



BOARD OF COMMISSIONERS

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January 23, 2024

Sean O'Neil, Community Development Director
White Lake Township
7525 Highland Road
White Lake, Michigan 48383

Dear Mr. O'Neil,

On Tuesday, January 23, 2024, the Oakland County Coordinating Zoning Committee (CZC) held a meeting and considered the following Master Plan Update:

White Lake Township Master Plan Update
(County Code Master Plan No. 24-02)

The Oakland County Coordinating Zoning Committee, by a 2-0 vote (with one member absent), endorses the Oakland County Economic Development, Planning & Local Business Development's staff review of the Master Plan Update. The staff review finds the proposed Master Plan changes to be **not inconsistent** with adjacent communities of Highland Township, Commerce Township, Springfield Township, Waterford Township and West Bloomfield Township. The changes are viewed as acceptable to recommend approval of the plan to the White Lake Township Planning Commission and/or Township Board. A copy of the staff review is enclosed.

The proposed [DRAFT 2024 White Lake Township Master Plan](#) is available through the White Lake Township website. Adjacent communities and other reviewing jurisdictions have been copied and are listed on the back of this letter. Please contact White Lake Township regarding the final adoption process.

If further documentation is necessary regarding the CZC meeting, the official minutes of the January 23, 2024, meeting will be available following the next CZC meeting. Draft meeting minutes are available upon request. If you have any questions or comments regarding the review and/or the outcome of the CZC meeting, please do not hesitate to contact me directly at (248)858-0389 or email me at krees@oakgov.com.

Respectfully,

Scott E. Kree | Senior Planner
Oakland County Economic Development
Planning & Local Business Development

(CC'd recipients are listed on the next page)

CC: Gwen Markham, Oakland County Commissioner, CZC Chair, District 15
Yolanda Smith Charles, Oakland County Commissioner, CZC Vice-Chair, District 17
Phil Weipert, Oakland County Commissioner, CZC Member, District 13
Bob Hoffman, Oakland County Commissioner, District 7
Karen Joliat, Oakland County Commissioner, District 8
Christine Long, Oakland County Commissioner, District 12
Rowan Brady, Planning Consultant at Beckett & Reader, Inc.
David Campbell, Commerce Township Planning Director
Beth Corwin, Highland Township, Planning Director
Laura Moreau, Springfield Township Supervisor
Amy Neary, West Bloomfield Township Director of Planning & Development Services
Jeffrey Polkowski, Waterford Township Superintendent of Planning & Zoning
Jason Bibby, Huron-Clinton Metroparks System Planner
Melissa Prowse, Oakland County Parks Manager – Planning & Development
Brad Knight, RCOC Director of Planning & Environment
Dan Butkus, WRC Engineering Technician, Plan Review & Permitting Unit
Lori Swanson, Oakland TSC-MDOT Manager
Adelaide Pascaris, ITC Area Manager
Jennifer Whitteaker, DTE Regional Manager
Lauren Royston, Consumers Energy Community Affairs Manager
Michael Spence, SEMCOG Administrator of Governmental Affairs

January 18, 2024

Commissioner Gwen Markham, Chairperson
Oakland County Coordinating Zoning Committee
1200 North Telegraph Road
Pontiac, MI 48341

SUBJECT: County Code No. MP 24-02, Oakland County Department of Economic Development, Division of Planning & Local Business Development's staff review of the draft [White Lake Township Master Plan Update](#).

Dear Chairperson Markham and Committee Members:

On December 5, 2023, the Oakland County Department of Economic Development (OCED), Division of Planning & Local Business Development (PLBD) received a mailed letter from White Lake Township that initiated the review and comment period for the proposed Draft **White Lake Township Master Plan Update, (County Code Master Plan No. 24-02)**. Under the Michigan Planning Enabling Act, Oakland County, adjacent municipalities, and other jurisdictional authorities have 63 days to submit comments on Master Plan updates. The letter was not dated but indicated that the review period would conclude on Wednesday, January 24, 2024.

