

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

DATE: February 9, 2024

TO: Rik Kowall, Supervisor
Township Board of Trustees

FROM: Sean O'Neil, AICP
Community Development Director

SUBJECT: Six Lake Party Store/Filling Station Rezoning Request

Location: Three parcels totaling approximately 0.64 acre in size located at the northeast corner of Cooley Lake Road and Round Lake Road.

Request: Parcel Number 12-35-476-004 (9266 Cooley Lake Road) is approximately 0.31 acre in size and currently zoned LB (Local Business).

David Toma is requesting to rezone the parcel to GB (General Business).

Parcel Number 12-35-476-021 (9260 Cooley Lake Road) is approximately 0.11 acre in size and currently zoned LB. Stacy Orosz is requesting to rezone the parcel to GB.

Parcel Number 12-35-476-050 (no address) is approximately 0.22 acre in size and currently zoned NB-O (Neighborhood Business Office). Stacy Orosz is requesting to rezone the parcel to GB.

Applicants: David Toma, Stacy Orosz

The rezoning request was considered by the Planning Commission at their regular meeting of February 1st, 2024, at which time the **Planning Commission recommended approval of rezoning to parcels to RB (Restricted Business)**. Please find enclosed the following related documents:

- Draft minutes of the February 1st, 2024 Planning Commission meeting.
- Review letters prepared by the Township Staff Planner, Justin Quagliata, dated January 24, 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
FEBRUARY 1, 2024**

CALL TO ORDER

Chairperson Seward called the meeting to order at 6:30 P.M.

ROLL CALL

Present:

Scott Ruggles, Township Board Liaison

T. Joseph Seward, Chairperson

Steve Anderson

Merrie Carlock, Vice Chairperson

Mona Sevic

Absent:

Debby Dehart

Pete Meagher

Matt Slicker

Robert Seeley

Others:

Sean O'Neil, Community Development Director

Justin Quagliata, Staff Planner

John Iacoangeli, BRI

Michael Leuffgen, DLZ

Hannah Micallef, Recording Secretary

Chairperson Seward welcomed Commissioner Sevic to the Planning Commission.

APPROVAL OF AGENDA

Commissioner Anderson wanted to postpone the election of officers until more Commissioners were in attendance.

MOTION by Commissioner Anderson, seconded by Commissioner Carlock to approve the agenda as amended. The motion carried with a voice vote: (5 yes votes).

APPROVAL OF MINUTES

A. December 7, 2023

MOTION by Commissioner Anderson, seconded by Commissioner Ruggles to approve the minutes of December 7, 2023 as presented. The motion carried with a voice vote: (5 yes votes).

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

John Hunt, 871 Oxhill Drive, wanted to know how an individual would be appointed to serve on the Planning Commission.

Steve Widdet, 4639 Coastal Parkway, had concerns about the road junction near Andersonville Road.

Chairperson Seward closed the call to the public 6:38 P.M.

PUBLIC HEARING

- A. Six Lakes/ The Filling Station Rezoning Request
Location: Three parcels totaling approximately 0.64 acre in size located at the northeast corner of Cooley Lake Road and Round Lake Road.
Request:
Parcel Number 12-35-476-004 (9266 Cooley Lake Road) is approximately 0.31 acre in size and currently zoned LB (Local Business). David Toma is requesting to **rezone the parcel to GB (General Business)**.
Parcel Number 12-35-476-021 (9260 Cooley Lake Road) is approximately 0.11 acre in size and currently zoned LB. Stacy Orosz is requesting to **rezone the parcel to GB**.
Parcel Number 12-35-476-050 (no address) is approximately 0.22 acre in size and currently zoned NB-O (Neighborhood Business Office). Stacy Orosz is requesting to **rezone the parcel to GB**.
Applicants: David Toma, Stacy Orosz

Director O'Neil briefly went over the applicant's request.

Commissioner Ruggles asked staff if RB (Restricted Business) allowed for outdoor seating. Director O'Neil said no, but staff was considering adding it to the district via amendment. Director O'Neil said there were a few businesses during COVID that were utilizing outdoor seating and can no longer due to their zoning. The alternative was having benches or seating where people could eat carry out meals. Food service was prohibited without a special land use.

