

WHITE LAKE TOWNSHIP TOWNSHIP BOARD

REPORT OF THE COMMUNITY DEVELOPMENT DEPARTMENT

TO: Township Board

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

DATE: April 11, 2022

RE: Szott Automotive Group
Revised Planned Business Development Agreement Amendment

Partners in Architecture PLC, on behalf of Szott Automotive Group, has requested approval of a revised planned business development (PBD) agreement amendment regarding the total area of wall signage allowed on the building. The approximately 13.7-acre property, addressed as 6700 Highland Road (Parcel Number 12-20-427-011), is located on the south side of Highland Road, east of Bogie Lake Road and zoned PB (Planned Business).

At its meeting on February 15, 2022 the Township Board approved eight (8) wall signs with total signage area as 121 square feet. There was an error in the signage calculations on the plans provided by the Applicant. Total signage area of 121 square feet did not take into account there are two (2) "Service" signs at 8.38 square feet each. Total area for wall signage on the building would actually be 129.25 square feet (130 square feet). Both the PBD Agreement Amendment and plans were revised to indicate 132 square feet of wall signage. The Applicant indicated 2.75 square feet of leeway would allow some tolerance if the kerning, font, etc. on the signage was slightly different when submitted by the vender.

When the Planning Commission recommended approval of wall signage to the Township Board in 2014, the motion included a provision to allow six (6) wall signs totaling 207 square feet. There are currently seven (7) wall signs on the building totaling 240.27 square feet in size. If eight (8) wall signs totaling 132 square feet were allowed by the Township Board, there would be a reduction of 108.27 square feet of signage from what is currently installed on the building.

When the request was considered by the Township Board in February 2022, the Applicant had not yet prepared the amendment to the PBD agreement. If the revised Amendment is approved, staff will administratively review the documents to confirm consistency with Board action.

Township Board Options

The Township Board has the option to approve, approve with modifications, or deny the revised PBD agreement amendment. The following motion is provided for the Board's consideration:

- **Move to approve the revised amendment to the Planned Business Development Agreement for Szott Automotive Group to allow eight (8) wall signs totaling 132 square feet, subject to administrative review. The Supervisor and Clerk are authorized to sign all necessary documents to execute the amendment.**

Attachment:

1. Revised First Amendment to Planned Business Development Agreement.

FIRST AMENDMENT TO PLANNED BUSINESS DEVELOPMENT AGREEMENT

THIS FIRST AMENDMENT TO PLANNED BUSINESS DEVELOPMENT AGREEMENT (this "First Amendment") is made this _____ day of _____, 2022, by and between Szott CJ Properties, LLC, a Michigan limited liability company ("Developer"), whose address is 6700 Highland Road, White Lake, Michigan 48383, and the Charter Township of White Lake, a Michigan municipal corporation (the "Township"), whose address is 7525 Highland Road, White Lake, Michigan 48383.

Recitals

A. Developer and the Township are parties to a certain Planned Business Development Agreement dated July 14, 2015, as evidenced of record by a certain Notice of Development Agreement dated July 31, 2015, and recorded on July 31, 2015, in Liber 48454, Page 179, Oakland County Records (the "Agreement"), pertaining to real property situated in the Charter Township of White Lake, Oakland County, Michigan, being more particularly described in attached **Exhibit A-1**.

B. The Township Board approved certain revisions requested by Developer to the Agreement and the PBD Plan (as defined in the Agreement), subject to administrative approval, at its Regular Township Board Meeting on February 15, 2022.

C. Developer and the Township desire to amend the Agreement and the PBD Plan consistent with the revisions approved by the Township Board.

NOW, THEREFORE, in consideration of the covenants and premises contained herein and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, it is agreed as follows:

1. Sheets A5-01 and A5-02, each attached hereto as **Exhibit B-1**, shall replace and supersede Sheets A2.0 and A5.0, as previously attached in Exhibit B to the Agreement, and Sheets A2.0 and A5.0, as previously attached in Exhibit B to the Agreement shall be of no further force or effect.

2. Sheets A1-01 and A5-03, the rendering titled "Signage – West Approach," showing a 20-foot monument sign with a rock base, and the rendering titled "Lighting – West Approach - Regular," showing LED strip lighting on the building exterior, each attached hereto as **Exhibit F-1**, shall replace and supersede the Sign Detail, as previously attached in Exhibit F to the Agreement, and the Sign Detail, as previously attached in Exhibit F to the Agreement shall

be of no further force or effect. As detailed on Sheet A5-03, the building shall be permitted to have a total of eight (8) façade signs with a total signage area of up to one hundred thirty-two (132) square feet.

3. If, following the approval of the PBD Plan, Developer elects to make minor changes to the PBD Plan, such minor changes may be made subject only to Administrative Approval. The term "minor changes" shall be those changes set forth in the Township Zoning Ordinance, Article 6, Section 7(E)(i)(a-k). For purposes of this Agreement, "Administrative Approval" shall mean the approval by the Community Development Director of the Township, or his designee, or such other individual as may be designated by the Township Board, without the necessity of review by the Township Board or the Township Planning Commission or any amendment to this Agreement.

4. In all other respects, other than as hereinabove indicated, the Agreement, including the exhibits attached thereto, is hereby ratified and confirmed.

[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK]

The undersigned have executed this First Amendment effective as of the day and year first written above.

DEVELOPER:

SZOTT CJ PROPERTIES, LLC, a Michigan limited liability company

By: _____
Tom Szott, Manager

STATE OF MICHIGAN)
) §
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this ____ day of _____, 2022, by Tom Szott, Manager of Szott CJ Properties, LLC, a Michigan limited liability company, on behalf of the limited liability company.

_____, Notary Public
_____, County, _____
My commission expires: _____
Acting in _____ County

[SIGNATURES CONTINUED ON FOLLOWING PAGE]

TOWNSHIP:

CHARTER TOWNSHIP OF WHITE LAKE, a Michigan municipal corporation

By: _____
Rik Kowall, Supervisor

By: _____
Anthony Noble, Clerk

STATE OF MICHIGAN)
) §
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this ____ day of _____, 2022, by Rik Kowall, Supervisor, and Anthony Noble, Clerk, of the Charter Township of White Lake, a Michigan municipal corporation, on behalf of the municipal corporation.

_____, Notary Public
_____, County, _____
My commission expires: _____
Acting in _____ County

PREPARED BY

Brandon J. Muller
Clark Hill PLC
151 South Old Woodward Avenue, Suite 200
Birmingham, Michigan 48009

WHEN RECORDED RETURN TO:

Charter Township of White Lake
7525 Highland Road
White Lake, Michigan 48383

Exhibit A-1

Legal Description

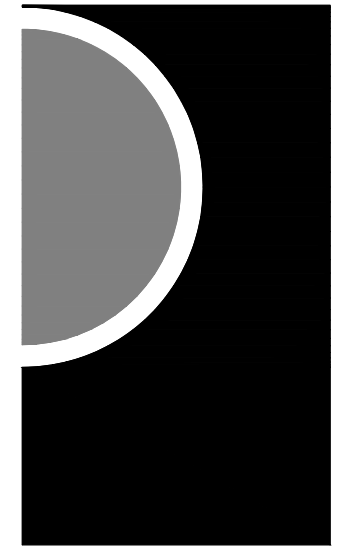
Part of the southeast 1/4 of Section 20 and also part of the southwest 1/4 of Section 21, T.3N., R.8E., White Lake Township, Oakland County, Michigan, being also part of Lots 263 through 266, inclusive, of "Brendel Heights Subdivision", as recorded in Liber 27 of Plats, Pages 21 and 21A, Oakland County Records, and more particularly described as COMMENCING at the Center of Section of said Section 21, which lies 1.65 ft. south of the M-59 surveyed centerline, thence S 87 deg 53 min 27 sec W, along the east-west 1/4 line of said Section 21, 2669.70 ft. to the west 1/4 corner of said Section 21; thence S 02 deg 21 min 33 sec E, along the West line of Section 21 & the East line of Section 20, 25.00 ft., to the POINT OF BEGINNING; thence N 87 deg 53 min 27 sec E, along the platted north line of "Brendel Heights Subdivision", 369.17 ft. (recorded as 370 ft.); thence S 02 deg 09 min 36 sec E 305.23 ft. (recorded as 305 ft.); thence S 88 deg 01 min 49 sec W 135.03 ft. (recorded as 135 ft.); thence S 02 deg 03 min 07 E 329.36 ft. (recorded as 330 ft.), to the south line of Lot 263 of said Subdivision; thence S 88 deg 05 min 14 sec W, along said south line of Lot 263 of said Subdivision, 231.32 ft. (recorded as 235 ft.), to the west line of Section 21, as currently monumented; thence S 02 deg 21 min 33 sec E, along said west Section line, 563.51 ft. (recorded as S 02 deg 20 min 55 sec E); thence S 87 deg 38 min 27 sec W 100.00 ft. (recorded as S 87 deg 39 min 05 sec W); thence S 02 deg 21 min 33 sec E 104.57 ft. (recorded as S 02 deg 20 min 55 sec E); thence S. 87 deg 22 min 52 sec W. 229.62 ft. (recorded as S. 87 deg 23 min 30 sec W.); thence N 02 deg 21 min 02 sec W 1275.83 ft. (recorded as N 02 deg 20 min 24 sec W) to the South line of M-59 Highway (100 ft. wide right of way); thence N 87 deg 19 min 52 sec E (recorded as N 87 deg 20 min 25 sec E), along said South line, 329.43 ft. to the East line of Section 20 and the West line of Section 21; thence N 02 deg 21 min 33 sec W (recorded as N 02 deg 20 min 55 sec E), along said Section line, 25.00 ft. to the POINT OF BEGINNING; containing 13.747 acres, subject to the rights of the public or any governmental unit in any part thereof taken, used or deeded for street, road or highway purposes, also subject to easements and restrictions of record, if any.

Tax Parcel No. 12-20-427-011

Exhibit B-1

Sheets A5-01 and A5-02

[SEE ATTACHED]



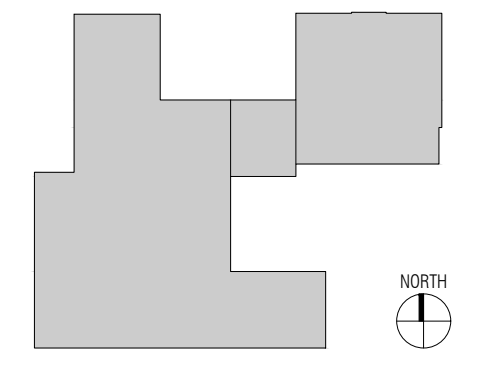
PARTNERS in Architecture, PLC
 65 MARKET STREET
 MOUNT CLEMENS, MI 48043
 P 586.469.3600

Statement of Intellectual Property
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CONSULTANT

KEY PLAN



OWNER

Scott Automotive Group

PROJECT NAME

Scott M59 Jeep Dealership Renovation

6700 Highland Road
 White Lake Charter Township, 48383

PROJECT NO.

21-108

ISSUES / REVISIONS

FCA 50% Review	06/10/2021
FCA 100% Review	11/08/2021
CM Review	12/06/2021
CM Review - Rev. 1	01/04/2022
Township Review	01/07/2021
Planning Commission	02/03/2022
Amendment Agreement	04/19/2022

DRAWN BY

MNZ

CHECKED BY

LJM

APPROVED BY

DWG

SHEET NAME

EXTERIOR ELEVATIONS

SHEET NO.

A5-01

NOTE: ALL ACM PANELS TO BE INSTALLED BY A STELLANTIS APPROVED FABRICATOR

- 25 WALL SCUPPER FOR CANOPY ROOF DRAIN CONDUIT - REFER TO PLUMBING. SCUPPER TO BE PROVIDED BY PLUMBING CONTRACTOR AND INSTALLED BY METAL PANEL CONTRACTOR. PROVIDE CONTINUOUS SEALANT AT PERIMETER OF SCUPPER TO MATCH ADJ. ACM PANELS.
- 26 AREA OF EXISTING METAL PANEL PYLON TO BE DEMOLISHED. REFER TO PLAN DETAILS AND WALL SECTIONS FOR EXISTING CONSTRUCTION TO REMAIN.
- 27 AREA OF EXISTING METAL PANELS AND WALL CONSTRUCTION TO BE DEMOLISHED. REFER TO PLAN DETAILS AND WALL SECTIONS FOR EXISTING CONSTRUCTION TO REMAIN.
- 16 EXISTING CMU WALL - PAINT (PNT-11)
- 17 EXISTING CMU WALL - PAINT (PNT-12)
- 18 EXISTING CORRUGATED METAL SIDING - PAINT (PNT-10)
- 19 EXISTING EXTERIOR LIGHTING FIXTURE. REMOVE AND SALVAGE FOR REINSTALLATION WHEN PAINTING COMPLETE (TYP). REINSTALL IN SAME LOCATION U.O.N.
- 20 EXISTING MECHANICAL LOUVERS - PAINT TO MATCH ADJACENT SIDING
- 21 OUTLINE OF BUILDING BEYOND
- 22 EXISTING ENTRANCE DOOR - PREP SURFACE FOR NEW FINISH AND REPAINT (PNT-13)
- 23 MODIFY EXISTING CMU BASE AS REQ'D FOR NEW WORK - REFER TO PLAN DETAILS
- 24 VINYL ADDRESS LETTERING AT INTERIOR SURFACE OF GLAZING.

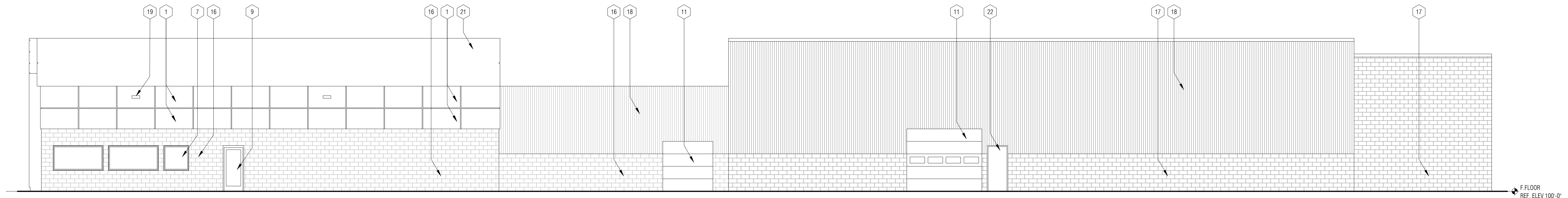
- 6 HIGH POLISHED ACM TRIM W. 2" INTEGRATED CONTINUOUS LED LIGHT (COORD. POWER) - REFER TO ELEC
- 7 EXISTING STOREFRONT SYSTEM TO REMAIN (TYP.)
- 8 EXISTING STOREFRONT CORNER MULLION. SCARIFY SURFACE AND PAINT ALL EXPOSED FACES COMPLETE. (PNT-10)
- 9 EXISTING ENTRANCE DOOR TO REMAIN
- 10 EXISTING CMU BASE COURSE TO REMAIN
- 11 EXISTING OVERHEAD DOOR TO REMAIN
- 12 NEW SIGNAGE BY FCA VENDOR
- 13 LOCATION OF REINSTALLED EXTERIOR LIGHTING FIXTURE
- 14 NEW HIGH POLISHED ACM TRIM (ACM-3)
- 15 LINE OF EXISTING PARAPET TO BE LOWERED. TOP OF PARAPET ELEVATION TO MATCH EXISTING ADJACENT PARAPET LEVEL - REFER TO WALL SECTIONS

EXTERIOR ELEVATIONS GENERAL NOTES:

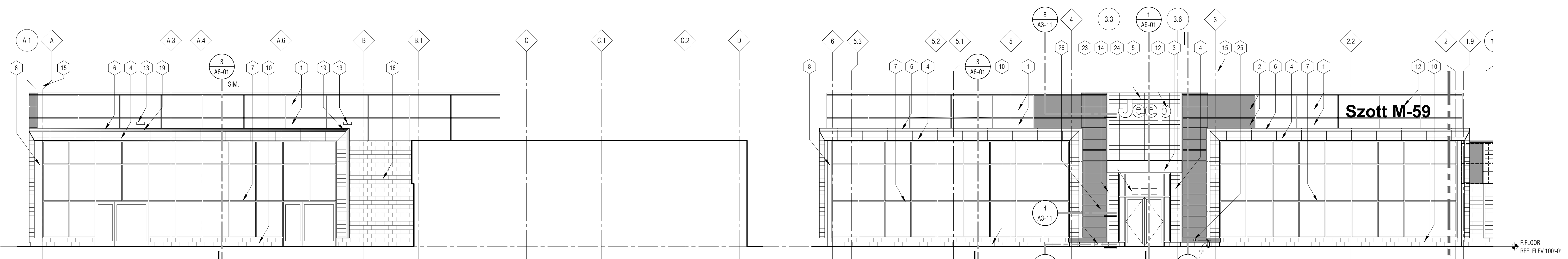
- A. REFER TO MATERIAL FINISH / COLOR SCHEDULE ON SHEET A0-03
- B. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING AND UNDERSTANDING EXISTING CONDITIONS.

EXTERIOR ELEVATIONS KEY NOTES:

- 1 EXISTING ALUMINUM COMPOSITE METAL PANELS. SCARIFY SURFACE AND PAINT ALL EXPOSED FACES COMPLETE. (PNT-10)
- 2 NEW ALUMINUM COMPOSITE METAL PANELS (ACM-1)
- 3 ACM FINISHED CANOPY CANTILEVERED FROM BUILDING FACE (ACM-3)
- 4 NEW ACM CHAMFER (ACM-2) - REFER TO WALL SECTIONS
- 5 NEW ACM (ACM-2)

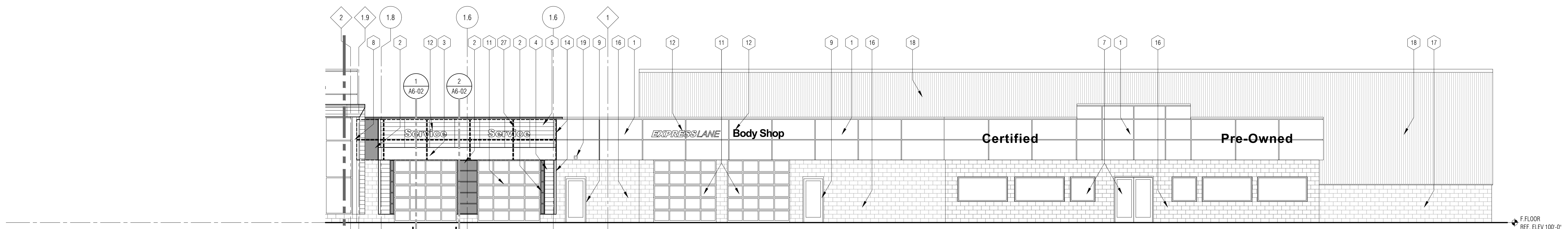


4 West Exterior Elevation
 A0-04 1/8" = 1'-0"

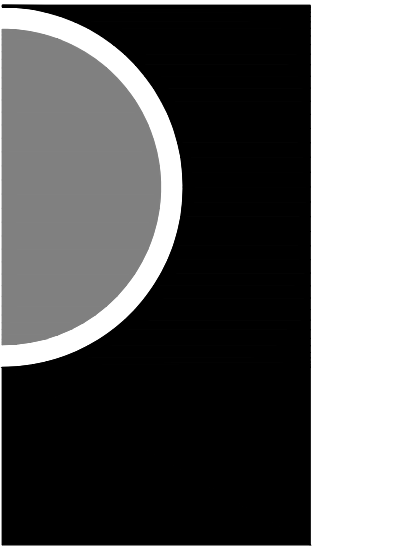


3 Partial West Exterior Elevation
 A0-04 1/8" = 1'-0"

2 North Exterior Elevation Cont.
 A0-04 1/8" = 1'-0"



1 North Exterior Elevation
 A0-04 1/8" = 1'-0"

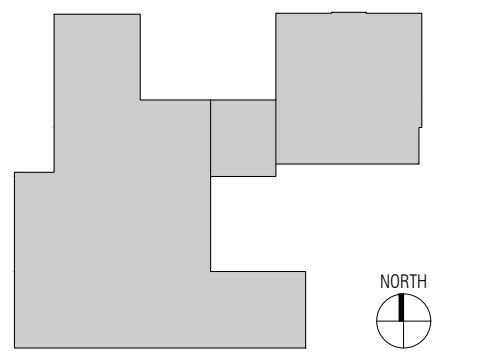


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PROJECT NO.

21-108

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Planning Commission	02/03/2022
Amendment Agreement	04/19/2022

DRAWN BY

MNZ

CHECKED BY

LJM

APPROVED BY

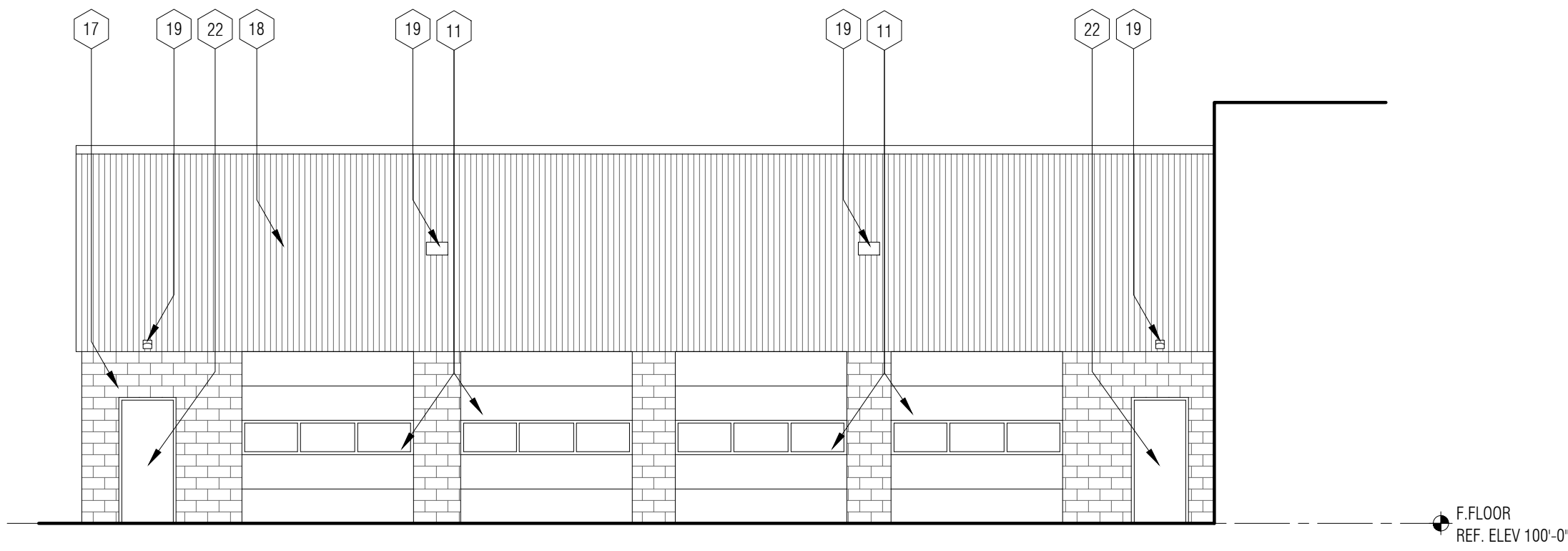
DWG

SHEET NAME

EXTERIOR ELEVATIONS

SHEET NO.

