use request

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

Director O’Neil briefly went over the request.

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

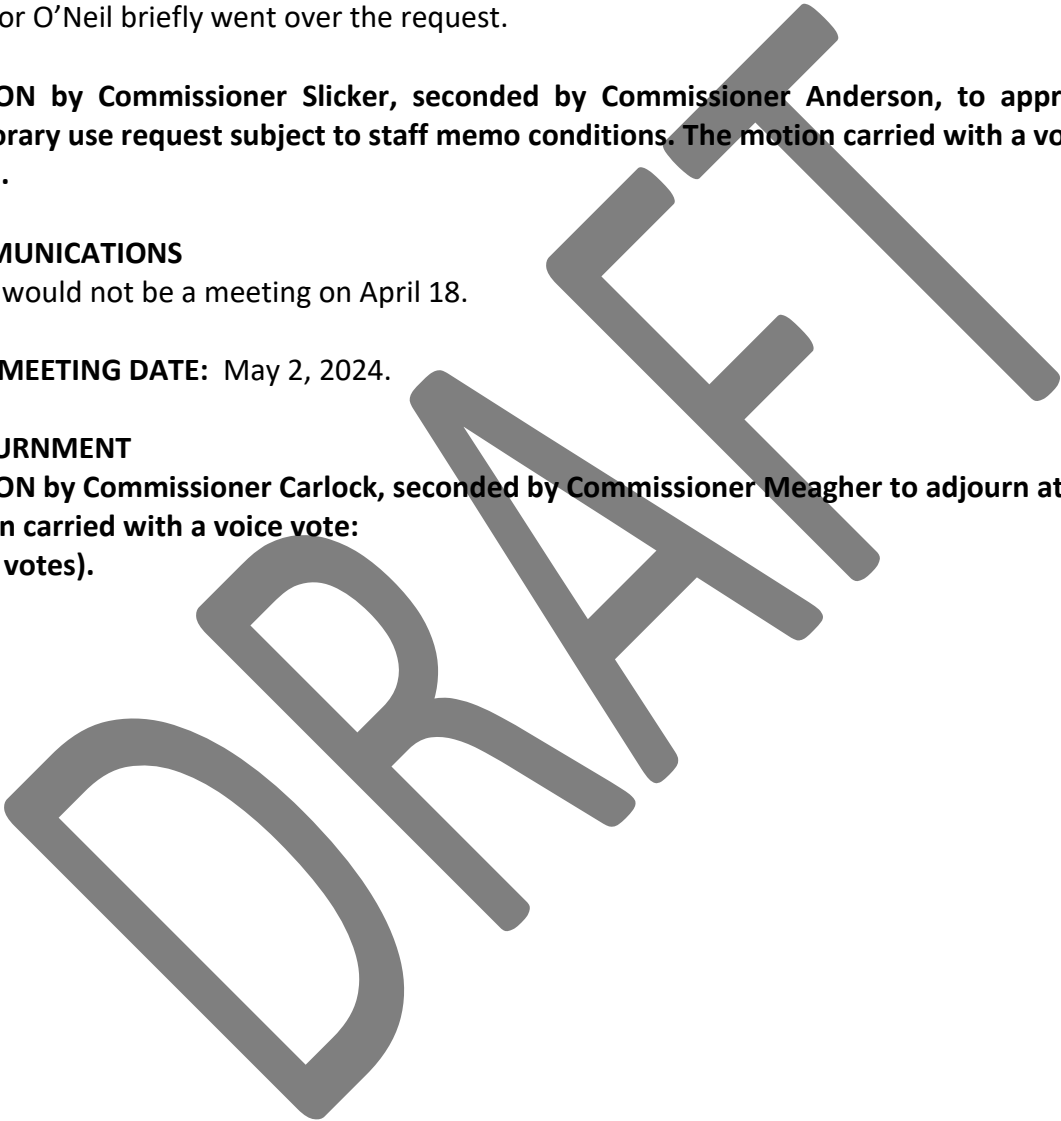
COMMUNICATIONS

There would not be a meeting on April 18.

NEXT MEETING DATE: May 2, 2024.

