

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

DATE: February 7, 2022

TO: Rik Kowall, Supervisor
Township Board of Trustees

FROM: Sean O'Neil, AICP
Community Development Director

**SUBJECT: Oxbow Lake Private Launch Association (OLPLA)
Rezoning Request & Preliminary Site Plan Approval**
Property described as parcel number 12-22-279-004 (10193 Highland Road) located on the southeast corner of Highland Road and Lakeside Drive, consisting of approximately 1.91 acres, currently zoned (LB) Local Business

The above request is now ready for Township Board Consideration. The matter was considered by the Planning Commission at their regular meeting of February 3, 2022 at which time the **Planning Commission recommended conditional approval** of the proposed rezoning request and preliminary site plan.

Please find enclosed the following related documents:

- Draft minutes from the Planning Commission meeting held on February 3, 2022.
- Review letter prepared by the Township Engineering Consultant, Mike Leuffgen, dated January 28, 2022.
- Review letter prepared by the Township Staff Planner, Justin Quagliata, dated January 26, 2022.
- Review letter prepared by the Township Fire Marshal, Jason Hanifen, dated January 24, 2022.
- Response letter from Rick Wakalet, OLPLA President, dated January 14, 2022.
- Preliminary site plan dated October 12, 2021 (revised January 14, 2022).

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**

Township Annex, 7527 Highland Road
White Lake, MI 48383
February 3, 2022 @ 7:00 PM

CALL TO ORDER

Vice-Chairperson Seward called the meeting to order at 7:00 PM and led the Pledge of Allegiance. Roll was called.

ROLL CALL

Merrie Carlock
Mark Fine
Debby Dehart
Robert Seeley
T. Joseph Seward
Matt Slicker

Absent: Steve Anderson
Scott Ruggles
Pete Meagher

Also Present: Sean O'Neil, Community Development Director
Justin Quagliata, Staff Planner
Mike Leuffgen, DLZ
Lisa Kane, Recording Secretary

Visitors: 10+ members of the public were present

APPROVAL OF AGENDA

Commissioner Carlock moved to approve the agenda of the February 3, 2022 Planning Commission Meeting.

Commissioner Seeley supported and the MOTION CARRIED with a voice vote: 6 yes votes.

APPROVAL OF MINUTES

- a. Regular meeting minutes of January 20, 2022

Commissioner Carlock moved to approve the minutes of January 20, 2022.
Commissioner Dehart supported and the MOTION CARRIED with a voice vote: 6 yes votes.

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

No members of the public spoke.

PUBLIC HEARING

None.

CONTINUING BUSINESS

A. Comfort Care White Lake

Property described as parcel number 12-36-176-002, located on the west side of Union Lake Road, between Hutchins Road and Cooley Lake Road, consisting of approximately 8.7 acres.

Request:

i) Rezoning (from (LB) Local Business to Planned Development (PD))

ii) Preliminary site plan approval

Applicant: Comfort Care, LLC
4180 Tittabawassee Road
Saginaw, MI 48604

Mr. Quagliata re-introduced the project to the Planning Commission. Most of the requested site plan revisions were made; however, the applicant will still need multiple waivers. The applicant was reminded the community benefit should be commensurate with the waivers requested and might not be site specific but benefit the community at large. Building materials were discussed at the last meeting and it was recommended the front facade have a change in the building plane every 60 feet but no changes have been made.

Commissioner Seeley inquired if parking was adequate and what the zoning is of other facilities similar to this. Mr. Quagliata stated the parking does meet the Township requirements and other facilities' zoning is Planned Development and RM-2.

Commissioner Dehart inquired about the south access and the impact on the neighboring residence. Commissioner Carlock expressed concern about the rear setback and how close it is to the residence. Mr. Quagliata explained options such as an extensive landform buffer or a screen wall.

Commissioner Carlock inquired if anyone had communication with the homeowners to the rear. Director O'Neil spoke with the homeowners; they are satisfied with the gravel driveway leading to their home being paved and did indicate concern about the mature trees at the property line. There was discussion of the waivers requested for the greenbelt and the other waivers at the front of the building.

Director O'Neil spoke with the Fire Department, as they have not provided a letter, they indicated they are satisfied with the site plan. Commissioner Seeley inquired if call volume has been considered by the Fire Department. Director O'Neil stated there are a number of items they will need some flexibility on but there needs to be community benefit to offset those requests.

Discussion about the size of the building, whether it met the Master Plan for density, and what the community benefit would be.

Mr. Leuffgen reported on two engineering review letters. From January 27, 2022, for the preliminary site plan review, there is concern over items A & B; emergency access and secondary access are dependent on the West Valley project progressing. They propose a separate emergency outlet to Union Lake Road that would be gated and not open to daily use, if West Valley does not progress. Item C; access must be maintained to the easement for the neighbor's residential driveway. Item D; the retaining wall close to the mature trees on the neighboring property has been addressed. Item E; storm sewer separation needs to be addressed at final site plan. Item F; storm water detention plans, as designed, rely on West Valley progress. West Valley needs to alter their plan to accommodate the discharge. An alternative if West Valley does not progress would be a retention pond, but that changes the size of the pond. Item G; in regards to the watermain connection, the best-case scenario would tie into West Valley. If they cannot connect to the West Valley watermain a separate connection on Union Lake Road would require a high-pressure reducing valve.

Mr. Quagliata stated all engineering comments would need to be a condition of site plan approval, and they may need to be addressed in revised plans which could require a return to the Planning Commission; it would depend on the magnitude of the change to the site plan. Any change to the development agreement would have to be presented to the Township Board.

Commissioner Dehart inquired if the retaining wall could be moved to not disturb the drip line of the trees on the neighboring property and what is the neighbor's recourse if the trees die due to the disruption. Mr. Quagliata explained the options.

Commissioner Slicker inquired if the neighboring property was on septic and if so, would it have the opportunity to tie into sewer. Mr. Leuffgen stated it would be cost prohibitive to bring sewer to the rear of the property.

Mr. Leuffgen introduced the engineering review dated February 3, 2022 regarding the review of the traffic study. Existing traffic on Union Lake Road was contrasted for this site developed as retail versus this project. The proposed project has much less impact than the commercial use. The traffic study did not meet criteria to support a left-turn lane or right-turn taper. The applicant would apply to the Road Commission for Oakland County for the approach and work in the right-of-way.

Applicants present: Doug Boehm, Owner & Executive Director of Comfort Care
John Costa, Architect
Rudy Quaderer, Engineer

Mr. Boehm presented the proposed facility would include 70 units, comprised of 30 independent living units and 40 assisted living/memory care units. They would offer 24/7 care including meals, activities, and services for all residents.

Discussion about the community benefit offered and if it is commensurate with waivers being requested.

Commissioner Slicker expressed concern about the applicant contacting the neighboring property owner. Mr. Boehm stated they could contact the neighbor regarding the landscape buffer between the properties.

Commissioner Fine has concerns about the landscape screening for the front of the building along Union Lake Road.

Mr. Costa gave an overview of what the building will look like. Vice-Chairperson Seward has concerns about the front of the building not meeting what was asked for. Discussion regarding the road elevation and the lack of changes since the last presentation. Staff Planner Quagliata stated there is an inconsistency in the site plan and the architectural plan for the porch dimensions.

Director O'Neil expressed concerns there are multiple issues not addressed and this project is not ready to be presented to the Township Board. Remaining concerns include the size of the building, the density, and the project is contingent on West Valley.

Mr. Quaderer stated they are aware their plans will change if West Valley does not proceed. In regards to the landscaping at the adjoining property, they are willing to adjust the landscaping should the homeowner prefer more trees.

Discussion regarding the size of the building, how it affects the density and waivers being requested.

Commissioner Seeley moved to table the rezoning from LB Local Business to PD Planned Development and the preliminary site plan for the property described as parcel number 12-36-176-002, located on the west side of Union Lake Road, between Hutchins Road and Cooley Lake Road, consisting of approximately 8.7 acres.

**Commissioner Fine supported, and the MOTION CARRIED with a roll call votes (6 yes votes):
(Carlock/yes, Dehart/yes, Fine/yes, Seeley/yes, Seward/yes, Slicker/yes)**

B. Oxbow Lake Private Launch Association

Property described as parcel number 12-22-279-004, (10193 Highland Road) located on the south side of Highland Road between Lakeside Drive and Hilltop Drive, consisting of approximately 1.9 acres.

Request:

i) Rezoning (from Local Business (LB) to Planned Development (PD))

ii) Preliminary site plan approval

Applicant: Oxbow Lake Private Launch Association, Inc.
10835 Oxbow Lakeshore Drive
White Lake, MI 48386

Mr. Quagliata re-introduced the project, indicating changes to the preliminary site plan include paving part of the driveway twenty feet past the proposed gate. Waivers are requested for not installing sidewalks on Highland Road and Lakeside Drive, and fence waivers. The applicant has offered to reimburse the Township if it installs sidewalks in the future. Offering a 3,077-square foot easement to the Township for a pocket park was the proposed community benefit. No signage was proposed but the applicant is requesting "no fueling" signage which could be allowed within the fenced area and not visible from the street.

Director O'Neil explained how the community benefit needs to be weighed depending on the project.

Commissioner Slicker inquired what was the interest in this area by the Parks & Rec Committee. Commissioner Carlock explained the Parks & Rec Committee was interested in installing a walking path and gazebo.

Mr. Leuffgen introduced the engineering review dated January 14, 2022. Most items have been addressed. The site geometry and turning radius template has been provided, boat launch crosses under electrical lines that need adequate clearance and while DTE said it did not have any concerns the applicant should provide written documentation to confirm.

Frank Bowers of 10185 Lakeside Drive, representing the Applicant, presented the public benefit consisted of three elements: public safety; Knox box will give access to first responders for the lake not just the site, the easement for the pocket park and the beautification of the site. The proposed fence will not block any view of the lake.

Commissioner Fine moved to recommend approval to the Township Board, subject to getting final site plan approval, the rezoning from LB Local Business to PD Planned Development for the property described as parcel number 12-22-279-004, (10193 Highland Road) located on the south side of Highland Road between Lakeside Drive and Hilltop Drive, consisting of approximately 1.9 acres.

Commissioner Carlock supported, and the MOTION CARRIED with a roll call votes (6 yes votes): (Carlock/yes, Dehart/yes, Fine/yes, Seeley/yes, Seward/yes, Slicker/yes)

Commissioner Fine moved to recommend approval to the Township Board, subject to the applicant addressing all of the staff and consultant comments and recommendations and subject to rezoning approval, the preliminary site plan for the property described as parcel number 12-22-279-004, (10193 Highland Road) located on the south side of Highland Road between Lakeside Drive and Hilltop Drive, consisting of approximately 1.9 acres.

Commissioner Slicker supported, and the motion carried with a roll call vote (6 yes votes): (Carlock/yes, Dehart/yes, Fine/yes, Seeley/yes, Seward/yes, Slicker/yes)

C. Szott Automotive Group

Property described as parcel number 12-20-427-011 (6700 Highland Road), located on the south side of Highland Road, east of Bogie Lake Road, consisting of approximately 10.2 acres and zoned Planned Business (PB).

Request:

i) Amended final site plan approval

ii) Amended planned business development agreement approval

Applicant: Partners in Architecture, PLC
65 Market Street
Mount Clemens, MI 48043

Mr. Quagliata introduced the request for an amendment to the final site plan approved in 2014 and planned business development agreement approved in 2014, for modifications to the exterior facade of the Szott dealership. This would include installation of new wall signs and a new monument sign along Highland Road. The current planned business development agreement does not allow minor modifications. The modifications include painting, new metal panels, and new wall signs that would reduce the overall square footage of sign area. The applicant is requesting a waiver for LED lighting that would not be in compliance with the Township ordinance; staff recommends removing the LED lighting. The height of the proposed monument sign would remain the same as the current pylon sign, however the size of the sign area would be reduced. This sign would require a waiver from the masonry base requirement.

Commissioner Dehart has concerns with the LED lighting proposed and with the height of the monument sign.

Applicants present: David Gasson of Partners in Architecture Design Group
Thad Szott owner of Szott Automotive

Mr. Gasson gave a description of the proposed modifications to enhance the Jeep brand and increase aesthetic appeal. He believes this will add curb appeal. The LED lighting compliments the overall material changes and defines the building's three sections.

Commissioner Carlock inquired about the materials used and expressed concern over the LED light strips. Discussion about the materials used and which panels were being painted, as well as the levels of the LED lighting.

Director O'Neil stated this would have been considered administratively if it were allowed in the current planned business development agreement, with exception of the lighting. Staff will request the Township Board allow minor modifications in the planned business development agreement modification.

Discussion about requesting a reduction of height of the monument sign or adding landscaping around it to make it appear shorter.

