

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

DATE: December 6, 2024

TO: Rik Kowall, Supervisor
Township Board of Trustees

FROM: Sean O'Neil, AICP
Community Development Director

SUBJECT: 9451 Elizabeth Lake Rezoning Request

Location: property identified as Parcel Number 12-26-204-002 (9451 Elizabeth Lake Road), located on the south side of Elizabeth Lake Road, east of Marina Court, consisting of approximately 1.33 acres.

Request: **Rezone the property from GB (General Business) to RM-1 or any other appropriate zoning district.**

The rezoning request was considered by the Planning Commission at their regular meeting on December 5, 2024, at which time the **Planning Commission recommended approval of rezoning the parcel to RM-1 (Attached Single Family)**. I am attaching the following related documents:

- ❑ Draft minutes of the December 5th, 2024, Planning Commission meeting.
- ❑ Review letter prepared by Matteo Passalacqua, Planning Consultant, dated November 25th, 2024.
- ❑ Rezoning application submitted by the applicant.
- ❑ 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
DECEMBER 5, 2024**

CALL TO ORDER

Chairperson Seward called the meeting to order at 6:30 P.M. He then led the Pledge of Allegiance.

ROLL CALL

Present:

T. Joseph Seward, Chairperson
Merrie Carlock, Vice Chairperson
Mona Sevic
Pete Meagher
Matt Slicker
Robert Seeley
Debby Dehart
Scott Ruggles, Township Board Liaison

Others:

Andrew Littman, Staff Planner
Matteo Passalacqua, Carlisle and Wortman
Michael Leuffgen, DLZ
Hannah Kennedy-Galley, Recording Secretary

APPROVAL OF THE AGENDA

MOTION by Commissioner Carlock, seconded by Commissioner Seeley to approve the agenda as presented. The motion carried with a voice vote: (8 yes votes).

APPROVAL OF MINUTES

- A. November 7, 2024
- B.

Commissioner Meagher pointed out a clerical error on page 2. The sentence should read “reducing to 7 members”.

MOTION by Commissioner Seeley, seconded by Commissioner Ruggles to approve the agenda as presented. The motion carried with a voice vote: (8 yes votes).

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

None.

PUBLIC HEARING

A. 9101 Highland Development

Location: Property described as 9101 Highland Road, identified as parcel number 12-23227-003, located south of Highland Road, west of Sunnybeach Boulevard, consisting

of approximately 5.02 acres.

Request: **Preliminary site plan approval recommendation and special land use approval**

Applicant: Affinity 10 Investments, LLC

Mr. Passalacqua summarized his review letter.

Commissioner Ruggles suggested the trees be on the outside of the 8' fence, so the neighbors who surround it see them instead of the wall.

Commissioner Slicker asked Mr. Passalacqua if a bypass lane was required. Mr. Passalacqua said he believes one needs to be provided.

Commissioner Carlock asked what the special land use approval is for. Director O'Neil said it was for the drive-thru and outdoor seating.

Commissioner Carlock asked if the applicant met the parking standards. Director O'Neil confirmed.

Mr. Leuffgen reviewed his letter.

Commissioner Seeley stated if the sewer is to be extended, the applicant could make the sewer connection with the adjacent property owner, and potentially share parking spaces. There could also be the potential to have reciprocal access.

Commissioner Seward asked Mr. Leuffgen about the traffic flow and the property to the west. If a driver turns onto M-59 too early, there is no way to reorient. He expressed concern about the parking lot in the rear of the buildings.

Commissioner Slicker asked Mr. Leuffgen if the applicant would be required to maintain the retention basin. Mr. Leuffgen confirmed, there is an agreement the applicant signs between themselves and the Township that outlines the maintenance requirements.

Erin McMachen, Stonefield Engineering, was present to speak on behalf of the applicant. The goal of the property was to maintain respect for the surrounding residential properties while maintaining the aesthetic with the rest of the M-59 commercial corridor. The pickup window will be for the Chipotle restaurant, and there will be additional waiting spaces as well. The buffer at the corner of the site was increased to 30' with dense landscaping and the 8' fence. The trash enclosures, loading, and drive-thru users will be over 100' from the closest residential property. The applicant has formally submitted to MDOT, and a right-turn taper lane will be added. There were no comments on the pedestrian pathway. Sidewalk easements are proposed for the portions of the sidewalk that encroach on the subject site. The applicant is happy to provide more separation if the Township wants it. She was in favor of working with the neighboring commercial property to share access and improvements. 116 spaces are provided, but one will be removed to create access to the retention basin. There will be no truck idling allowed on site. There will be zero lighting spillover on the eastern side of the property onto the residential

properties. Landscaping will be planted in abundance. The applicant agrees with the conditions outlined in the consultant's letter. There is no intention for any of the users to serve alcohol.

Commissioner Seward asked Ms. McMachen about getting in line for the eastern building, and the drive-thru bypass on the western side of the site. Ms. McMachen said there will be directional signage throughout the site. A customer would have to loop around if they miss the Chipotle pick-up window. She added that the employees would most likely utilize the spaces in the rear of the building.

Commissioner Ruggles asked Ms. McMachen about the hours of operation for the users. Ms. McMachen said around 10 am -10 pm, but they aren't set in stone and would be amiable to set hours as a condition of special land use approval. Site lighting will be shut off an hour from close.

Chairperson Seward opened the public hearing at 7:22 P.M.

Dan Gottschall, 891 Sunnybeach Blvd, spoke in opposition to the applicant's request.

Elizabeth Herrod, 868 Sunnybeach Blvd, spoke in opposition to the proposed tenants and the potential traffic.

Megan Schultz, 987 Sunnybeach Blvd, spoke in opposition to the proposed tenants. She thanked Commissioner Ruggles for his comments.

Aaron Hyder, 953 Sunnybeach Blvd, said the plan is busy and clustered. He recommended denying the restaurant tenants.

Stephanie Smith, 8990 Twin Lakes Dr, expressed concerns about the increase in traffic to the area. She said a traffic light needed to be installed.

Giuseppa Heiski, 573 Deer Run, wanted to know why she didn't receive a letter. Director O'Neil said state law requires property owners within 300' of the property to be notified.

Chairperson Seward closed the public hearing at 7:34 P.M.

Director O'Neil clarified that the tenant is seeking preliminary site plan and special land use approval. The applicant still needs to receive final site plan approval. The plans will change between now and final site plan approval.

Commissioner Slicker voiced concerns about shared outdoor seating. Ms. McMachen said the outdoor seating is dedicated to one user each.

Commissioner Ruggles said he will bring up the issue of the fence placement again at the Township Board meeting later this month.

Ms. McMachen added over 50% of the property is dedicated green space. Starbucks and Chipotle are not interested in signing leases without drive-thrus.

Commissioner Dehart took issue with two buildings and the traffic lanes. She suggested one building with the drive-thru and pick-up window on the ends of the building. Ms. McMachen said there wouldn't be anywhere to wrap the stacking lane if there is only one building.