Commissioner Anderson asked staff if enforcement had spurred the rezoning request. Director O'Neil said no, it was due to the Filling Station's request for a liquor license, and it was recommended that the Filling Station rezone along with Six Lakes, to allow the properties to conform to a land use standpoint. Rezoning would also protect the landowners in case of a natural disaster. The current properties zoning was legal non-conforming in a land use aspect. If a weather event caused a major structural rebuild or repair to the properties, the businesses would be able to rebuilt with their current uses under the new appropriate zoning.

Stacy Orosz, Filling Station, was present to speak on behalf of her request. She was concerned with the staff's recommendation of RB (Restricted Business) due to the prohibition of outdoor seating. Six to eight tables outside was imperative in her opinion. She was unaware of the recommendation of RB (Restricted Business) until this evening.

Staff Planner Quagliata clarified even with the recommendation of a GB (General Business) approval, a special land use application would need to be applied for and approved as well.

Ms. Orosz stated she was told that no outdoor seating of any kind was allowed. She stated that the previous tenant had outdoor seating. Director O'Neil said the previous tenant did not utilize the outdoor seating to the same capacity the current tenant would utilize.

Staff Planner Quagliata stated that the zoning would run with the land.

Ms. Orosz said the plan was to serve self-made cider and possibly wine.

Commissioner Ruggles asked Ms. Orosz if she was leasing the building. Ms. Orosz confirmed.

David Toma, applicant, was present to speak on behalf of his request. He said he had no idea that their zoning was legal non-compliant. He said he wanted the GB (General Business) zoning on his property. He worked a lot of hours and said he wanted the zoning to be made easier for his property.

Chairperson Seward opened the public hearing at 7:21 P.M. Seeing none, he closed the public hearing at 7:21 P.M.

Commissioner Anderson said he understood the request in regards to the livelihoods of the businesses.

Commissioner Carlock said she was uncomfortable voting for the GB (General Business) zoning due to the proximity of the residential neighborhoods.

Commissioner Ruggles said he didn't personally have an issue with GB (General Business) zoning.

MOTION by Commissioner Anderson, seconded by Commissioner Ruggles to recommend the Board rezone parcel numbers 12-35-476-004, 12-35-476-021, and 12-35-476-050 to RB (Restricted Business), subject to all comments from staff and the Planning Commissioners. The motion carried with a voice vote: (5 yes votes).

- B. Ginko Self-Storage
Location: located on the north side of White Lake Road, west of Old White Lake Road, consisting of 2.14 acres.
Currently zoned Light Manufacturing (LM). Identified as vacant parcel 12-01-127-004
Request: **Preliminary site plan and special land use approval**
Applicant: Ginko Investments, LLC

Staff Planner Quagliata gave a brief summary of the applicant's plan and special land use application.

Commissioner Sevic asked staff why the 24/7 hours were prohibited. Staff Planner Quagliata said the ordinance allowed for the Township to dictate operating hours, and staff felt the recommended hours of operation was appropriate. The subject site was close to residential neighborhoods and that was also taken into account.

Commissioner Ruggles asked staff if the lighting would turn off during the off hours. Staff Planner Quagliata said it would be a condition of final site plan, when the prometric plans were submitted.

Commissioner Carlock asked staff how many variances the applicant would be request. Staff Planner Quagliata said there was two required variances for landscape buffering.

Mr. Leuffgen briefly went over his engineering review.

Jim Butler, 1849 Round Run, was present to speak on behalf of the applicant. The buildings would be architectural and low level. He said the variances were needed due to the topography of the lot.

Chairperson Seward opened the public hearing at 7:48 P.M.

Mark Kuenzel, 4558 Coast Parkway, was concerned in regards to the landscaping and lighting.

Steve 4639 Coastal Parkway, wanted to know if there was an ordinance that measured upwards and sideways lighting.

Bob Smith, 4586 Coastal Parkway, was concerned with proposed gate and if the storage was heated.

Chairperson Seward closed the public hearing at 7:56 P.M.

Mr. Butler said the gate would be operated electronically through an app, there would not be a full-time operator of the gate. The storage would not be climate controlled.