ADJOURNMENT

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



**CHARTER TOWNSHIP OF WHITE LAKE
COUNTY OF OAKLAND
AMENDMENT _____ TO ZONING ORDINANCE**

**AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE
CHARTER TOWNSHIP OF WHITE LAKE BY AMENDING ARTICLE
2.0 DEFINITIONS, ARTICLE 3.0 ZONING DISTRICTS, ARTICLE 4.0
USE STANDARDS, ARTICLE 5.0 SITE STANDARDS, ARTICLE 6.0
DEVELOPMENT PROCEDURES, AND ARTICLE 7 ADMINISTRATION,
APPEALS, AND ENFORCEMENT, ONLY AS PROVIDED FOR HEREIN.**

NOW HEREBY the Charter Township of White Lake ordains the following amendments to the White Lake Charter Township Zoning Ordinance:

PART 1: Amend Article 2.0, Definitions, Section 2.2, Definitions by modifying the following definition as shown below:

ACREAGE PARCEL. Any **single-family residential** parcel of land in White Lake Township which ~~parcel~~ is not located in or part of a recorded plat **or condominium subdivision**.

PART 2: Amend Article 2.0, Definitions, Section 2.2, Definitions by adding the following definition as shown below:

ALLEY. A public or private way which affords only a secondary means of access to abutting property and not intended for general traffic circulation.

PART 3: Amend Article 2.0, Definitions, Section 2.2, Definitions by modifying the following definition as shown below:

LOT AREA. The total horizontal area within the lot lines, as defined, of a lot. **With the exception of lots zoned AG (Agricultural), SF (Suburban Farms), and R1-A (Single-Family Residential),** the lot area of any lot, zoning lot or parcel of land shall also be interpreted to be exclusive of any land in a public or private road right-of-way or easement.

PART 4: Amend Article 2.0, Definitions, Section 2.2, Definitions by adding the following definition as shown below:

ORDINARY HIGH-WATER MARK. The line between upland and bottomland which persists through successive changes in water levels, below which the presence and action of the water is so common or recurrent that the character of the land is marked distinctly from the upland and is apparent in the soil itself, the configuration of the surface of the soil and the vegetation. On an inland lake which has a level established by law, it means the high established level. Where water returns to its natural level as the result of the permanent removal or abandonment of a dam, it means the natural ordinary high-water mark.

PART 5: Amend Article 2.0, Definitions, Section 2.2, Definitions by modifying the following definition as shown below:

PARKING SPACE. An area ~~ten feet by twenty feet (9' x 18')~~ for parking of each automobile or motor vehicle, being exclusive of necessary drives, aisles, entrances or exits, and being fully accessible for the storage or parking of permitted vehicles.

PART 6: Amend Article 2.0, Definitions, Section 2.2, Definitions by adding the following definition as shown below:

RIGHT-OF-WAY. A strip of land acquired by reservation, dedication, prescription, or condemnation and intended to be occupied by a street, pathway/sidewalk/trail, water line, sanitary sewer, and/or other public utilities or facilities.

PART 7: Amend Article 2.0, Definitions, Section 2.2, Definitions by modifying the following definition as shown below:

SETBACK. ~~The minimum horizontal distance between the front of the building, excluding steps and unenclosed porches, and the front street or right-of-way line.~~ **The minimum distance by which any building or structure must be separated from a street right-of-way or lot line.**

PART 8: Amend Article 2.0, Definitions, Section 2.2, Definitions by modifying the following definition as shown below:

1. **Above-the-Roof Sign.** A sign ~~projecting beyond or above the roof or parapet or that is erected, constructed or maintained upon the roof or parapet of a building~~ **that is mounted on, applied to, or otherwise structurally supported by the roof of a building (other than the fascia portion of a mansard roof).**

PART 9: Amend Article 2.0, Definitions, Section 2.2, Definitions by modifying the following definition as shown below:

23. **Wall Sign.** A sign attached to, or placed flat against, the exterior wall or surface of any building, no portion of which projects more than twelve (12) inches from the wall. **No wall sign shall be erected to extend above the top of the wall to which it is attached.**

PART 10: Amend Article 2.0, Definitions, Section 2.2, Definitions by adding the following definition to “SIGN” as shown below:

25. **Parapet Sign.** A sign attached to that portion of a building’s exterior wall that projects above the roofline of a building.

PART 11: Amend Article 3.0, Zoning Districts, Section 3.1.1, Agricultural District, Subsection 3.1.1.C.iv to read as follows:

iv. Temporary uses within a building §7.20

PART 12: Amend Article 3.0, Zoning Districts, Section 3.1.2, Suburban Farms, Subsection 3.1.2.F, Development Standards, by modifying the maximum lot coverage as shown below:

~~20%~~ 30%.

PART 13: Amend Article 3.0, Zoning Districts, Section 3.1.3, R1-A Single Family Residential, Subsection 3.1.3.E, Development Standards, by modifying the maximum lot coverage as shown below:

~~20%~~ 30%.