Commissioner Dehart said she appreciated all the conditions of the special land use.

MOTION by Commissioner, seconded by Commissioner Meagher, to approve the special land use for 9101 Highland, identified as parcel number 12-23-227-003, accepting all the concessions made by the applicant concerning lighting, sidewalk, hours of operations, idling trucks, and the sewer stub and all comments from staff and consultants, including the two outdoor seating areas and the drive through and pick up windows. The motion failed with a voice vote: (5 no votes). (Meagher/yes, Seeley/yes, Dehart/yes, Carlock/no, Seward/no, Ruggles/no, Sevic/no, Slicker/no).

MOTION by Commissioner Carlock, seconded by Commissioner Seward, to approve the special land use for 9101 Highland, identified as parcel number 12-23-227-003, accepting all the concessions made by the applicant concerning lighting, sidewalk, hours of operations, idling trucks, and the sewer stub and all comments from staff and consultants, including the two outdoor seating areas and one drive-thru. The motion carried with a roll call vote: (8 yes votes). (Slicker/yes, Sevic/yes, Ruggles/yes, Seward/yes, Carlock/yes, Dehart/yes, Seeley/yes, Meagher/yes).

MOTION by Commissioner Meagher, seconded by Commissioner Seeley to recommend the Township Board approve the preliminary site plan for 9101 Highland, identified as parcel number 12-23-227-003 subject to the specifications outlined in the special land use approval. The motion failed with a roll call vote: (5 no votes). (Meagher/yes, Seeley/yes, Dehart/no, Carlock/yes, Seward/no, Ruggles/no, Sevic/no, Slick/no).

B. 9451 Elizabeth Lake - Rezoning Request

Location: property identified as Parcel Number 12-26-204-002 (9451 Elizabeth Lake Road), located on the south side of Elizabeth Lake Road, east of Marina Court, consisting of approximately 1.33 acres.

Request: **The applicant requests to rezone the property from GB (General Business) to RM-1 (Attached Single-Family) or any other appropriate zoning district.**

Applicant: Shirin Raimifar

Mr. Passalaqua summarized his review letter.

Commissioner Dehart asked staff if there was sewer in the area. Director O'Neil confirmed.

David Ramifar, 9451 Elizabeth Lake, spoke on behalf of his request. He said he believed the Township would need more affordable housing in this area. He said the units would be somewhere from 1,000-1,500 square feet.

Commissioner Dehart asked the applicant if the units would be for sale. Mr. Raimfar confirmed.

Commissioner Seeley stated that the concept plan looked dated. He said he would prefer a product that looked more modern. Mr. Raimifar presented his updated concept plan in front of the Planning Commission.

Chairperson Seward opened the public hearing at 8:16 P.M. Seeing none, he closed the public hearing at 8:16 P.M.

MOTION by Commissioner Ruggles, seconded by Commissioner Sevic to recommend the Township Board approve the rezoning requested by Sharin Ramifar 9451 Elizabeth Lake Road, property identified as parcel number 12-26-204-002. The motion carried with a voice vote: (8 yes votes).

CONTINUING BUSINESS

None.

NEW BUSINESS

None.

OTHER BUSINESS

A. Conceptual Presentation - Mark DeGroff

Mr. DeGroff presented his concept for the property at 8300 Pontiac Lake Road. His concept was a multi-venue entertainment and hospitality complex, including a BBQ restaurant, a high-end cocktail lounge, and a banquet facility. He said the design would take advantage of the sunset views of Pontiac Lake. There will not be a need for variances. There will be alcohol served and entertainment. Entertainment and decibel levels will be limited. There will be lakeside docking. The building is proposed to be two stories.

LIAISON'S REPORT

The Township was the victim of a cyber-attack related to the closing of infrastructure bonds for the Civic Center project. The site work will continue for three weeks or so, but after that, the Board will need to decide moving forward. The Township Tree lighting is at Fisk Farm this Friday, December 6. Stanley Park will be open to rebid on December 23, 2024. The opening is scheduled for January 2025 and the anticipated bid award will be February 2025.

DIRECTOR'S REPORT

Streetlights will be installed along Elizabeth Lake Road within the next week. Culver's, West Valley, and Lakepointe all had their pre-construction meetings. Gateway Crossing and Ginko Storage will be holding pre-construction meetings soon.

NEXT MEETING DATE: January 16, 2025

ADJOURNMENT

MOTION by Commissioner Carlock, seconded by Commissioner Seeley to adjourn at 8:43 P.M. The motion carried with a voice vote: (8 yes votes).

DRAFT



Carlisle | Wortman
ASSOCIATES, INC.

117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

Date: November 25th, 2024

**Rezoning Review
For
White Lake Township, Michigan**

Applicant:	Shirin Rahemifar / Viviana Group
Project Name:	9451 Elizabeth Lake Road Rezoning
Location:	South side of Elizabeth Lake Road, East of Union Lake Road.
Parcel ID:	12-26-204-002
Parcel Size:	1.33 gross acres
Application Date:	November 6 th , 2024
Current Zoning:	GB, General Business District
Action Requested:	Rezone to RM-1, Attached Single Family Residential

