

Director's Report

Project Name: 12-16-200-030 Rezoning
 Description: Rezoning Request
 Date on Agenda this packet pertains to: June 20, 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	See letter dated 06/3/2024



Carlisle | Wortman
ASSOCIATES, INC.

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

Date: June 3, 2024

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

Applicant:	Lisa Gulda
Project Name:	Haley Road Rezoning
Location:	Southwest corner of Hitchcock Road and Haley Road
Parcel ID:	12-16-200-030
Plan Date:	May 28 th , 2024
Current Zoning:	AG, Agricultural District
Action Requested:	Rezone to SF, Suburban Farms District

PROJECT DESCRIPTION

The Applicant is requesting a zoning change for the parcel located near the southwest corner of Hitchcock and Haley Roads for the purpose of establishing a unified zoning designation and splitting the lot into five (5) parcels. The lot is currently zoned both AG and SF per the White Lake 2022 zoning map last updated October 10th, 2022.

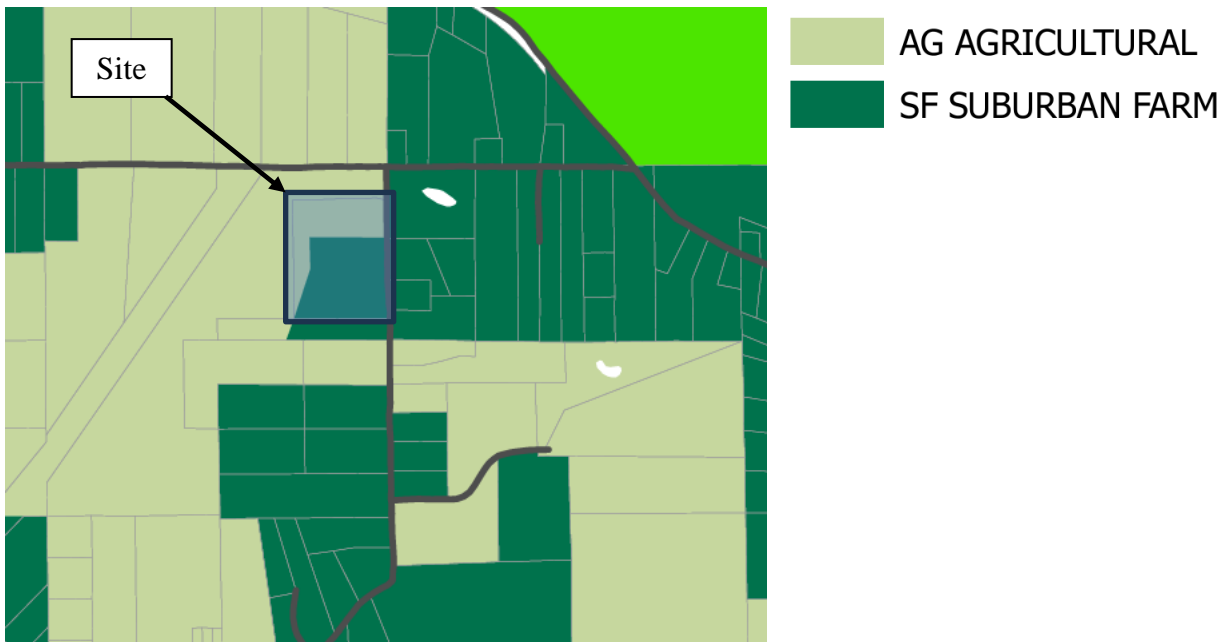
Benjamin R. Carlisle, *President* Douglas J. Lewan, *Executive Vice President* John L. Enos, *Vice President*
David Scurto, *Principal* Sally M. Elmiger, *Principal* R. Donald Wortman, *Principal*
Paul Montagno, *Principal*, Megan Masson-Minock, *Principal*, Laura Kreps, *Senior Associate*
Richard K.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

Aerial Photograph



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	AG – Agricultural	Vacant
South	SF – Suburban Farms	Vacant
East	SF – Suburban Farms	Single Family Homes
West	AG – Agricultural	Vacant

If approved, the parcel, and proposed lot splits, would conform to the lot size and dimension standards for SF. Permitted uses in the SF and AG zones are shown below. All residential uses are identical with AG allowing for more intense agricultural uses. These uses are conducive with the existing neighboring properties.

