

**Director's Report**

Project Name: 9451 Elizabeth Lake Road  
 Description: Rezoning Request  
 Date on Agenda this packet pertains to: December 5, 2024

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Public Hearing    | <input type="checkbox"/> Special Land Use    |
| <input checked="" type="checkbox"/> Initial Submittal | <input checked="" type="checkbox"/> Rezoning |
| <input type="checkbox"/> Revised Plans                | <input type="checkbox"/> Other: _____        |
| <input type="checkbox"/> Preliminary Approval         |  |
| <input type="checkbox"/> Final Approval               |  |

Contact	Consultants & Departments	Approval	Denial	Approved w/Conditions	Other	Comments
Sean O'Neil	Community Development Director	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Based on comments from the Planning Consultant
Matteo Passalacqua	Carlisle Wortman Associates, Inc	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	See letter dated 11/25/24



**Carlisle | Wortman**  
ASSOCIATES, INC.

117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

Date: November 25<sup>th</sup>, 2024

**Rezoning Review  
For  
White Lake Township, Michigan**

<b>Applicant:</b>	Shirin Rahemifar / Viviana Group
<b>Project Name:</b>	9451 Elizabeth Lake Road Rezoning
<b>Location:</b>	South side of Elizabeth Lake Road, East of Union Lake Road.
<b>Parcel ID:</b>	12-26-204-002
<b>Parcel Size:</b>	1.33 gross acres
<b>Application Date:</b>	November 6 <sup>th</sup> , 2024
<b>Current Zoning:</b>	GB, General Business District
<b>Action Requested:</b>	Rezone to RM-1, Attached Single Family Residential

**PROJECT DESCRIPTION**

The Applicant is requesting a zoning change for the parcel located near Union Lake Road on the south side of Elizabeth Lake Road to convert the permissible uses of the site from commercial to attached residential. The rezoning statement states *“This rezoning request aligns closely with the White Lake Township’s Master Plan, fulfilling critical community needs, and is supported by statistical evidence that highlights immediate and long term benefits to the township.”*. The applicant has provided a concept plan showing a multi-tenant residential building. The application states the building will contain ten (10) units. It appears units will be a for sale product. We note these are concept plans. No formal site plan has been submitted.

Benjamin R. Carlisle, *President* Douglas J. Lewan, *Executive Vice President* John L. Enos, *Vice President*  
David Scurto, *Principal* Sally M. Elmiger, *Principal* R. Donald Wortman, *Principal*  
Paul Montagno, *Principal*, Megan Masson-Minock, *Principal*, Laura Kreps, *Senior Associate*  
Richard K. Carlisle, *Past President/Senior Principal*

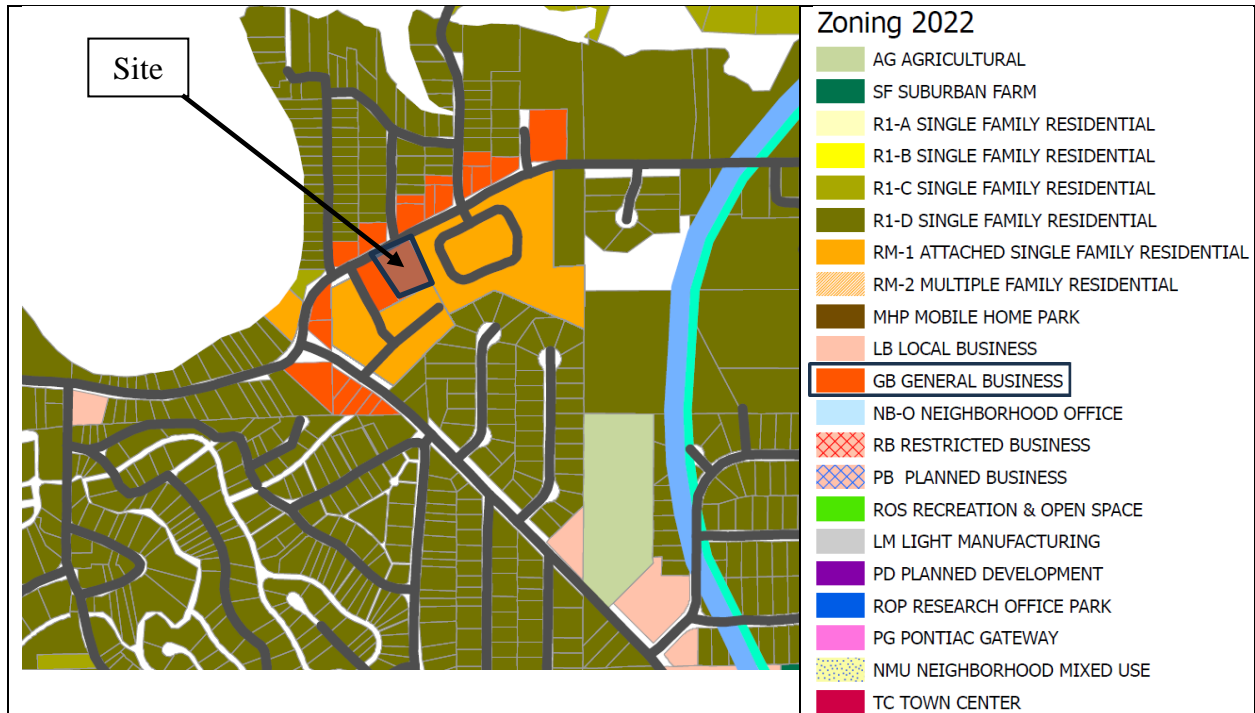
### Aerial Photograph



Source: NearMap October, 2024

**NEIGHBORING ZONING AND LAND USE**

**Zoning**



The zoning and existing land uses for the subject site and surrounding parcels are identified in the following table:

Direction	Zoning	Existing Use
North	GB – General Business	Construction Material Supplier
South	RM-1 – Single Family Attached Residential	Multi-Family Residences
East	RM-1 – Single Family Attached Residential	Multi-Family Residences
West	GB – General Business	Vehicle Towing Company

The application does not indicate how many bedrooms the development would have. Using the lot size standards set forth in Section 3.1.8, the site could support approximately eight (8) to ten (10) units depending on bedroom count. Permitted and special land uses in the RM-1 zone are shown below.