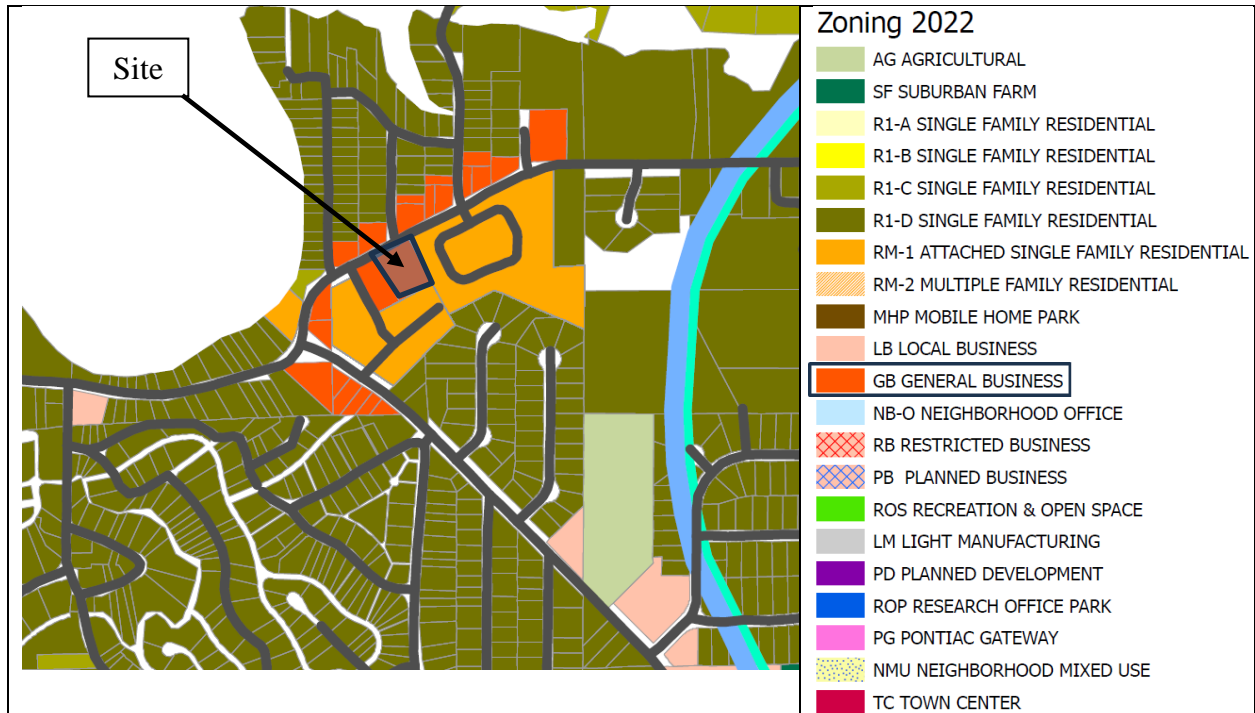
PROJECT DESCRIPTION

The Applicant is requesting a zoning change for the parcel located near Union Lake Road on the south side of Elizabeth Lake Road to convert the permissible uses of the site from commercial to attached residential. The rezoning statement states *“This rezoning request aligns closely with the White Lake Township’s Master Plan, fulfilling critical community needs, and is supported by statistical evidence that highlights immediate and long term benefits to the township.”*. The applicant has provided a concept plan showing a multi-tenant residential building. The application states the building will contain ten (10) units. It appears units will be a for sale product. We note these are concept plans. No formal site plan has been submitted.

Benjamin R. Carlisle, *President* Douglas J. Lewan, *Executive Vice President* John L. Enos, *Vice President*
David Scurto, *Principal* Sally M. Elmiger, *Principal* R. Donald Wortman, *Principal*
Paul Montagno, *Principal*, Megan Masson-Minock, *Principal*, Laura Kreps, *Senior Associate*
Richard K. Carlisle, *Past President/Senior Principal*

NEIGHBORING ZONING AND LAND USE

Zoning



The zoning and existing land uses for the subject site and surrounding parcels are identified in the following table:

Direction	Zoning	Existing Use
North	GB – General Business	Construction Material Supplier
South	RM-1 – Single Family Attached Residential	Multi-Family Residences
East	RM-1 – Single Family Attached Residential	Multi-Family Residences
West	GB – General Business	Vehicle Towing Company

The application does not indicate how many bedrooms the development would have. Using the lot size standards set forth in Section 3.1.8, the site could support approximately eight (8) to ten (10) units depending on bedroom count. Permitted and special land uses in the RM-1 zone are shown below.

RM-1 Zoning District	
Permitted Land Uses	Special Land Uses
Attached single-family dwellings	Hospitals and other health care facilities
Two family dwellings	Adult foster care congregate facilities
Outdoor recreation uses, other public and private parks and similar outdoor recreation uses not listed in §4.38	Local utility structures, stations and substations
Adult foster care family home in detached dwelling	Public and private schools
Adult foster care small group home	Utility transmission systems
Adult foster care large group home	Wireless communication antennas
Family day care home in detached dwelling	Convalescent or nursing homes
	Nursery schools, group adult and child care centers

Considerations:

- 1) *The permitted uses in the GB district offer an array of commercial options. Some uses would not be able to fit on a lot of this size. Some uses may not be seen as compatible with neighboring existing multi-family developments but are permitted by right.*
- 2) *The site being developed as an RM-1 multi-family development would be conducive to neighboring residential uses but may not be conducive to the neighboring commercial uses.*

NATURAL FEATURES

The lot is undeveloped and cleared of vegetation along the majority of the site. Tree rows exist along the site’s perimeter. No natural feature information was provided in the application. Below is our observed condition of the site.

Topography: The site appears relatively flat.

Wetlands: The Department of Environment, Great Lakes and Energy indicate wetlands located just east of the parcel.

Woodland: No major woodlands are present on the site.

Soils: Predominant soils are Spinks Loamy Sand.

Water: No waterbodies exist onsite. The site is approx. 315 feet from Oxbow Lake but does not have access.

Items to be addressed: None.

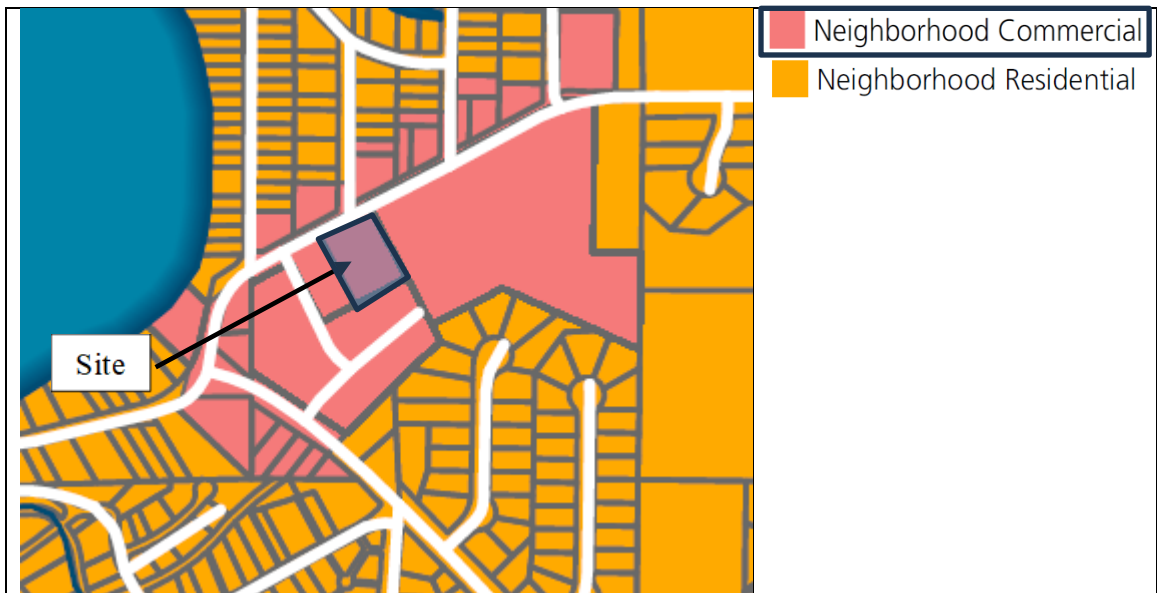
MASTER PLAN

The Township’s Master Plan is a comprehensive document that includes many elements that should be considered when determining rezoning requests. Pertinent sections to review include future land uses, as well as goals, objectives and strategies of the site(s) proposed for rezoning.