A5-02



5 Partial North Exterior Elevation
 A0-04
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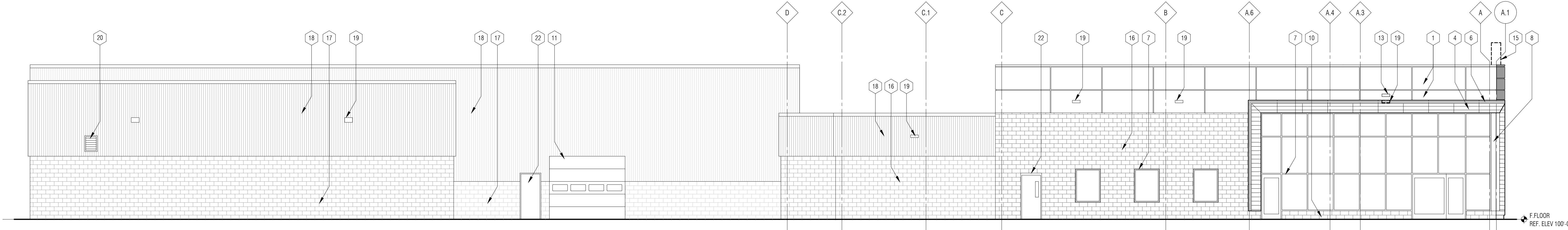
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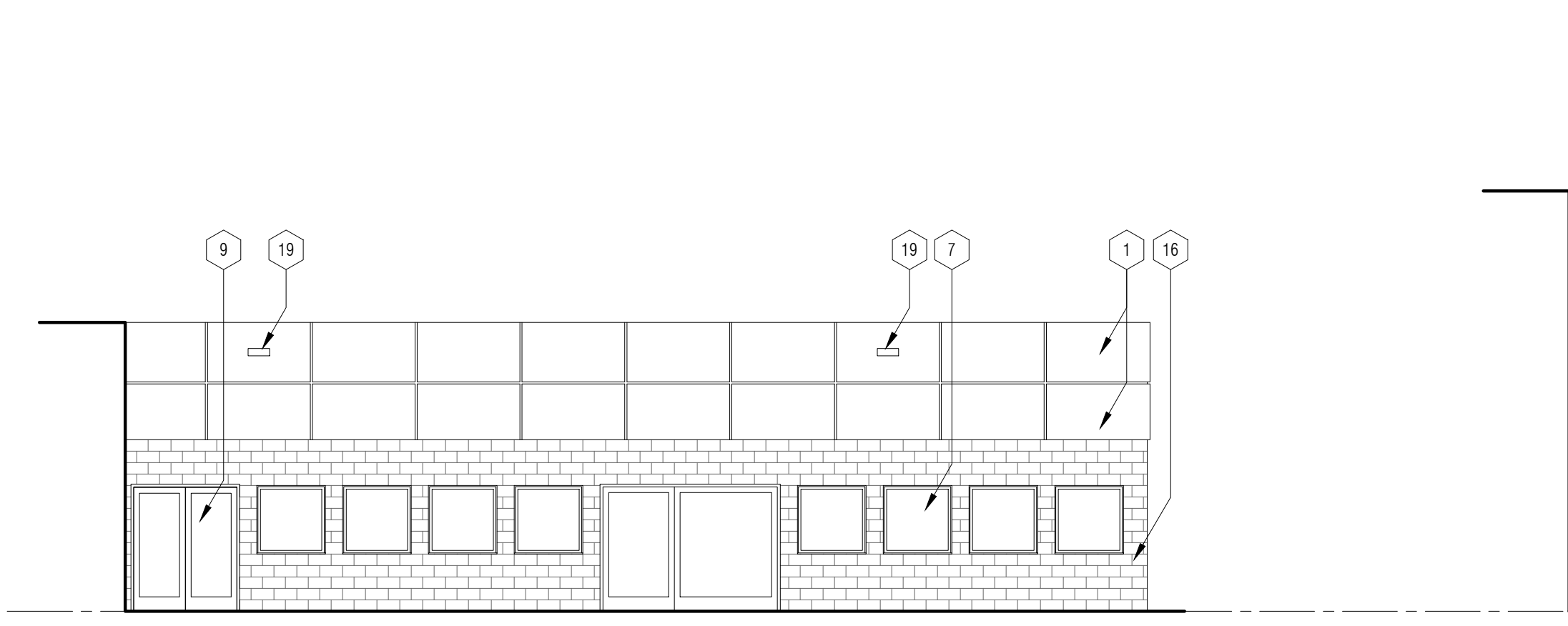
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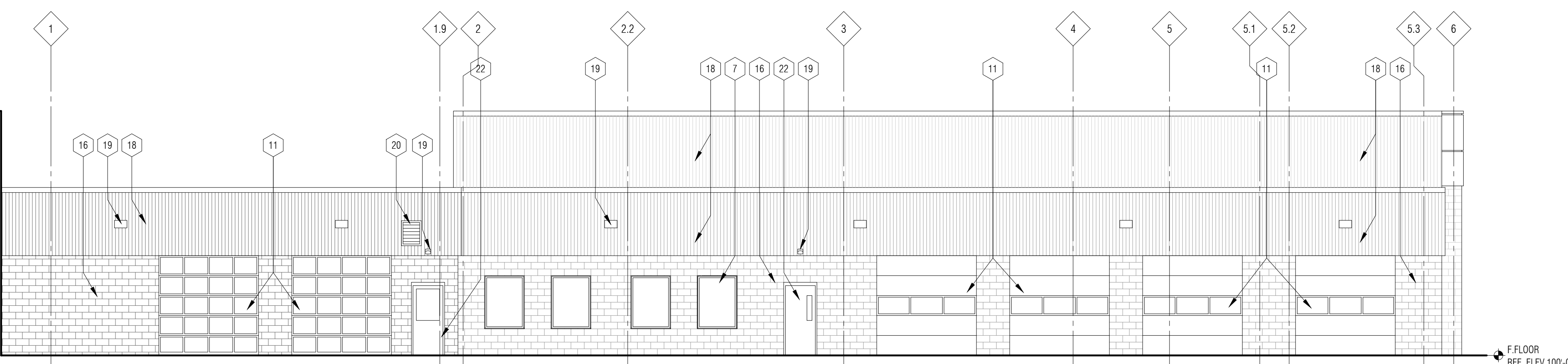
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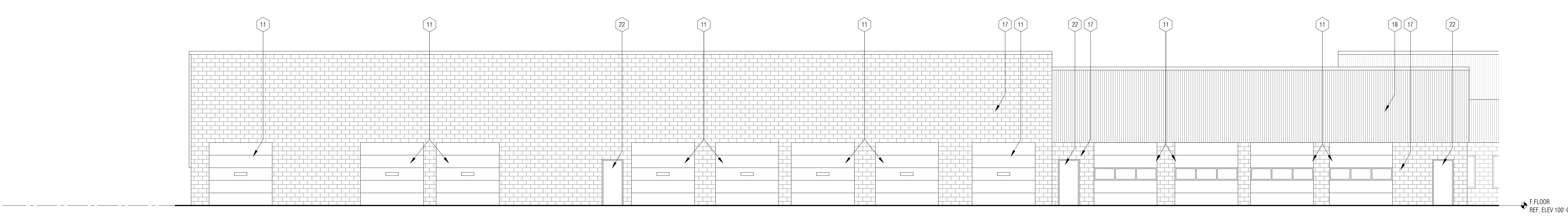
4 East Exterior Elevation
 A0-04
 1/8" = 1'-0"