Mr. Szott stated this design is directly from the CEO of Jeep, and he is concerned about the LED lighting being denied. He believes the LED accent lighting is soft and appealing. This will be the only Jeep stand-alone dealership in the midwest. Szott is dependent on participating in the campaign to be allowed to sell electric vehicles and to have access to new technology being available to dealerships who do participate.

Mr. Szott mentioned the community benefit the dealership has brought to the Township with their partnership with the Police and Fire Departments, West Oakland Transportation Authority, and the Huron Valley School District.

Commissioner Seeley asked if the lighting is on all night. Mr. Szott stated the lighting is on during the night and it is soft and appealing. Staff Planner Quagliata stated corporate brand standards often do not coexist with zoning ordinances.

Commissioner Fine moved to approve the amendment of the final site plan, subject to the monument sign base having landscaping to obscure the height and the removal of the LED accent light strips for the property described as parcel number 12-20-427-011 (6700 Highland Road), located on the south side of Highland Road, east of Bogie Lake Road, consisting of approximately 10.2 acres and zoned Planned Business (PB). Commissioner Carlock supported, and the MOTION FAILED with a roll call votes (2 yes votes, 4 no votes): (Carlock/yes, Dehart/no, Fine/yes, Seeley/no, Seward/no, Slicker/no)

Vice-Chairperson Seward moved to approve the amendment of the final site plan subject to the monument sign being brought into compliance with the Township's zoning ordinance and the removal of the LED accent light strips for the property described as parcel number 12-20-427-011 (6700 Highland Road), located on the south side of Highland Road, east of Bogie Lake Road, consisting of approximately 10.2 acres and zoned Planned Business (PB). Commissioner Dehart supported, and the MOTION CARRIED with a roll call votes (5 yes votes): (Carlock/yes, Dehart/yes, Fine/yes, Seeley/no, Seward/yes, Slicker/yes)

Commissioner Seward moved to recommend approval to the Township Board the planned business development agreement amendment subject to the comments and recommendations of staff and consultants and to include the allowance of minor modification be addressed administratively, for the property described as parcel number 12-20-427-011 (6700 Highland Road), located on the south side of Highland Road, east of Bogie Lake Road, consisting of approximately 10.2 acres and zoned Planned Business (PB).

Commissioner Dehart supported, and the motion carried with a roll call vote (6 yes votes): (Carlock/yes, Dehart/yes, Fine/yes, Seeley/yes, Seward/yes, Slicker/yes)

NEW BUSINESS

None.

OTHER BUSINESS

A. Lake Pointe & West Valley final site plan extension request

Director O'Neil introduced the extension requests of Lake Pointe and West Valley final site plans. Extensions would grant Lake Pointe approval to May 6, 2023 and West Valley approval to March 18, 2023.

Clif Seiber, representing the Applicant, explained the request for extension will give them time to coordinate with Comfort Care for emergency access and for the watermain loop.

Commissioner Seeley moved to approve the extension requests of the final site plans for Lake Pointe & West Valley.

Commissioner Dehart supported, and the motion carried with a roll call vote (6 yes votes): (Carlock/yes, Dehart/yes, Fine/yes, Seeley/yes, Seward/yes, Slicker/yes)

LIAISON'S REPORT

Commissioner Dehart: Zoning Board of Appeals had three cases, one was approved, one was approved with modifications, and one was denied.

Commissioner Carlock: The Parks & Rec Committee has not met since the last Planning Commission meeting.

PLANNING CONSULTANT'S REPORT

No report.

DIRECTOR'S REPORT

Director O'Neil is seeking Request for Proposals for both the Land Use Master Plan and Parks Master Plan. Director O'Neil thanked Mr. Quagliata for his help with preparing those requests. The Civic Center Development Committee met with River Caddis who provided conceptual layouts which will be presented at next Thursday's special Board meeting. The Board will vote on the professional services agreement amendment.

COMMUNICATIONS

Nothing to share.

NEXT MEETING DATES: February 17, 2022
March 3, 2022

ADJOURNMENT

Commissioner Fine moved to adjourn the meeting at 9:43 PM. Commissioner Slicker supported and the MOTION CARRIED with a voice vote: 6 yes votes.



INNOVATIVE IDEAS
EXCEPTIONAL DESIGN
UNMATCHED CLIENT SERVICE

January 28, 2022

Sean O' Neil
Community Development Department
Charter Township of White Lake
7525 Highland Road
White Lake, Michigan 48383

RE: Proposed Boat Launch for Oxbow Lake Private Launch Association- Preliminary Site Plan Review – 2nd Review

Ref: DLZ No. 2145-7233-20

Design Professional: David P. Smith & Associates

Dear Mr. O' Neil,

Our office has performed the above mentioned Preliminary Site Plan review of the revised plan dated January 14, 2022. The plans were reviewed for feasibility based on general conformance with the Township Engineering Design Standards.

General Site Information

This site is located at the southeast corner of Highland Road and Lakeside Drive. Total gross site acreage is approximately 1.918 acres.

Site Improvement Information:

- Construction of a boat launch/ramp and dock for private boat access to Oxbow Lake.
- Associated combination paved (entrance) and gravel (launch area) driveway and turn around with point of access off Lakeside Drive.
- No water or sanitary service is required to service this site.
- Storm water runoff appears to drain to Oxbow Lake based on existing topography provided.

Note that comments from our December 28, 2021 review are in *italics*. Responses to those comments are in **bold**. New comments are in standard typeface.

The following items should be noted with respect to Planning Commission review:

- a) *The plan proposes a privacy fence closer than 30' to the shoreline along the southwestern portion of the property. Township Ordinance Section 5.12 D. ii. states that privacy fences shall not be located closer than 30' to a shoreline. A variance would be required for placement of the fence in this location.* **Comment outstanding.**
 - b) *The drive is currently proposed as 16' wide which is a typical RCOC standard width for a residential driveway. DLZ questions if this should be widened to 24' similar to Township Zoning Ordinance 5.11Q.v. which requires a minimum width of 24' for two-way drives. If the intent for this drive is two-way traffic, the drive width will need to be widened.* **Comment partially addressed. While driveway has now been marked as a one-way drive, Township Zoning Ordinance section 5.11.Q.v requires a minimum of 20' width for one-way drives. A variance for the proposed 16' wide one-way drive would be required.**
 - c) *We defer to the Fire Department as to the acceptability of Fire Truck access to the site, especially considering there is a proposed access gate.* **Comment addressed. Fire Department has requested a Knox Box be provided to ensure gate access.**
 - d) *A sidewalk located 1' inside the ROW line is required along the Lakeside Drive frontage per Township Zoning Ordinance 5.21. A waiver from this requirement would be required.* **Comment outstanding.**
 - e) *Note that DLZ has not reviewed the site for geometrics appropriate for maneuvering the intended vehicles and trailers. DLZ recommends the applicant provide a turning radius template on the plan sheets to demonstrate the largest intended vehicle/trailer combination can adequately navigate the site through all intended movements.* **Comment addressed. A turning radius template has been provided on sheet 2 of the plan set and indicates that the site meets minimum requirements for turning radius of a car and boat trailer combination per AASHTO standards.**
 - f) *The overhead electric lines are shown within the limits of private property with no easement. Does an easement exist for these utilities? If so, please indicate the easement limits on the drawings. If an easement does exist, please provide confirmation that the proposed improvements are allowable within the easement limits. Additionally, DLZ notes that there are lower wires within the limits of the proposed ramp. The applicant shall provide detail showing there is adequate clearance from these utilities and approval from the applicable utility providers.* **Comment partially addressed. The applicant has indicated that a title search has been done on the property and that no easements**
-

were found. In addition, the applicant has met with DTE and ATT on site and has received verbal confirmation that there is no concern with the overhead wires with respect to vehicle or boat trailer heights. We recommend that the Township request written confirmation from both utilities with regard to the above item.

The following comments can be addressed on the Final Site Plan/Final Engineering Plan:

Final Site Plan/Final Engineering Plan Comments-

General

1. *Plan shall be signed in addition to seal being provided.* **Comment addressed.**
2. *Plan shall contain notes per White Lake Township Engineering Design Standards Section A. 8. a.-d.*
Comment outstanding.
3. *A location map shall be provided on the plan.* **Comment addressed.**
4. *Clarify whether the existing gas line shown to the east traverses the property in consideration. Should the line traverse the property it should be indicated whether an existing gas easement exists.*
Comment addressed. It appears that the gas line does not traverse the property; the applicant has provided a report from MISSDIG confirming this.
5. *A permit will be required from EGLE for the boat launch. Additional details will be required for EGLE submittal.* **Comment remains.**

Paving/Grading

1. *Additional details regarding drainage and proposed spot grades shall be required for the proposed drive and the proposed fill and regrade area. Provide details regarding the proposed gravel drive and paved drive cross sections. The amount of fill shall also be indicated.* **Comment remains.**
2. *Drainage at the drive entrance shall be clarified; a permit from RCOC will be required for work within the Lakeside Drive ROW.* **Comment remains.**
3. *Indicate whether the 'Lake Shoreline (High Water)' mark is the ordinary high water mark or the floodplain elevation of 944.2. The 944.00 contour as well as the floodplain line shall be shown on the plan.* **Comment partially addressed. Note that no fill shall be placed within the floodplain.**

Landscape Notes

1. *Show location of proposed large Evergreen tree. The tree shall be planted such that it is located a minimum of 10' horizontal separation from all existing watermain, sanitary sewer, and storm sewer.*

Comment remains.

Recommendation

The majority of comments a)-f) above have been addressed. Items a), b), and d) shall require variances from the Township; any remaining items can be addressed at the time of Final Site Plan/ Final Engineering Plan submittal.

Please feel free to contact our office should you have any questions.

Sincerely,

DLZ Michigan



Michael Leuffgen, P.E.
Department Manager



Victoria Loemker, P.E.
Senior Engineer

Cc: Justin Quagliata, Community Development, *via email*
Hannah Micallef, Community Development, *via email*
Aaron Potter, DPS Director, White Lake Township, *via email*
John Holland, Fire Chief, White Lake Township, *via email*
Jason Hanifen, Fire Marshal, White Lake Township, *via email*

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 26, 2022

RE: Oxbow Lake Private Launch Association, Inc.
Rezoning and Preliminary Site Plan – Review #2

Staff reviewed the revised preliminary site plan prepared by David P. Smith dated October 12, 2021 (revision date January 14, 2022). The following comments from the first review letter dated December 27, 2021 are listed below. Responses to those comments are provided in **(red)**.

Oxbow Lake Private Launch Association, Inc. (OLPLA) has requested rezoning to PD (Planned Development) and preliminary site plan approval to establish a private watercraft launch at 10193 Highland Road (Parcel Number 12-22-279-004), located on the south side of Highland Road, east of Lakeside Drive. The approximate 0.757-acre (excluding road right-of-way) subject site is zoned LB (Local Business) and contains 276.16 feet of total frontage on Highland Road and 298.18 feet of total frontage along the chord on Lakeside Drive.

The applicant is proposing to construct a ramp, 12-feet-wide by 30 feet in length, to launch watercraft into Oxbow Lake. If the proposal proceeds to the point of a development agreement, restrictions on the use of the property would need to be included to prohibit keyhole access (providing access to owners or occupants of property which does not abut the lake). No commercial activity would be permitted on the launch site. Restrictions against trailer, vehicle, and watercraft parking, storage, overnight mooring, and limited months and hours of operation would also need to be included in a development agreement. In addition to memorializing use limitations in a development agreement, OLPLA would state said restrictions in its association documents.

OLPLA is not a lake board; the association is essentially a private club Oxbow Lake riparians may pay to join for use of the proposed launch. Currently there are six Board of Directors for the OLPLA, and the current owner of the property is one of the six Directors. OLPLA intends to purchase the property with funds received from participating members and utilize funds collected from members to construct the launch.

The minimum lot size requirement in the PD zoning district is 10 acres. The Township Board, after receiving a recommendation from the Planning Commission, may permit a smaller parcel than otherwise required in the PD district if the proposed project has unique characteristics and benefits, or the parcel has unique characteristics significantly impacting development. At its meeting on November 18, 2021 the Planning Commission recommended waiving (by 5-3 vote) the minimum lot size requirement, and at its meeting on December 21, 2021 the Township Board approved the waiver request.

A public benefit(s) must offset the impact(s) of development on the community. A 3,077 square foot easement (25 feet deep and approximately 120 feet wide) is proposed at the northwest corner of the parcel to provide the Township use of the area. As no building is proposed on the site, the applicant requested the required Community Impact Statement (CIS) be waived.

Rezoning

For Planned Developments, rezoning and preliminary site plan requests are processed concurrently. Review of the rezoning request should focus on whether the proposed PD zoning is appropriate for the site. The intent of the PD district is to provide for the location of various types of planned land use on large parcels held in common ownership and include preservation of open space. While primarily a residential zoning district, outdoor recreation uses, as well as local commercial business, office uses, and similar activities are permitted in the PD district.