PART 14: Amend Article 3.0, Zoning Districts, Section 3.1.4, R1-B Single Family Residential, Subsection 3.1.4.E, Development Standards, by modifying the maximum lot coverage as shown below:

~~20%~~ 25% for lots served by a private septic system.
30% for lots served by public sanitary sewer.

PART 15: Amend Article 3.0, Zoning Districts, Section 3.1.5, R1-C Single Family Residential, Subsection 3.1.5.E, Development Standards by modifying the maximum lot coverage as shown below:

~~20%~~ 25% for lots served by a private septic system.
30% for lots served by public sanitary sewer.

PART 16: Amend Article 3.0, Zoning Districts, Section 3.1.6, R1-D Single Family Residential, Subsection 3.1.6.E by modifying the maximum lot coverage as shown below:

~~20%~~ 25% for lots served by a private septic system.
30% for lots served by public sanitary sewer.

PART 17: Amend Article 3.0, Zoning Districts, Section 3.1.12, Local Business District, Subsection 3.1.12.C, Special Land Uses, to add the following section as Paragraph 3.1.12.C.vii:

vii. Entertainment and/or outdoor dining associated with a restaurant §4.18

PART 18: Amend Article 3.0, Zoning Districts, Section 3.1.14, Restricted Business District, Subsection 3.1.14.C, Special Land Uses, to add the following section as Paragraph 3.1.14.C.xviii:

xviii. Entertainment and/or outdoor dining associated with a restaurant §4.18

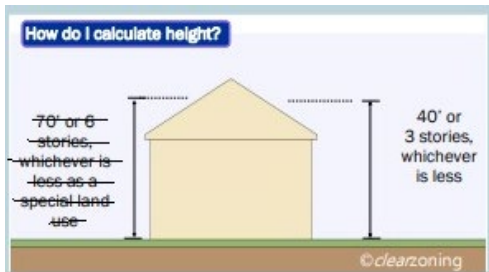
PART 19: Amend Article 3.0, Zoning Districts, Section 3.1.18, Pontiac Lake Gateway District, Subsection 3.1.18.C.v, Special Land Uses, to read as follows:

v. ~~Hotels over three stories~~ §4.33

PART 20: Amend Article 3.0, Zoning Districts, Section 3.1.18, Pontiac Lake Gateway District, Subsection 3.1.18.D, Development Standards, by modifying the maximum building height as shown below:

~~70 feet or 6 stories, whichever is less as a special land use~~
40 feet or 3 stories, whichever is less

PART 21: Amend Article 3.0, Zoning Districts, Section 3.1.18, Pontiac Lake Gateway District, Subsection 3.1.18.D, Development Standards, by modifying the maximum building height illustration as shown below:



PART 22: Amend Article 3.0, Zoning Districts, Section 3.1.18, Pontiac Lake Gateway District, Subsection 3.1.18.D, Development Standards, by modifying the minimum floor height as shown below:

First/ground floor: ~~14~~ 10 feet
Upper floors: ~~10~~ 9 feet

PART 23: Amend Article 3.0, Zoning Districts, Section 3.11, Notes to District Standards, Subsection 3.11.A to read as follows:

- A. Minimum lot area, with the exception of lots zoned AG (Agricultural), SF (Suburban Farms), and R1-A (Single-Family Residential), shall not include any right of way or easement for a public road, private road, or access easement. Calculations for determining maximum density and the number of lots permitted shall be based upon net buildable land area (areas such as regulated wetlands, flood plains and open water bodies, areas devoted to storm water retention/ detention, or other, similar areas of the site that are not available for the use and enjoyment of the residents of a site, shall not be included in calculations for determining maximum density and number of lots permitted).

PART 24: Amend Article 3.0, Zoning Districts, Section 3.11, Notes to District Standards, Subsection 3.11.F to strike and replace the regulation as shown below:

~~If at least 60% of the dwelling units on one side of a block have a narrower front setback than the ordinance standard, the minimum front yard setback for new dwelling units shall be the average front yard setback of the existing dwellings on the same side of the block.~~
Garage sales, rummage sales, yard sales, estate sales, and similar activities may be conducted for no longer than three days and no more than twice per calendar year on the same property.

PART 25: Amend Article 3.0, Zoning Districts, Section 3.11, Notes to District Standards, Subsection 3.11.W to strike and replace the regulation as shown below:

~~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.~~

A modular home may be approved if all of the following criteria are present:

- A. The dwelling shall be attached to a permanent foundation. The foundation shall be constructed in accordance with the state construction code, and attachment of the dwelling to the foundation shall meet all applicable building codes and other state and federal regulations.