RM-1 Zoning District	
Permitted Land Uses	Special Land Uses
Attached single-family dwellings	Hospitals and other health care facilities
Two family dwellings	Adult foster care congregate facilities
Outdoor recreation uses, other public and private parks and similar outdoor recreation uses not listed in §4.38	Local utility structures, stations and substations
Adult foster care family home in detached dwelling	Public and private schools
Adult foster care small group home	Utility transmission systems
Adult foster care large group home	Wireless communication antennas
Family day care home in detached dwelling	Convalescent or nursing homes
	Nursery schools, group adult and child care centers

**Considerations:**

- 1) *The permitted uses in the GB district offer an array of commercial options. Some uses would not be able to fit on a lot of this size. Some uses may not be seen as compatible with neighboring existing multi-family developments but are permitted by right.*
- 2) *The site being developed as an RM-1 multi-family development would be conducive to neighboring residential uses but may not be conducive to the neighboring commercial uses.*

**NATURAL FEATURES**

The lot is undeveloped and cleared of vegetation along the majority of the site. Tree rows exist along the site’s perimeter. No natural feature information was provided in the application. Below is our observed condition of the site.

**Topography:** The site appears relatively flat.

**Wetlands:** The Department of Environment, Great Lakes and Energy indicate wetlands located just east of the parcel.

**Woodland:** No major woodlands are present on the site.

**Soils:** Predominant soils are Spinks Loamy Sand.

**Water:** No waterbodies exist onsite. The site is approx. 315 feet from Oxbow Lake but does not have access.

*Items to be addressed: None.*

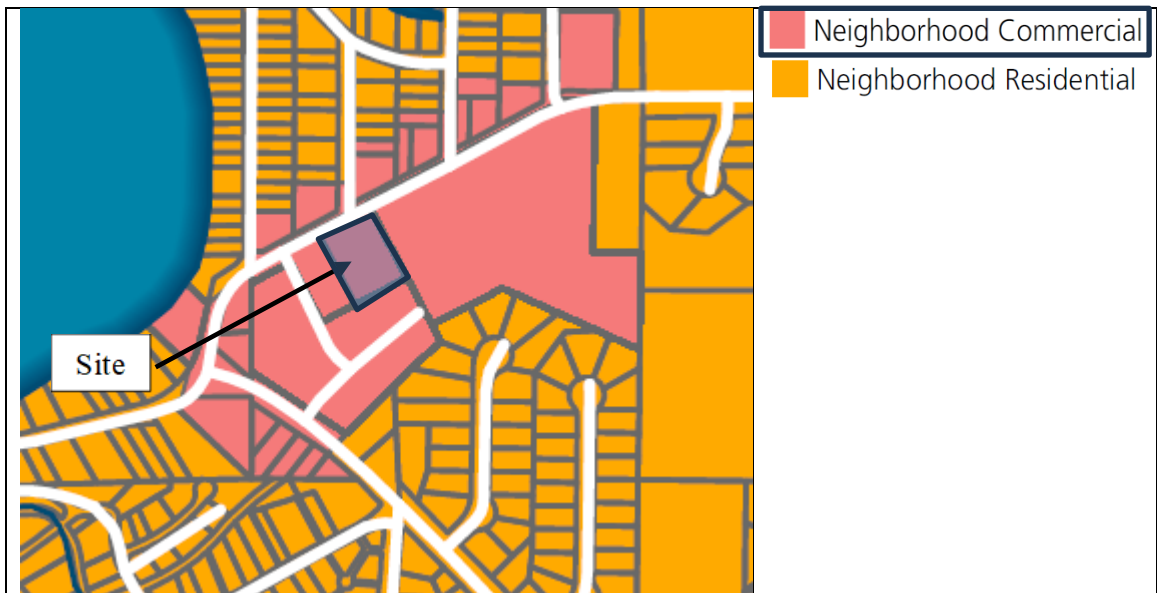
## MASTER PLAN

The Township’s Master Plan is a comprehensive document that includes many elements that should be considered when determining rezoning requests. Pertinent sections to review include future land uses, as well as goals, objectives and strategies of the site(s) proposed for rezoning.

The application states that the 2024 Master Plan emphasizes a growing need for affordable, diverse, middle-class housing. Census data is cited regarding average incomes and cost of housing to support residential housing.

### Future Land Use

Under the current Master Plan, the site is located in the Neighborhood Commercial district which is shown below:



The description and example of uses (not an exhaustive list) for the Neighborhood Commercial district is:

Description: *“Provides neighborhood scale commercial establishments that have daily goods and services for residents. Creates centers of neighborhood life, encouraging a mix of compatible retail, service, office, and residential uses in a walkable environment.”*

Example of Uses: *“Professional services/office, personal care, restaurants, mixed-use”*

Lot sizes are not prescribed in the Master Plan for future land use designations however the corresponding zoning districts associated with the Neighborhood Commercial district are LB, RB, NB-O, and NMU.

There is a conflict between the future land use designation in the 2024 Master Plan and proposed zoning for the site. As the description indicates, the goal of Neighborhood Commercial is to promote small scale retail or commercial uses that are walkable. The only use indicated to promote residential in the district is mixed use. While residential may be a component of this type of use, it is not the sole function of the site.

2011-2012 Master Plan designated the site as Planned Neighborhood and included the location in a focus area. The designation called for a mix of limited density residential and small-scale commercial. The Union Lake Road / Elizabeth Lake Road Focus Area outlines uses and forms for the area. Both residential and small-scale commercial are referenced.

The reference to the former Master Plan was to establish whether a trend was present in the way the community viewed the area in question and its future development.

## **2024 Master Plan Housing Section**

The proposed rezoning conflicts with the 2024 Master Plan future land use designation however does support the Township’s need for diversified housing. The Master Plan Housing section cites the Township’s dominant dwelling type is single family detached housing. Demographic information highlights that household sizes (number of individuals in a family) are decreasing in the Township thus indicating that future demand for large single-family housing may decline. Allowing for the permitted use of smaller scale single family attached housing does align with the 2024 Master Plan.

### ***Considerations:***

- 1) RM-1 zoning conflicts with 2024 Master Plan future land use designation of Neighborhood Commercial.*
- 2) Additional and diversified housing options are a stated need in the 2024 Master Plan.*

## **DEVELOPMENT POTENTIAL**

Per lot size standards in Section 3.1.8. it is important to note that ten (10) units could be developed on the site if units were a mixture of efficiency (studio) or one-bedroom units.

If rezoned, the lot will allow for attached single family developments as noted earlier in this report regarding permitted and special land uses. Accounting for current market conditions, infrastructure, the concept plan provided in the application, or similar plans indicating residential development, it is likely the site would be developed sooner for residential than small scale

commercial. The applicant has stated they believe residential development on the site would offer a more reasonable return on investment over commercial uses.