Master Plan

The Future Land Use Map from the Master Plan designates the subject site in the Planned Commerce category, which consolidates a variety of intensive, employment generating land uses into a unified, planned business park setting. Outdoor storage and activities are discouraged in this category and would require the highest level of visual and noise buffering. If segments of the Township’s community-wide pathway system occur along arterial street boundaries of Planned Commerce park developments, they must be provided as a feature of the planned development.

FUTURE LAND USE MAP

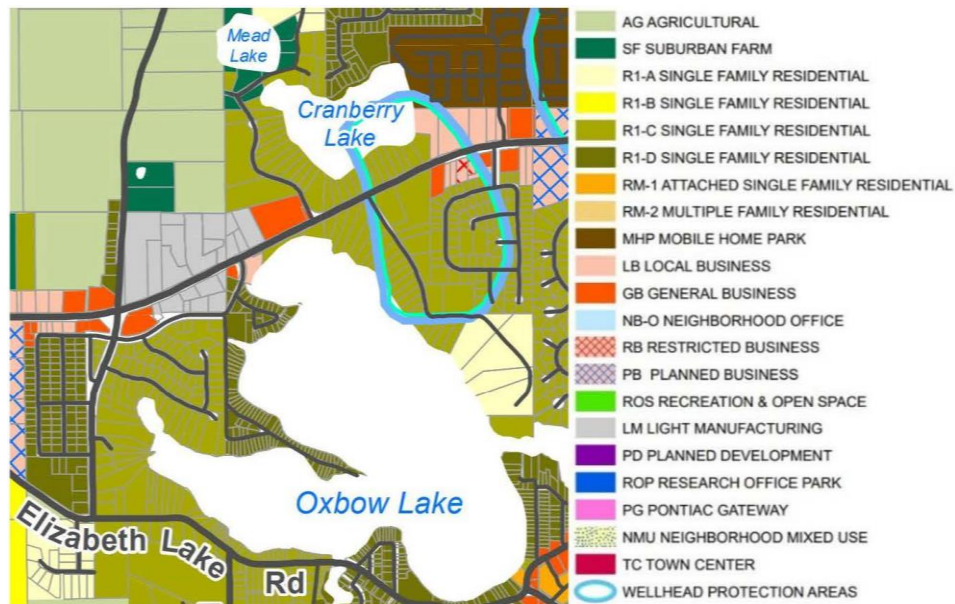


Zoning

The subject site is located in the LB (Local Business) zoning district, which requires a minimum of 120 feet of lot width and one acre of lot area. The requested PD zoning district does not have a minimum lot width requirement. The following table illustrates the lot width and lot area standards for the existing LB and proposed PD zoning districts:

ZONING DISTRICT	LOT WIDTH	LOT AREA
LB	120 feet	1 acre
PD	No minimum; Determined by Planning Commission	10 acres (waiver granted)

ZONING MAP



Physical Features

The site is currently undeveloped, with elevations ranging from 956 feet above mean sea level near the northwest corner of the site and declining to 942.75 feet above mean sea level at the ordinary high-water mark of Oxbow Lake. Other than Oxbow Lake, 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 the site.

Access

The launch site would be accessed from a proposed 16-foot-wide driveway on Lakeside Drive, which is a paved, two-lane County road designated as a local street without curb and gutter and a variable right-of-way width of 84.62 feet at the southwest corner of the site and 87.57 feet at the northwest corner of the site. Gravel is the proposed surface for the driveway and vehicle turnaround area. **The surface material specifications are subject to approval by the Township Engineering Consultant and Township Fire Marshal. (Comment remains as a notation. The revised plan indicates the driveway would be paved from Lakeside Drive to 20 feet beyond the gate (to the east), with the turnaround area consisting of gravel surface. The Township Engineering Consultant and Township Fire Marshal have no objection to the gravel surfacing. At final site plan, a label shall be provided on the plan to indicate if the paved surface would be asphalt or concrete. Paving specifications are subject to approval by the Township Engineering Consultant).**

The zoning ordinance requires a minimum five-foot-wide sidewalk placed one-foot from the inside edge of the right-of-way along the Lakeside Drive property frontage, and a minimum eight-foot-wide sidewalk along the Highland Road property frontage. **The applicant is not proposing to install the required sidewalk as part of the project; therefore, a waiver from the public sidewalk standards is requested. (Comment remains as a notation. The applicant proposed to add the following provisions to the development agreement:**

- **“When the sidewalk is added to the length of M-59 per the Township Master Plan, [OLPLA] will reimburse the Township for the sidewalk cost from the east corner of the proposed easement to the corner of M-59 and Lakeside Drive.**
- **When the Township executes a plan for sidewalks on Lakeside Drive, [OLPLA] will reimburse the Township for the cost of sidewalk from the corner of M-59 and Lakeside Drive to the southern end of [OLPLA] property.”**

If the proposal proceeds to the point of a development agreement, the Planning Commission and Township Board would have to consider if the provisions offered are acceptable. Specific language would need to be approved by staff and consultants).

Utilities

The project would not require municipal water or sewer connections. The Township Engineering Consultant will perform an analysis of stormwater and grading to ensure compliance with all applicable ordinances as well as the Township Engineering Design Standards. **The applicant shall provide information on the material and volume of the proposed fill. (Comment remains as a notation. This information shall be provided at final site plan).**

Staff Analysis – Rezoning

In considering any petition for an amendment to the Official Zoning Map, the Planning Commission and Township Board shall consider the following criteria from Article 7, Section 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 Planned Commerce category. While the proposed PD zoning is not consistent with the Master Plan, topographic conditions along with the shape and area of the lot would likely necessitate variances to develop the property under any 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 PD, the project would not directly or indirectly have a substantial adverse impact on the natural resources of the Township. **An EGLE permit would be required to install the proposed launch.** (Comment remains as a notation).*
- 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. Based on the size of the property, the majority of the permitted and special land uses in the PD district would not be feasible on the site. The proposed outdoor recreation seems suitable for the site. 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 public water and sanitary sewer. However, the project would not require municipal water or sewer connections. 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. As the launch site would only be accessible to OLPLA members and use would be limited in months and hours of operation, traffic to the site would be minimal. The applicant indicated the site would be secured by a powered gate with key card access, and use of the site would be managed by appointment. **More information on the method(s) of site control will be required at final site plan, and is subject to approval by the Township. (Comment remains as a notation. More information will be required at final site plan. Methods of site control would be incorporated into the development agreement).***
- 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. The applicant submitted copies of 85 survey responses from riparians on Oxbow Lake indicating interest in joining OLPLA and use of a private launch.*
- 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. Generally, outdoor recreation uses are appropriate on lakefront property. Based on the submitted site plan, development on the site would require waivers from zoning requirements. **An updated list of all requested waivers shall be provided by the applicant. (Comment addressed. An updated list of waivers is shown on the plan).***
- I. The requested zoning district is considered to be more appropriate from the township's perspective than another zoning district. The PD zoning district provides flexibility in development standards, which is appropriate for this site. The proposed use is a permitted use in the PD district.*
- 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? Rezoning would be the most appropriate way to allow for the proposed use. Amending the LB (Local Business) zoning district to allow outdoor recreation uses would not be advised.*
- K. The requested rezoning will not create an isolated and unplanned spot zone. Planned Developments by nature stand on their own. However, the uses allowed within the PD zoning district should be consistent with the use of land surrounding it. While the launch would be a unique use in the area, the project is intended to function harmoniously with the existing uses in the vicinity and would not change the character of the area.*
- 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. For PD requests, a public benefit must be provided by the project. A public benefit(s) must offset the impact(s) of development on the community and be commensurate with the waivers requested for the project. The Planning Commission and Township Board could also consider other factors which may be relevant to the rezoning request. **(Note: at the January 20, 2022 Planning Commission meeting some Commissioners questioned if the proposed public benefit is commensurate with the waivers requested for the project).**

Staff Analysis – Preliminary Site Plan

The Planned Development review process is summarized by the following steps:

1. Preliminary Site Plan: During this review, the site layout is established, the amount of open space is determined, and other project details are decided upon. The Planning Commission holds a public hearing on the rezoning, reviews the PD proposal, and makes a recommendation to the Township Board. The Township Board takes final action, approving or denying the preliminary site plan. The rezoning request is reviewed concurrently with the preliminary site plan and is decided by the Township Board.
2. Final Site Plan: At this time, landscaping and screening, outdoor lighting, and signage details are finalized and all conditions of preliminary site plan approval must be satisfied. The Planning Commission reviews and takes action to approve or deny the final site plan, and also reviews the proposed Development Agreement and makes a recommendation to the Township Board.
3. Development Agreement: Upon recommendation by the Planning Commission, the Township Board takes final action on the Development Agreement.

The development standards for the PD district allow for 40-foot front yard setbacks and 25-foot side yard setbacks; rear yard setbacks are determined by the Planning Commission (no minimum rear yard requirement). Article 5, Section 12 provides standards for fences, walls, and other protective barriers, including on lakefront lots, privacy fences may be a maximum of four feet in height and cannot be located closer than 30 feet to the shoreline (the ordinary high-water mark). Additionally, on corner lots, fences cannot project into the front yard setbacks. Accessory structures are subject to setback requirements.

The following waivers for setbacks are required:

- North: 35-foot-waiver – 5-foot proposed fence setback from property line **(item one of the waiver request table shall be revised accordingly) (Comment addressed).**
- West: 40-foot waiver – 0-foot proposed fence setback from property line
- South: 26.5-foot waiver – 3.5-foot (approximate) proposed fence setback from the Oxbow Lake ordinary high-water mark. **The site plan shall dimension the fence setback (at the closest point) to the ordinary high-water mark. (Comment addressed. The fence is setback 8 feet from the ordinary high-water mark. A 22-foot waiver is requested).**

The zoning ordinance requires site plans include a location map showing the subject site in relation to the nearest major street intersection. The width of abutting street rights-of-way are also required on the plan. **The site plan shall be revised to include a location map and the width of the Highland Road right-of-way along the property frontage.** (Comment addressed. A location map and the width of the Highland Road right-of-way are provided on the plan).

Landscaping and Screening

Proposed landscaping must generally comply with the provisions of the zoning ordinance. Landscaping should be designed to preserve existing significant natural features and to buffer service areas, parking lots, and dumpsters (no dumpster/trash storage enclosure proposed). A mix of evergreen and deciduous plants and trees are preferred, along with seasonal accent plantings. A landscape plan is not required as part of the preliminary site plan and, therefore, will be reviewed in detail during final site plan review if the preliminary siter plan is approved. (Note: the revised plan shows evergreen trees along the outside edge of the fence line. A landscape plan, including details of the proposed plantings, is required at final site plan).

A four-foot-tall wood privacy fence is proposed along Highland Road and Lakeside Drive, which would require waivers from zoning ordinance requirements (previously described).

Parking

No parking or storage is proposed on the site. **The Township Fire Marshal shall determine if adequate emergency access would be available for fire apparatus.** (Comment outstanding. Per the Fire Code, the driveway shall be widened to 20 feet. The applicant indicated the final site plan will show the driveway at 20-feet-wide). A powered gate is proposed to restrict access to the site to OLPLA members only. Gated vehicular access requires a permit from the Building Official once it has been determined by the Fire Department and the Community Development Director the following requirements have been met:

- *Gates shall be setback a minimum of 35 feet from the edge of the traveled lane of the adjacent roadway.* The site plan shows the gate setback 55 feet from the traveled portion of Lakeside Drive.
- *Gates shall be designed and/or oriented to provide a clear vision area for exiting traffic.* The location of the gate would not create a visibility issue for drivers exiting the site.
- *Gates shall maintain a minimum horizontal and vertical clearance consistent with the standards of the current International Fire Code as enforced by the White Lake Township Fire Department.* **This requirement is subject to review by the Township Fire Marshal.** (Comment remains as a notation).

- Applicant shall provide information regarding the operation of the gate including – but not necessarily limited to – distance from the gate to the primary structure, activation time, opening time, closing time, and emergency services access. **More information on the operation of the gate shall be provided at final site plan. Manufacturer’s specifications may be required.** (Comment remains as a notation. In a letter dated January 24, 2022 the applicant indicated they were investigating the gate controls and operation).
- An adequate turnaround area shall be provided in cases of denied access. **Other than backing out of the driveway onto Lakeside Drive, no turnaround area is provided in cases of denied access.** (Comment remains as a notation).
- A design plan shall be submitted, detailing elements such as building materials, lighting, and signage. A preliminary site plan was submitted showing no building proposed on the site. As described in further detail below, staff recommends no lighting or signage be permitted on the site.
- A Traffic Impact Study shall be submitted if deemed necessary by the Director of the Community Development Department to determine if the location and operation of the gate can adequately accommodate the anticipated traffic volumes. Based on the proposed use and anticipated vehicle trips, a traffic impact study was not required.

