

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



Trustees
Scott Ruggles
Liz Fessler Smith
Andrea C. Voorheis
Michael Powell

WHITE LAKE TOWNSHIP

7525 Highland Road • White Lake, Michigan 48383-2900 • (248) 698-3300 • www.whitelaketwp.com

Community Development Department Report

April 2022

Dear Township Board Members,

During the month of March, the department continued working on the Civic Center area. In the coming months we intend to begin the process of updating both our Land Use and Parks & Recreation Master Plans, as well as the annual update of the Capital Improvements Plan (CIP).

We are working on several active projects. Oakland Harvesters (White Lake Rd.) is moving forward with their final site plan. The Elizabeth Lake Retail (S/W corner of M-59 & Elizabeth Lake Rd.) has a revised preliminary site plan and rezoning request that is under review and will soon be considered again by the Planning Commission. The Oxbow Lake Private Launch (Lakeside Dr. south of M-59) is on your April agenda for consideration of their Development Agreement. The Comfort Care plan (Union Lake Rd, west of Independence Village) is under review for preliminary site plan and rezoning for their proposed Planned Development (PD) project. The Taco Bell project (Meijer out lot) has submitted their Final Site Plan and Development Agreement for review. The White Lake Hill project (North of M-59 at Hill Rd) has submitted a site plan for consideration of both single and multiple family dwellings (494 total units) on their land. This project will be considered by the Planning Commission in April. Black Rock restaurant has made an application to rezone the property at 9501 Highland Road, (South of M-59 & east of White Banks) from LB (Local Business) to GB (General Business) to match the vacant property west of that parcel. This request was on the March 17th Planning Commission agenda for a public hearing and is on your April agenda for consideration. They have not yet submitted a site plan for this project but one is expected this spring. Finally, Hypershine car wash has submitted a plan for new facility just west of Belle Tire. This plan will be considered by the Planning Commission in late April and will likely be placed on your May agenda.

As for approved projects, the Preserve at Hidden Lake and Trailside Meadow projects continue to build homes rapidly and are into construction on the second phases of their projects. The New Hope White Lake assisted living project (Williams Lake Rd.) is nearing completion on their site work and building construction. The Eagles Landing project (Bogie Lake Rd.) will likely begin their site construction in the spring. The West Valley and Lakepointe projects (near Bocovina on either side of Union Lake Rd.) have not moved forward with construction, but intend to do so this spring. The Pontiac Lake Overlook apartment project (Pontiac Lake Rd.) received final site plan approval and will begin their construction in the spring. And the redevelopment of the old Sonic restaurant (at Fisk Corners) is now 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,

A handwritten signature in black ink, appearing to read 'Sean O'Neil', written in a cursive style.

Sean O'Neil

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Parks and Recreation April 2022

Dear Township Board,

Work on the Stanley Park grant application will continue this spring and summer. While the grant was tentatively awarded by the Michigan Department of Natural Resources (MDNR), federal agency review and approval is still in progress. The National Park Service (NPS) indicated there has been documented occurrences of Eastern Massasauga Rattlesnakes (EMR), which is a threatened/endangered species, in the project area. The project is being required to go through the U.S. Fish and Wildlife Service (USFWS) formal consultation process. The Township is required to complete a biological assessment on the Stanley Park property. This assessment must be completed by a herpetology consultant to be acceptable by federal agencies. The USFWS provided staff with guidelines for completing the assessment. Ultimately, the USFWS will review the assessment and issue a decision on the matter, which must be acceptable to the NPS to obtain compliance with federal requirements. The next MDNR window to provide information to the NPS is in June. If the Township misses this window, then it would push the project to the next open window and cause a delay, but not a cancellation, of the project. There are some things outside of the Township's control, such as the actions and timelines of the USFWS and NPS. For example, the USFWS indicated once receiving a biological assessment it had 135 days to review and issue a decision.

The Parks and Recreation Committee continues to plan for the summer event on June 25, 2022. As details are finalized for the event, advertisement to the public will be distributed via the various Township Facebook pages, Township website, as well as the Spinal Column. A resident requested the Committee support the installation of horse-crossing road signs in horse-heavy traffic areas in the northern portion of the Township. This month a resolution supporting both horse-crossing and tractor-crossing road signs was considered by the Committee; the resolution will be shared with the Road Commission for Oakland County (RCOC). The Committee is also working on updating the prohibited hunting areas and will forward its recommendation on the ordinance amendment to the Board. Bloomer Park maintenance occurred in March; dead trees and hanging limbs over the main trail were cleared. As warm spring weather approaches, staff will continue to assess the park properties for any needed maintenance prior to the heavy-use season at the parks.

If you have any questions, please contact me.

Sincerely,

Justin Quagliata
Staff Planner

Breakdown of Permits by Category

Current Chart Filter: All Records, Permit.DateIssued Between 3/1/2022 12:00:00 AM AND 3/31/2022 11:59:59 PM

Permits by Category