**Considerations:**

- 1) *The site has been designated for commercial land use in the last two master plans and is zoned GB but has not garnered any viable commercial development interest. It is likely the site would be developed sooner if rezoned to residential use and provide a higher rate of return.*

## REZONING STANDARDS

Section 7.9 of the White Lake Township Zoning Ordinance states that all proposed amendments to the provisions of the Ordinance or the Official Zoning Map shall be referred to the Planning Commission for public hearing and recommendation to the Township Board, prior to consideration thereof by the Township Board.

Section 7.13 of the White Lake Township Zoning Ordinance outlines the criteria the Planning Commission and Township Board are to utilize when assessing any petition for an amendment to the Official Zoning Map. Below is a review of the materials provided by the applicant as they relate to the proposed rezoning.

- 1) *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.*

**Applicant Response:** The 2024 White Lake Township Master Plan emphasizes a growing need for affordable, diverse housing options, particularly for middle-income families, Census Bureau data (2020) shows White Lake's median income at \$81,633, positioning many households within the middle-income bracket, which aligns well with the proposed housing. Furthermore, with rental costs averaging \$1,192 per month—higher than the county and state averages—this development will offer homeownership opportunities that address a housing affordability gap for this demographic.

**CWA Comment:** The future land use map from the 2024 Master Plan designates the subject site in the Neighborhood Commercial category, which is not conducive with the proposed RM-1 zoning district and uses. Attached residential uses would be consistent with goals highlighted in the Housing section of the master plan.

- 2) *Compatibility of the site's physical, geological, hydrological and other environmental features with the host of uses permitted in the proposed zoning district.*

**Applicant Response:** Not provided



**CWA Comment:** The RM-1 designation is a compatible use taking into account the site's environmental features.

- 3) *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.*

**Applicant Response:** The current BG zoning designation has limited viability, as commercial demand is lower in this predominantly residential area. Attempts to develop the land commercially have been hindered by a lack of demand, making residential zoning more practical and in line with adjacent properties. RM1 zoning would not only ensure a reasonable return on investment but also enable the development of needed housing.

**CWA Comment:** We note BG is likely a typo and meant to be GB. GB permits a wide array of uses however some uses require lot sizes in excess of the site's 1.33 acres which limits development possibilities. As noted earlier in this report, developing the site as RM-1 is possible and in a higher demand. However, ten (10) units may not be permitted depending on the unit type proposed.

- 4) *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.*

**Applicant Response:** The property is bordered on two sides by residential zones, making RM1 a seamless fit that will harmonize with neighboring homes. By converting this parcel to a well-planned residential development, the community will experience aesthetic improvements and an overall increase in neighborhood appeal.

**CWA Comment:** The multifamily residential uses to the south and east are compatible with RM-1. Uses north (construction material supplier) and west (vehicle towing yard) of the site conflict with residential uses, aesthetics, and potential nuisance to residential properties. Some permitted uses in GB would be non-compatible with the existing neighboring multi-family developments.

- 5) *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.*

**Applicant Response:** The township's existing water and sewer infrastructure can support this development, as confirmed by capacity assessments, preserving the community's health, safety, and welfare.

**CWA Comment:** Utilities are present for the site. Township public safety services are 2.5 miles from the site. We cite no concerns with Township services but note that Public Safety and Engineering will be consulted on any proposed development for the site.

- 6) *The capability of the street system to safely and efficiently accommodate the expected traffic generated by uses permitted in the requested zoning district.*

**Applicant Response:** Elizabeth Lake Road is equipped to handle the modest increase in traffic from 10 new units, and analysis confirms there will be no adverse impact on traffic flow.

**CWA Comment:** No traffic analysis was provided in the application. We do not cite concerns regarding the traffic that would be generated by a multi-family development on the site given the geographical limits for maximum units permitted.

- 7) *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.*

**Applicant Response:** RM1 zoning would not only ensure a reasonable return on investment but also enable the development of needed housing.

**CWA Comment:** RM-1 exists throughout the Township's primary corridors but is not the predominant residential zoning. Residential uses are in demand for the Township and metropolitan area.

- 8) *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.*

**Applicant Response:** Not provided.

**CWA Comment:** The lot is 1.33 gross acres. As noted in this review, the applicant's proposed use of ten (10) attached residential units may not be permissible based on the lot size. However, pending issues identified in a site plan review, some level of multi-family development is possible for the site.

- 9) *The requested zoning district is considered to be more appropriate from the township's perspective than another zoning district.*

**Applicant Response:** Applicant has stated RM-1 is in higher demand than commercial.

**CWA Comment:** Given surrounding developments, both GB and RM-1 uses could be appropriate for the site. Many GB permitted uses would be challenged by the site's size as well as compatibility issues with neighboring residential uses.

*10) 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?*

**Applicant Response:** Not provided.

**CWA Comment:** Rezoning is more appropriate than amending the uses in GB.

*11) The requested rezoning will not create an isolated and unplanned spot zone.*

**Applicant Response:** Not provided.

**CWA Comment:** No spot zoning is proposed. The surrounding and nearby areas are zoned R1-D, RM-1 and GB.

*12) The request has not previously been submitted within the past one (1) year, unless conditions have changed or new information has been provided.*

**Applicant Response:** Not provided.

**CWA Comment:** This request is a new application.

*13) 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.*

**Applicant Response:** Not Applicable

**CWA Comment:** No conditions were offered in the application.

*14) Other factors deemed appropriate by the Planning Commission and Township Board.*

**Applicant Response:** Not Applicable

**CWA Comment:** The Planning Commission and Township Board may also consider other factors which may be relevant to the rezoning request.

**Items to be addressed:** None.

**RECOMMENDATION**

While the proposed rezoning does conflict with the 2024 Master Plan future land use designation, it does align with housing goals stated in the plan. The site has remained vacant under the GB zoning and 2012 / 2024 Master Plan future land use commercial designations. While several factors determine site specific use demands, residential demand in the Township and region is currently higher than small scale commercial.

Conflicting adjacent land uses would exist whether the site was developed residential or commercial. Given the array of permitted uses in GB and the site’s limited size, it is likely that a GB zoned development would be less conducive to the adjacent existing residential developments than a new RM-1 development being adjacent to the existing commercial businesses.

For these reasons, and the findings outlined in the rezoning standards, we recommend the proposed rezoning. The Planning Commission may wish to consider the items listed in this report and below while developing their determination.