Zone	AG	SF
Permitted Uses	Adult foster care family home Family day care homes Farms iv. Home occupation Outdoor recreation uses, other public and private parks and similar outdoor recreation uses not listed in §4.38 Single-family detached dwellings Vegetable, fruit, flower and herb gardening Tree and shrub nurseries, not including landscape contractors Private stable Temporary roadside stand Temporary agricultural uses Temporary uses within a building	Adult foster care family home Family day care homes Home occupation Outdoor recreation uses, other public and private parks and similar outdoor recreation uses not listed in §4.38 Single-family detached dwellings Private stable Tree and shrub nurseries; vegetable, fruit, flower and herb gardens

Items to be addressed: None.

NATURAL FEATURES

The site is undeveloped and consists mainly of woodland clusters with intertwining open fields. 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 along western border of the parcel.

Woodland: Several woodland clusters are onsite which are composed of mature trees and vegetation.

Soils: Predominant soils are Marlette Loam and Fox Sandy Loam.

Water: The site is not within any regulated floodplains.

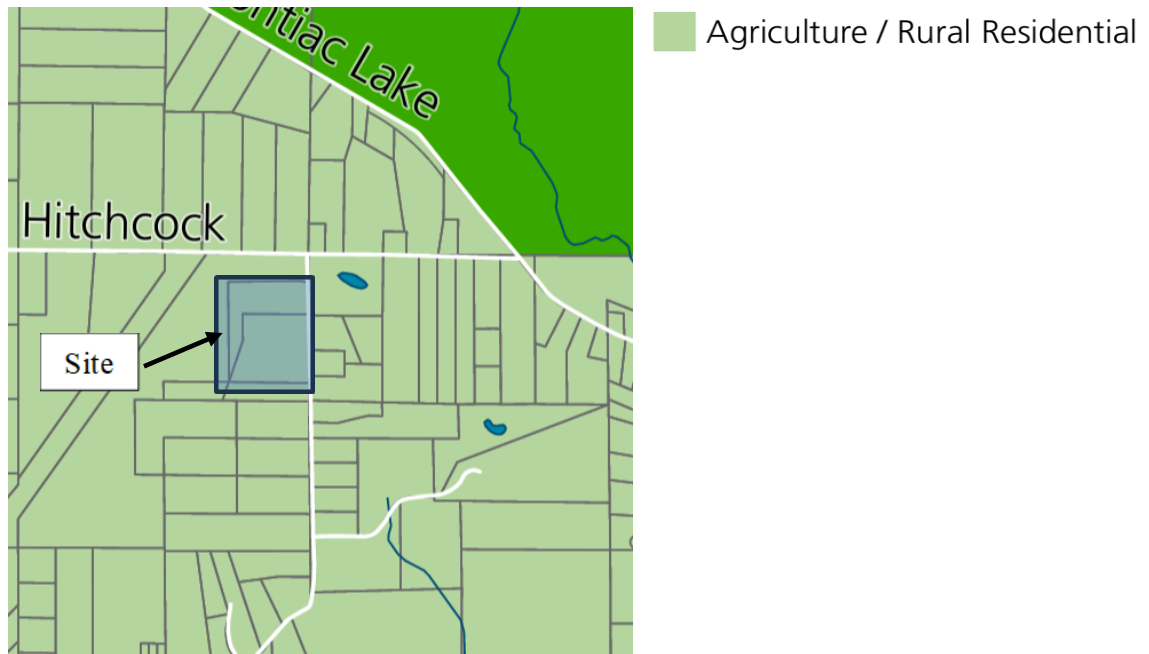
Items to be addressed: None.