The application states that the 2024 Master Plan emphasizes a growing need for affordable, diverse, middle-class housing. Census data is cited regarding average incomes and cost of housing to support residential housing.

Future Land Use

Under the current Master Plan, the site is located in the Neighborhood Commercial district which is shown below:



The description and example of uses (not an exhaustive list) for the Neighborhood Commercial district is:

Description: *“Provides neighborhood scale commercial establishments that have daily goods and services for residents. Creates centers of neighborhood life, encouraging a mix of compatible retail, service, office, and residential uses in a walkable environment.”*

Example of Uses: *“Professional services/office, personal care, restaurants, mixed-use”*

Lot sizes are not prescribed in the Master Plan for future land use designations however the corresponding zoning districts associated with the Neighborhood Commercial district are LB, RB, NB-O, and NMU.

There is a conflict between the future land use designation in the 2024 Master Plan and proposed zoning for the site. As the description indicates, the goal of Neighborhood Commercial is to promote small scale retail or commercial uses that are walkable. The only use indicated to promote residential in the district is mixed use. While residential may be a component of this type of use, it is not the sole function of the site.

2011-2012 Master Plan designated the site as Planned Neighborhood and included the location in a focus area. The designation called for a mix of limited density residential and small-scale commercial. The Union Lake Road / Elizabeth Lake Road Focus Area outlines uses and forms for the area. Both residential and small-scale commercial are referenced.

The reference to the former Master Plan was to establish whether a trend was present in the way the community viewed the area in question and its future development.

2024 Master Plan Housing Section

The proposed rezoning conflicts with the 2024 Master Plan future land use designation however does support the Township’s need for diversified housing. The Master Plan Housing section cites the Township’s dominant dwelling type is single family detached housing. Demographic information highlights that household sizes (number of individuals in a family) are decreasing in the Township thus indicating that future demand for large single-family housing may decline. Allowing for the permitted use of smaller scale single family attached housing does align with the 2024 Master Plan.

Considerations:

- 1) *RM-1 zoning conflicts with 2024 Master Plan future land use designation of Neighborhood Commercial.*
- 2) *Additional and diversified housing options are a stated need in the 2024 Master Plan.*

DEVELOPMENT POTENTIAL

Per lot size standards in Section 3.1.8. it is important to note that ten (10) units could be developed on the site if units were a mixture of efficiency (studio) or one-bedroom units.

If rezoned, the lot will allow for attached single family developments as noted earlier in this report regarding permitted and special land uses. Accounting for current market conditions, infrastructure, the concept plan provided in the application, or similar plans indicating residential development, it is likely the site would be developed sooner for residential than small scale

commercial. The applicant has stated they believe residential development on the site would offer a more reasonable return on investment over commercial uses.

Considerations:

- 1) *The site has been designated for commercial land use in the last two master plans and is zoned GB but has not garnered any viable commercial development interest. It is likely the site would be developed sooner if rezoned to residential use and provide a higher rate of return.*

REZONING STANDARDS

Section 7.9 of the White Lake Township Zoning Ordinance states that all proposed amendments to the provisions of the Ordinance or the Official Zoning Map shall be referred to the Planning Commission for public hearing and recommendation to the Township Board, prior to consideration thereof by the Township Board.

Section 7.13 of the White Lake Township Zoning Ordinance outlines the criteria the Planning Commission and Township Board are to utilize when assessing any petition for an amendment to the Official Zoning Map. Below is a review of the materials provided by the applicant as they relate to the proposed rezoning.

- 1) *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.*

Applicant Response: The 2024 White Lake Township Master Plan emphasizes a growing need for affordable, diverse housing options, particularly for middle-income families, Census Bureau data (2020) shows White Lake's median income at \$81,633, positioning many households within the middle-income bracket, which aligns well with the proposed housing. Furthermore, with rental costs averaging \$1,192 per month—higher than the county and state averages—this development will offer homeownership opportunities that address a housing affordability gap for this demographic.

CWA Comment: The future land use map from the 2024 Master Plan designates the subject site in the Neighborhood Commercial category, which is not conducive with the proposed RM-1 zoning district and uses. Attached residential uses would be consistent with goals highlighted in the Housing section of the master plan.

- 2) *Compatibility of the site's physical, geological, hydrological and other environmental features with the host of uses permitted in the proposed zoning district.*

Applicant Response: Not provided

CWA Comment: The RM-1 designation is a compatible use taking into account the site's environmental features.

- 3) *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.*

Applicant Response: The current BG zoning designation has limited viability, as commercial demand is lower in this predominantly residential area. Attempts to develop the land commercially have been hindered by a lack of demand, making residential zoning more practical and in line with adjacent properties. RM1 zoning would not only ensure a reasonable return on investment but also enable the development of needed housing.

CWA Comment: We note BG is likely a typo and meant to be GB. GB permits a wide array of uses however some uses require lot sizes in excess of the site's 1.33 acres which limits development possibilities. As noted earlier in this report, developing the site as RM-1 is possible and in a higher demand. However, ten (10) units may not be permitted depending on the unit type proposed.

- 4) *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.*

Applicant Response: The property is bordered on two sides by residential zones, making RM1 a seamless fit that will harmonize with neighboring homes. By converting this parcel to a well-planned residential development, the community will experience aesthetic improvements and an overall increase in neighborhood appeal.

CWA Comment: The multifamily residential uses to the south and east are compatible with RM-1. Uses north (construction material supplier) and west (vehicle towing yard) of the site conflict with residential uses, aesthetics, and potential nuisance to residential properties. Some permitted uses in GB would be non-compatible with the existing neighboring multi-family developments.

- 5) *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.*

Applicant Response: The township's existing water and sewer infrastructure can support this development, as confirmed by capacity assessments, preserving the community's health, safety, and welfare.

CWA Comment: Utilities are present for the site. Township public safety services are 2.5 miles from the site. We cite no concerns with Township services but note that Public Safety and Engineering will be consulted on any proposed development for the site.

- 6) *The capability of the street system to safely and efficiently accommodate the expected traffic generated by uses permitted in the requested zoning district.*

Applicant Response: Elizabeth Lake Road is equipped to handle the modest increase in traffic from 10 new units, and analysis confirms there will be no adverse impact on traffic flow.

CWA Comment: No traffic analysis was provided in the application. We do not cite concerns regarding the traffic that would be generated by a multi-family development on the site given the geographical limits for maximum units permitted.

- 7) *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.*

Applicant Response: RM1 zoning would not only ensure a reasonable return on investment but also enable the development of needed housing.

CWA Comment: RM-1 exists throughout the Township's primary corridors but is not the predominant residential zoning. Residential uses are in demand for the Township and metropolitan area.

- 8) *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.*

Applicant Response: Not provided.

CWA Comment: The lot is 1.33 gross acres. As noted in this review, the applicant's proposed use of ten (10) attached residential units may not be permissible based on the lot size. However, pending issues identified in a site plan review, some level of multi-family development is possible for the site.

