

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 25, 2024

RE: Lake Pointe final site plan extension

Seiber Keast Lehner, on behalf of JMF White Lake LLC, submitted a letter dated January 5, 2024 requesting a six-month extension of the final site plan approval for Lake Pointe. The Zoning Ordinance allows the Applicant of the final site plan to request an extension in writing prior to the expiration date. Lake Pointe (located on the east side of Union Lake Road, north of Carpathian Drive) consists of 69 attached-single family ranch-style apartments.

The submitted letter also requested a six-month extension of the final site plan approval for West Valley (located on the west side of Union Lake Road, across from Carpathian Drive). However, the West Valley final site plan expired on November 20, 2023 and cannot be extended. Amended final site plan approval will be required from the Planning Commission once revised plans are submitted addressing outstanding review comments.

Planning Commission Options / Recommendation

The Planning Commission has the option to approve, approve with conditions, or deny the Lake Pointe extension request. If denied, the Applicant must resubmit the final site plan for Planning Commission consideration. **If a six-month extension is approved, the new Lake Pointe final site plan expiration date would be July 7, 2024. Note this would be the fifth extension (totaling 38 months) granted for Lake Pointe. Also, a revised Planned Development Agreement (PDA) must be submitted for review and approval by the Township Board; this item has been outstanding since May 2021.**

Attachment:

1. Letter from Seiber Keast Lehner requesting extensions dated January 5, 2024.

January 5, 2024

Sean O'Neil, AICP
Community Development Director
Charter Township of White Lake
7525 Highland Road
White Lake, MI 48383

RE: *West Valley & Lake Pointe – Final Site Plan – Request for Six (6) Month Extension*

Dear Mr. O'Neil,

On behalf of the Applicant, JMF White Lake LLC, Seiber Keast Lehner, Inc (“SKL”) respectfully requests the White Lake Township Planning Commission (“WLT PC”) to extend the Final Site Plan Approval for West Valley for six (6) months from November 20, 2023 to May 20, 2024 and to extend the Final Site Plan Approval for Lake Pointe by six (6) months from January 7, 2024 to July 7, 2024. When considering this request, the Applicant would like to request the WLT PC to consider the following:

West Valley Status

1. Revised Engineering and Landscape Drawings were resubmitted to the Township on 12/6/23 and are currently under review.
2. New review comments from the Oakland County Water Resource Commission (“OCWRC”) (sanitary sewer office) were received on 11/29/23 and on 12/5/23 regarding additional valves, connections, and the SCADA system on the sanitary pump station. These comments were new comments requesting new revisions that were not previously provided by the OCWRC. The Applicant is currently revising the engineering plans to include the new system components/details for the sanitary pump station.
3. The Applicant has met with the OCWRC Soil Erosion Office regarding special details and measures being requested in the OCWRC Soil Erosion permit. The Applicant is working on adding these details to the engineering plans for resubmittal to the OCWRC Soil Erosion Office.
4. Application were submitted to the Road Commission for Oakland County (“RCOC”) on 9/6/23.
5. The sanitary sewer and water main permit applications have been previously submitted to the Township and are routing through the respective permitting agencies.

Lake Pointe Status

1. Revised Engineering and Landscape Drawings were resubmitted to the Township on 12/6/23 and are currently under review.
2. The OCWRC has approved the Soil Erosion permit application.

3. Applications were submitted to the RCOC on 9/6/23.
4. The sanitary sewer and water main permit application have been previously submitted to the Township and are routing through the respective agencies.

Please feel free to contact me at 248-308-3331 or jasone@skl-eng.com should you have any questions.

Sincerely,

SEIBER KEAST LEHNER, INC.



Jason M. Emerine, P.E

cc: Michael Furnari, JMF White Lake, LLC (via email only)
Mike Leuffgen, DLZ, Township Engineer