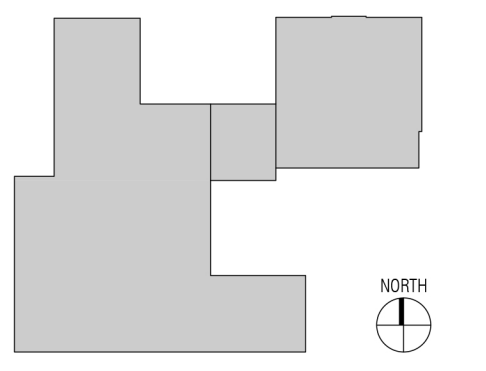
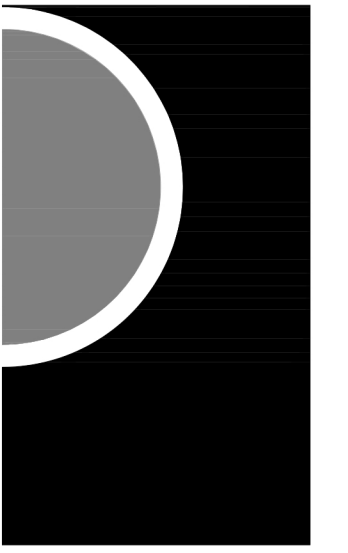
3 Partial East Exterior Elevation
 A0-03
 1/8" = 1'-0"



2 Partial South Exterior Elevation
 A0-04
 1/8" = 1'-0"

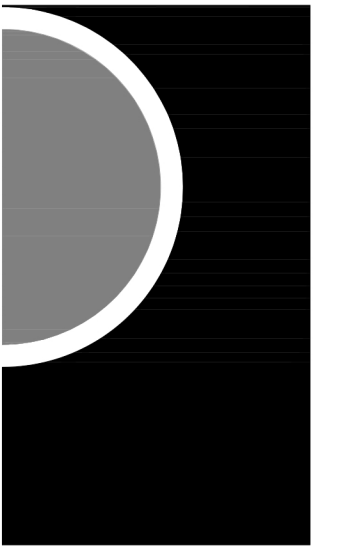


1 Partial South Exterior Elevation
 A0-04
 1/8" = 1'-0"

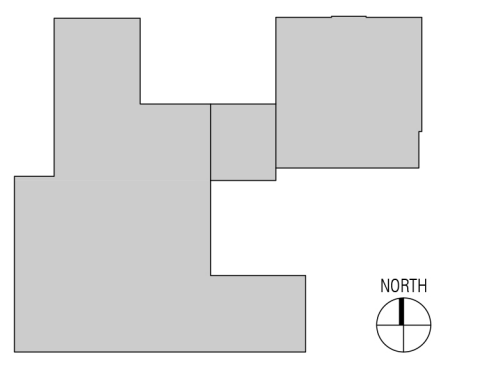


FCA 50% Review	06/10/2021
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MNZ

CHECKED BY

LJM

APPROVED BY

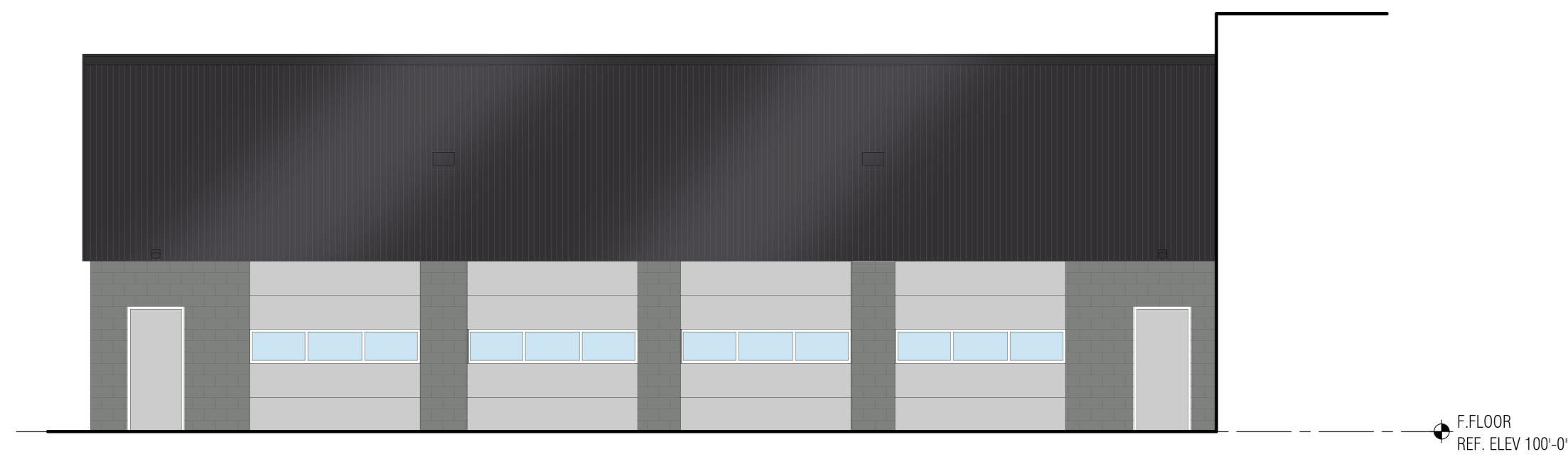
DWG

SHEET NAME

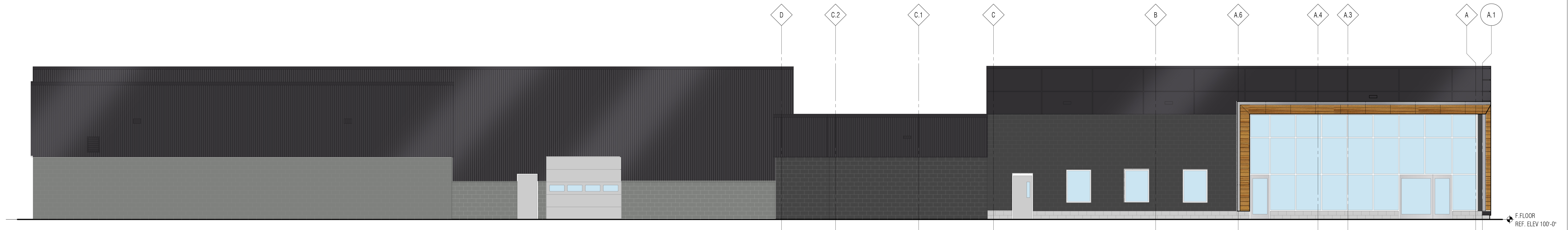
EXTERIOR ELEVATIONS

SHEET NO.

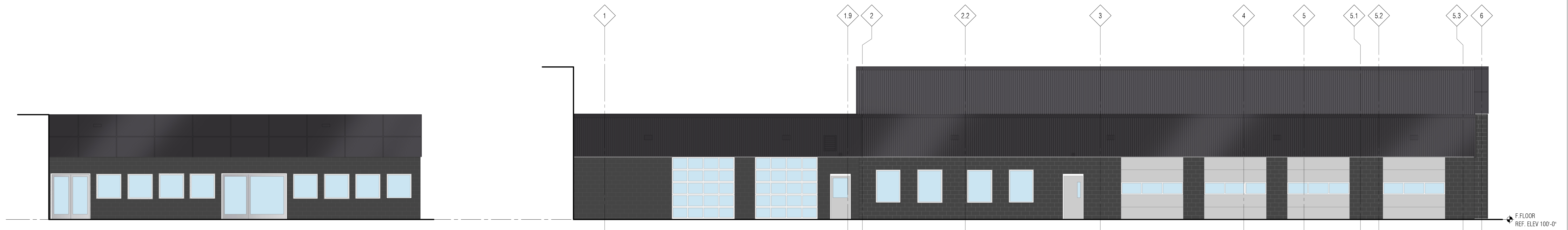
A5-02



5 Partial North Exterior Elevation
A0-04 1/8" = 1'-0"



4 East Exterior Elevation
A0-04 1/8" = 1'-0"



3 Partial East Exterior Elevation
A0-03 1/8" = 1'-0"



1 Partial South Exterior Elevation
A0-04 1/8" = 1'-0"

Exhibit F-1

Sheets A1-01 and A5-03
Rendering “Signage – West Approach”
Rendering “Lighting – West Approach”

[SEE ATTACHED]



PARTNERS in Architecture, PLC

65 MARKET STREET
MOUNT CLEMENS, MI 48043
P 586.469.3600

Statement of Intellectual Property

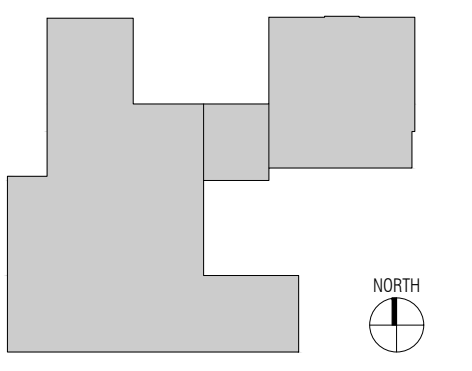
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DRAWN BY

MNZ

CHECKED BY

LJM

APPROVED BY

DWG

SHEET NAME

SITE PLAN

SHEET NO.