This review of the Draft Master Plan will go before the Oakland County Coordinating Zoning Committee (CZC) on Tuesday, January 23, 2024, which falls within the community's specified comment period. It is assumed that adjacent communities were notified about the proposed Draft Master Plan and review period by White Lake Township. The White Lake Township proposed Draft Master Plan can be located and accessed online at: https://www.whitelaketwp.com/sites/default/files/fileattachments/planning/page/24452/white_lake_township_report_draft_112823.pdf

Staff Recommendation

Based on the review of the surrounding communities' master plans, the *White Lake Township Draft Master Plan* is **not inconsistent** with the plan of any city, village, or township that received notice of the draft plan. Oakland County has not prepared a countywide development plan, so there is no countywide plan with which to compare the draft changes. Following is an analysis and summation of the Draft Master Plan update.

Select Summary Analysis of Content

The information included herein represents a summarized analysis of the proposed draft Master Plan for White Lake Township. Select sections are highlighted in this review with a focus on changes to borderline conditions and future land uses. White Lake Township shares borders with five (5) Oakland County municipalities which consists of Highland Township, Commerce Township, Springfield Township, Waterford Township, and West Bloomfield Township. The township last updated their Master Plan in 2012.

Natural Features & Open Space

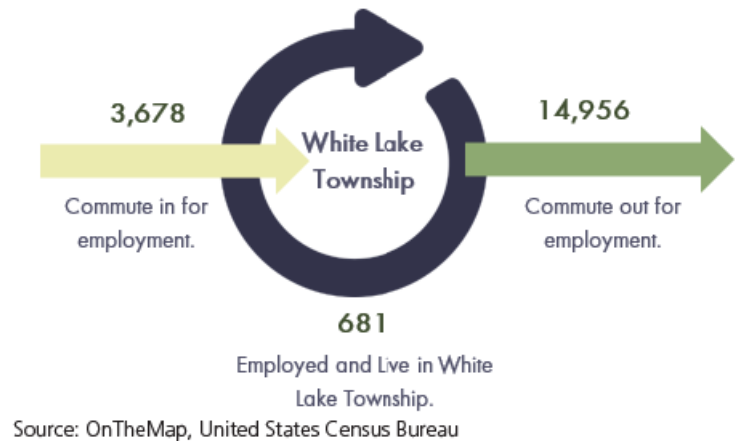
The plan acknowledges the importance of the natural features in the area. These features are specifically detailed when it comes to tree canopy, floodplains, soils, lakes, wetlands/watersheds, wellhead protection, and conservation areas. The plan promotes green infrastructure methods (Table 08, Page 37) and development that is sustainable and protects natural resources. More information can be found on the goals and objectives for the future of White Lake Township's environment on page 26 through 39.

Housing

A large section of the plan is dedicated to housing. Focusing on demographic trends, age of housing stock, housing values/costs, affordability, and rental options, the plan establishes future implementation of an increase of “Missing Middle Housing”, developments that can cater to low/middle income, and zoning reform that will allow for more mixed-use/multi-family developments in commercial districts. More information can be found on pages 40 through 54, that promotes implementation of these efforts beginning on page 100.

Transportation & Mobility

Information pertaining to transportation can be found on pages 56 through 67. Suburban Mobility Authority for Regional Transportation (SMART) and Western Oakland Transportation Authority (WOTA) are noted as the area's public transportation providers with information pertaining to the 2022 Transportation Millage and expansion of services in 2023. Data related to road safety, crash information, road quality, traffic volumes and commuter traffic is documented within this section. Complete streets, shared use paths and non-motorized pathways/bicycle options are goals within the plan and further promoted in the implementation portion of the plan beginning on page 100.