**Considerations**

- 1) *The permitted uses in the GB district offer an array of commercial options. Some uses would not be able to fit on a lot of this size. Some uses may not be seen as compatible with neighboring existing multi-family developments but are permitted by right.*
- 2) *The site being developed as an RM-1 multi-family development would be conducive to neighboring residential uses but may not be conducive to the neighboring commercial uses.*
- 3) *RM-1 zoning conflicts with 2024 Master Plan future land use designation of Neighborhood Commercial.*
- 4) *Additional and diversified housing options are a stated need in the 2024 Master Plan.*
- 5) *The site has been designated for commercial land use in the last two master plans and is zoned GB but has not garnered any viable commercial development interest. It is likely the site would be developed sooner if rezoned to residential use and provide a higher rate of return.*

Respectfully,

  
\_\_\_\_\_  
**CARLISLE/WORTMAN ASSOC., INC.**  
Matteo Passalacqua  
Community Planner

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

**APPLICATION TO REZONE PROPERTY**

Date: 11-06-2024

Applicant: Shirin Rahimifar

Address: 2118 Middlebelt Rd. west-bloomfield 48324

Phone No.: 646-399-6494 Fax No.: —

E-mail: Shirinrf@gmail.com / info@keegocconsulting.com

Applicant's Interest in Property: owner

Property Owner: ~~##~~ Viviana Grouy - Shirin Rahimifar

Owner's Address: 2118 Middlebelt Rd. west Bloomfield 48324

Phone No.: 646 399 6494 Fax No.: —

Location of Property: 9451 Elizabeth lake Rd.

Sidwell No(s): \_\_\_\_\_

Total area of change: 1.3 acres

I, the undersigned (owner, attorney, or option holder) hereby request that this property now classified as ~~RHXX~~ GB District, be reclassified as RN1 District.

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

Please Print Name: Shirin Rahimifar

**Required Attachments:**

1. Legal description of the property proposed to be rezoned.
2. Location map
3. Rezoning sign location map
4. Statement indicating why change is requested
5. Review fee (check payable to the Charter Township of White Lake)

RECEIVED

NOV 06 2024

COMMUNITY  
DEVELOPMENT  
DEPARTMENT

## **Supporting Statement for Rezoning from BG to RM1 at 9451 Elizabeth Lake Road**

Thank you for considering this request to rezone the vacant property at 9451 Elizabeth Lake Road from BG (Business General) to RM1 (Residential Multi-Family 1). This rezoning request aligns closely with White Lake Township's Master Plan, fulfilling critical community needs, and is supported by statistical evidence that highlights immediate and long-term benefits to the township.

### **1. Alignment with the Master Plan and Community Demand**

The 2024 White Lake Township Master Plan emphasizes a growing need for affordable, diverse housing options, particularly for middle-income families. Census Bureau data (2020) shows White Lake's median income at \$81,633, positioning many households within the middle-income bracket, which aligns well with the proposed housing. Furthermore, with rental costs averaging \$1,192 per month—higher than the county and state averages—this development will offer homeownership opportunities that address a housing affordability gap for this demographic.

### **2. Housing Affordability and Availability**

Statistics indicate a pressing need for mid-sized homes. Almost half (46%) of White Lake residents currently live in homes between 1,000-2,000 square feet, and demand for similarly sized, affordable options remains high. The township's Master Plan also reports an affordability issue, with nearly 64% of renters paying 35% or more of their income on housing. This proposed development of 10 attached single-family units will directly address this gap, providing housing options that meet the financial needs of middle-income families and reducing the local housing cost burden.

### **3. Financial Viability and Limitations of Current Zoning**

The current BG zoning designation has limited viability, as commercial demand is lower in this predominantly residential area. Attempts to develop the land commercially have been hindered by a lack of demand, making residential zoning more practical and in line with adjacent properties. RM1 zoning would not only ensure a reasonable return on investment but also enable the development of needed housing.

### **4. Compatibility with Surrounding Residential Uses**

The property is bordered on two sides by residential zones, making RM1 a seamless fit that will harmonize with neighboring homes. By converting this parcel to a well-planned residential development, the community will experience aesthetic improvements and an overall increase in neighborhood appeal.

### **5. Traffic and Infrastructure Impact**

Elizabeth Lake Road is equipped to handle the modest increase in traffic from 10 new units, and analysis confirms there will be no adverse impact on traffic flow. Additionally, the township's existing water and sewer infrastructure can support this development, as confirmed by capacity assessments, preserving the community's health, safety, and welfare.