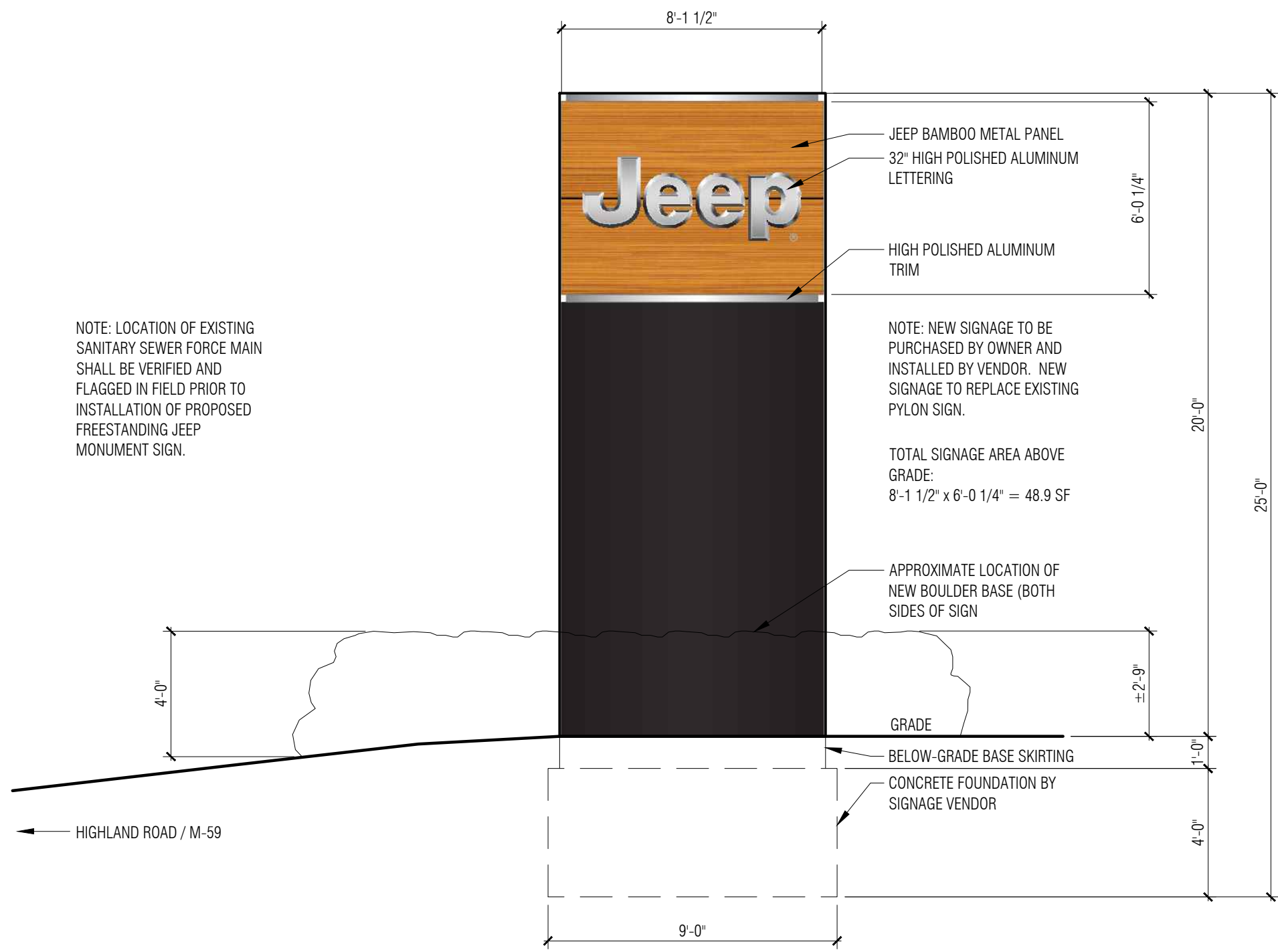
A1-01

SITE PLAN GENERAL NOTES:

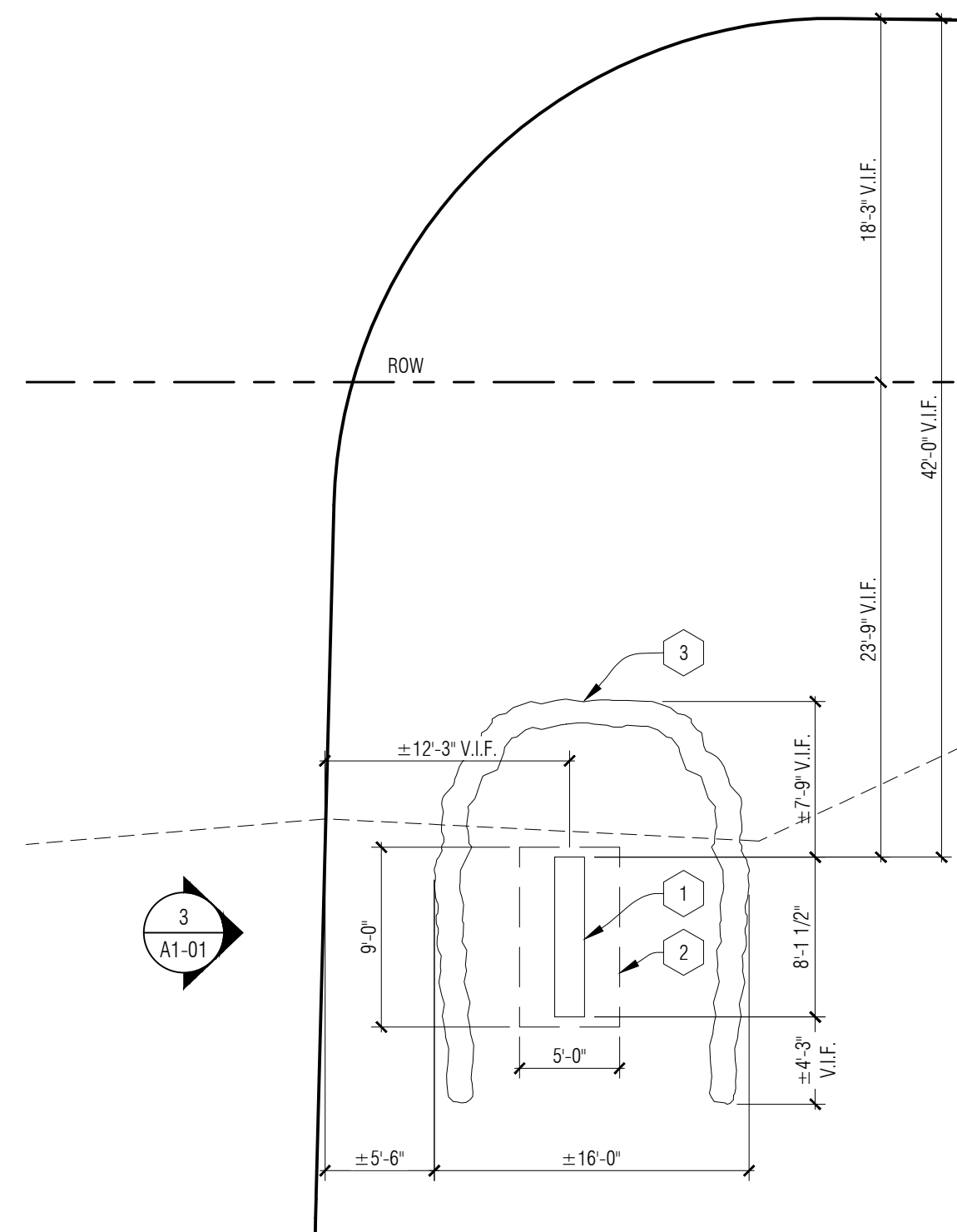
- A. DRAWING ISSUED FOR REFERENCE
- B. LOCATION OF EXISTING SANITARY SEWER FORCE MAIN SHALL BE VERIFIED AND FLAGGED IN FIELD PRIOR TO INSTALLATION OF PROPOSED FREESTANDING JEEP MONUMENT SIGN.