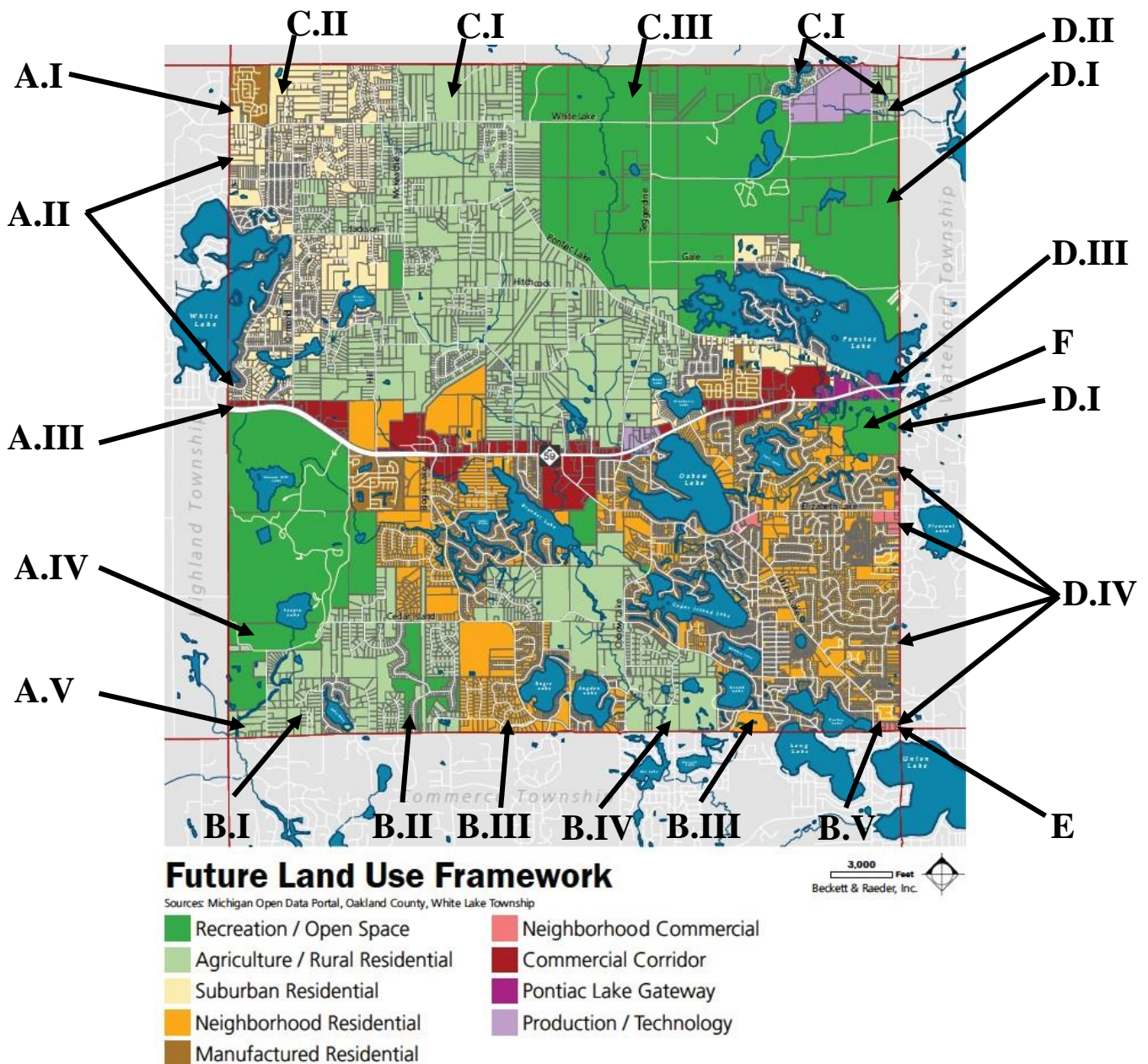
Future Land Use

The Future Land Use (FLU) plan has been moved to the *Goals & Implementation* portion of the document. Focus areas have been removed and similar FLU classifications have been combined, as compared to the 2011 FLU plan and map. Changes are as follows:

- Proposed Recreation / Open Space changes all/portions of four (4) classifications:
 - Rural Estates
 - Regional Parks & Open Space
 - Local Parks & Open Space
 - Utilities
- Proposed Agriculture / Rural Residential changes all/portions of five (5) classifications:
 - Rural Estates
 - Open Space Estates
 - Residential Resort
 - Local Parks & Open Space
 - Utilities
- Proposed Suburban Residential changes all/portions of five (5) classifications:
 - Rural Estates
 - Residential Resort
 - Planned Neighborhood
 - Multiple Family
 - Local Parks & Open Space
- Proposed Neighborhood Residential changes all/portions of six (6) classifications:
 - Open Space Estates
 - Residential Resort
 - Multiple Family
 - Public & Quasi-Public
 - Local Parks & Open Space
 - Utilities
- Proposed Manufactured Residential changes one (1) classification:
 - Mobile Home
- Proposed Neighborhood Commercial changes all/portions of Three (3) classifications:
 - Planned Neighborhood
 - Planned Community
 - Satellite Business

- Proposed Commercial Corridor changes all/portions of seven (7) classifications:
 - Planned Neighborhood
 - Planned Community
 - Satellite Business
 - Planned Business
 - Planned Commerce
 - Public & Quasi-Public
 - Utilities
- Proposed Pontiac Lake Gateway changes all/portions of two (2) classifications:
 - Planned Neighborhood
 - Planned Community
- Proposed Production / Technology changes all/portions of two (2) classifications:
 - Rural Estates
 - Planned Commerce

Table 29 on page 103 explains the correlation between FLU designations and current zoning. This will prove to be helpful as property owners and/or the township pursues future rezoning of properties. Below are border line changes that correlate with the borderline analysis that follow.