Signs

The zoning ordinance requires the area, quantity, location, and dimensions of all signs to be provided with the preliminary site plan. The site plan does not show any signage proposed on the site. If the preliminary site plan is approved, **staff recommends the development agreement prohibit signage on the property.** (Comment remains as a notation. The applicant requested to post “No Fueling” signage at the launch site and add “No fueling on the launch property” to OLPLA operating rules. The “No Fueling” signage shall not be visible from the adjacent roadways and the language added to the operating rules shall also be included in the development agreement. Signage details shall be provided at final site plan).

Lighting

Any proposed site lighting is required to comply with the zoning ordinance. Information on site lighting was not provided and, if proposed, will be reviewed in detail during final site plan review. If the preliminary site plan is approved, **staff recommends the development agreement prohibit outdoor lighting on the property.** (Comment remains as a notation. The applicant indicated no outdoor lighting is proposed. However, the prohibition on outdoor lighting shall be included in the development agreement).

Planning Commission Options / Recommendation

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 Planning Commission may recommend approval, approval with conditions, or denial of the preliminary site plan to the Township Board. **Staff recommends approval of the rezoning and approval of the preliminary site plan subject to the items identified in this memorandum being addressed prior to final site plan.**

The following notation summarizes the preliminary site plan review:

- Recommendation of approval is in accordance with the preliminary site plan prepared by David P. Smith dated October 12, 2021 (revision date ~~December 7, 2021~~ **January 14, 2022**), subject to revisions as required. Utility, grading, and storm drainage plans for the site are subject to the approval of the Township Engineering Consultant and shall be completed in accordance with the Township Engineering Design Standards.

Attachment:

1. **Letter from the applicant dated January 24, 2022.**

January 24, 2022

To: White Lake Township Planning Commission Members
Sean O'Neil – Planning Director
Justin Quagliata – Staff Planner
7525 Highland Road
White Lake, MI 48383

Thank you for allowing us to present the Oxbow Lake Private Launch Association project at the January 20, 2022, Public Hearing. We want to provide some additional clarification to points of discussion brought up in the meeting.

- On January 14, we provided responses to the DLZ assessment items from the initial preliminary site plan review dated 12/28/2021.
- We met with Fire Chief Holland and Fire Marshal Hanifen on 1/6, and with Justin Quagliata on 1/7 to ensure that all items in the Fire Department and Township assessments were addressed in this response and in our revised site plan submitted on 1/14.
- The Fire Department was ok with the proposed 16' wide driveway in our discussion but asked the Township Planning Department to advise if a waiver could be allowed. As we heard in the 1/20 Planning Commission Public Hearing, the driveway must be 20' wide. We will correct this item in our final site plan submission.

We would like to share clarification on the waiver requests. Please refer to the attached site plan photo showing our current proposed fence line in yellow. The reason for all of the fencing waiver requests is to secure the property from unauthorized use, to reduce liability risks and to eliminate the reason for trespassers to park in local business parking lots to avoid parking on our site (posted as no trespassing) as they do today.

- **Waiver 1 requests a 35' variance along M-59 to the 40' standard.**
 - > As history, when we began discussions with the Township to rezone, we were told we would have to rezone to Recreation & Outdoor Space, which requires a 25' setback. We used this to set the fence line on the west half of the M-59 frontage, and to establish the space for the proposed community benefit easement.
 - > Since the State of Michigan property on the east side of the easement parcel was 20' wide, we continued the fence line 5' from that shared property line to have the fence continue in a straight line. When the decision was made to change our rezoning direction from ROS to PD, the fence setback standard changed to 40', which is now the basis for our variance request
 - > The attached site plan photo shows in red where the 40' fence line setback would be. We do not believe the current proposed location shown in yellow would be offensive to the community. We would like to maintain the current proposed fence location shown in yellow.
- **Waiver 2 & 3 requests are to allow us to secure the west side of the property.**
 - > In the attached site plan photo the 40' fence setback is again shown in red, and our proposed fence line shown in yellow. You can see where the fence would end if we are required to meet the 40' setback (Waiver 2) and the required 30' setback from the water (Waiver 3). The area outlined and shaded in green shows the approximately 170' of unsecured property and shoreline that would provide access to the trespassers and would possibly encourage continued parking in local business lots as is done today.
 - > If you are visiting the site before the 2/3 meeting, there are two sets of markings we would like for you to review regarding these waiver requests.

- There is a " No Trespassing " sign in the southern portion of the property that has lime green surveyor tape hanging from it. The post is in the location of the end of the fence shown in red in the site photo, 30' from the waterline and 40' from the property line. You will be able to see the amount of unsecured property and lake access that would exist if we are required to adhere to these setbacks.
 - You will also see a series of red topped wooden stakes extending from the southern edge of the gate (orange painted stake labeled gate) and running south to the telephone poles that are at the end of the property. These stakes represent our proposed fence line and are cut to 4' high to show how high the proposed fence would be. The smaller stakes with orange tape mark the actual property line.
 - Because of the land contour in this section, the fence will not obscure any visibility of the lake from the road through this area
- **Waiver 4 requests a waiver from adding sidewalks along M-59 and Lakeside Drive.**
 - > There is minimal pedestrian traffic on these two areas today, and our improvements to the site will not encourage any additional traffic in the future.
 - > If this waiver request is unacceptable, we would propose the following elements to be added to the Development Agreement.
 - When the sidewalk is added to the length of M-59 per the Township Master Plan, we will reimburse the Township for the sidewalk cost from the east corner of the proposed easement to the corner of M-59 and Lakeside Drive.
 - When the Township executes a plan for sidewalks on Lakeside Drive, we will reimburse the Township for the cost of sidewalk from the corner of M-59 and Lakeside Drive to the southern end of our property.
 - Execution in this manner will ensure the sidewalks, when installed, will conform in appearance and construction to those installed by the Township.
- **A question was raised regarding the maintenance of the fence.**
 - > OLPLA is responsible for the maintenance. We are also proposing to add landscape shrubs as shown on the preliminary site plan
- **A concern was raised regarding the fence potential of blocking the view of the lake.**
 - > The view of the lake will not be obscured by the fence for M-59 traffic traveling east to west.
 - > The view of the lake may be partially obscured for approximately 300' for vehicles travelling west to east depending on vehicle height (300' is the approximate distance from east corner of the Oxbowindo building to the east edge of the proposed fence).
 - > At 50 MPH, the lake view may be partially obscured for eastbound traffic for a total of 5 seconds (73 feet per second at 50 MPH)
 - > We would offer that we believe that our proposed fence would be less of an obstruction to lake view versus any building that could have been erected under the current LB zoning.

- **A concern was raised regarding enforcing the hours the site was to be closed (dusk til 8am). The suggestion was made that we shut off the gate during those hours to ensure compliance.**
 - > We are investigating how to do this and believe our gate controls would be able to accomplish this suggestion.
 - > We have a concern in shutting down the gate operation during nighttime hours. If Fire or Rescue needs access to the site due to a nighttime emergency, the key card in the Knox Box will not give them access if the gate power is shut off during these hours.
 - > We would prefer to use our gate pass and security camera data to address the Member if there is a violation of operating hours. With this approach, emergency access can be ensured at all times.

- **A concern was raised regarding potential fuel spills at the site.**
 - > When launching or retrieving a watercraft, the owner normally fills the watercraft before going to the launch site. This is simply more convenient than filling as part of the launch process.
 - > We will add "No fueling on the launch property" to our operating rules, and post "No Fueling" signage at the launch site to minimize this risk.

- **A question was asked "What will you do if a Member gives his/her keycard to a non member for access to the lake?"**
 - > Each key card is unique to the Member. We will have the ability to track access through keycard records and the corresponding video record. As stated in our presentation, a Member can lose both the membership and monies invested if found to be violating access rules.

- **A question was raised regarding the impact on the plant life along the water's edge and potential dredging.**
 - > EGLE will review impact to emergent wetlands and require remediation if necessary.
 - > We will only clear approximately 25' at the water's edge to install the launch and dock access. All other plant life along the water's edge is remaining intact.
 - > There will be some dredging to install the 30' concrete launch in the water. This dredging will be approved as part of the EGLE permit process for the launch itself. We do not anticipate any additional dredging will be required.

- **Community Benefit**
 - > We are offering an easement to the Township for a parcel approximately 120' X 25' at the northwest corner of the property for a possible "Pocket Park" for pedestrians. We are also going to fill the area to level the parcel versus today.
 - > We are improving the appearance and maintenance of the entire parcel versus today. The members of OLPLA have a vested interest in maintaining the appearance of this property and ensuring it is attractive.

- > Given the topography and history of the property, it is unlikely to be used for commercial business in the foreseeable future. It will more likely remain a vacant lot.
- > By fencing the property as shown in the site plan, we are eliminating the primary reason for unauthorized parking in local business lots.
- > Use of the property, as we are proposing, is likely a lower traffic impact, than a business use.

Thank you again for the opportunity to present on January 20th. We are looking forward to the next steps in the review and approval process.

If you have any questions, please contact me at 248-396-6197, or at i467vettes@aol.com.

Best regards,

Rick Walklet
President - Oxbow Lake Private Launch Association
10835 Oxbow Lake Shore Drive
White Lake, MI 48386

CC:
OLPLA Board Members
M. Dixon



Site / Construction Plan Review

To: Sean O'Neil, Planning Department Director

Date: 01/24/2022

Project: Oxbow Lake Private Launch Assoc. INC.

Job #: 20-100800

Date on Plans: 10/12/2021

The Fire Department has the following comments with regards to the Oxbow Lake Private Launch. (2nd Review)

As Discussed with OLPLA President Rick Walklet

1. Gate profile to be submitted for approval
2. Knox Box to be installed near Launch gate
3. Proposed gate width will require prior approval

Jason Hanifen
Fire Marshal
Charter Township of White Lake
(248)698-3993
jhanifen@whitelaketwp.com

Plans are reviewed using the International Fire Code (IFC), 2015 Edition and Referenced NFPA Standards.

January 14, 2022

To: Justin Quagliata
Staff Planner

Topic : DLZ and Township OLPLA preliminary site plan responses

Dear Justin,

The DLZ analysis dated 12/28/2021 required items a thru f to be addressed on the site plan / supporting letter for the Planning Commission to make a decision on the preliminary site plan.

Following are our responses to the items:

Item a) The plan proposes a privacy fence closer than the 30' to the shoreline along the southwestern portion of the property. Township Ordinance Section 5.12 D.ii states that privacy fences shall not be located closer than 30' to a shoreline. A variance would be required for placement of the fence in this location.

Response: The preliminary site plan waiver table language has been updated to reflect the variance needed, and the distance from the fence to the lake shoreline at the southern end of the fence has added to the drawing. The reason for this waiver request is as follows:

- The combined setback requirement of 30' from the shoreline plus the 40' setback requirement from the Lakeside Drive property line would result in approximately 170' of the property and shoreline at the southwest property line unsecured against unauthorized access. We currently have issues with unauthorized access by boats, snowmobiles, and ice fishermen across the property. These individuals also park in the Oxbowwindow and Tractor Supply parking lots to avoid being noticed by parking on the property. By allowing the fence to run from the southern end of the driveway gate to meet and follow the property line to the southern end of the property, we minimize the chance of unauthorized access, as well as eliminating the reason for unauthorized parking in local business parking lots.

Item b) The drive currently proposed as 16' wide which is a typical RCOC standard width for a residential driveway. DLZ questions if this should be widened to 24' similar to Township Zoning Ordinance 5.11Q.v, which requires a minimum width of 24' for two way drives. If the intent for this drive is two way traffic the drive width will need to be widened.

Response : In reviewing this item with Justin Quagliata on 1/7, we agreed that this drive would not be used for two-way traffic. OLPLA members will use an online scheduling tool to reserve their block of time to utilize the launch. With this, and the adequate size of the turnaround area, there is no reason for two vehicles to try to pass each other in the drive area.

With this, the driveway area has been marked as "one way" on the preliminary site plan.

Item c) We defer to the Fire Department as to the acceptability of fire truck access to the site, especially considering there is a proposed access gate.

Response :

This item was discussed and resolved in a meeting on 1/6/22 with Fire Chief John Holland and Fire Marshal Jason Hanifen. There are no overhead obstructions to interfere with equipment. The current planned 16' width of the access drive is acceptable, since in the event a fire truck would be needed on the site, the truck would park on the access drive between Lakeside Drive and the powered gate, and hoses would be run from the truck to the fire.

A sample powered gate quote and specifications was reviewed in the meeting. The only request from the Fire Department was to ensure the gate has a manual override to open the driveway gate if power/battery backup fails. OLPLA will install a Knox Box on the property to contain a key card and the pedestrian gate lock key to ensure easy access by the Fire Department. The location of the Knox Box will be noted on the final site plan.