SITE PLAN KEY NOTES:

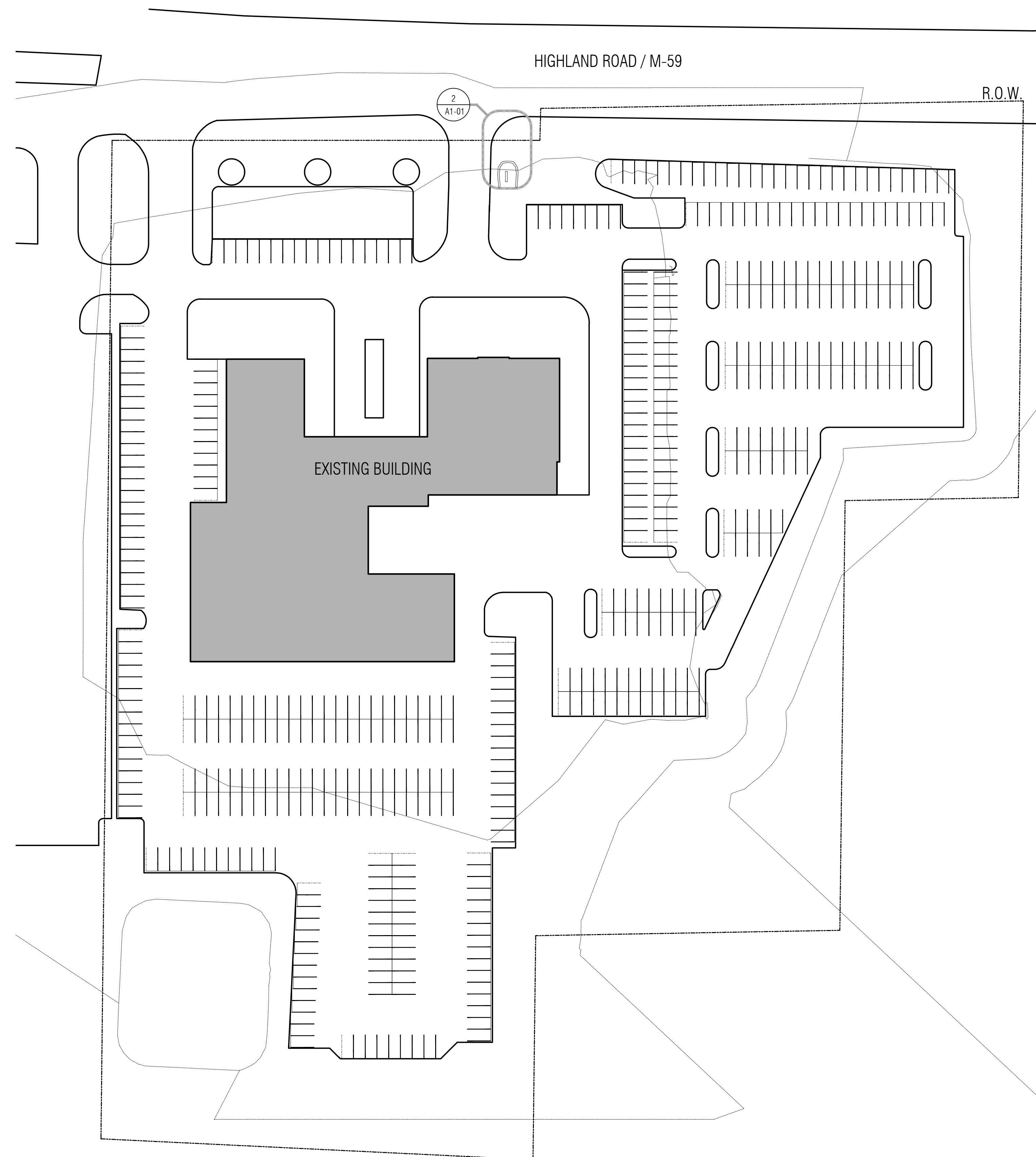
- 1 REMOVE EXISTING CHRYSLER PYLON SIGN. NEW MONUMENT SIGN TO BE PURCHASED BY OWNER AND INSTALLED BY VENDOR.
- 2 CONCRETE FOUNDATION FOR NEW SIGN BY VENDOR.
- 3 APPROXIMATE LOCATION OF NEW BOULDER BASE



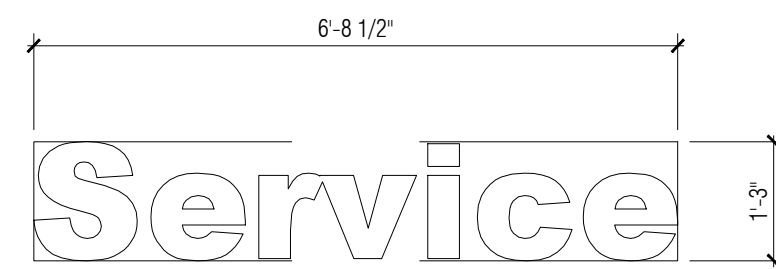
3 Signage Elevation
A1-01
1/4" = 1'-0"



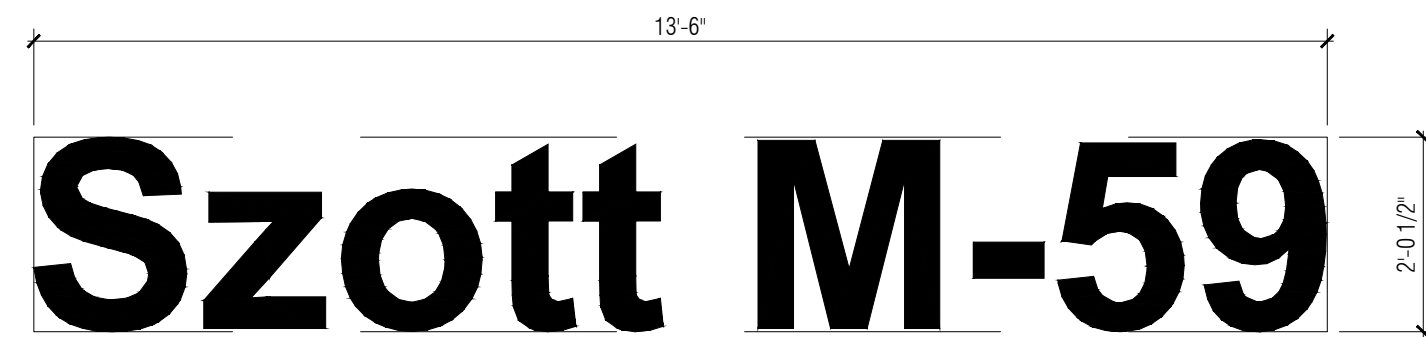
2 Enlarged Signage Plan
A1-01
1/8" = 1'-0"