The following information is a review of changes to the FLU map (as labeled on the last page) and a borderline analysis of the surrounding townships' FLU classifications that are adjacent to White Lake Township:

A. HIGHLAND TOWNSHIP (Western Border): White Lake Township is proposing changes to the FLU classification along the Highland Township border. Highland Township's FLU plan map was adopted in 2000 and has had amendments of "micro-area" locations over the years. The changes along the border of these two communities are as follows:

- I. Reducing properties under the former *Mobile Home* designation. This change is correcting a mapping error which had a FLU of a *Mobile Home* designation on properties that were not part of the Meadow Lake (mobile home) development. The properties were reclassified under the *Suburban Residential* designation which is a lower density and is comparable to the adjacent properties in Highland Township which have a FLU classification of *Agricultural & Rural Residential* on the west side of Eagle Road. **This remains a compatible border.**
- II. Properties south of White Lake Road, surrounding White Lake, south to just north of M-59 (Highland Road) have all been reclassified from *Rural Estates* and *Residential Resort* to *Suburban Residential*. The properties involved are smaller in size, "single-family residential" type properties that are associated with the lake front community subdivisions of White Lake Hills, White Lake Highlands, White Lake Grove, Jackson Acres and/or front Eagle Road along this border. These properties have been established and mostly unchanged since the 1980's and are consistent particular to size, density and use as "single-family" properties in Highland Township. **This remains a compatible border.**
- III. The FLU classification of *Satellite Business* has been dissolved into the proposed FLU classification of *Commercial Corridor*. The development along the M-59 (Highland Road) corridor remains consistent into Highland Township with *Medium & Small Lot Residential* at the border and commercial uses moving further west. The change in FLU commercial classifications into one allows White Lake Township a more diverse opportunity for the development and use of commercial properties which will follow the proposed Master Plan and White Lake Township Corridor Improvement Authority (CIA) efforts. **This remains a compatible border.**
- IV. A combination of all recreational, open spaces, and parks FLU classifications are proposed to be under one FLU designation of *Recreation / Open Space* in the draft White Lake Township Master Plan. This has led to a reclassification of properties in this category along the western border of the township with Highland Township. The State of Michigan controlled Highland Recreation Area contains land in both townships. In this area, Highland Township's FLU designation of *Parks & Recreation* is consistent to the proposed *Recreation / Open Space* classification for White Lake Township. **This remains a compatible border.**
- V. The elimination of *Open Space Estates*, which was absorbed by the proposed *Agriculture / Rural Residential* FLU classification, created a change to the White Lake Township FLU map along the Highland Township and Commerce Township borders (see below). The changes are consistent for the FLU type, existing property use, and follows the White Lake Township zoning map. Highland Township maintains *Parks & Recreation* FLU classification in this area. The FLU map does not propose a change to the intensity in this area. **This remains a compatible border.**

B. COMMERCE TOWNSHIP (Sothern Border): The border between Commerce Township and White Lake Township is mostly separated by Cooley Lake Road. Commerce Township recently adopted a new Master Plan that went before the CZC on November 8, 2023 (County Code # 23-04) and was adopted by Commerce Township on December 4, 2023. The latest adopted plan by Commerce Township was used to analyze the changes along this border, as follows:

- I. The elimination of *Open Space Estates*, which was absorbed by the proposed *Agriculture / Rural Residential* FLU classification created a change to the White Lake Township FLU map along the Highland Township (see above) and Commerce Township borders. Commerce Township maintains a *Rural Residential* FLU classification which is very similar to *Agriculture / Rural Residential*. There are no foreseen changes to density in this area. **This remains a compatible border.**