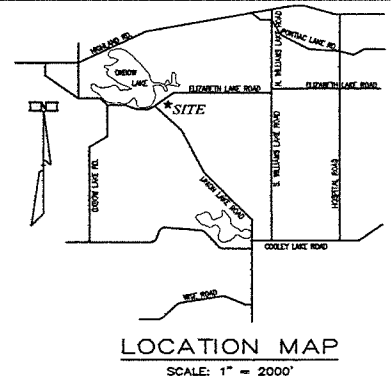
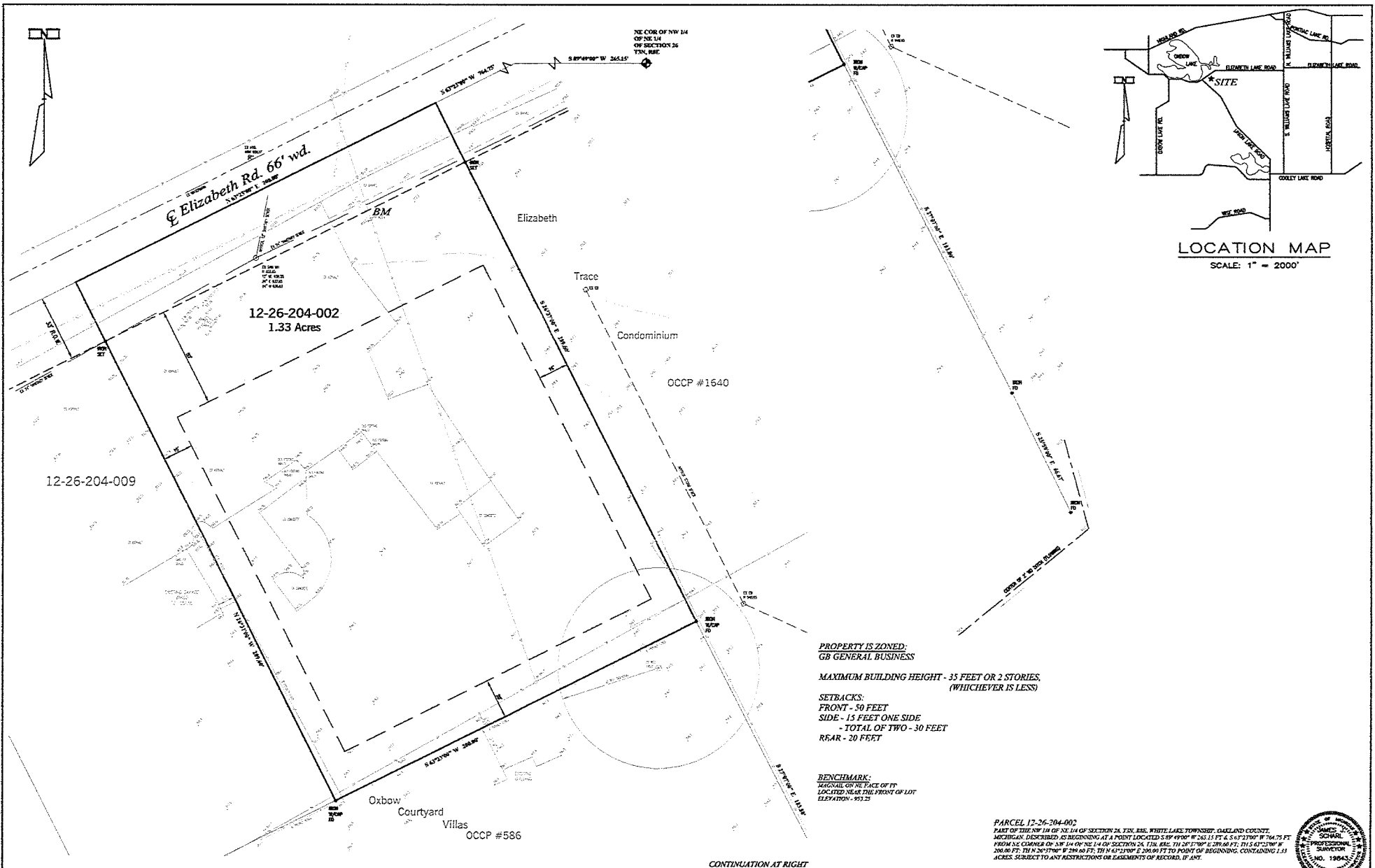
## 6. **Support for Township Utilities and Tax Revenue**

This development will generate new tax revenue, while the moderate density of the proposed housing will not strain township utilities or services. The property's conversion from vacant land to productive use also contributes to White Lake's financial health and addresses Master Plan goals.

In conclusion, this rezoning is fully consistent with White Lake Township's Master Plan, addressing both immediate housing needs and long-term goals for sustainable growth. The proposed development will directly address local housing demands, provide financial benefits, and seamlessly integrate into the existing residential community.

Attached are the following supporting documents:

1. **Site Survey** – This includes detailed topographical data of the land, as well as boundary markings with setback information, providing a clear understanding of the physical characteristics of the site.
2. **Preliminary Proposed Plan** – This preliminary plan outlines the layout of the 10-unit residential buildings, including initial traffic flow and parking arrangements to ensure accessibility and minimize impact on surrounding infrastructure. Please note that further development and detailed drawings will be provided once the rezoning request is accepted, allowing for more refined information as proper architectural and engineering drawings are developed.
3. **Highlighted Master Plan Pages** – Relevant pages from the White Lake Township Master Plan are attached, with key sections highlighted and annotated to correspond with references made in the rezoning statement. These references underscore the development's alignment with township goals, housing needs, and infrastructure compatibility.



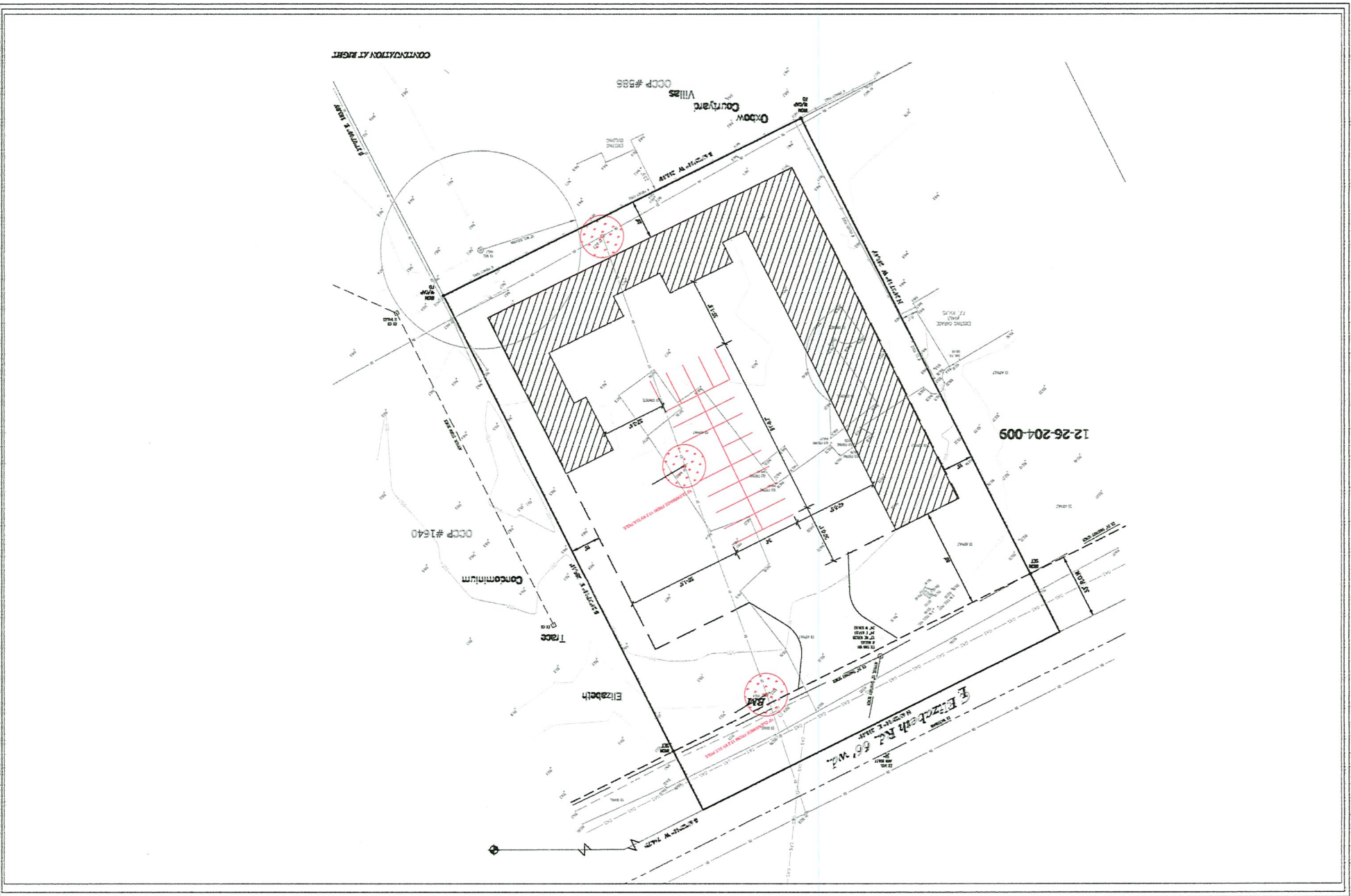
DATE	ISSUE	<b>PROPRIETOR:</b> RSI HOLDINGS LLC 2450 ELIZABETH LAKE ROAD WHITE LAKE, MI 48306 (248) 770-3828	THIS DRAWING IS THE PROPERTY OF KIEFT ENGINEERING, INC. AND MAY NOT BE USED, REPRODUCED OR FORWARDED, BY ANY OR IN WHOLE, WITHOUT EXPRESSED WRITTEN PERMISSION FROM KIEFT ENGINEERING, INC.		<b>KIEFT ENGINEERING, INC.</b> REG. PROF. ENGINEER AND REG. LAND SURVEYOR 3032 SOUTH MAIN STREET, STE #1, CLARKSTON, MICHIGAN 48346 PHONE (248) 625-5251	SHEET 28 DIVISION 28 SECTION 28	CDD. BY DRAWN BY CHECKED BY DATE		72 HOURS (9 AM - 5 PM) BEFORE YOU DIG CALL MISS DIG 800-482-7171 (MI REG. 1)	<b>BOUNDARY / TOPOGRAPHIC SURVEY</b> <b>PARCEL 12-26-204-002</b> WHITE LAKE TOWNSHIP, OAKLAND COUNTY, MICHIGAN	SCALE 1" = 20' SHEET 1 OF 1 <b>KE 2016.125</b>