1 Site Plan
1" = 50'-0"



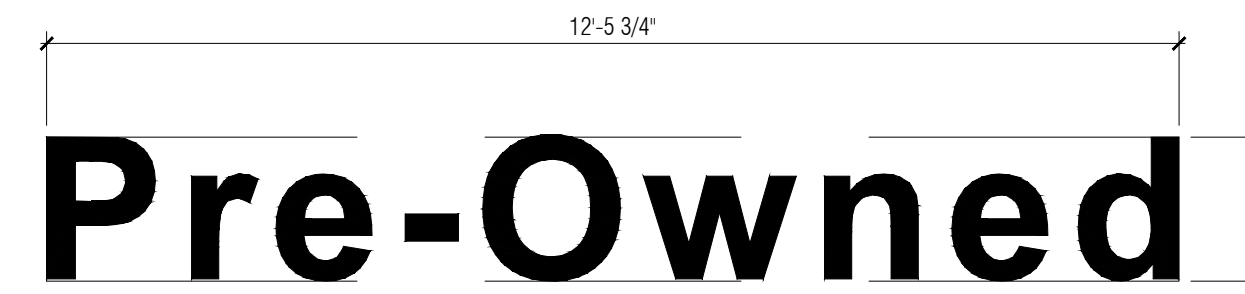
4
A5-03 Sign 3: Service Lanes (Qty. 2)
1/2" = 1'-0"



3
A5-03 Sign 2: Szott M-59 (Qty. 1)
1/2" = 1'-0"



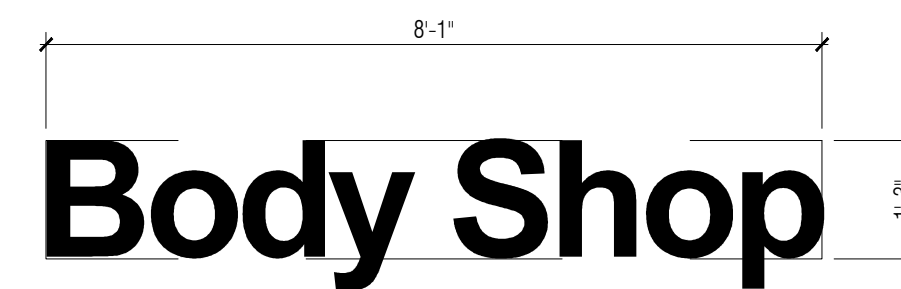
2
A5-03 Sign 1: Jeep Pylon (Qty. 1)
1/2" = 1'-0"



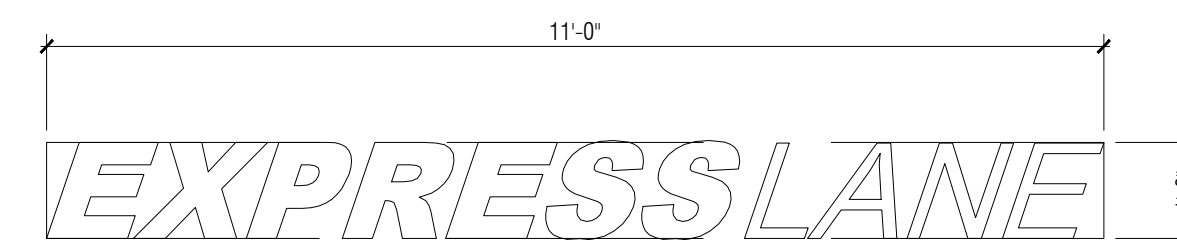
8
A5-03 Sign 7: Existing Pre-Owned (Qty. 1)
1/2" = 1'-0"



7
A5-03 Sign 6: Existing Certified (Qty. 1)
1/2" = 1'-0"



6
A5-03 Sign 5: Body Shop (Qty. 1)
1/2" = 1'-0"

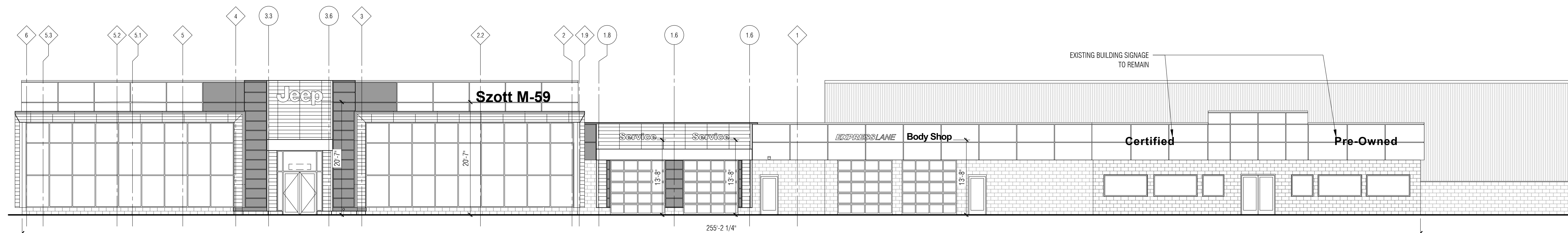


5
A5-03 Sign 4: Express Lane (Qty. 1)
1/2" = 1'-0"

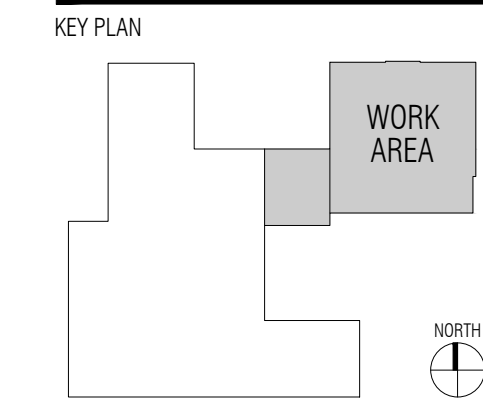
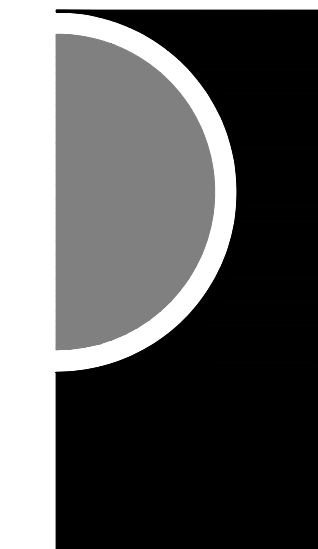
Wall Signage Schedule			
SIGN NUMBER	QUANTITY	SIGN DESCRIPTION	SIGN AREA
1	1	JEOP PYLON	28.64 SF
2	1	SZOTT M-59	27.54 SF
3	2	SERVICE	16.77 SF
4	1	EXPRESS	11.00 SF
5	1	BODY SHOP	10.10 SF
6	1	CERTIFIED (EXISTING)	15.6 SF
7	1	PRE-OWNED (EXISTING)	19.6 SF
TOTAL = 129.25 SF BUILDING SIGNAGE			
			129.25 SF + 2.75 SF TOLERANCE = 132 SF

Wall Signage Notes:

A. EXISTING ZONING IS PB: PLANNED BUSINESS
 B. WHITE LAKE ZONING ORDINANCE REQUIREMENTS:
 - TOTAL AREA OF SIGNAGE NOT TO EXCEED 15% OF FRONT FACADE FOR BUILDINGS SET BACK MIN. 100FT FROM R.O.W. (S-12). EXISTING BUILDING IS SET BACK 165' FROM R.O.W. WITH TOTAL FRONT FACADE AREA OF 5,100 SF. PROPOSED NEW AND EXISTING SIGNAGE TO REMAIN TOTAL 2% OF FRONT FACADE AREA.
 - BUILDINGS WITH MIN. 250' OF FRONTAGE PERMITTED TOTAL OF 3 SIGNS (S-12). VARIANCE REQUESTED ALLOWING TOTAL OF (8) SIGNS.



1
A3-01 Building Street Elevation (North Facade)
3/32" = 1'-0"





White Lake Township

Amendment Agreement: April 19, 2022

Signage – West Approach

Szott M59 Jeep Dealership

White Lake, MI



White Lake Township

Amendment Agreement: April 19, 2022

Lighting – West Approach

Szott M59 Jeep Dealership

White Lake, MI

PARTNERS

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