A copy of the email sent to Chief Holland and Fire Marshall on 1/9/22 to confirm the results of the 1/6 meeting was sent to the Township Planning Department.

Item d) A sidewalk located 1' inside the ROW line is required along the Lakeside Drive frontage per Township Zoning Ordinance 5.2.1. A waiver from this requirement will be required.

Response: We have added this to the waiver request table on the preliminary site plan, as well as a waiver request for the requirement to add an 8' sidewalk along Highland Road.

Item e) Note that DLZ has not reviewed the site for geometrics appropriate for maneuvering the intended vehicles and trailers. DLZ recommends the applicant provide a turning radius template on the plan sheets to demonstrate the largest intended vehicle/trailer combination can adequately navigate the site through all intended movements.

Response : We have added the requested turning radius template to the drawing

Item f) The overhead electric lines are shown within the limits of private property with no easement, does an easement exist for these utilities. If so, please indicate the easement limits on the drawings. If an easement does exist, please provide confirmation that the proposed improvements are allowable within the easement limits. Additionally, DLZ notes that there are lower wires within the limits of the proposed ramp, the applicant shall provide detail there is adequate clearance from these utilities and approval from the applicable utility providers, we will need to document that there is no easement for the path of the overhead power/phone/cable lines, note the height of the lowest lines (phone), and approval from the applicable utility providers if there is a concern.

Response: There is no identified easement regarding the powerline/cable line/phone line noted near the water on the preliminary site plan. Capital Title has researched the property and has identified only two easements, both identified at the northwest corner of the property (Attachment A). If you need further information, please contact our Capital Title agent Rachel Ballard at 24-6571221.

We also met on site on 12/1/21 with representatives from DTE and ATT to review the plan for the launch and to understand if moving the poles and wires from the property was feasible. The cost to do so was prohibitive, however during the discussion, the DTE representative affirmed that the only rights on the property were the grandfathered pole and guy wire footprints (pole location only). Neither representative expressed any concern with the scope and operation of the proposed launch.

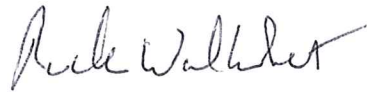
We also had MISSDIG check the property for underground utilities. No underground utilities were found on the property inside the ROW/property line. A copy of their report is attached (Attachment B).

The lowest line over the launch site is for ATT. This line is 16' from the ground at the launch site. The tallest boat/trailer going into the water at the launch site would be a pontoon boat on a bunk style trailer. The height of this combination of boat / trailer is 9' from the ground, leaving 7' of overhead clearance

The only outstanding issue for the preliminary site plan from the Township Review #1 is from Page 7 regarding fence set back waiver requirements. All fence setback waivers noted are shown in the waiver request table on the preliminary site plan, and the fence setback from the ordinary high water line to the fence at the southernmost point of the property (8') has been added to the preliminary site plan.

Please advise if you need any additional information. I can be reached at 248-396-6197 or at i467vettes@aol.com.

Best regards,



Rick Walklet
President - OLPLA

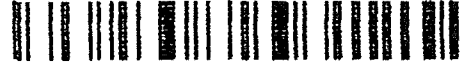
CC: S. O'Neil – Planning Director
OLPLA Board Members (letter only)
M. Dixon (letter only)

LIBER 41767 PG 267

RECEIVED
OAKLAND COUNTY
REGISTER OF DEEDS

2010 JAN 13 PM 3:41

6756
LIBER 41767 PAGE 267
\$16.00 MISC RECORDING
\$4.00 REMUNERATION
01/13/2010 04:00:10 P.M. RECEIPT# 3158



PAID RECORDED - OAKLAND COUNTY
RUTH JOHNSON, CLERK/REGISTER OF DEEDS

GRANT OF UTILITY EASEMENT

1. **PARCEL NUMBER:** 12-22-279-004

2. **PARTIES.** This is a Grant of Easement to the Charter Township of White Lake, 7525 Highland Road, White Lake Township, Michigan, 48383, hereafter referred to as Grantee, from Roxi Yaldeo for himself and as survivor of his deceased wife Peggy Yaldeo, whose address is 29380 Brooks Lane, Southfield, MI 48034, hereafter referred to as Grantor(s). ** DEATH CERT. RECORDED IN LIBER 38863 PAGE 036, O.C.R.*

JW

3. **PURPOSE.** The purpose of this grant and conveyance is to provide the Grantee with an easement to permit construction, installation, operation, maintenance, replacement and removal of sewers, water mains, and related appurtenances, as well as other municipal public services, and to provide the Grantee with access to the burdened property described herein for the limited purpose of constructing, installing, operating, maintaining, replacing or removing sewers, water mains, and related appurtenances or other municipal public services.

4. **GRANT OF EASEMENT.** Grantor(s) hereby grants and conveys to Grantee an easement for the purposes described in Paragraph 3 above.

(3P E)

5. **DESCRIPTION OF EASEMENT and BURDENED PROPERTY.** The easement granted and conveyed to Grantee and the burdened property are described in Exhibit "A".

XX

6. **CONSIDERATION.** Grantor(s) hereby acknowledges receipt of the sum of TEN DOLLAR (\$10.00) for this grant and conveyance of this easement.

7. **TEMPORARY EASEMENT.** If shown on Exhibit "A", Grantor(s) also grants a temporary easement for the purposes of construction equipment movement and temporary soil stockpiling. Minor permanent grade adjustments may be made in areas acceptable to the Grantor(s). The temporary easement shall terminate upon the completion date of construction.

8. **DRIVEWAY.** Grantor(s) specifically acknowledges and authorizes Grantee to open cut and replace in kind the Grantor(s)'s driveway for the purpose described in Paragraph 3.

O.K. - A.N.

- 9. **RESTORATION OF PROPERTY.** Any portion of the property described in Paragraph 5 which is damaged by the construction, installation, repair or replacement activities, or Grantee's use or exercise of the Easement or temporary easement shall be reasonably repaired by Grantee.
- 10. **ADDITIONAL CONDITIONS.** Grantor(s) agrees that no buildings or other structures will be placed over the easement as to interfere with or, in the opinion of Grantee, threaten to interfere with the construction, operation or maintenance of the Utilities. Temporary nonuse or limited use of this easement by Grantee shall not prevent Grantee from later making use of the easement to the full extent herein authorized. Grantee further agrees that Grantor shall not be required by the Grantee to connect to the water main unless and until required by the Oakland County Health Division.
- 11. **ASSIGNMENT.** Grantor(s) agrees that the easement(s) delineated herein may be temporarily assigned by the Grantee to other Municipal or County Agencies for construction or maintenance purposes related to the Utilities.
- 12. **INTEREST IN REALTY.** This grant and conveyance shall be binding upon and inure to the benefit of the Grantor(s) and Grantee, their heirs, representatives, successors, and assigns, and the covenants contained herein shall run with the land.
- 13. **DATE OF GRANT AND CONVEYANCE.** 1/11/2010

GRANTOR: Roxi Yaldao, for himself and as survivor of his deceased wife, Peggy Yaldao

Signature: *Roxi Yaldao*

STATE OF MICHIGAN)
COUNTY OF OAKLAND) SS

On this 11 day of January, ~~2009~~ ²⁰¹⁰, Roxi YALDAO*, appeared before me and did acknowledge that he signed this Grant of Easement for Sidwell Number 12-22-279-004.

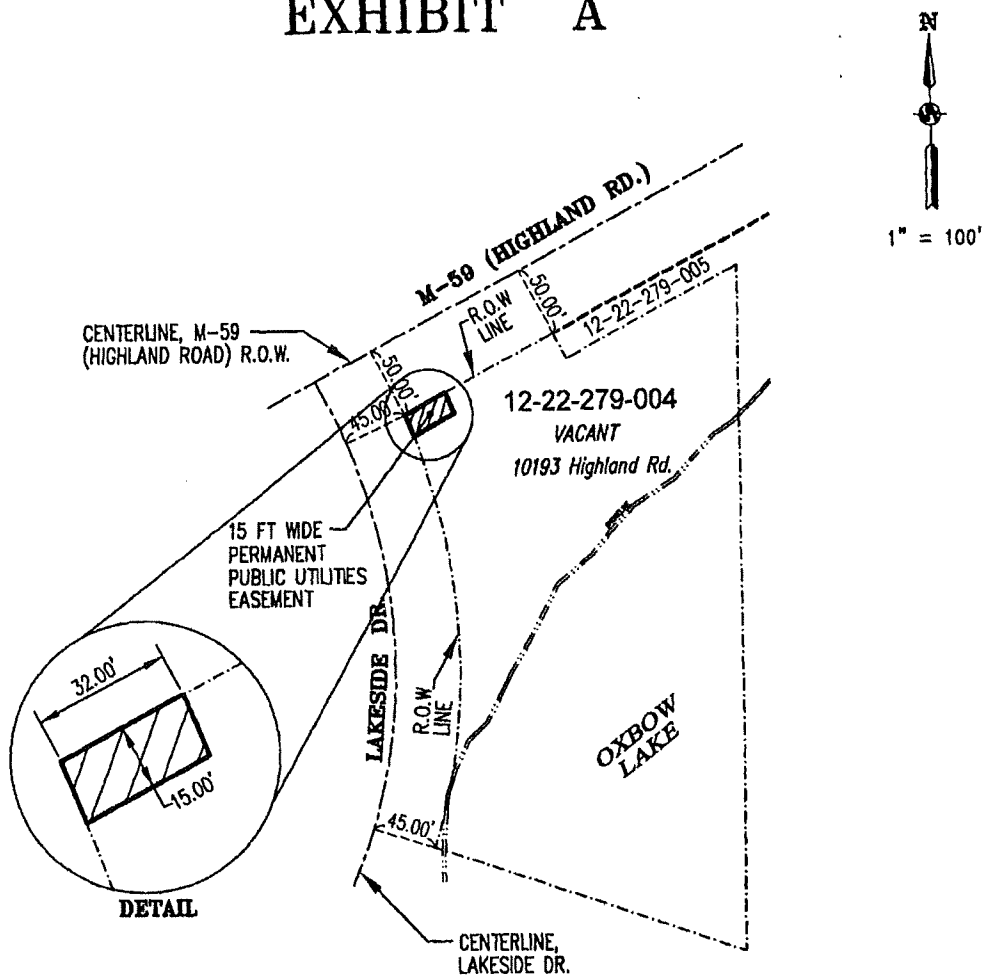
* FOR HIMSELF AND AS SURVIVOR OF HIS DECEASED WIFE, PEGGY YALDAO

Venice Asmar
VENICE ASMAR, Notary Public
OAKLAND County, Michigan
Acting in _____ County
My Commission Expires: 12/27/10

Drafted by/Return to:
GREGORY K. NEED
ADKISON, NEED & ALLEN, P.L.L.C.
40950 Woodward, Suite 300
Bloomfield Hills, MI 48304
(248) 540-7400

m:\white lake township\water system\contract 8\documents\12-22-279-004\12-22-279-004_easemt-doc revised.doc

EXHIBIT "A"



1" = 100'

NOTE:

THE PARCEL DESCRIPTION ABOVE WAS OBTAINED FROM THE CHARTER TOWNSHIP OF WHITE LAKE TAX ASSESSMENT ROLL. THE EASEMENT DESCRIPTION IS WRITTEN BASED UPON THE FURNISHED DESCRIPTION OF THE OVERALL PARCEL. J & A HAS NOT PERFORMED A BOUNDARY SURVEY OF THIS PARCEL AND THE PARCEL DESCRIPTION DOES NOT NECESSARILY REFLECT FIELD-MEASURED VALUES.