CONTINUATION AT RIGHT





# PROPOSED SITE PLAN OVERLAY



NE COR OF NW 1/4  
OF NE 1/4  
OF SECTION 26  
T3N, R8E

S 89°49'00" W 265.15'

S 63°23'00" W 764.76'

Elizabeth Rd. 66' wd.  
N 63°23'00" E 200.00'

Elizabeth

Trace

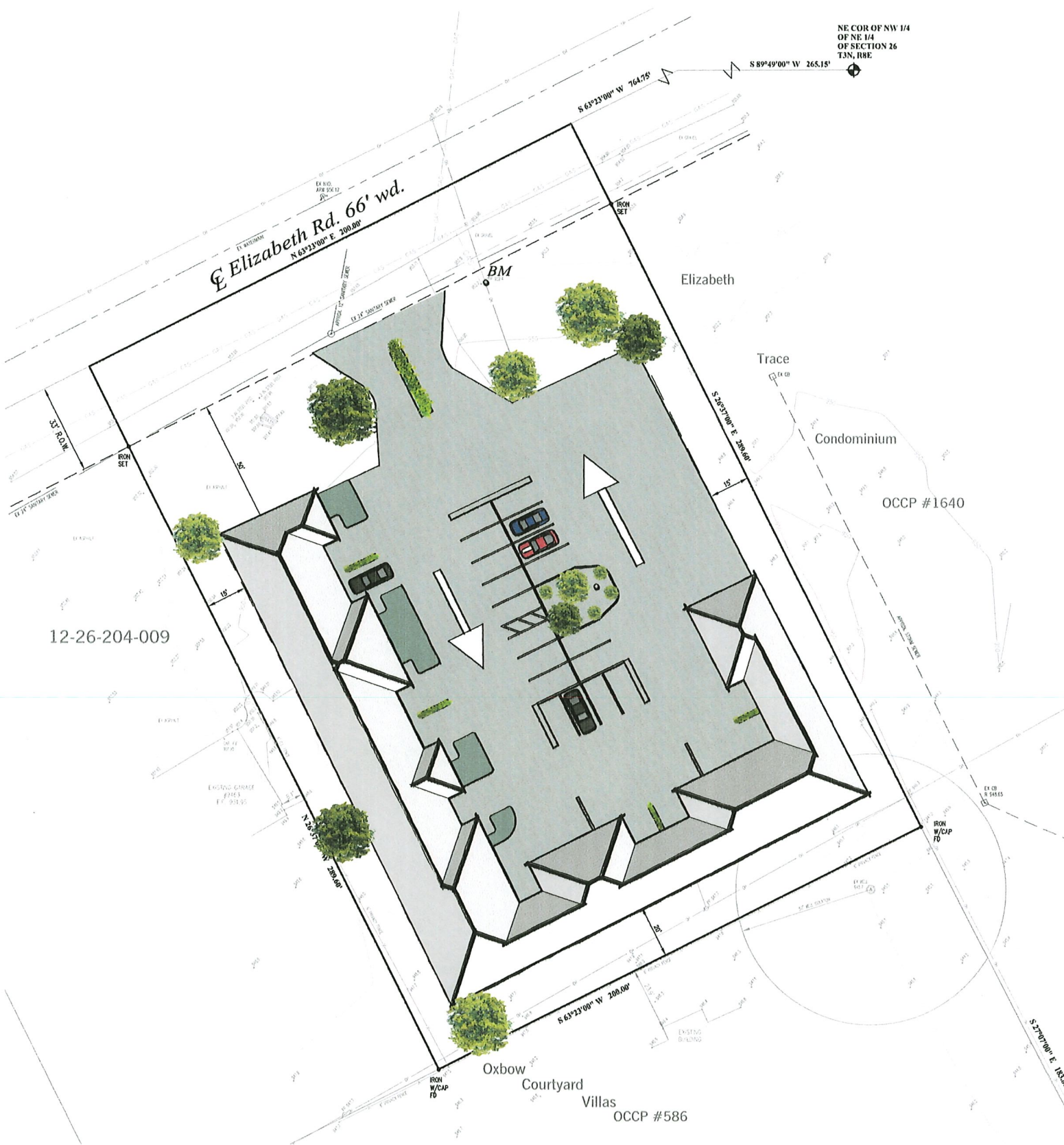
Condominium

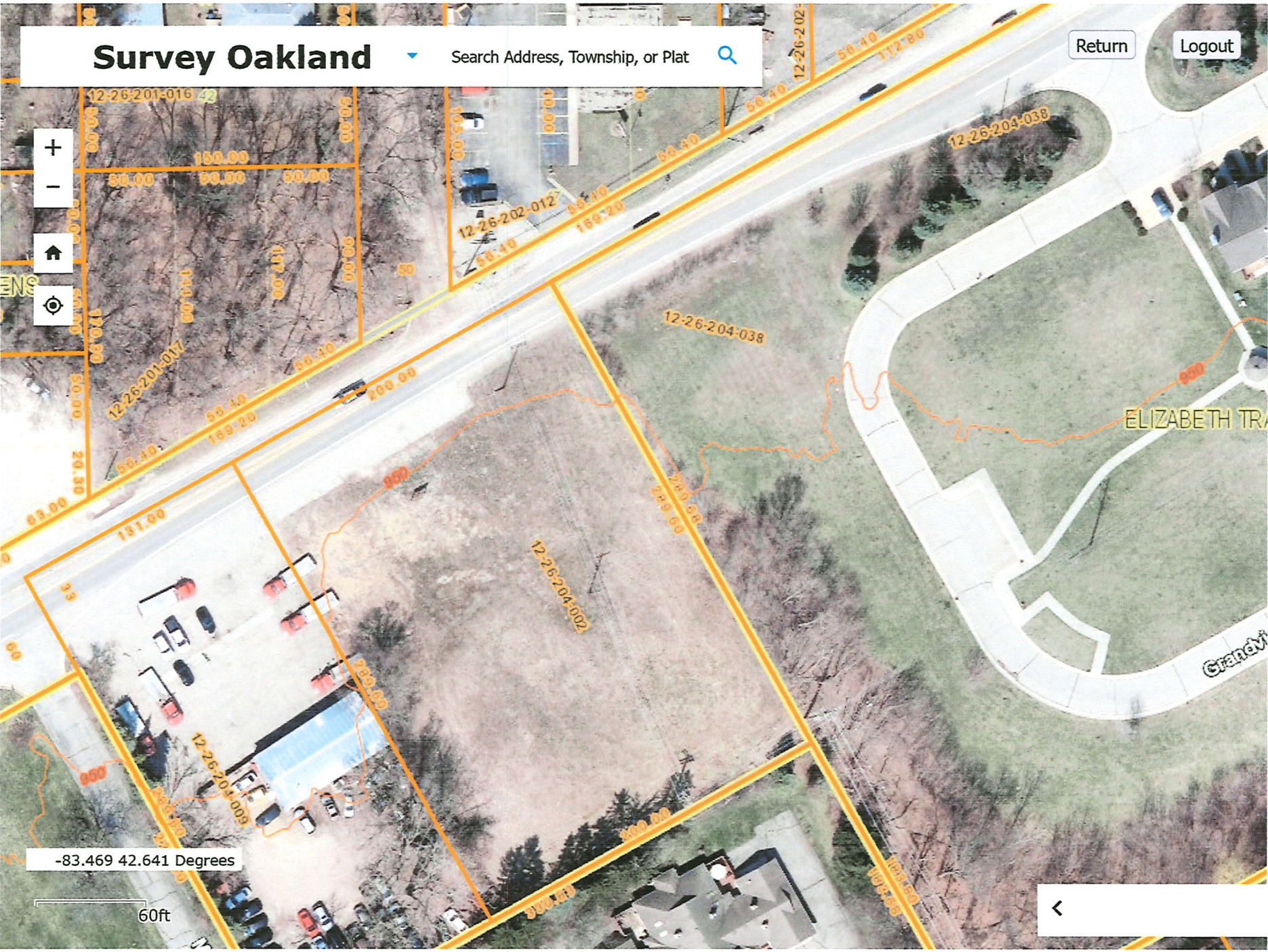
OCCP #1640

12-26-204-009

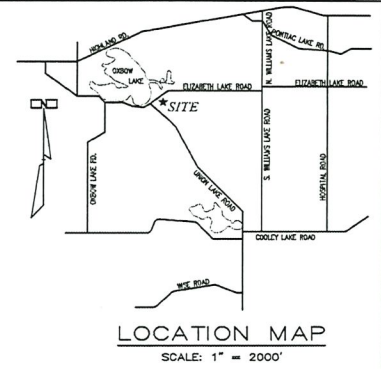
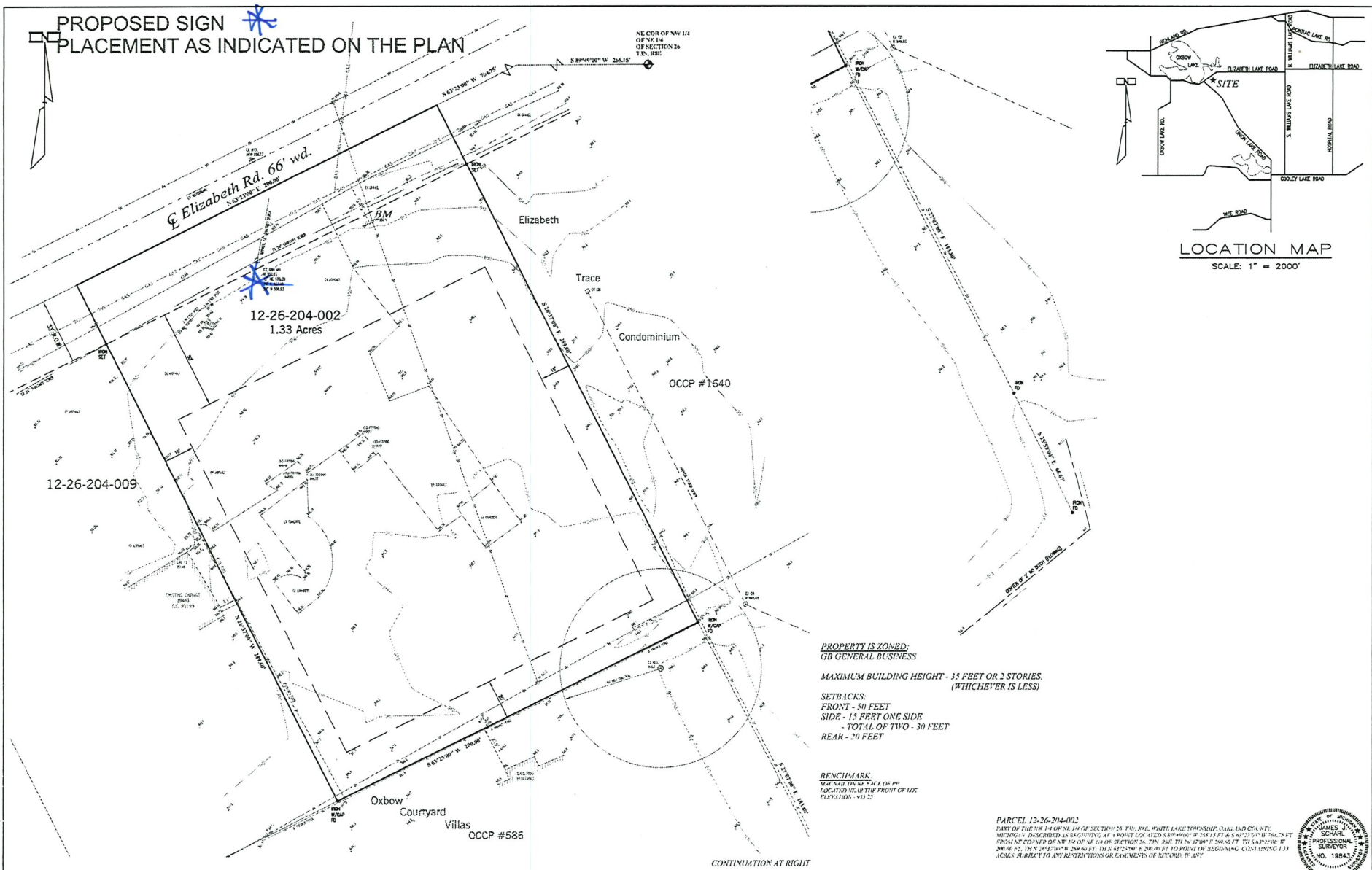
Oxbow  
Courtyard