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.

Future Land Use

Under the current Master Plan, the site is located in the Agricultural / Rural Residential district which is shown below:



We note that the Master Plan anticipates the site being a uniform designation. The description and example of uses (not an exhaustive list) for the Agricultural / Rural Residential District are:

Description: *“Maintains agricultural land and rural living through large lots and limited residential development. Subdivision residential development is discouraged”*

Example of Uses: *“Large-lot single family, agriculture, farm-stands, cider mills”*

Lot sizes are not prescribed in the Master Plan for future land use designations however the corresponding zoning districts associated with Agricultural / Rural Residential district are AG and SF.

No conflict exists with the Master Plan in the consideration of this parcel being rezoned to Suburban Farm.

Items to be addressed: None.

DEVELOPMENT POTENTIAL

If rezoned, the lot will allow for low density single family residential and accessory improvements as well as any other of the permitted uses listed earlier in this report and noted in Section 3.1.2 of the Zoning Ordinance. If the parcel is subdivided into separate lots conforming to SF standards, a maximum of five (5) lots could be created and permit the same improvements / uses as referenced above. Accounting for current market conditions and infrastructure, the likely use for the lot(s) would be single family residential homes.

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:

- 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.*

CWA Comment: The Future Land Use Map from the Master Plan designates the subject site in the Agricultural / Rural Residential category, which aligns with the proposed SF zoning district and uses.

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

CWA Comment: The SF designation is compatible with the current natural environment as well as the low density development permitted in the zone.

- 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.*

CWA Comment: No such evidence addressing this criterion was submitted with the application. We note that selling or developing lots with multiple zoning designations can be challenging based on the nature of the proposed use.

- 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.*

CWA Comment: No use is proposed as part of the rezoning request. In the event a use is proposed, the permitted and special land uses in the SF district are compatible with the surrounding uses and the nature of the uses anticipated in the Township Master Plan. Any use other than SF residential would require the submission of a site plan application to ensure zoning standards are met. 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.*

CWA Comment: The site is not serviced by public water and sanitary sewer. No additional Township services are anticipated as a result of rezoning to SF. We defer to the Director of Public Services and Township Engineering Consultant on any concerns with infrastructure or public safety services.

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

CWA Comment: Pursuant to Section 6.3.E of the zoning ordinance, the requirement for submittal of a rezoning traffic study was waived by the Community Development Department. Future requests for development, may require submittal of a traffic analysis.

- G. The apparent demand for the types of uses permitted in the requested zoning district in relation to the amount of land in the township currently zoned and available to accommodate the demand.*

CWA Comment: Evidence of the demand in the Township for additional SF zoned property has not been submitted. However, the location is appropriate for property zoned as such, given the traffic, residential units, neighboring uses and general developmental density in the area.

- H. *The boundaries of the requested rezoning district are reasonable in relationship to its surroundings, and construction on the site will be able to meet the dimensional regulations for the zoning district listed in the Schedule of Regulations.*

CWA Comment: Construction on the site is not proposed at this time. However, rezoning to SF to establish uniform development standards for the site is preferable. Factors that may impact future development of the site, such as, but not limited to, soils, topography, site layout, stormwater/drainage, and utilities would be considered at the time of a development proposal.

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

CWA Comment: The uses and development standards allowed in the SF district are appropriate for the site and are complementary to the AG district. A denser residential district proposal would be less appropriate for the site.

- J. *If the request is for a specific use, is rezoning the land more appropriate than amending the list of permitted or special land uses in the current zoning district to allow the use?*

CWA Comment: The intent of the request is to apply uniform zoning so the lot can be divided. If approved, the permitted uses for the divided lots are conducive with the SF zoning designation.

- K. *The requested rezoning will not create an isolated and unplanned spot zone.*

CWA Comment: No spot zoning is proposed. The surrounding and nearby areas are zoned AG, SF and ROS (Recreation and Open Space).