SITUATED IN THE TOWNSHIP OF WHITE LAKE, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS:

T3N, R8E, SEC 22 PART OF E 1/2 OF NE 1/4 BEG AT PT DIST N 02-00-00 W 493.20 FT FROM SW COR OF E 1/2 OF NE 1/4, TH N 02-00-00 W 92.28 FT, TH N 62-08-00 E 525.02 FT, TH S 490.90 FT, TH N 71-36-00 W 485.76 FT TO BEG EXC THAT PART LYING WLY OF LINE LOC 40 FT ELY OF FOL DESC LINE, BEG AT PT DIST N 02-06-19 W 13.78 FT & N 62-23-41 E 1664.21 FT FROM CEN OF SEC, TH S 27-36-19 E 15.76 FT, TH ALG CURVE TO RIGHT, RAD 381.97 FT, CHORD BEARS S 02-11-49 E 327.28 FT, DIST OF 338.80 FT, TH S 23-12-51 W 200.00 FT TO PT OF ENDING, ALSO EXC BEG AT PT DIST N 02-06-19 W 13.78 FT & N 62-23-41 E 1969.31 FT & S 27-36-19 E 50.16 FT FROM CEN OF SEC, TH S 62-23-41 W 145.10 FT, TH S 27-36-19 E 20.00 FT, TH N 62-23-41 E 134.53 FT, TH N 00-15-41 E 22.62 FT TO BEG 1.86 A

PARCEL IDENTIFICATION NO. 12-22-279-004

PERMANENT EASEMENT

THE EASEMENT SHALL BE A PERMANENT EASEMENT FOR CONSTRUCTION, INSTALLATION, REPAIR, MAINTENANCE AND REPLACEMENT OF PUBLIC UTILITIES DESCRIBED AS:

THE NORTHERLY 15.00 FEET OF THE WESTERLY 32.00 FEET OF THE ABOVE DESCRIBED PARCEL CONTAINING 489 SF (0.011 ACRES), MORE OR LESS *A. 12-22-279-004*

SECTION 22 TOWN 3 NORTH RANGE 8 EAST WHITE LAKE TOWNSHIP OAKLAND COUNTY, MICHIGAN

Johnson & Anderson

4404 Elizabeth Lake Road
Waterford, Michigan 48328
tel (313) 861-7900 fax (313) 861-3882

1080 W. Norton Avenue, Suite 7
Ann Arbor, Michigan 48101
tel (248) 760-2100 fax (248) 760-4118

3010 Lapeer Road
Port Huron, Michigan 48060
tel (810) 677-7250 fax (810) 677-7265

White Lake Township
7525 Highland Road (M-59)
White Lake, Michigan 48383
248-698-3300

JOB NO. 16159

DATE ISSUED:

08-31-09

SHEET NO.

1

DESIGN:	DRAWN:	CHECKED:
ST	ST	OA

(A)

LIBER 42039 PG 492

RECEIVED
OAKLAND COUNTY
REGISTER OF DEEDS

2010 MAY -4 PM 4: 08

84595
LIBER 42039 PAGE 492
\$16.00 MISC RECORDING
\$4.00 REMONUMENTATION
05/04/2010 04:23:13 P.M. RECEIPT# 33766

PAID RECORDED - OAKLAND COUNTY
RUTH JOHNSON, CLERK/REGISTER OF DEEDS

TEMPORARY CONSTRUCTION EASEMENT

1. **PARCEL NUMBER:** 12-22-279-004
2. **PARTIES.** This is a Grant of Easement to the Charter Township of White Lake, 7525 Highland Road, White Lake Township, Michigan, 48383, hereafter referred to as Grantee, from Roxi Yaldeo, for himself and as survivor of his deceased wife Peggy Yaldeo (whose death certificate is recorded in Liber 38863, Page 36, Oakland County Records), whose address is 29380 Brooks Lane, Southfield, MI 48034, hereafter referred to as Grantor(s).
3. **PURPOSE.** The purpose of this grant and conveyance is to provide the Grantee and its agents and contractors a temporary construction easement over the property described on Exhibit "A" for installation of water main facilities.
4. **TERM.** This temporary construction easement shall expire the earlier of December 31, 2010 or the date the Grantee certifies that the work has been completed and approved.
5. **GRANT OF EASEMENT.** Grantor hereby grants and conveys to Grantee an easement for the purposes described in Paragraph 3 above.
6. **DESCRIPTION OF EASEMENT and BURDENED PROPERTY.** The easement granted and conveyed to Grantee and the burdened property are described in Exhibit "A".
7. **CONSIDERATION.** Grantor hereby acknowledges receipt of the sum of TEN DOLLARS (\$10.00) for this grant and conveyance of this temporary easement.
8. **INTEREST IN REALTY.** This grant and conveyance shall be binding upon and inure to the benefit of the Grantor and Grantee, their representatives, successors and assigns, and the covenants contained herein shall run with the land until expired as noted in Paragraph 4.
9. **RESTORATION.** Grantee shall restore any property within the easement disturbed during construction to its condition prior to the construction described in Paragraph 3.

X

30
R
E

HW - OK

10. DATE OF GRANT AND CONVEYANCE. April 19, 2010

GRANTOR: Roxi Yaldeo, for himself and as survivor of his deceased wife, Peggy Yaldeo

Signature: Roxi Yaldeo

STATE OF MICHIGAN)
) SS
COUNTY OF OAKLAND)

On this 19 day of April, 2010, Roxi Yaldeo, for himself and as survivor of his deceased wife, Peggy Yaldeo, appeared before me and did acknowledge that he signed this Temporary Construction Easement for Sidwell Number 12-22-279-004.

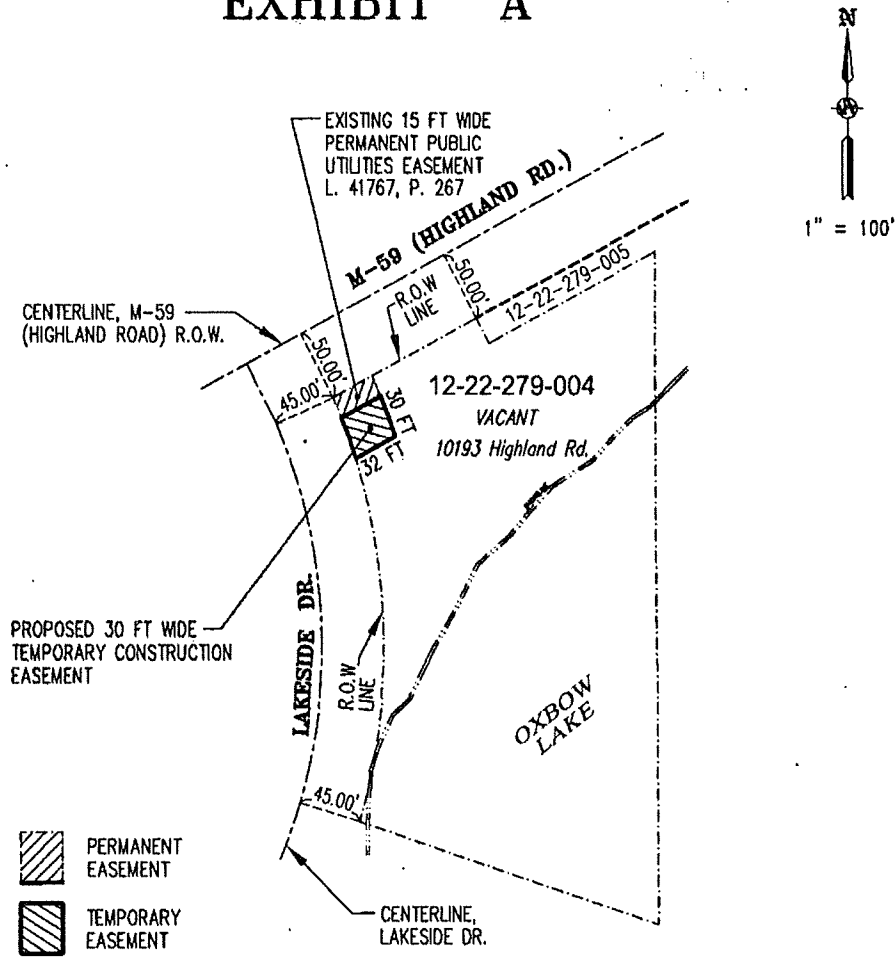
Sherry Clark
_____, Notary Public
Oakland County, Michigan
Acting in Oakland County
My Commission Expires: 11/27/2015

Drafted by/Return to:
GREGORY K. NEED
ADKISON, NEED & ALLEN, P.L.L.C.
40950 Woodward, Suite 300
Bloomfield Hills, MI 48304
(248) 540-7400

SHERRY L. CLARK
NOTARY PUBLIC, STATE OF MI
COUNTY OF OAKLAND
MY COMMISSION EXPIRES Nov 27, 2015
ACTING IN COUNTY OF Oakland



EXHIBIT "A"



PERMANENT EASEMENT

TEMPORARY EASEMENT

NOTE:

THE PARCEL DESCRIPTION ABOVE WAS OBTAINED FROM THE CHARTER TOWNSHIP OF WHITE LAKE TAX ASSESSMENT ROLL. THE EASEMENT DESCRIPTION IS WRITTEN BASED UPON THE FURNISHED DESCRIPTION OF THE OVERALL PARCEL. J & A HAS NOT PERFORMED A BOUNDARY SURVEY OF THIS PARCEL AND THE PARCEL DESCRIPTION DOES NOT NECESSARILY REFLECT FIELD-MEASURED VALUES.

SITUATED IN THE TOWNSHIP OF WHITE LAKE, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS:

T3N, R8E, SEC 22 PART OF E 1/2 OF NE 1/4 BEG AT PT DIST N 02-00-00 W 493.20 FT FROM SW COR OF E 1/2 OF NE 1/4, TH N 02-00-00 W 92.28 FT, TH N 62-08-00 E 525.02 FT, TH S 490.90 FT, TH N 71-36-00 W 485.76 FT TO BEG EXC THAT PART LYING WLY OF LINE LOC 40 FT ELY OF FOL DESC LINE, BEG AT PT DIST N 02-06-19 W 13.78 FT & N 62-23-41 E 1664.21 FT FROM CEN OF SEC, TH S 27-36-19 E 15.76 FT, TH ALG CURVE TO RIGHT, RAD 381.97 FT, CHORD BEARS S 02-11-49 E 327.28 FT, DIST OF 338.80 FT, TH S 23-12-51 W 200.00 FT TO PT OF ENDING, ALSO EXC BEG AT PT DIST N 02-06-19 W 13.78 FT & N 62-23-41 E 1969.31 FT & S 27-36-19 E 50.16 FT FROM CEN OF SEC, TH S 62-23-41 W 145.10 FT, TH S 27-36-19 E 20.00 FT, TH N 62-23-41 E 134.53 FT, TH N 00-15-41 E 22.62 FT TO BEG 1.86 A

PARCEL IDENTIFICATION NO. 12-22-279-004

TEMPORARY CONSTRUCTION EASEMENT

THE EASEMENT SHALL BE A TEMPORARY EASEMENT FOR CONSTRUCTION AND INSTALLATION OF PUBLIC UTILITIES DESCRIBED AS:

THE SOUTHERLY 30.00 FEET OF THE NORTHERLY 45.00 FEET OF THE WESTERLY 32.00 FEET OF THE ABOVE DESCRIBED PARCEL. CONTAINING 970 SF (0.022 ACRES), MORE OR LESS

SECTION 22 TOWN 3 NORTH RANGE 8 EAST WHITE LAKE TOWNSHIP OAKLAND COUNTY, MICHIGAN

<p>434 Elizabeth Lake Road Whitefish, Michigan 48555 Tel (517) 921-7900 Fax (517) 921-3000</p> <p>1040 W. Horton Avenue, Suite 7 Muskegon, Michigan 49441 Tel (231) 780-8100 Fax (231) 780-8116</p> <p>3019 Lapeer Road Port Huron, Michigan 48050 Tel (810) 967-7820 Fax (810) 967-7865</p>	<p>White Lake Township 7525 Highland Road (M-59) White Lake, Michigan 48383 248-698-3300</p>		<p>JOB NO. 16159</p>
	<p>DESIGN: ST</p>	<p>DRAWN: ST</p>	<p>CHECKED: OA</p>
			<p>SHEET NO. 1</p>

From: noreply@digtiX.com,

Subject: Utility Locate Documentation: Ticket B12912373

Date: Thu, Oct 21, 2021 12:21 pm

Attachments: Original Locate Request.pdf (22K), logo (13K)

Please find attached locate documentation relating to locate request "B12912373" at address "10193 HIGHLAND RD WHITE LK OAKLAND, MI". A summary is included below. If you have questions or concerns about this document please contact us at 586-803-3516.