Villas  
OCCP #586





PROPOSED SIGN  
PLACEMENT AS INDICATED ON THE PLAN



PROPERTY IS ZONED:  
GB GENERAL BUSINESS

MAXIMUM BUILDING HEIGHT - 35 FEET OR 2 STORIES.  
(WHICHEVER IS LESS)

SETBACKS:  
FRONT - 50 FEET  
SIDE - 15 FEET ONE SIDE  
- TOTAL OF TWO - 30 FEET  
REAR - 20 FEET

BENCHMARK  
MARKED ON BACK OF PP  
LOCATED NEAR THE FRONT OF LOT  
(ELEVATION - 413.21)

PARCEL 12-26-204-002  
PART OF THE NW 1/4 OF SECTION 26, T4N, R4E, WHITE LAKE TOWNSHIP, OAKLAND COUNTY, MICHIGAN.  
MORPHAS DESCRIBED AS BEING AT A POINT LOCATED S 88° 40' 00" W 241.15 FT & S 67° 15' 00" W 166.75 FT  
FROM AN CORNER OF NW 1/4 OF SECTION 26, T4N, R4E, TO A POINT 7.00 FEET TO THE WEST OF  
200.00 FT, TH S 20° 15' 00" W 200.00 FT, TH S 87° 25' 00" E 200.00 FT TO POINT OF BEGINNING, CONTAINING 1.33  
ACRES, SUBJECT TO ANY RESTRICTIONS OR ENCUMBRANCES OF RECORD, IF ANY.



CONTINUATION AT RIGHT

DATE	ISSUE

PROPRIETOR:  
RSI HOLDINGS LLC  
9450 ELIZABETH LAKE ROAD  
WHITE LAKE, MI 48386  
(248) 770-3828

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**KIEFT ENGINEERING, INC.**  
REG. PROF. ENGINEER AND REG. LAND SURVEYOR  
5052 SOUTH MAIN STREET STE #11, CLARISTON, MICHIGAN 48348  
PHONE (248) 625-3451 FAX (248) 625-7110

DATE	CHKD. BY	DATE
3-23-16		
DESIGN JAS		
SECTION 26	T-3-N-R-8-C	



**BOUNDARY / TOPOGRAPHIC SURVEY**  
PARCEL 12-26-204-002  
WHITE LAKE TOWNSHIP, OAKLAND COUNTY, MICHIGAN

SCALE 1" = 20'  
SHEET 1 OF 1  
KE 2016.125

## Land Legal Description

PART OF THE NW ¼ OF SECTION 26, T3N, R8E, WHITE LAKE TOWNSHIP, OAKLAND COUNTY, MICHIGAN. DESCRIBED AS BEGINNING AT A POINT LOCATED S 89DEGREE 49'00" W 764.75 FT FROM NE CORNER OF NW ¼ OF NE ¼ OF SECTION 26,T3N, R8E.TH 26DEGREE 23'00"W 200.00 FT; TH 26DEGREE37'00" W289.60 FT;TH N 63 DEGREE 23'00" E 200.00 FT TO POIT OF BEGINNING. CONTAINING 1.33 ACRES. SUBJECT TO ANY RESTRICTIONS OR EASMENTS OF RECORD, IF ANY.

# WHITE LAKE TOWNSHIP NOTICE OF PUBLIC HEARING

Notice is hereby given the Planning Commission of the Charter Township of White Lake will hold a public hearing on **Thursday, December 5, 2024, at 6:30 P.M.** at the Township Annex, 7527 Highland Road, White Lake, Michigan 48383, to consider the following changes to the zoning map:

Property identified as Parcel Number 12-26-204-002 (9451 Elizabeth Lake Road), located on the south side of Elizabeth Lake Road, east of Marina Court, consisting of approximately 1.33 acres.

The applicant requests to rezone the property from GB (General Business) to RM-1 (Attached Single-Family) or any other appropriate zoning district.

Persons interested are requested to be present. Pertinent information relative to this rezoning request is on file at the Community Development Department and may be examined at any time during regular business hours of 8:00 a.m. to 5:00 p.m. Persons interested may visit the Community Development Department, contact the Community Development Department by telephone at 248-698-3300, ext. 5, or attend the Public Hearing on the date specified. Written comments are also welcome at 7525 Highland Road, White Lake, MI 48383. Individuals with disabilities requiring auxiliary aids or services should contact the Clerk's Office at least 5 days before the hearing.

Sean O'Neil, AICP  
Community Development Director