

# 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:** December 14, 2022

**RE:** 9400 Gale Road (Parcel Number 12-11-401-003)  
Rezoning – Review #1

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Jeff Lauzon has requested the rezoning of approximately 42.53 acres located at 9400 Gale Road from AG (Agricultural) to SF (Suburban Farms). The site is located east of Teggerdine Road, west of Lynn Drive and contains approximately 1,112.29 feet of frontage on Gale Road.

The Future Land Use Map from the 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.

### FUTURE LAND USE MAP



*Zoning*

The subject site is currently zoned AG, which requires a minimum of 300 feet of lot width and five (5) acres of lot area. The requested SF zoning district requires a minimum of 165 feet of lot width and two (2) acres of lot area. With approximately 1,112.29 feet of lot width on Gale Road and 42.53 acres of lot area, the site meets the minimum standards for both lot area and lot width of the existing AG and proposed SF zoning districts. The following table illustrates the lot width and lot area standards for the existing AG and proposed SF zoning districts:

ZONING DISTRICT	LOT WIDTH	LOT AREA
AG	300 feet	5 acres
SF	165 feet	2 acres

**ZONING MAP**



*Physical Features*

The site was previously utilized for excavation and removal of sand, gravel, and/or stone. The Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map indicates floodplain is not present on the site.

*Access*

The site fronts on Gale Road, which along most of the subject property is a gravel public road designated a local road by the National Functional Classification System (NFCS) utilized by the Road Commission for Oakland County (RCOC). Approximately 165 feet of the parcel’s road frontage (easterly) is on the paved portion of Gale Road.

*Utilities*

The property is currently not served by public utilities; however, sanitary sewer is available to serve the 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 Master Plan designates the subject site in the Residential Resort category, which aligns with the proposed SF zoning district.
- 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 SF, 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.* The majority of the permitted and special land uses in the SF 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.* The site is in an area intended to be serviced by sanitary sewer. 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 development, 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 SF zoned property has not been submitted. However, the location is appropriate for property zoned as such, 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. Construction on the site is not proposed at this time. Factors that may impact future development 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. The uses allowed in the SF district are 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? The request is not for a specific use.*
- K. The requested rezoning will not create an isolated and unplanned spot zone. The site is surrounded by Recreation and Open Space zoning to the north and west, and AG, R1-C (Single-Family Residential), and R1-D (Single-Family Residential) zoning to the east and 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.*

The applicant indicated he would file a land division application with the Assessing Department if the rezoning is approved. Demonstration the remainder parcel and resulting parcels comply with the minimum lot area and width requirements of the SF district would need to be provided.

### **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 applicant to the Township Board. The proposed rezoning is compatible with the Master Plan and surrounding land uses.  
**Staff recommends approval of rezoning from AG (Agricultural) to SF (Suburban Farms).**