MOTION by Commissioner Anderson, seconded by Commissioner Carlock, to recommend approval to the Township Board for the preliminary site plan submitted by Ginko Investments, LLC for parcel number 12-01-127-004, subject to the comments of staff and engineering and approval from the ZBA. The motion carried with a voice vote: (5 yes votes).

MOTION by Commissioner Anderson, seconded Commissioner Sevic to approve the special land use application submitted by Ginko Investments, LLC, for parcel number 12-01-127-004, subject to addressing all comments from staff and engineering and the business being closed daily from 10 P.M. to 6:00 A.M. The motion carried with a voice vote: (5 yes votes).

CONTINUING BUSINESS

None.

NEW BUSINESS

None.

OTHER BUSINESS

A. Lakepointe - Final site plan extension request

Staff Planner Quagliata briefly went over the extension request.

Commissioner Carlock asked staff Lakepointe was dependent on West Valley for utilities. Staff Planner Quagliata confirmed, as was the neighboring Comfort Care project.

Jason Emerine, Seiber Keast Lerhner, said the utility plans have been coordinated with all the parties and all three of the sites. Mr. Leuffgen said the if all went as planned; the loop would work out well for all.

Chairperson Seward asked Mr. Emerine what had happened since the extension was granted in August. Mr. Emerine said the soil erosion permit was approved, and he was waiting on the same permit to be approved for West Valley. The EGLE permits were submitted and returned back with comments to revise; Mr. Emerine added he received the permit back yesterday. Lakepointe was good on a sanitary sewer perspective, just waiting on the permit from the Township. He was awaiting comments from OCRC for both projects.

Director O'Neil said if the project still had support and the land use remained the same, it would be easiest to give an extension. The intent to move ahead was there; the timing was not there at this point.

Chairperson Seward asked staff if there was still a need to "babysit" the project. Director O'Neil said the team was moving along at a better pace than previously.

Chairperson Seward asked staff if it was realistic if a six-month extension would lead to shovels in the ground. Michael Furnari, developer, said yes, and he was engaged with his attorney to revised the planned development agreement. His intention was to break ground on his project this year.

Commissioner Ruggles said he was excited to see Lakepointe move forward and would be voting for the extension.

MOTION by Commissioner Ruggles, seconded by Commissioner Sevic to approve Lakepointe's final site plan extension request for six months, to expire July 7, 2024. The motion carried with a voice vote: (5 yes votes).

The Planning Commission took recess at 8:24 P.M. The Planning Commission returned from recess at 8:30 P.M.

B. Master Plan Update

John Iacoangeli, BRI, said he reviewed all the comments relative to the Open House and Oakland County. He wanted to discuss the concept plans and their density and intensity. He spoke with staff and based on their input, wanted to discuss text versus imagery. The biggest areas of concern was the Cedar Island/Bogie Lake area. The concept was re-visioned as primarily residential in character, with a pocket of commercial use. The commercial use would be limited to LB (Local Business), to eliminate drive throughs. The Lakes Town Center concept was reviewed due to comments regarding density. The concept was redesigned as a mixed use “village” concept. The comments were taken seriously, and each of the concepts were reprogrammed to take comments and concerns into account.

Mr. Iacoangeli said a final draft should be ready by the next Planning Commission meeting. Director O’Neil said the next Planning Commission meeting would most likely be March 7. Director O’Neil asked if the Planning Commissioners wanted to review the draft on March 7 before holding the public hearing on March 21 or April 4, or to hold the public hearing on March 7.

The Planning Commission came to the consensus of reviewing the final draft at the March 7 meeting, and then holding the public hearing on March 21 or April 4.

LIAISON'S REPORT

The Township Board met last month. The Fire Department recognized several firefighters with awards. Cemetery sexton services were approved until 2026. Alpine Valley was awarded a fireworks permit. The second reading of the fee ordinance was approved.

The Parks Committee would meet this month and discuss upcoming projects at Stanley Park and Triangle Trail.

DIRECTOR'S REPORT

There would be a rezoning for Calvary Lutheran Church scheduled for March 7 for a retail land use. West Valley could potentially be on the same agenda for final site plan approval.

COMMUNICATIONS

None.

