

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



Trustees
Scott Ruggles
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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

March 2024

Dear Township Board Members,

During the month of February, the department continued our work on several projects. The staff has been working on several minor Zoning Ordinance amendments that will likely move through the Planning Commission and then along to the Board for consideration in April. The Land Use Master Plan's 63-day public review period has concluded and the required public hearing will be held at the April 4th Planning Commission meeting. The Corridor Improvement Authority (CIA) Tax Increment Financing (TIF) Plan's required 60-day "opt-out" period has concluded. We are awaiting Oakland County's proposed "opt-in" agreement which will likely be presented to the Board for consideration in April. Finally, the design work on the Civic Center project is entering the final stages and is slated for completion in late April.

There are several active projects in process. The Comfort Care development (Union Lake Rd & Carpathian) received Final Site Plan and Development Agreement approval and is finalizing their construction plans. The Avalon project (M-59 & Hill Rd), is working on their Final Site Plan and Development Agreement. The site plan application for a retail and drive-thru restaurant project called Gateway Crossing (SW corner of M-59 & Bogie Lake Rd) will likely appear before the Planning Commission in April. The Panera Restaurant (Meijer out lot, east of the gas station) is working on their Final Site Plan and Development Agreement. The Ginko self-storage project (White Lake Rd. & Coastal Pkwy.) received Special Land Use and Preliminary Site Plan approval. They will seek ZBA approval in March. Finally, the owner of 9101 Highland Rd has filed an application to rezone their property from R1-C, Single-Family Residential to GB, General Business. The Planning Commission recommended denial of this request on March 7th. This request will likely move to the Board for consideration in April.

As for approved projects, the Preserve at Hidden Lake and Trailside Meadow projects continue construction on their projects. The Eagles Landing project (Bogie Lake Rd.) is underway with home construction. The West Valley and Lakepointe projects (near Bocovina on either side of Union Lake Rd.) received site plan extensions, though construction has not started. The Oakland Harvesters (White Lake Rd.) project received Final Site Plan and Special Land Use approval but has not yet begun construction. Alpine Valley ski resort's small additional to their existing lodge and that was approved but construction is not yet underway.

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

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Parks and Recreation March 2024

Dear Township Board,

STE Construction, the contractor selected by the Township Board to complete the Stanley Park Phase 1 improvements, is currently preparing the following documents for Township review and execution:

1. Owner/Contractor Agreement – AIA Document A101-2017 “Standard Form of Agreement between Owner and Contractor Where the Basis of Payment is a Stipulated Sum.”
2. General Conditions – AIA Document A201-2017 “General Conditions of the Contract for Construction.”

The intention is to finalize a contract as soon as possible in order to begin preparations for construction to start on April 15. A pre-construction meeting will be scheduled soon.

Fonson Company, the contractor selected by the Township Board to complete construction of the Triangle Trail, is targeting start of work on or about the week of March 18. Currently the contract is being finalized for Township review and execution, and a pre-construction meeting will be scheduled soon. DLZ and staff anticipate a three-to-four-month construction schedule. Based on the Board’s approval of DLZ’s construction phase services, part-time inspection of the project will be completed.

If you have any questions, please contact me.

Justin Quagliata

Justin Quagliata
Staff Planner

Breakdown of Permits by Category

Current Chart Filter: All Records, Permit.DateIssued Between 2/1/2024 12:00:00 AM AND 2/29/2024 11:59:59 PM

Permits by Category