- B. The dwelling shall not have exposed wheels, towing mechanism, undercarriage, or chassis.
- C. The dwelling shall be certified by the manufacturer or builder to be:
 - a. Designed only for erection or installation on a site-built permanent foundation;
 - b. Not designed to be moved once erected or installed;
 - c. Designed and manufactured to comply with the state construction code, as adopted by the Township;
 - d. Not intended to be used other than on a site-built permanent foundation.

PART 26: Amend Article 3.0, Zoning Districts, Section 3.11, Notes to District Standards, to add the following as Subsection 3.11.Y:

No mechanical units, including heating, ventilation, and air conditioning (HVAC) systems and generators, shall be placed in the front yard or closer than five (5) feet to any side yard lot line or rear yard lot line.

PART 27: Amend Article 4.0, Use Standards, Section 4.18, Eating Establishments with Entertainment and/or Outdoor Dining, to amend the first paragraph to read as follows:

Eating establishments with entertainment and/ or outdoor dining may be permitted in the LB (Local Business) district, RB (Restricted Business) district, GB (General Business) district, and PB (Planned Business) district, subject to the following:

PART 28: Amend Article 4.0, Use Standards, Section 4.21, Government Offices and Township Buildings and Uses Without Service or Storage Yards, to add the following section as 4.21.D:

D. Governmental drive-thrus shall be allowed as an accessory use under this section.

PART 29: Amend Article 4.0, Use Standards, Section 4.33, Motels and Hotels, to amend the first paragraph to read as follows:

Motels and hotels may be permitted in the ~~RB (Restricted Business) district~~ subject to the following conditions:

PART 30: Amend Article 5.0, Site Standards, Section 5.11, Off-Street Parking, Subsection 5.11.M by modifying the table of the amount of required off-street parking as follows:

5.11.M-~~Minimum~~ **Maximum** Requirements for Off-Street Parking
(note to Planning Commission only, not ordinance text: this is the table title)

~~Minimum~~ **Maximum** Required Number of Parking Spaces
(note to Planning Commission only, not ordinance text: this is the second column title)

PART 31: Amend Article 5.0, Site Standards, Section 5.11, Off-Street Parking, Subsection 5.11.M by adding a footnote to the table of the amount of required off-street parking as follows:

¹Unless otherwise specified in this Ordinance, at least 75% of the maximum required number of parking spaces shall be provided.

PART 32: Amend Article 5.0, Site Standards, Section 5.11, Off-Street Parking, Subsection 5.11.M.i.e to read as follows:

Each stacking space in the drive-through lane shall be nine (9) feet wide by ~~twenty~~ **eighteen** (~~20~~**18**) feet long.

PART 33: Amend Article 5.0, Site Standards, Section 5.11, Off-Street Parking, Subsection 5.11.Q.xvi to read as follows:

Parking space length may be reduced by ~~two~~ **one** (~~2~~**1**) feet ~~oot~~ where the space abuts a raised sidewalk.

PART 34: Amend Article 5.0, Site Standards, Section 5.11, Off-Street Parking, Subsection 5.11.Q.xviii to read as follows:

Concrete curbing ~~ing~~ **and gutter** shall be provided at the end of all parking areas and stalls. **Curb and gutter shall not be counted towards required drive aisle width and parking stall length and width.**

PART 35: Amend Article 6.0, Development Procedures, Section 6.8, Site Plan Review and Approval, Subsection 6.8.I to read as follows:

I. Approval Valid for ~~One (1)~~ **Two (2)** Years

Upon approval of a final site plan by the Planning Commission ~~and approval of a final engineering plan~~, a building permit shall be requested by the applicant within ~~twelve (12)~~ **twenty-four (24)** months or the site plan shall be declared invalid. The Planning Commission may grant a twelve (12) month extension based upon confirmation by the Director of the Community Development Department or his/her designee that there have been no Ordinance changes affecting the site plan since the time of original approval. Upon receipt of a building permit, reasonable construction shall be commenced within six (6) months, and shall be completed within twenty-four (24) months, or the site plan and building permit shall be declared to be invalid, unless the applicant requests an extension.