NEXT MEETING DATE: March 7, 2024

ADJOURNMENT

**MOTION by Commissioner Carlock, seconded by Commissioner Anderson, to adjourn at 9:05 P.M.
The motion carried with a voice vote: (5 votes).**

DRAFT

Director's Report

Project Name: Six Lakes/Filling Station
 Description: Rezoning Request
 Date on Agenda this packet pertains to: February 1, 2024

- Public Hearing
- Initial Submittal
- Revised Plans
- Preliminary Approval
- Final Approval
- Special Land Use
- Rezoning
- Other: _____

Contact	Consultants & Departments	Approval	Denial	Approved w/Conditions	Other	Comments
Sean O'Neil	Community Development Director	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Based on comments from the Staff Planner
Justin Quagliata	Staff Planner	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Per letter dated 1/24/24

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: January 24, 2024

RE: Filling Station and Six Lakes Party Store
Rezoning – Review #1

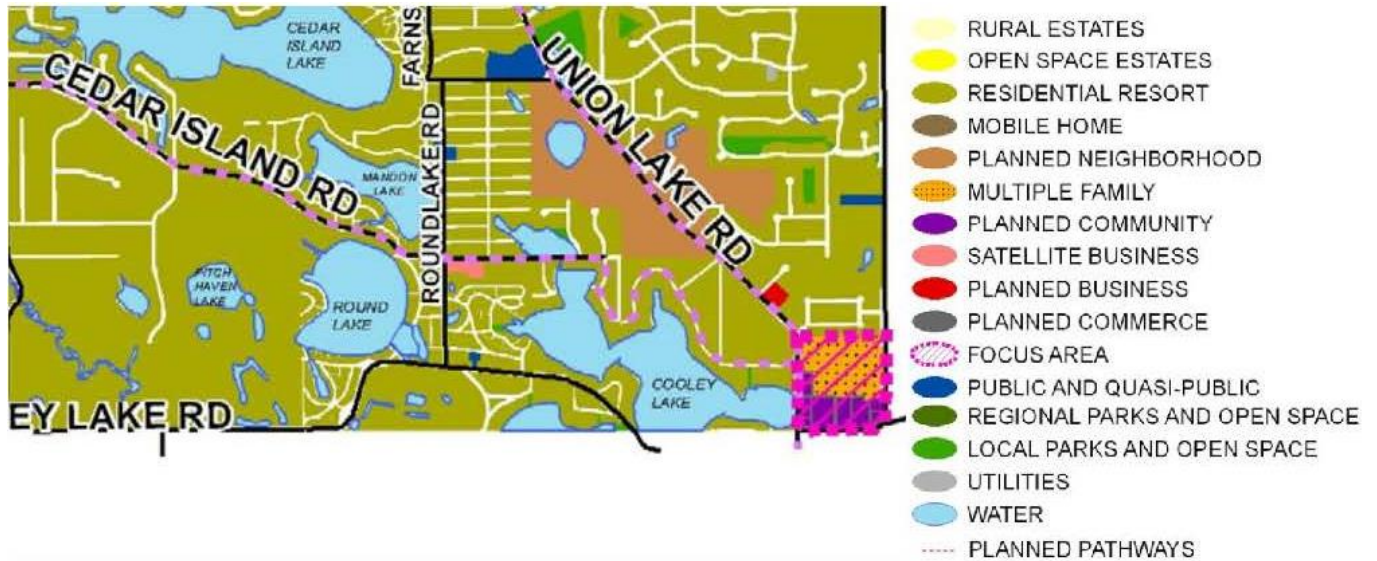
David Toma and Stacy Orosz have requested rezoning of three parcels totaling approximately 0.64 acre in size located at the northeast corner of Cooley Lake Road and Round Lake Road. The following parcels are proposed to be rezoned:

- Parcel Number 12-35-476-004 (9266 Cooley Lake Road) is approximately 0.31 acre in size and currently zoned LB (Local Business). David Toma is requesting to rezone the parcel to GB (General Business).
- Parcel Number 12-35-476-021 (9260 Cooley Lake Road) is approximately 0.11 acre in size and currently zoned LB. Stacy Orosz is requesting to rezone the parcel to GB.
- Parcel Number 12-35-476-050 (no address) is approximately 0.22 acre in size and currently zoned NB-O (Neighborhood Business Office). Stacy Orosz is requesting to rezone the parcel to GB.