- 9) *The requested zoning district is considered to be more appropriate from the township's perspective than another zoning district.*

Applicant Response: Applicant has stated RM-1 is in higher demand than commercial.

CWA Comment: Given surrounding developments, both GB and RM-1 uses could be appropriate for the site. Many GB permitted uses would be challenged by the site's size as well as compatibility issues with neighboring residential uses.

10) 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?

Applicant Response: Not provided.

CWA Comment: Rezoning is more appropriate than amending the uses in GB.

11) The requested rezoning will not create an isolated and unplanned spot zone.

Applicant Response: Not provided.

CWA Comment: No spot zoning is proposed. The surrounding and nearby areas are zoned R1-D, RM-1 and GB.

12) The request has not previously been submitted within the past one (1) year, unless conditions have changed or new information has been provided.

Applicant Response: Not provided.

CWA Comment: This request is a new application.

13) 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.

Applicant Response: Not Applicable

CWA Comment: No conditions were offered in the application.

14) Other factors deemed appropriate by the Planning Commission and Township Board.

Applicant Response: Not Applicable

CWA Comment: The Planning Commission and Township Board may also consider other factors which may be relevant to the rezoning request.

Items to be addressed: None.

RECOMMENDATION

While the proposed rezoning does conflict with the 2024 Master Plan future land use designation, it does align with housing goals stated in the plan. The site has remained vacant under the GB zoning and 2012 / 2024 Master Plan future land use commercial designations. While several factors determine site specific use demands, residential demand in the Township and region is currently higher than small scale commercial.

Conflicting adjacent land uses would exist whether the site was developed residential or commercial. Given the array of permitted uses in GB and the site’s limited size, it is likely that a GB zoned development would be less conducive to the adjacent existing residential developments than a new RM-1 development being adjacent to the existing commercial businesses.

For these reasons, and the findings outlined in the rezoning standards, we recommend the proposed rezoning. The Planning Commission may wish to consider the items listed in this report and below while developing their determination.

Considerations

- 1) *The permitted uses in the GB district offer an array of commercial options. Some uses would not be able to fit on a lot of this size. Some uses may not be seen as compatible with neighboring existing multi-family developments but are permitted by right.*
- 2) *The site being developed as an RM-1 multi-family development would be conducive to neighboring residential uses but may not be conducive to the neighboring commercial uses.*
- 3) *RM-1 zoning conflicts with 2024 Master Plan future land use designation of Neighborhood Commercial.*
- 4) *Additional and diversified housing options are a stated need in the 2024 Master Plan.*
- 5) *The site has been designated for commercial land use in the last two master plans and is zoned GB but has not garnered any viable commercial development interest. It is likely the site would be developed sooner if rezoned to residential use and provide a higher rate of return.*

Respectfully,



CARLISLE/WORTMAN ASSOC., INC.
Matteo Passalacqua
Community Planner

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: 11-06-2024

Applicant: Shirin Rahimifar

Address: 2118 Middlebelt Rd. west-bloomfield 48324

Phone No.: 646-399-6494 Fax No.: —

E-mail: Shirinrf@gmail.com / info@keegocconsulting.com

Applicant's Interest in Property: owner

Property Owner: ~~##~~ Viviana Groux - Shirin Rahimifar

Owner's Address: 2118 Middlebelt Rd. west Bloomfield 48324

Phone No.: 646 399 6494 Fax No.: —

Location of Property: 9451 Elizabeth lake Rd.

Sidwell No(s): _____

Total area of change: 1.3 acres

I, the undersigned (owner, attorney, or option holder) hereby request that this property now classified as ~~RHXX~~ GB District, be reclassified as RN1 District.

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

Please Print Name: Shirin Rahimifar

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)

RECEIVED

NOV 06 2024

COMMUNITY
DEVELOPMENT
DEPARTMENT

Supporting Statement for Rezoning from BG to RM1 at 9451 Elizabeth Lake Road

Thank you for considering this request to rezone the vacant property at 9451 Elizabeth Lake Road from BG (Business General) to RM1 (Residential Multi-Family 1). This rezoning request aligns closely with White Lake Township's Master Plan, fulfilling critical community needs, and is supported by statistical evidence that highlights immediate and long-term benefits to the township.

1. Alignment with the Master Plan and Community Demand

The 2024 White Lake Township Master Plan emphasizes a growing need for affordable, diverse housing options, particularly for middle-income families. Census Bureau data (2020) shows White Lake's median income at \$81,633, positioning many households within the middle-income bracket, which aligns well with the proposed housing. Furthermore, with rental costs averaging \$1,192 per month—higher than the county and state averages—this development will offer homeownership opportunities that address a housing affordability gap for this demographic.

2. Housing Affordability and Availability

Statistics indicate a pressing need for mid-sized homes. Almost half (46%) of White Lake residents currently live in homes between 1,000-2,000 square feet, and demand for similarly sized, affordable options remains high. The township's Master Plan also reports an affordability issue, with nearly 64% of renters paying 35% or more of their income on housing. This proposed development of 10 attached single-family units will directly address this gap, providing housing options that meet the financial needs of middle-income families and reducing the local housing cost burden.

3. Financial Viability and Limitations of Current Zoning

The current BG zoning designation has limited viability, as commercial demand is lower in this predominantly residential area. Attempts to develop the land commercially have been hindered by a lack of demand, making residential zoning more practical and in line with adjacent properties. RM1 zoning would not only ensure a reasonable return on investment but also enable the development of needed housing.

4. Compatibility with Surrounding Residential Uses

The property is bordered on two sides by residential zones, making RM1 a seamless fit that will harmonize with neighboring homes. By converting this parcel to a well-planned residential development, the community will experience aesthetic improvements and an overall increase in neighborhood appeal.

5. Traffic and Infrastructure Impact

Elizabeth Lake Road is equipped to handle the modest increase in traffic from 10 new units, and analysis confirms there will be no adverse impact on traffic flow. Additionally, the township's existing water and sewer infrastructure can support this development, as confirmed by capacity assessments, preserving the community's health, safety, and welfare.