PART 36: Amend Article 6.0, Development Procedures, Section 6.11, Procedures for Review and Approval of All Special Land Uses, Subsection 6.11.A to read as follows:

A. Approval. If the Planning Commission determines that the particular special land use(s) should be allowed, it shall endorse its approval thereof on the written application and clearly set forth in a special land use permit the particular use(s) which have been allowed and applicable conditions. Thereafter, the enforcing officer may issue a building permit in conformity with the particular special land use so approved. In all cases where a particular special land use has been granted as provided herein, application for a building permit in pursuance thereof must be made and received by the Township not later than ~~one (1)~~ **two (2)** years thereafter, or such approval shall automatically be revoked, provided, however, the Planning Commission or Township Board may grant an extension thereof for good cause shown under such terms and conditions and for such period of time not exceeding one (1) year as it shall determine to be necessary and appropriate. If granted concurrently, the duration of final site plan approval and special land use approval shall be the same.

PART 37: Amend Article 7.0, Administration, Appeals, and Enforcement, Section 7.39, Approval Periods, to read as follows:

No order of the Zoning Board of Appeals permitting the erection or alteration of a building shall be valid for a period longer than ~~six (6)~~ **twelve (12)** months, unless a building permit for such erection or alteration is obtained within such period, and such erection or alteration is started and proceeds to completion in accordance with the terms of such permit.

No order of the Zoning Board of Appeals permitting a use of a building or premises shall be valid for a period longer than ~~six (6)~~ **twelve (12)** months unless such use is established within such period; provided, however, that such order shall continue in force and effect if a building permit for said erection or alteration is obtained within such period, and such erection or alteration is started and proceeds to completion in accordance with such permit.

NOTICE OF PUBLIC HEARING CHARTER TOWNSHIP OF WHITE LAKE

Notice is hereby given that the Charter Township of White Lake Planning Commission will hold a public hearing on Thursday, April 4, 2024 at 6:30 p.m., or shortly thereafter, at the White Lake Township Annex, 7527 Highland Road, White Lake, MI 48383. The purpose of the hearing is to receive public comments on amendments to several sections of the Charter Township of White Lake Zoning Ordinance 58. The Sections proposed for amendment, and brief summary, are as follows:

Article 2.0 (Definitions) – Amend and/or create definitions Section 2.2

Article 3.0 (Zoning Districts) – Amend and/or create the following Sections of Article 3.0 to revise the district name, intent statement, maximum lot coverage, special land uses, maximum building height, minimum floor height, and notes to district standards:

- Section 3.1.1 – Agricultural District
- Section 3.1.2 – Suburban Farms
- Section 3.1.3 – R1-A Single Family Residential
- Section 3.1.4 – R1-B Single Family Residential
- Section 3.1.5 – R1-C Single Family Residential
- Section 3.1.6 – R1-D Single Family Residential
- Section 3.1.12 – Local Business District
- Section 3.1.14 – Restricted Business District
- Section 3.1.18 – Pontiac Lake Gateway District
- Section 3.11 – Notes to District Standards

Article 4.0 (Use Standards) – Amend and/or create the following Sections of Article 4.0 and to revise the districts in which uses are permitted:

- Section 4.18 – Eating Establishments with Entertainment and/or Outdoor Dining
- Section 4.21 – Government Offices and Township Buildings and Uses Without Service or Storage Yards
- Section 4.33 – Motels and Hotels

Article 5.0 (Site Standards) – Amend and/or create the following Section of Article 5.0 and to revise the standards and requirements:

- Section 5.11 – Off-Street Parking

Article 6.0 (Development Procedures) – Amend and/or create the following Section of Article 6.0 and to revise the standards and requirements:

- Section 6.8 – Site Plan Review and Approval
- Section 6.11 – Procedures for Review and Approval of All Special Land Uses

Article 7.0 (Administration, Appeals, and Enforcement) – Amend and/or create the following Section of Article 7.0 and to revise the standards and requirements:

- Section 7.39 – Approval Periods

A complete copy of the proposed amendments may be examined at the White Lake Township Community Development Department, 7525 Highland Road, White Lake, MI, 48383, prior to the public hearing during the Township's regular business hours; Monday through Friday, 8:00 a.m. through 5:00 p.m. (excluding holidays). The above amendments can also be reviewed on our website at www.whitelaketwp.com. Written comments may be sent to the Planning Commission at the above address prior to the hearing. Oral comments will be taken during the public hearing. Please contact the Community Development Department at (248) 698-3300 ext. 163 with any questions. Persons with disabilities who will need special accommodations the night of the meeting may contact the Clerk's Office at least 5 days before the hearing.

Sean O'Neil, AICP
Community Development Director