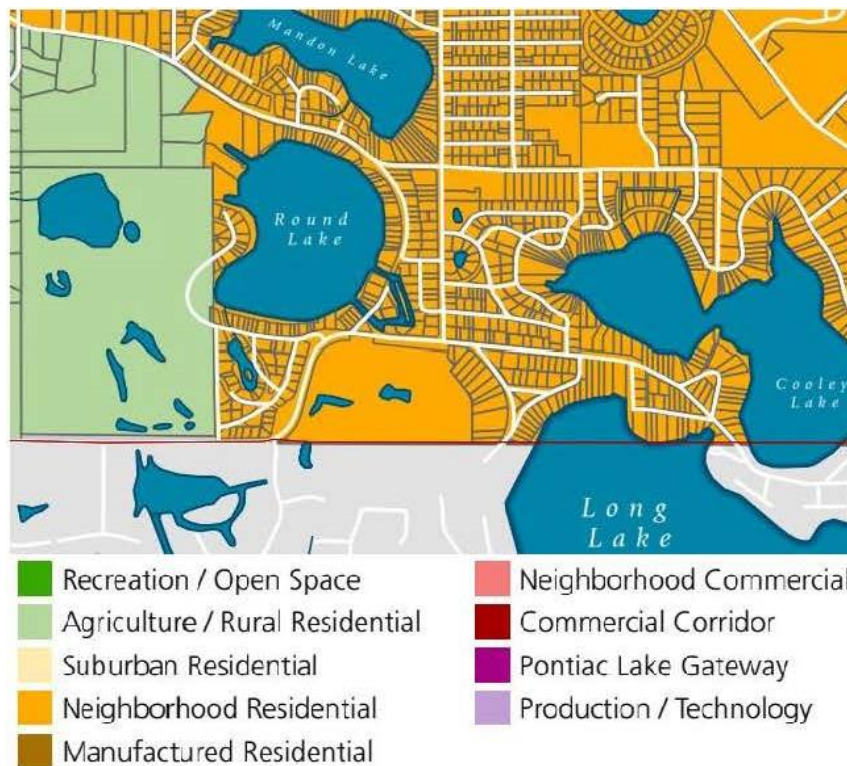
The Future Land Use Map from the 2012 Master Plan designates the subject site in the Residential Resort category, with most development within this category occurring as individual homes in platted or condominium subdivisions. Connections to the Township community-wide pathway system are required as an integral part of all developments. Taking existing development into consideration, the net density of Residential Resort areas is planned to range between 2.0 and 3.0 dwellings per acre.

The Future Land Use Map from the draft 2024 Master Plan designates the subject site in the Neighborhood Residential category, which is intended to maintain existing neighborhoods and provide for denser residential development in places where there is infrastructure to support the density. Residential density of Neighborhood Residential areas is planned to range between 2.0 and 8.0 dwelling units per acre (du/a).

2012 FUTURE LAND USE MAP



DRAFT 2024 FUTURE LAND USE MAP



Zoning

The westerly two parcels comprising the subject site are currently zoned LB, which requires a minimum of 120 feet of lot width and one (1) acre of lot area. The easterly parcel comprising the subject site is currently zoned NB-O, which requires a minimum of 120 feet of lot width and one (1) acre of lot area. The requested GB zoning district requires a minimum of 200 feet of lot width and one (1) acre of lot area. None of three (3) parcels comprising the subject site meet the minimum standards for lot area and lot width of the existing LB and NB-O and proposed GB zoning districts. The following table illustrates the lot width and lot area standards for the existing LB and NB-O and proposed GB zoning districts:

ZONING DISTRICT	LOT WIDTH	LOT AREA
LB	120 feet	1 acre
NB-O	120 feet	1 acre
GB	200 feet	1 acre

ZONING MAP



Physical Features

Parcel Number 12-35-476-004 (9266 Cooley Lake Road) is occupied by Six Lakes Party Store and associated parking. Parcel Number 12-35-476-021 (9260 Cooley Lake Road) is occupied by the Filling Station restaurant. Parcel Number 12-35-476-050 (no address) is occupied by a parking lot serving the Filling Station restaurant.