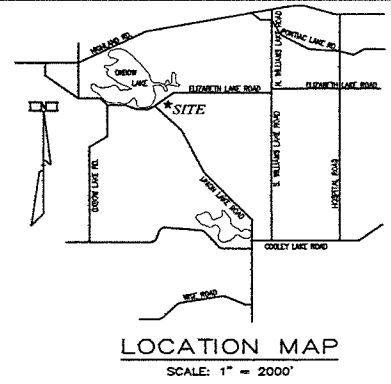
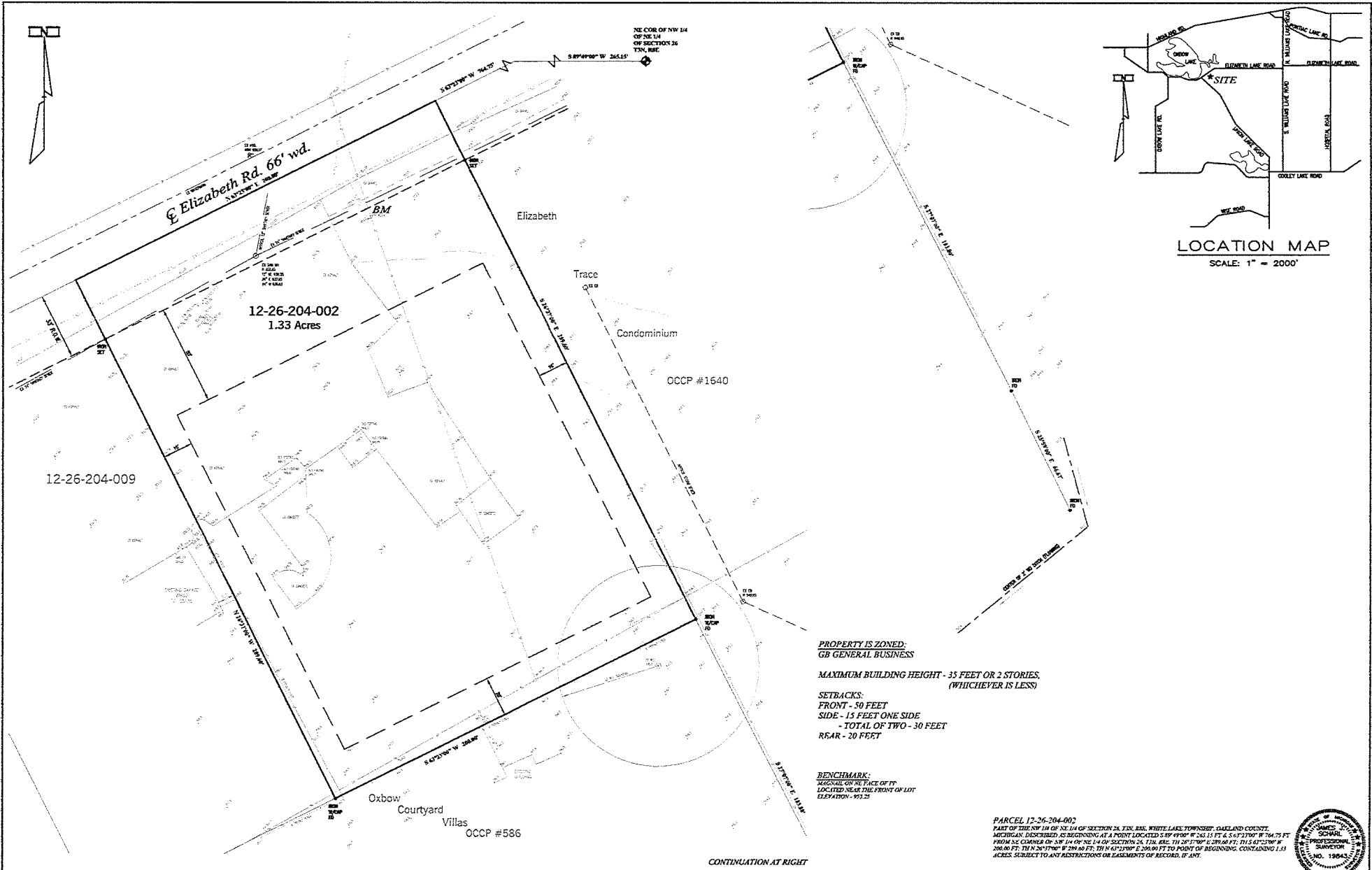
6. **Support for Township Utilities and Tax Revenue**

This development will generate new tax revenue, while the moderate density of the proposed housing will not strain township utilities or services. The property's conversion from vacant land to productive use also contributes to White Lake's financial health and addresses Master Plan goals.

In conclusion, this rezoning is fully consistent with White Lake Township's Master Plan, addressing both immediate housing needs and long-term goals for sustainable growth. The proposed development will directly address local housing demands, provide financial benefits, and seamlessly integrate into the existing residential community.

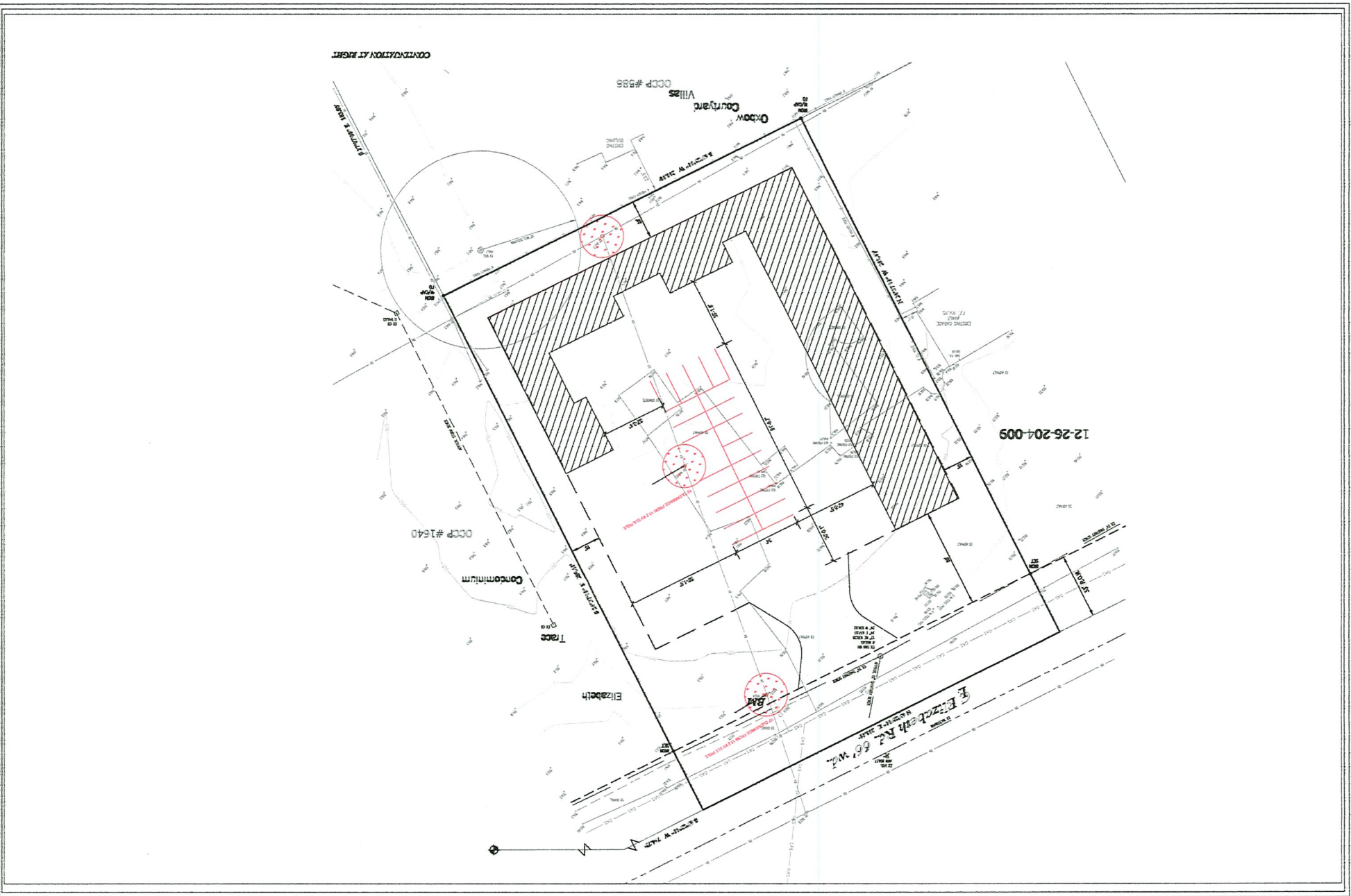
Attached are the following supporting documents:

1. **Site Survey** – This includes detailed topographical data of the land, as well as boundary markings with setback information, providing a clear understanding of the physical characteristics of the site.
2. **Preliminary Proposed Plan** – This preliminary plan outlines the layout of the 10-unit residential buildings, including initial traffic flow and parking arrangements to ensure accessibility and minimize impact on surrounding infrastructure. Please note that further development and detailed drawings will be provided once the rezoning request is accepted, allowing for more refined information as proper architectural and engineering drawings are developed.
3. **Highlighted Master Plan Pages** – Relevant pages from the White Lake Township Master Plan are attached, with key sections highlighted and annotated to correspond with references made in the rezoning statement. These references underscore the development's alignment with township goals, housing needs, and infrastructure compatibility.



DATE	ISSUE	PROPRIETOR: RSI HOLDINGS LLC 2450 ELIZABETH LAKE ROAD WHITE LAKE, MI 48306 (248) 770-3828	THIS DRAWING IS THE PROPERTY OF KIEFT ENGINEERING, INC. AND MAY NOT BE USED, REPRODUCED OR FORWARDED, BY ANY OR IN WHOLE, WITHOUT EXPRESSED WRITTEN PERMISSION FROM KIEFT ENGINEERING, INC.		KIEFT ENGINEERING, INC. REG. PROF. ENGINEER AND REG. LAND SURVEYOR 3032 SOUTH MAIN STREET, STE #1, CLARKSTON, MICHIGAN 48346 PHONE (248) 625-5251 FAX (248) 625-7110	SHEET 3-25-18 DRAWN JM CHECKED JAS SECTION 28	CDD. BY DAVE DATE 07-25-18 BEFORE YOU DIG CALL MISS DIG 800-482-7171 (TOLL FREE)	BOUNDARY / TOPOGRAPHIC SURVEY PARCEL 12-26-204-002 WHITE LAKE TOWNSHIP, OAKLAND COUNTY, MICHIGAN	SCALE 1" = 20' SHEET 1 OF 1 KE 2016.125	
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PROPOSED SITE PLAN OVERLAY



NE COR OF NW 1/4
OF NE 1/4
OF SECTION 26
T3N, R8E

S 89°49'00" W 265.15'

S 63°23'00" W 764.76'

Elizabeth Rd. 66' wd.
N 63°23'00" E 200.00'