- II. *Local Parks & Open Space* was absorbed by the combination of parks, open space and recreation designation into the proposed *Recreation / Open Space* FLU classification. The properties that fall under this FLU classification and are adjacent to the Commerce Township border are currently part of the Brentwood Golf Club & Banquet Center which extends into both townships. There is no foreseen density increase. In other areas along the Commerce-White Lake border two (2) properties were changed from *Parks & Open Space* to *Neighborhood Residential* which follows the use and zoning of the properties. Commerce Township's FLU classifications of *Rural Residential* and *Neighborhood Residential* are adjacent to these changes and are very comparable. **This remains a compatible border.**
 - III. An area that was originally classified as *Residential Resort* (eliminated in FLU plan) is proposed to be *Neighborhood Residential*. This area is adjacent to *Cottage Residential* in Commerce Township. In both townships, these FLU classifications represent smaller lots of single family residential in established neighborhoods and around small lakes. **This remains a compatible border.**
 - IV. A portion of what was *Residential Resort* was excluded from *Neighborhood Residential* because of larger lots sizes, heavily mature wooded areas that have more in common with *Agriculture / Rural Residential*. This is proposed to be a less intense area when compared to Commerce Township's *Cottage Residential* FLU classification. **This remains a compatible border.**
 - V. Commerce Township continues to promote the economic hamlet of *Union Lake / Four Towns* which is its designation of the FLU classification for the area. White Lake Township's proposed plan has put less emphasis on the area with the elimination of the *Focus Area*, which is assumed to do with fulfilling development goals for the area since the last plan. This area is proposed to be *Neighborhood Commercial* which has similar density and promotes mixed use and multi-family uses. **This remains a compatible border.**
- C. SPRINGFIELD TOWNSHIP (Northern Border): White Lake Township shares their northern border with Springfield Township, which is currently in the process of adopting a new Master Plan (County Code #24-01). At the time of this review, Springfield Township had not adopted their draft Master Plan, therefore, the existing 2009 plan with 2016 amendments was used for the borderline analysis. The changes reviewed are as follows:
- I. Three (3) areas along the border are proposing a change from what was *Rural Estates* to *Agricultural / Rural Residential*. These areas remain consistent and are adjacent to *Low Density Residential* and *Medium Density Residential* in most cases. In the northeast corner of White Lake Township, adjacent to the Springfield and Waterford borders, established industrial uses are present. There is no change in density and a designated "pocket" of residential use remains appropriate for this area. **This remains a compatible border.**
 - II. In the north-northwest portion of White Lake Township, a change in FLU classification to *Suburban Residential* which has absorbed the *Rural Estates* classification remains appropriate for this area. Springfield Township maintains a very similar *Low Density Residential* FLU designation along this portion of the township's border. **This remains a compatible border.**
 - III. A combination of all recreation and open space and parks FLU classification is proposed by the White Lake Township Master Plan to be under one FLU designation of *Recreation / Open Space*. This has led to a reclassification of properties in this category along the northern border of the township. Indian Springs Metropark straddles the border in this area and sits in both communities. The FLU designation in Springfield Township is *Recreation-Conservation* which is very comparable to the proposed *Recreation / Open Space* in White Lake Township. **This remains a compatible border.**
- D. WATERFORD TOWNSHIP (Eastern Border): Waterford Township's most recent FLU plan is from 2003. The township is in the process of creating a new Master Plan but to-date a review period of a proposed plan has not been initiated. The changes along the White Lake Township's eastern border are as follows:
- I. A combination of all recreational, open spaces, and parks FLU classifications are proposed to be under one FLU designation of *Recreation / Open Space* in the draft White Lake Township Master Plan. This has led to a reclassification of properties in this category along the eastern border with Waterford

Township. The State of Michigan controlled Pontiac Lake Recreation Area is situated in both townships. In this area, Waterford Township's FLU designation of *Public Lands* is consistent with the proposed *Recreation / Open Space* classification in White Lake Township. Another area with the same change is Oakland County Parks White Lake Oaks Golf Course (see Oakland County Property information below). The proposed change to the FLU classification will not change the existing use of the property as an existing golf course and banquet center. Adjacent property on the east side of Williams Lake Road and Pontiac Lake Road in Waterford Township is a telephone utility building with a FLU land use of *Quasi-Public Lands* and *Multiple Family*. **This remains a compatible border.**