The Michigan Department of Environment, Great Lakes, and Energy (EGLE) Wetland Map and the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map indicate neither wetlands nor floodplain are present on or near the site.

Access

Parcel Number 12-35-476-004 (9266 Cooley Lake Road) fronts on Cooley Lake Road and Round Lake Road (with one curb cut on each road), which along the subject site are both paved County primary roads. Parcel Number 12-35-476-021 (9260 Cooley Lake Road) has no driveway, but is accessed by a Cooley Lake Road driveway serving the parking lot on Parcel Number 12-35-476-050 (no address) to the east.

Utilities

Parcel Number 12-35-476-004 (9266 Cooley Lake Road) is not connected to sanitary sewer and Parcel Number 12-35-476-021 (9260 Cooley Lake Road) is connected to sanitary sewer. Municipal water is not available to serve the subject site.

Staff Analysis

In considering any petition for an amendment to the zoning map, the Planning Commission and Township Board must consider the following criteria from Section 7.13 of the Zoning Ordinance in making its findings, recommendations, and decision:

- A. *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. The Future Land Use Map from the 2012 Master Plan designates the subject site in the Residential Resort category and the Future Land Use Map from the draft 2024 Master Plan designates the subject site in the Neighborhood Residential category. Neither category aligns with the proposed GB zoning district. However, staff recommends the Future Land Use Map in the draft 2024 Master Plan be revised to identify the subject site as Neighborhood Commercial, which would be consistent with the existing and likely continuing land uses.*
- B. *Compatibility of the site's physical, geological, hydrological and other environmental features with the host of uses permitted in the proposed zoning district. If the property is rezoned to GB, it would not directly or indirectly have a substantial adverse impact on the natural resources of the Township.*
- C. *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. No such evidence has been submitted.*
- D. *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. Some of the permitted principal uses in the GB district are compatible with the surrounding uses and the nature of the uses anticipated in the Township Master Plan. Only the Township Assessor may provide comment on property values.*

- E. 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. One of the parcels comprising the subject site is serviced by sanitary sewer. Municipal water is not available to serve the subject site. The Community Development Department defers to the Director of Public Services and Township Engineering Consultant on this matter.*
- F. The capability of the street system to safely and efficiently accommodate the expected traffic generated by uses permitted in the requested zoning district. Pursuant to Section 6.3.E of the zoning ordinance, the requirement for submittal of a rezoning traffic study was waived by the Community Development Department. Future requests for redevelopment, if submitted, may require submittal of a traffic analysis.*
- G. 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. Evidence of the demand in the Township for additional GB zoned property has not been submitted. However, the location is appropriate for property zoned RB (Restricted Business) as opposed to GB, given the traffic, residential units, and general density in the area.*
- H. 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. Redevelopment of the site is not proposed at this time. Factors that may impact future redevelopment of the site, such as, but not limited to, soils, topography, site layout, stormwater/drainage, and utilities would be considered at the time of a development proposal.*
- I. The requested zoning district is considered to be more appropriate from the township's perspective than another zoning district. Some of the permitted principal uses allowed in the GB district are appropriate for the site. Special land uses allowed in the GB district are not appropriate for the site.*
- J. 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? Six Lakes Party Store sells alcohol/liquor which is a nonconforming use under the current zoning as LB does not allow alcohol sales. Also, the Filling Station is seeking a rezoning in order to serve alcohol/hard cider made on the premises (after obtaining a license from the Michigan Liquor Control Commission (MLCC)). Rezoning would be the most appropriate way to allow for these uses. Amending the LB and NB-O zoning districts to allow alcohol sales and restaurants would not be advised.*
- K. The requested rezoning will not create an isolated and unplanned spot zone. The site is surrounded by R1-D (Single-Family Residential) zoning to the north, east, and west, and GB and R1-D zoning to the south.*

- L. The request has not previously been submitted within the past one (1) year, unless conditions have changed or new information has been provided. This request is a new application.*
- M. 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. This standard is not applicable.*
- N. Other factors deemed appropriate by the Planning Commission and Township Board. The Planning Commission and Township Board could also consider other factors which may be relevant to the rezoning request.*