Elizabeth

Trace

Condominium

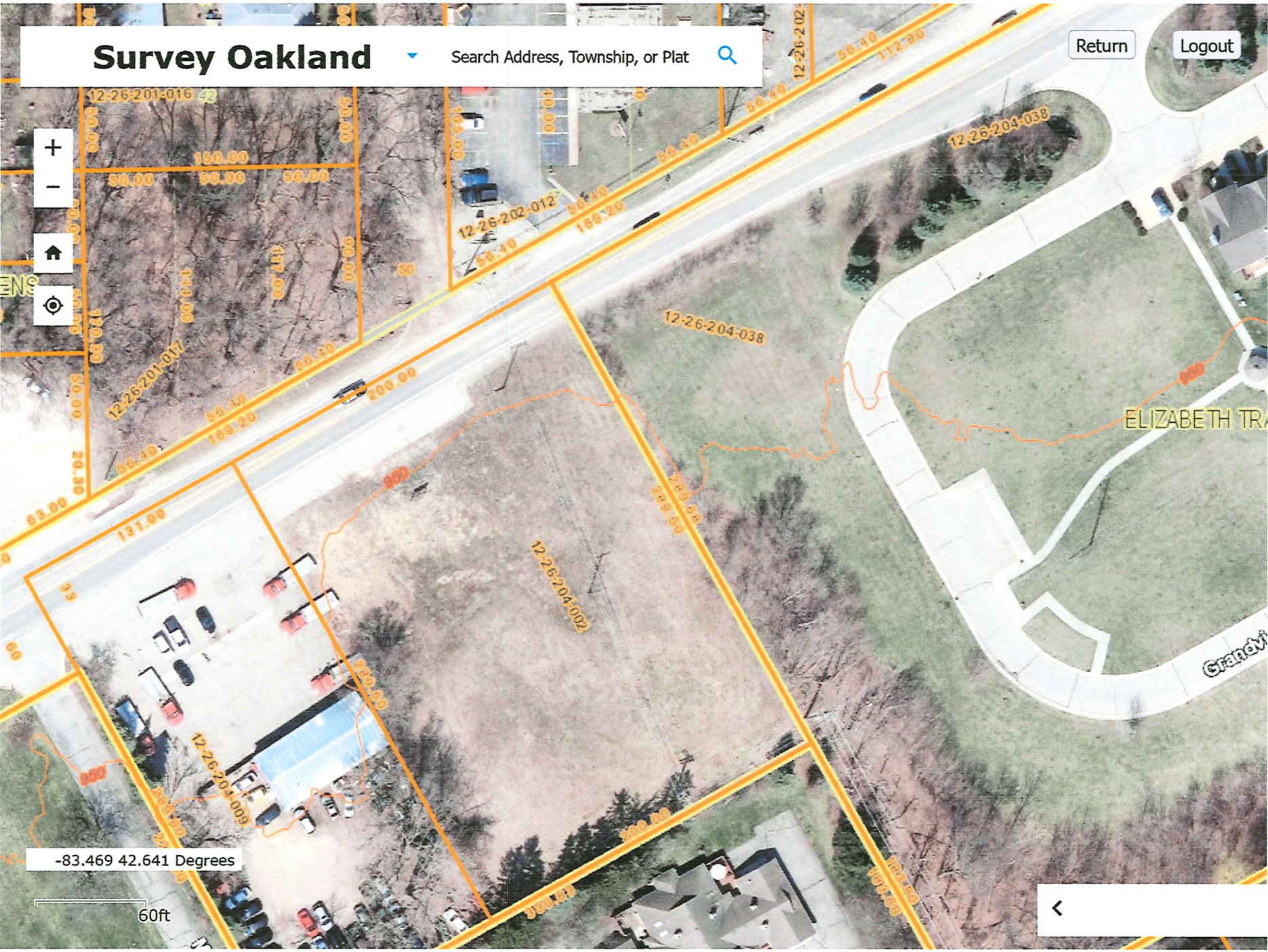
OCCP #1640

12-26-204-009

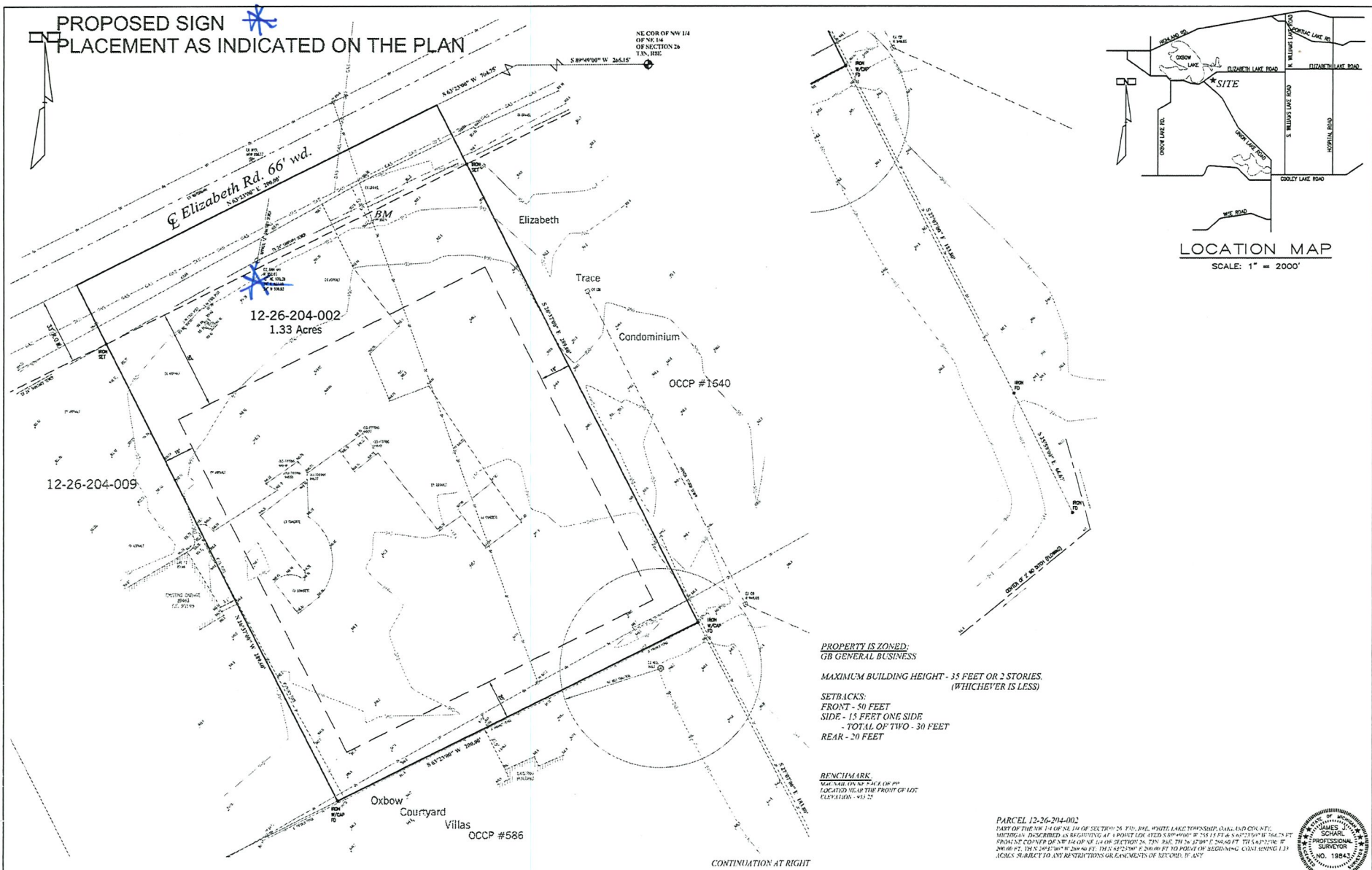
Oxbow
Courtyard

Villas
OCCP #586





PROPOSED SIGN PLACEMENT AS INDICATED ON THE PLAN



CONTINUATION AT RIGHT

DATE	ISSUE

PROPRIETOR:
RSI HOLDINGS LLC
9450 ELIZABETH LAKE ROAD
WHITE LAKE, MI 48386
(248) 770-3828

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KIEFT ENGINEERING, INC.
REG. PROF. ENGINEER AND REG. LAND SURVEYOR
5052 SOUTH MAIN STREET STE #11, CLARISTON, MICHIGAN 48348
PHONE (248) 625-3451 FAX (248) 625-7110

DATE	CHKD. BY	DATE
3-23-16		
DESIGN JAS		
SECTION 26	T-3-N-R-8-C	

BOUNDARY / TOPOGRAPHIC SURVEY
PARCEL 12-26-204-002
WHITE LAKE TOWNSHIP, OAKLAND COUNTY, MICHIGAN



SCALE 1" = 20'
SHEET 1 OF 1
KE 2016.125

Land Legal Description

PART OF THE NW ¼ OF SECTION 26, T3N, R8E, WHITE LAKE TOWNSHIP, OAKLAND COUNTY, MICHIGAN. DESCRIBED AS BEGINNING AT A POINT LOCATED S 89DEGREE 49'00" W 764.75 FT FROM NE CORNER OF NW ¼ OF NE ¼ OF SECTION 26,T3N, R8E.TH 26DEGREE 23'00"W 200.00 FT; TH 26DEGREE37'00" W289.60 FT;TH N 63 DEGREE 23'00" E 200.00 FT TO POIT OF BEGINNING. CONTAINING 1.33 ACRES. SUBJECT TO ANY RESTRICTIONS OR EASMENTS OF RECORD, IF ANY.

WHITE LAKE TOWNSHIP NOTICE OF PUBLIC HEARING

Notice is hereby given the Planning Commission of the Charter Township of White Lake will hold a public hearing on **Thursday, December 5, 2024, at 6:30 P.M.** at the Township Annex, 7527 Highland Road, White Lake, Michigan 48383, to consider the following changes to the zoning map:

Property identified as Parcel Number 12-26-204-002 (9451 Elizabeth Lake Road), located on the south side of Elizabeth Lake Road, east of Marina Court, consisting of approximately 1.33 acres.

The applicant requests to rezone the property from GB (General Business) 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