- II. The northeast corner of White Lake township at the border with Waterford Township shows a proposed change from what was *Rural Estates* to *Agricultural / Rural Residential*. This area remains consistent given its existing land use while surrounded by *Production / Technology* (a light industrial classification) and *Recreation / Open Space*. Waterford Township has FLU classifications of *Multiple Family* and *Local Business* adjacent to the border. **This remains a compatible border.**
 - III. The FLU plan has designated a portion of the M-59 (Highland Road) corridor as the *Pontiac Lake Gateway* due to its proximity to Pontiac Lake and being adjacent to Waterford Township. The existing FLU plan had properties under *Planned Community*, *Planned Neighborhood*, and part of the *Focus Area* overlay which have all been reassigned under the draft plan. The current area on the south side of M-59 is a collection of properties hosting single-family, multiple family, parking lot (auxiliary parking for White Lake Oaks Golf Course and Banquet Center) uses and a targeted development area on the north side of M-59 on Pontiac Lake. This gateway on the M-59 corridor being under one FLU classification of *Pontiac Lake Gateway* is appropriate as it follows the Master Plan development projections and aligns with the goals of the proposed CIA. Waterford has a *Regional Commerce* FLU district that extends along M-59 for approximately 2 miles, similar to the FLU classification in White Lake Township. **This remains a compatible border.**
 - IV. The intersection of Elizabeth Lake Road and Williams Lake Road has changed at the border between the two communities. The existing White Lake Township FLU plan had *Satellite Business* and *Planned Neighborhood* properties in this area. Over the years residential developments have filled into the north and south of the intersection, with much of the border being under the *Residential Resort* FLU classification. Additionally, *Multiple Family* and *Planned Community* were part of the *Focus Area* of the "Four Towns" area that is in the southeast corner of White Lake Township. The draft plan has taken this opportunity to simplify the FLU by classifying a majority of the residential to be *Neighborhood Residential* with areas near major intersections of Cooley Lake Road and Elizabeth Lake Road allowing for commercial and mixed uses under the FLU classification of *Neighborhood Commercial*. It is expected that these changes will not affect the existing FLU uses of *Single Family*, *Community Business* or any of the "public and open space" FLU classifications that border White Lake Township in this area. **This remains a compatible border.**
- E. WEST BLOOMFIELD TOWNSHIP (Southeastern Border): This border is approximately 184 +/- feet at the intersection of Cooley Lake Road, Williams Lake Road and Locklin Lane. A heavily traveled area which has shared a name with the surrounding communities as "Four Towns". The elimination of *Planned Community* under the "Four Towns" *Focus Area*, White Lake Township is proposing a minor change to FLU designations along their eastern border to be *Neighborhood Commercial*. This FLU promotes mixed use and multi-family residential development. Given the existing autocentric nature of the area with strip-centers, gas stations, drive-thru restaurants, the proposed FLU would be no more intense than current uses. West Bloomfield Township maintains a multi-tenant office building at the entry to a single-family subdivision that was developed as a cottage community along the shores of Union Lake, before the 1940s and into the 1960s. Their Master Plan was adopted in 2010 and the FLU classification is *Neighborhood Business*. **This remains a compatible border.**
- F. OAKLAND COUNTY PROPERTY: Similarly, as compared to the Waterford Township information (above), Oakland County Parks White Lake Oaks Golf Course is adjacent to changes in this area of the FLU plan. Residential to the west and south has been changed from *Residential Resort* to *Neighborhood Residential*. Along the M-59 (Highland Road) and Pontiac Lake Road corridors, a unified *Pontiac Lake Gateway* FLU

designation has been assigned. Given the existing growth and opportunities under the gateway and future residential development, there are no foreseen issues that would be created from this change in FLU classifications. **This remains a compatible border.**

The FLU plan had many changes in an effort to simplify the plan while still offering a range of uses that would fit the zoning and/or promote the smart growth the Master Plan is trying to implement. The FLU classifications are well defined and are reactionary at times depending on current zoning or existing land uses. As mentioned, *Focus Areas* have been taken out of the plan but development areas that are similar to the focus areas are promoted in other areas of the plan which helps to keep the FLU map legible. The FLU plan and map remains a useful tool within the draft Master Plan and there are no foreseen issues at the borders of adjacent municipalities.

Public Engagement

Within the Appendices A and B of the draft Master Plan, the results of public engagement opportunities have been provided. White Lake employed a survey during the public and a Redevelopment Workshop. The workshop was hosted by the Planning Commission in August of 2023 with approximately 100 people participating. The shift in the vision for the Pontiac Lake Gateway is documented on pages 132 through 135 of Appendix B as it relates to the 2012 concept. This information was utilized to create the Pontiac Lake Gateway that is detailed within the Economic Development section of the draft Master Plan on pages 84 through 86.

