

WHITE LAKE TOWNSHIP PLANNING COMMISSION

REPORT OF THE COMMUNITY DEVELOPMENT DEPARTMENT

TO: Planning Commission

FROM: Sean O'Neil, AICP, Community Development Director
Justin Quagliata, Staff Planner

DATE: March 25, 2024

RE: New Hope Planned Development Agreement Amendment

Rumi Shahzad, on behalf of New Hope White Lake, submitted a letter dated March 12, 2024 requesting an amendment to the Planned Development Agreement (PDA). Section 7.4 of the PDA allows the Agreement to be modified by written agreement of the Township and Owner. New Hope, located on a 21.57-acre parcel at 450 S. Williams Lake Road (on the west side of Williams Lake Road, south of Elizabeth Lake Road), is a 93,541 square foot single-story assisted living and memory care facility. A 2,621 square foot office building is located southeast of the main building. The property is zoned PD (Planned Development). The Planning Commission granted final site plan approval on July 16, 2020 and the Township Board approved the PDA on July 21, 2020. A Certificate of Occupancy was granted on December 15, 2022.

New Hope would like to rent its office building to a certified nursing aide (CNA) training program provider. No new construction would be involved with this request. Staff concludes the 70 existing parking spaces on the property are adequate to serve the likely minor increase in the number of vehicle trips to the site resulting from the proposed use.

The Applicant has not yet submitted the PDA amendment. The Planning Commission could recommend approval of the PDA amendment to allow the proposed use, conditioned on staff and consultants' administrative review of the agreement.

Planning Commission Options / Recommendation

The Planning Commission has the option to recommend approval, approval with modifications, or denial of the PDA amendment to the Township Board. **Staff recommends approval of the PDA amendment subject to administrative review.**

Attachment:

1. Letter from Rumi Shahzad requesting amendment dated March 12, 2024.



Planning Commission
White Lake Township
7525 Highland Rd
White Lake, MI 48383

March 12, 2024

Dear Planning Commission members,

I am writing this note to request a change to the Planned Development Agreement between Township of White Lake and New Hope White Lake, LLC (NHWL).

As you know, talent acquisition and retention is a key to running a successful business. This is even more critical for Senior Living Providers. NHWL has identified a top CNA training Program to bring to White Lake. NHWL would like to rent out the 2,621 square foot separate office building, which was used as a model during construction, to a Certified Nursing Aide (CNA) Training Program. Doug and Stephanie Sokol have been running a CNA Training Program in Grand Blanc over the past 5 years. They have been recognized by Hospitals and Nursing Homes as one of the leading CNA Training Programs in Michigan. Please note that no new construction would be involved with this request, the existing building will be used for training CNA candidates.

The CNA Training Program would enable the White Lake, Waterford and neighboring area residents to get training from a top provider. It will also enable New Hope White Lake to recruit strong candidates that successfully complete the program and utilize the services for ongoing training of our existing employees as well.

Please let me know should you have any questions.

Khurram Rumi Shahzad
Managing Director,
New Hope White Lake,
450 S. Williams Lake Rd,
White Lake, MI 48386