Planning Commission Options

The Planning Commission may recommend approval or denial of the rezoning request, or it may recommend a different zoning designation than proposed by the Applicants to the Township Board. The proposed rezoning is compatible with the draft 2024 Master Plan and surrounding land uses. **While the requested GB zoning district could be appropriate for the subject site, staff recommends approval of rezoning from LB (Local Business) and NB-O (Neighborhood Business Office) to RB (Restricted Business) as the intent of the district is to serve as a transition between less-intensive commercial uses and adjacent residential areas.** RB zoning allows a variety of commercial uses (including alcohol sales and restaurants). GB zoning permits a wider range of commercial activities than those permitted in the LB and RB districts. RB zoning is more suitable for this site and area of the Township than GB zoning.

CHARTER TOWNSHIP OF WHITE LAKE
COMMUNITY DEVELOPMENT DEPARTMENT
7525 Highland Road, White Lake, Michigan 48383-2900
248-698-3300, Ext. 163

RECEIVED

JAN 10 2024

COMMUNITY
DEVELOPMENT
DEPARTMENT

APPLICATION TO REZONE PROPERTY

Date: 1-10-24

Applicant: David Toma - Six Lakes Party Store

Address: 9266 Cooley Lake Road

Phone No.: 248-366-4093 Fax No.: 248-366-4128

E-mail: davidstoma@gmail.com

Applicant's Interest in Property: Business owner

Property Owner: David Toma / Naval Toma

Owner's Address: 9004 Tomberview Trail

Phone No.: 248-788-1124 Fax No.: _____

Location of Property: 9266 Cooley Lake Road

Sidwell No(s): 12-35-476-004

Total area of change: 0.31 acres

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

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

Please Print Name: David Toma

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

JAN 03 2024

COMMUNITY
DEVELOPMENT
DEPARTMENT

APPLICATION TO REZONE PROPERTY

Date: 1-3-24

Applicant: Stacy Orosz "The Filling Station Burger Bar"

Address: 9260 Cooley Lake Rd. White Lake, MI 48386

Phone No.: 248-779-7571 Fax No.: _____

E-mail: fillingstationburgerbar@gmail.com

Applicant's Interest in Property: Business Owner

Property Owner: Tony Camaj

Owner's Address: 7246 Pinhook Pike Collinwood, TN 38450

Phone No.: 248-633-5099 Fax No.: _____

Location of Property: 9260 Cooley Lake Rd.

Sidwell No(s): _____

Total area of change: _____ acres

I, the undersigned (owner, attorney, or option holder) hereby request that this property now classified as Local Business District, be reclassified as General Business District.

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

Please Print Name: Stacy Orosz

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)

Justin Quagliata

From: Stacy Orosz <fillingstationburgerbar@gmail.com>
Sent: Friday, January 12, 2024 1:32 PM
To: Justin Quagliata
Cc: Hannah Kennedy-Galley; Sean O'Neil; davidstoma@gmail.com
Subject: Re: Six Lakes Party Store & Filling Station - Rezoning Signs

Stacy Orosz, owner of The Filling Station Burger Bar located at 9260 Cooley Lake Road under Parcel number Y-12-35-476-021 and parking lot Parcel number Y-12-35-476-050, is requesting a re-zoning classification from Local Business to General Business in order to serve hard cider made on premise.

The property owner Anton Camaj gives permission for reclassification as shown by signing below.


_____ Date 1-10-24
Printed Name: Anton Camaj

**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, February 1st, 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:

Properties described below as:

Parcel Number 12-35-476-004 (9266 Cooley Lake Road), currently zoned LB (Local Business). The applicant is requesting to rezone the parcel to GB (General Business) or any other appropriate zoning district.

Parcel Number 12-35-476-021 (9260 Cooley Lake Road) currently zoned LB (Local Business). The applicant is requesting to rezone the parcel to GB (General Business) or any other appropriate zoning district.

Parcel Number 12-35-476-050 (no address), currently zoned NB-O (Neighborhood Business Office). The applicant is requesting to rezone the parcel to GB (General Business) 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