Figure 31: Rendering of Proposed Redevelopment at Pontiac Lake Gateway



The identification of other redevelopment sites was an outcome of the workshop, including the expansion of a more walkable Civic Center/Lakes Town Center near the Elizabeth Lake Road, Teggerdine Road, and M-59 intersection/corridors and expanded upon the 2017 White Lake Township Civic District Development Study (CiDi). Information particular to this area and public participation on the topic can be found on pages 140-141. A multifunctional live-work-play type development at the intersections of Cedar Island and Bogie Lake Roads, northwest of Lakeland High School was also expanded upon within the new plan among other redevelopment endeavors.

Other highlights

The draft Master Plan has taken the opportunity to incorporate updated demographic information. In addition, Oakland County services and partnerships are referenced many times as well as cooperation with outer regional entities. These include working with SEMCOG, Oakland County Economic Development, Advantage Oakland, Oakland Chamber Network, Community Foundation for Southeastern Michigan – New Economic Initiative, to name a few. For economic development, the township is in the process of adopting a Tax Increment Financing (TIF) Plan to create the White Lake Township Corridor Improvement Authority (CIA) along M-59. The draft Master Plan recognizes the proposed CIA on page 89 and, within Table 23, provides information of proposed projects to be completed under the CIA between 2024 and 2035, as approved.

Demographics obtained from the United States Census Bureau and information provided by SEMCOG was utilized to update population statistics and to properly forecast growth in the area. A robust section was put together on pages 16 through 25, laying out the framework that promotes growth, current senior statistics, and household sizes.

Recommendations

As a function of this review, staff makes recommendations in an effort to strengthen the plan so it can be further utilized as a tool for the community. The following recommendations for the Draft Master Plan are listed below:

1. Include West Bloomfield Township as a "Neighboring Municipality" and add the township to Table 01 on page 13 of the Master Plan. West Bloomfield Township shares a very small portion of border with White Lake Township, approximately 184 feet, at the Cooley Lake Road, Williams Lake Road, and Locklin Lane intersection. This border is mentioned as a component of the "Four Towns" area in the *Introduction & Background* section and the *Transportation & Mobility* section of the plan.
2. Acknowledge Crosby Lake on the border of Springfield Township and the Indian Springs Metropark. Other lakes of similar or smaller size have been shown on other maps. Crosby Lake appears inconsistently throughout the plan but is recognized as a named body of water in Springfield Township and Indian Springs Metropark. Confirm that the lake is or is not identified correctly as "Emergent Wetland" on the wetlands map, page 35.
3. Consider the following changes to the Future Land Use (FLU) plan/map:
 - a. Consider moving the FLU map/plan into the Land Use section. Currently the FLU information is at the end of the Goals & Implementation section. The *Land Use* section acknowledges land uses and strategies which have a topic base correlation with the FLU plan and map.
 - b. Consider assigning the FLU classification of *Suburban Residential* or *Neighborhood Residential* for properties adjacent to Foley lake, Crosby Lake, Lake Ona and the residential subdivisions of Carla Hills Estates and Brentwood due to their consistent lot size and density. This change would be in lieu of the assigned *Agriculture / Rural Residential* classification which is interpreted to be designated for larger lots within the FLU plan that pose rural agricultural and/or woodland features not found in residential neighborhood developments.
4. Expand on the community's development opportunities by including brownfield redevelopment information. The draft Master Plan promotes redevelopment and revitalization, and, in many cases, the implementation of these projects would involve brownfield protocols. White Lake Township does not have their own Brownfield Redevelopment Authority (BRA) but can partner with Oakland County through the Oakland County Brownfield Consortium which allows the township to access USEPA grants for site assessment work; including but not limited to Phase I, Phase II BEA, Due Care Plan, Lead/Asbestos abatement, surveys, and other such processes/tools. Please reference the Oakland County Economic Development, Planning Resources table at the end of this review which includes more information about the technical services provided by our office.

- Incorporate information related to the Oakland County Cooperative Invasive Species Management Area (CISMA). The draft Master Plan promotes the preservation and protection of natural features including wetlands, floodplains, lakes, and woodlands. CISMA is a source for education/outreach materials, technical assistance, best practices, and funding for protecting and improving natural habitat. Collaboration with CISMA can help expand upon the lakes/wetlands protection and preservation effort promoted within the plan. This includes efforts to stop the spread of commonly known invasive species such as Phragmites and Purple Loosestrife, which are common in Oakland County.