Ticket B12912373 (COMTV1CTV): Site Clear - Aerial with no comments

Ticket B12912373 (COMTV1FBR): No Locate Required - Aerial with no comments

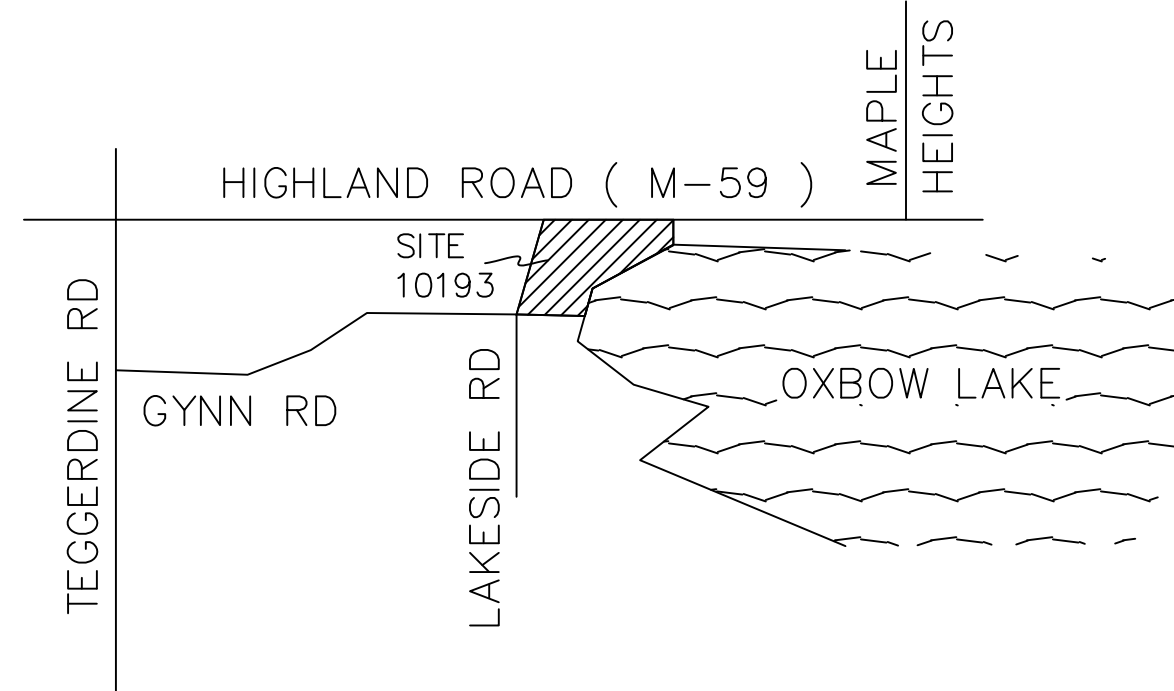
Ticket B12912373 (DE0010): Site Clear with no comments

Ticket B12912373 (WHLKTWTR): Site Clear with no comments

Ticket B12912373 (CEGDIS): Cleared with no comments

This enhanced positive response is powered by [DigTix](#) and sent on behalf of Utilities Resource Group, LLC (urgllc.net).

FOR: OXBOW LAKE PRIVATE LAUNCH ASSC, INC
 PROPOSED BOAT LAUNCH
 PRELIMINARY SITE PLAN



LOCATION MAP
NO SCALE

LEGEND

- ⊕ INLET BASIN
- STORM MANHOLE
- SANITARY MANHOLE
- S-S SANITARY SEWER
- SS-SS STORM SEWER
- W-W WATERMAIN
- 0.000 EXISTING GRADES
- 0.000 PROPOSED GRADES
- DRAINAGE ARROW
- SOIL EROSION FENCE
- - - EXISTING CONTOUR
- - - PROPOSED CONTOUR
- x-x FENCE LINE
- ⊕ GATE VALVE
- ⊕ HYDRANT
- ⊕ POWER POLE
- ⊕ POWER LINE
- ⊕ CATCH BASIN
- ⊕ DRAINAGE SWALE
- ⊕ UTILITY PAD/PEDISTAL
- ⊕ PINE TREE
- ⊕ DECIDUOUS TREE
- ⊕ SOIL BORING/PERK TEST
- ⊕ TO BE REMOVED
- ⊕ PROP AC UNIT
- ⊕ PROP GENERATOR
- ⊕ GAS METER
- ⊕ ELECTRIC METER
- ⊕ PROPOSED DOWNSPOUT
- ⊕ LANDSCAPE SCREENING

PLANNED DEVELOPMENT WAIVER REQUEST TABLE

- 1) FENCE LINE SETBACK:
 - REQUIRED 40' ALONG M-59
 - WAIVER REQUEST :
 - A) REDUCTION OF FENCE LINE SETBACK TO 5' ALONG M-59
- 2) FENCE LINE SETBACK: ROADWAY
 - REQUIRED 40' ALONG LAKESIDE DRIVE:
 - WAIVER REQUEST :
 - B) REDUCTION OF FENCE LINE SETBACK TO 0.0' TO FOLLOW ALONG LAKESIDE DRIVE: FROM PROPOSED GATE TO SOUTHWEST PROPERTY CORNER, TO REDUCE UNAUTHORIZED SITE ACCESS
- 3) FENCE LINE SETBACK: WATER AND PROPERTY LINE
 - C) REQUIRED 30' FROM ORDINARY HIGH WATER LINE TO 8
- 4) SIDEWALK: REQUEST NOT TO ADD SIDEWALK
 - D) M-59 (HIGHLAND ROAD) REQUIRED 8'SIDEWALK EXISTING ASPHALT WALKWAY:
 - E) LAKESIDE DRIVE: REQUIRED 5' SIDEWALK

SITE NOTES:

- 1) PROPOSED DRIVE TO BE PAVED AS SHOWN AND TURN-AROUND TO BE GRAVEL.
- 2) PROVIDE 4' WOOD PRIVACY FENCE AS SHOWN. (SEE WAIVER TABLE)
- 3) PROVIDE LARGE EVERGREEN @ 8' ON CENTER , AS REQUIRED BY TWP.
- 4) ADD FILL REGRADE & LEVEL PROPOSED TOWNSHIP USE EASEMENT.
- 5) PROVIDE UNDERGROUND POWER TO GATE, LOCATION TO BE DETERMINED IN FIELD. PROVIDE SLEEVES AS SHOWN.

CONTACT:
 OXBOW LAKE PRIVATE LAUNCH ASSOCIATION INC.
 MR. RICK WALKLET II
 10835 OXBOW LAKESHORE DRIVE
 WHITE LAKE MI. 48386
 CELL - 248-396-6197
 EMAIL - i467vettes@aol.com

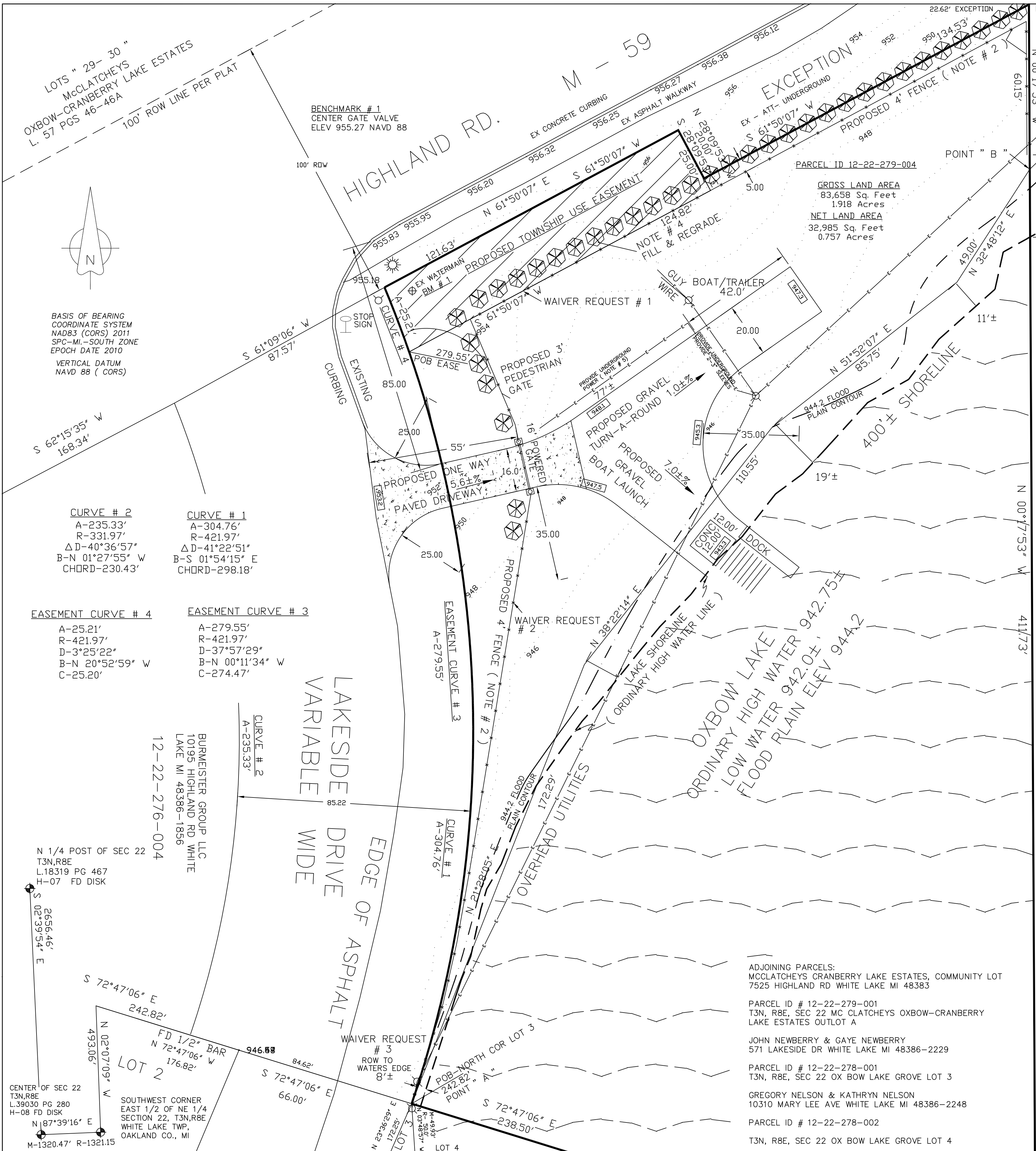
ADJOINING PARCELS:
 MCCLATCHEYS CRANBERRY LAKE ESTATES, COMMUNITY LOT 7525 HIGHLAND RD WHITE LAKE MI 48383
 PARCEL ID # 12-22-279-001
 T3N, R8E, SEC 22 MC CLATCHEYS OXBOW-CRANBERRY LAKE ESTATES OUTLOT A
 JOHN NEWBERRY & GAYE NEWBERRY
 571 LAKESIDE DR WHITE LAKE MI 48386-2229
 PARCEL ID # 12-22-278-001
 T3N, R8E, SEC 22 OX BOW LAKE GROVE LOT 3
 GREGORY NELSON & KATHRYN NELSON
 10310 MARY LEE AVE WHITE LAKE MI 48386-2248
 PARCEL ID # 12-22-278-002
 T3N, R8E, SEC 22 OX BOW LAKE GROVE LOT 4

UTILITY WARNING
 UNDERGROUND UTILITY LOCATIONS, AS SHOWN ON THE PLAN, WERE OBTAINED FROM UTILITY OWNERS AND WERE NOT FIELD LOCATED. A MINIMUM OF 75 FEET FROM THE BEGINNING OF CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY "811" AND HAVE ALL UNDERGROUND UTILITIES STAKED BEFORE ANY WORK MAY BEGIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND OR RELOCATION OF ALL UTILITIES THAT MAY INTERFERE WITH CONSTRUCTION.

REVISED 1-14-2022
 REVISED 12-7-2021
 REVISED 12-2-2021



DPS&A DAVID P SMITH & ASSOCIATES PROFESSIONAL LAND SURVEYORS 8615 RICHARDSON ROAD-SUITE 100 WALLED LAKE, MICHIGAN 48390 (248)363-1515 (FAX)363-1646 © 2021 DPS&A, INC. ALL RIGHTS RESERVED EMAIL ADDRESS: AASURVEYOR@AOL.COM	DATE	10-12-2021
	SCALE	1" = 20'
	JOB NO.	21-100800
	SHEET NO.	1 OF 2
PROPOSED BOAT LAUNCH OXBOW LAKE PRIVATE LAUNCH ASSC, INC 10193 HIGHLAND ROAD (VACANT) PRELIMINARY SITE PLAN		DRAWN - DPS COMP. NET DIRECTORY F/2021DWG



STEVEN LOWE
671 HILLTOP DR WHITE LAKE MI 48386-2330

SITE ADDRESS: 10193 HIGHLAND RD WHITE LAKE MI 48386-1804
PARCEL ID # 12-22-279-004

T3N, R8E, SEC 22 PART OF E 1/2 OF NE 1/4 BEG AT PT DIST N 02-00-00 W 493.20 FT FROM SW COR OF E 1/2 OF NE 1/4, TH N 02-00-00 W 92.28 FT, TH N 62-08-00 E 525.02 FT, TH S 490.90 FT, TH N 71-36-00 W 485.76 FT TO BEG EXC THAT PART LYING WLY OF LINE LOC 40 FT ELY OF FOL DESC LINE, BEG AT PT DIST N 02-06-19 W 13.78 FT & N 62-23-41 E 1664.21 FT FROM CEN OF SEC, TH S 27-36-19 E 15.76 FT, TH ALD CURVE TO RIGHT, RAD 381.97 FT, CHORD BEARS S 02-11-49 E 327.28 FT, DIST OF 338.80 FT, TH S 23-12-51 W 200.00 FT TO PT OF ENDING, ALSO EXC BEG AT PT DIST N 02-06-19 W 13.78 FT & N 62-23-41 E 1969.31 FT & S 27-36-19 E 50.16 FT FROM CEN OF SEC, TH S 62-23-41 W 145.10 FT, TH S 27-36-19 E 20.00 FT, TH N 62-23-41 E 134.53 FT, TH N 00-15-41 E 22.62 FT TO BEG 1.86 A

PARCEL DESCRIPTION AS SURVEYED: (10-12-2021)

PART OF E 1/2 OF NE 1/4 OF SECTION 22, T3N, R8E, WHITE LAKE TWP, OAKLAND CO., MICHIGAN

BEING MORE PARTICULARLY DESCRIBED A COMMENCING AT THE CENTER POST OF SECTION 22, WHITE LAKE TWP, OAKLAND CO., MI

SAID POINT BEING DISTANT S 02°39'54" E, A DISTANCE OF 2656.46', FROM THE NORTH 1/4 POST, OF SECTION 22, THENCE PROCEEDING ALONG THE EAST AND WEST 1/4 LINE, AS DENOTED ON THE PLAT OF " LARSON ACRES ", L. 58 OF PLATS, PG 12, OCR:
N 87°39'16" E, A DISTANCE OF 1320.47', TO A POINT BEING THE SOUTHEAST CORNER OF SAID " LARSON ACRES ", SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THE EAST 1/2 OF THE NORTHEAST 1/4, OF SAID SECTION 22.