Oakland County Technical Assistance

A summary of programs offered by the Oakland County Economic Development Department that are relevant to White Lake Township has been included on the final page of this review.

Oakland County Technical Resources

Oakland County compiles existing and future land use statistics for the county as a whole and for each community using generalized land use definitions. We provide a snapshot of the Township's existing land use and development patterns. These documents are available upon request and/or can be accessed at our website: <https://www.oakgov.com/community/community-development/planning-services/current-and-future-land-use-maps-and-statistics>

Conclusion Summary

The draft *White Lake Township Master Plan Update* is comprehensive with expanded areas of interest that should prove helpful to forecast the future growth of White Lake Township. The plan places additional emphasis on mixed use developments, housing, mobility and the protection of the natural environment as compared to the previous plan.

Oakland County does not have a Planning Commission or County Master Plan, so a full comparison and contrast of the information to County-wide Plans is not possible. Our staff review of the proposed Master Plan and a cursory review of adjacent communities' Master Plans have found White Lake Township's Draft *Master Plan* to be **not inconsistent** with those plans.

White Lake Township has received a copy of this review. Additional copies have been emailed to adjacent municipalities and other reviewing jurisdictions for their review and/or comments. On January 23, 2024, this review will go before the CZC which will consider a motion on the recommendation of the submitted draft Master Plan. If there are any questions or comments about this review and analysis, please do not hesitate to contact me at (248) 858-0389 or email me at krees@oakgov.com.

Respectfully,



Scott E. Kree | Senior Planner
Oakland County Department of Economic Development
Planning and Local Business Development Division

CC: Yolanda Smith Charles, Oakland County Commissioner, District 17 & CZC Vice-Chair
Phil Weipert, Oakland County Commissioner, District 13 & CZC Member
Bob Hoffman, Oakland County Commissioner, District 7
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 Adelaide Pascaris, ITC Area Manager
 Jennifer Whitteaker, DTE Regional Manager
 Lauren Royston, Consumers Energy Community Affairs Manager
 Michael Spence, SEMCOG Administrator of Governmental Affairs

Oakland County Planning Resources

The Oakland County Department of Economic Development (OCED), Division of Planning & Local Business Development (PLBD) offers a variety of programs to support Oakland County communities with innovative programming and assistance to create attractive destinations in which to live, work and raise a family. The chart below details those programs offered by the PLBD (a division of the OCED). Current participation in these programs and opportunities for future involvement are noted on the right side of the chart. Additional information on all OCED programs can be found at www.oakgov.com/advantageoakland.

Program	Mission	White Lake Township's Opportunities and Current Participation
Environmental Stewardship	Provide information, plans and options to promote conservation of the natural environment while supporting sustainable economic growth, development, and redevelopment.	White Lake Township supports development that is cognizant of natural resource protection and management. County staff members are able to act in a supporting capacity with grant application identification, open space protection, and sustainable development practices as requested.
Historic Preservation Assistance	Support local efforts to maintain and enhance architectural and heritage resources through sustainable practices to enrich the quality of life for all.	County staff is able to assist with potential design concepts for adaptive reuse of any historic structures within the community.
Land Use & Zoning Services	Prepare and provide land use, zoning, and Master Plan reviews for communities to enhance coordination of land use decision-making.	White Lake Township continues to send Master Plan Updates and Amendments to the County for review fulfilling the legislative requirements. Other coordination services are available upon request.
Trail, Water & Land Alliance (TWLA)	Become an informed, coordinated, collaborative body that supports initiatives related to the County's Green Infrastructure Network	The County fully supports the expansion of non-motorized facilities and protection of the natural environment. Oakland County can aid the community in non-motorized planning efforts through education and the identification of potential funding sources.
Brownfield Redevelopment Authority (OCBRA)	Provide assistance in the County's Brownfield initiative to clean-up and redevelop contaminated properties	The OCBRA can assist and coordinate with the State of Michigan Department of Environment, Great Lakes and Energy (EGLE, formally MDEQ) along with the Michigan Economic Development Corporation (MEDC), as needed, in an effort to prepare designated brownfields for redevelopment with the County's BRA.

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