THENCE ALONG THE WESTERLY LINE OF " OXBOW LAKE GROVE " L. 39 OF PLATS PG 4 OCR,
N 02°07'09" W, A DISTANCE OF 493.06', TO THE NORTHWESTERLY CORNER OF LOT 2:

THENCE IN PART ALONG THE NORTHERLY LINE OF LOT 2, OF SAID " OXBOW LAKE GROVE ", AND THE EXTENSION THEREOF, S 72°47'06" E, A DISTANCE OF 242.82', TO THE MOST NORTHERLY CORNER OF LOT 3, OF SAID " OXBOW LAKE GROVE ", SAID POINT ALSO BEING, KNOWN AS POINT " A " AND THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED.

THENCE CONTINUING ALONG SAID EXTENSION S 72°47'06" E, A DISTANCE OF 238.50', TO THE SOUTHWEST CORNER OF " OUTLOT A ", OF McCLATCHEYS OXBOW-CRANBERRY LAKE ESTATES, L. 57 OF PLATS PG 46 AND 46A, OCR.

THENCE ALONG THE WEST LINE OF SAID " OUTLOT A ", N 00°17'53" W, A DISTANCE OF 411.73', TO A POINT ON A SHORELINE TRAVERSE, TO BE KNOWN AS POINT " B ", SAID POINT BEING DISTANT THE FOLLOWING FOUR (4) COURSES:

- 1) N 21°28'05" E, A DISTANCE OF 172.29';
- 2) N 38°22'14" E, A DISTANCE OF 110.55';
- 3) N 51°52'07" E, A DISTANCE OF 85.75';
- 4) AND N 32°48'12" E, A DISTANCE OF 49.00'; FROM SAID POINT " A ";

THENCE CONTINUING ALONG SAID WEST LINE OF " OUTLOT A ", N 00°17'53" W, A DISTANCE OF 60.15', TO A POINT OF EXCEPTION:

THENCE ALONG THE SOUTHERLY LINE OF SAID EXCEPTION, S 61°50'07" W, A DISTANCE OF 134.53'; THENCE N 28°09'53" W, A DISTANCE OF 20.00' TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF M-59, (AKA HIGHLAND ROAD);

THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE, S 61°50'07" W, A DISTANCE OF 121.63', TO A POINT ON THE EASTERLY LINE OF " LAKESIDE DRIVE ", (VARIABLE WIDTH), UNPLATTED:

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, WITH AN ARC LENGTH OF 304.76', WITH A RADIUS OF 421.97', DELTA ANGLE OF 41°22'51',

THE CHORD OF SAID CURVE BEARS, S 01°54'15" E, WITH A CHORD LENGTH OF 298.18'; TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED.

CONTAINING GROSS : 83,658 SQUARE FEET OR 1.918 ACRES OF LAND MORE OR LESS
CONTAINING NET : 39,985 SQUARE FEET OR 0.757 ACRES OF LAND MORE OR LESS

SUBJECT TO THE RIGHTS OF THE PUBLIC OR ANY GOVERNMENTAL UNIT IN THAT PART THERE OF M-59 (AKA HIGHLAND ROAD) OR LAKESIDE DRIVE, TAKEN, USED OR DEEDED FOR STREET, ROAD OR HIGHWAY PURPOSES.

ALSO SUBJECT TO THE CORRELATIVE RIGHTS OF OTHER RIPARIAN OWNERS AND TO THE CORRELATIVE RIGHTS OF OTHER RIPARIAN OWNERS AND TO THE PUBLIC TRUST IN THE WATERS OF OXBOW LAKE.

AND ALSO BEING SUBJECT TO ANY EASEMENTS RESTRICTIONS, OR CONDITION OF RECORD.

PROPOSED TOWNSHIP USE EASEMENT

A 25' WIDE EASEMENT FOR TOWNSHIP PURPOSES, ON OVER, UNDER AND ACROSS A PARCEL OF LAND BEING: PART OF E 1/2 OF NE 1/4 OF SECTION 22, T3N, R8E, WHITE LAKE TWP, OAKLAND CO., MICHIGAN.

BEING MORE PARTICULARLY DESCRIBED A COMMENCING AT THE CENTER POST OF SECTION 22, WHITE LAKE TWP, OAKLAND CO., MI

SAID POINT BEING DISTANT S 02°39'54" E, A DISTANCE OF 2656.46', FROM THE NORTH 1/4 POST, OF SECTION 22, THENCE PROCEEDING ALONG THE EAST AND WEST 1/4 LINE, AS DENOTED ON THE PLAT OF " LARSON ACRES ", L. 58 OF PLATS, PG 12, OCR:
N 87°39'16" E, A DISTANCE OF 1320.47', TO A POINT BEING THE SOUTHEAST CORNER OF SAID " LARSON ACRES ", SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THE EAST 1/2 OF THE NORTHEAST 1/4, OF SAID SECTION 22.

THENCE ALONG THE WESTERLY LINE OF " OXBOW LAKE GROVE " L. 39 OF PLATS PG 4 OCR,
N 02°07'09" W, A DISTANCE OF 493.06', TO THE NORTHWESTERLY CORNER OF LOT 2:

THENCE IN PART ALONG THE NORTHERLY LINE OF LOT 2, OF SAID " OXBOW LAKE GROVE ", AND THE EXTENSION THEREOF, S 72°47'06" E, A DISTANCE OF 242.82', TO THE MOST NORTHERLY CORNER OF LOT 3, OF SAID " OXBOW LAKE GROVE ", .

THENCE ALONG THE ARC OF A CURVE TURNING TO THE LEFT, HAVING AN ARC LENGTH OF 279.55', WITH A RADIUS OF 421.97',

WITH A DELTA ANGLE OF 37°57'29", THE CHORD OF SAID CURVE BEARS, N 00°11'34" W,

WITH A CHORD LENGTH OF 274.47', TO THE POINT OF BEGINNING OF THE EASEMENT HEREIN DESCRIBED.

THENCE CONTINUING ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 25.21', WITH A RADIUS OF 421.97',

AND A DELTA ANGLE OF 03°25'22", THE CHORD OF SAID CURVE BEARS, N 20°52'59" W,

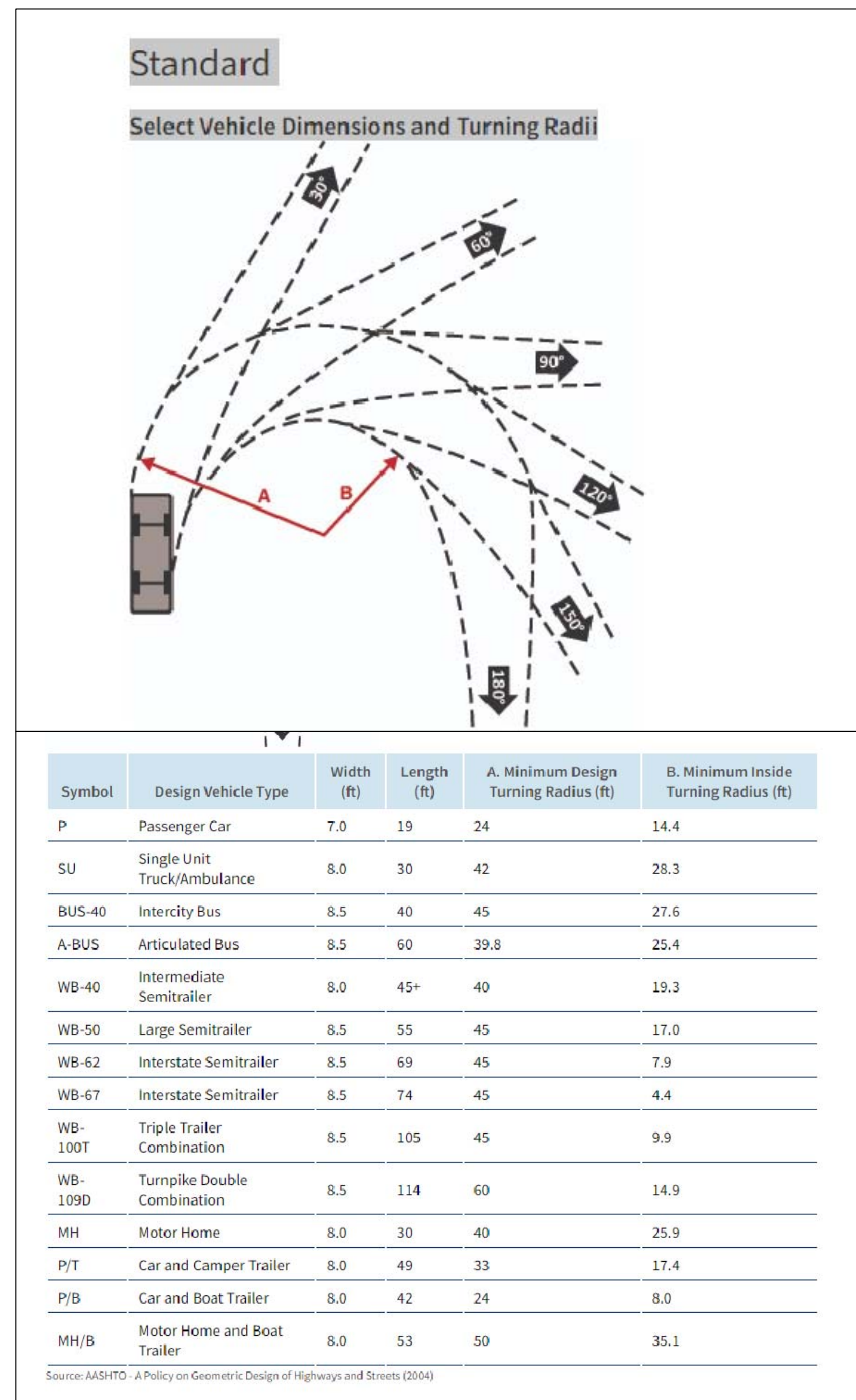
WITH A CHORD LENGTH OF 25.20', TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF M-59, (AKA HIGHLAND ROAD);

THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE, N 61°50'07" E, A DISTANCE OF 121.63';

THENCE S 28°09'53" E, A DISTANCE OF 25.00';

THENCE S 61°50'07" W, A DISTANCE OF 124.82'; TO THE POINT OF BEGINNING OF THE EASEMENT HEREIN DESCRIBED.

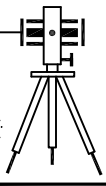
CONTAINING .3077 SQ FT
REVISED DATED 12-7-2021



CONTACT:
OXBOW LAKE PRIVATE LAUNCH ASSOCIATION INC.
MR. RICK WALKLET 11
10835 OXBOW LAKESHORE DRIVE
WHITE LAKE MI. 48386
CELL - 248-396-6197
EMAIL - i467vettes@aol.com



REVISED 1-14-2022
REVISED 12-7-2021
REVISED 12-2-2021

DPS&A DAVID P SMITH & ASSOCIATES 	PROFESSIONAL LAND SURVEYORS 8615 RICHARDSON ROAD-SUITE 100 WALLED LAKE, MICHIGAN 48390 (248)363-1515 (FAX)363-1646 © 2021 DPS&A, INC. ALL RIGHTS RESERVED EMAIL ADDRESS: AASURVEYOR@AOL.COM	DATE	10-12-2021
		SCALE	1" = 20'
PROPOSED BOAT LAUNCH OXBOW LAKE PRIVATE LAUNCH ASSC,INC		JOB NO.	21-100800
10193 HIGHLAND ROAD (VACANT) PRELIMINARY SITE PLAN		SHEET NO.	2 OF 2
DRAWN <u>DPS</u> COMP. <u>NET DIRECTORY</u> F/2021DWG			