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

CWA Comment: 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.*

CWA Comment: No conditions were offered in the application.

N. Other factors deemed appropriate by the Planning Commission and Township Board.

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: Any concerns from Township Engineering and Public Services should be addressed.

RECOMONDATION

The proposed rezoning is compatible with both the existing and future land uses/zoning, consistent with the Master Plan, and applies uniform zoning for the parcel. Pending any items needing clarification or resolution by the Township Engineer and Public Service departments, we recommend the proposed rezoning.

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: 5/28/24

Applicant: Lisa Gulda

Address: 5033 Thicket Lane, Clarkston, MI 48346

Phone No.: 248-904-8571 Fax No.: _____

E-mail: lisagulda@yahoo.com

Applicant's Interest in Property: Owner

Property Owner: _____

Owner's Address: SAME

Phone No.: _____ Fax No.: _____

Location of Property: Haley Rd - Vacant

Sidwell No(s): 12-16-200-030

Total area of change: _____ acres

I, the undersigned (owner, attorney, or option holder) hereby request that this property now classified as AG District, be reclassified as SF District.

Applicant's Signature: Lisa Gulda

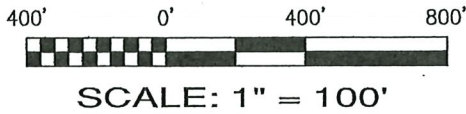
(If owner does not sign application, attach letter signed by owner, requesting zoning change.)

Please Print Name: Lisa Gulda

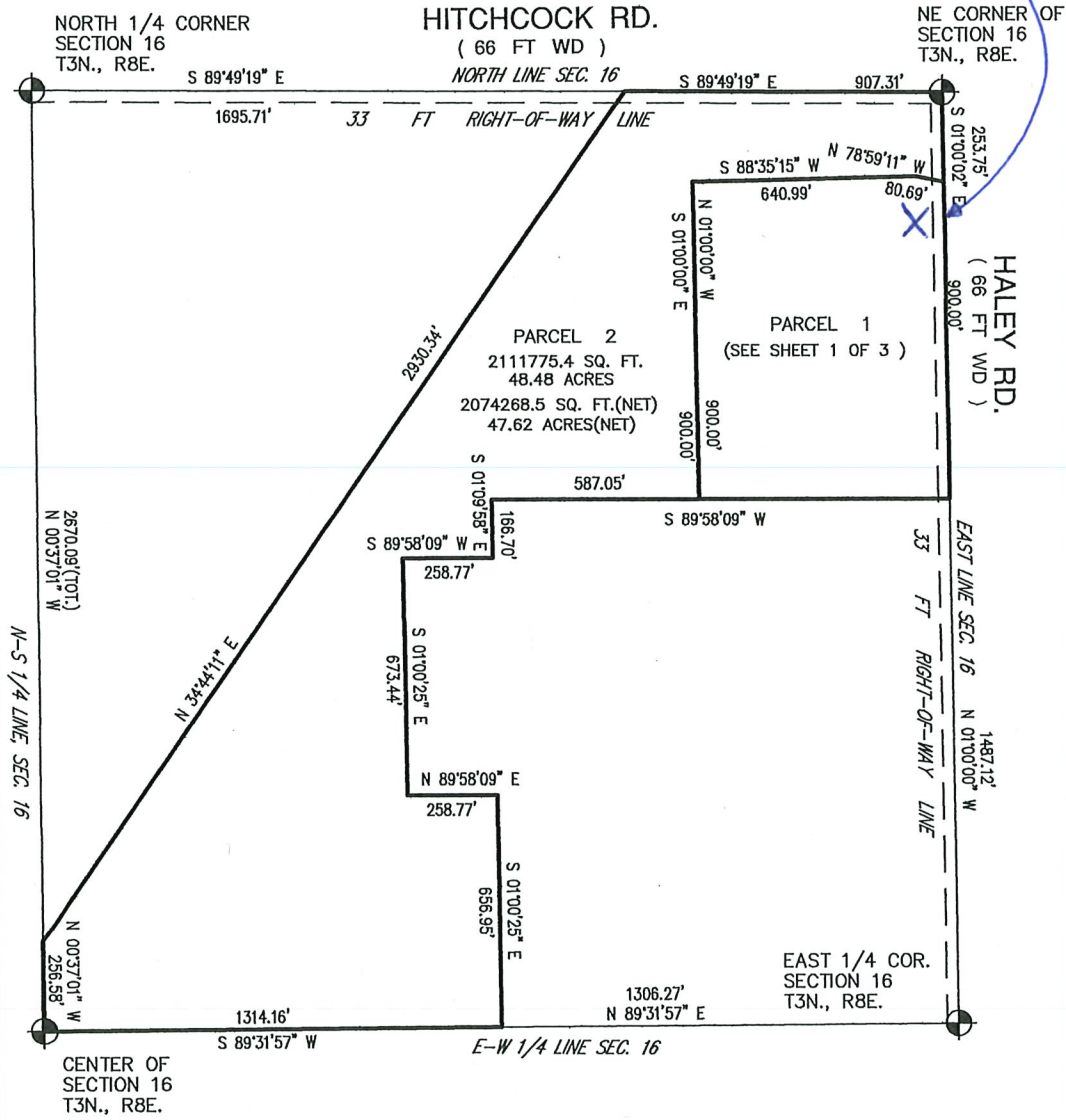
Required Attachments:

- 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)

CERTIFICATE OF SURVEY



REZONING SIGN



ISSUED FOR:	REV'D BY:	ISSUED FOR:	REV'D BY:
THOMAS M. SMITH P.S. PROFESSIONAL LAND SURVEYOR			
7559 OLDE STURBRIDGE TRAIL tsmith7559@yahoo.com CLARKSTON, MICHIGAN 48348 PHONE: (248) 625-3276			
DRAWN BY TMS	JOB No. 20-171	DESCRIPTION	
DATE 06-30-20 SHEET No. 2 OF 3	SCALE 1"=400'	PT SEC 16, T3N., R8E	
		WHITE LAKE TWP., MI	
			<p>SURVEYOR'S SEAL</p>

LEGAL DESCRIPTION-PARCEL 1:

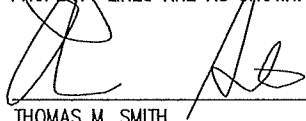
PART OF THE NORTHEAST ¼ OF SECTION 16, T3N., R8E., WHITE LAKE TOWNSHIP, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS BEGINNING AT A POINT LOCATED ON THE EAST LINE OF SECTION 16, DISTANT S 01'00'00"E, 253.75 FEET FROM THE NORTHEAST SECTION CORNER; THENCE CONTINUING S 01'00'00" E, ALONG SAID EAST LINE, 900.00 FEET; THENCE S 89'58'09" W, 720.00 FEET; THENCE N 01'00'00" W, 900.00 FEET; THENCE N 88'35'15" E, 640.99 FEET; THENCE S 78'59'11" E, 80.69 FEET TO THE POINT OF BEGINNING. SUBJECT TO THE RIGHTS OF THE PUBLIC IN HALEY ROAD. PARCEL CONTAINS 15.00 ACRES OF LAND.

LEGAL DESCRIPTION-PARCEL 2:

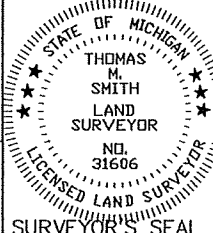
PART OF THE NORTHEAST ¼ OF SECTION 16, T3N., R8E., WHITE LAKE TOWNSHIP, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS BEGINNING AT THE NORTHEAST CORNER OF SECTION 16; THENCE S 01'00'00"E, ALONG THE EAST LINE OF SAID SECTION 16, 253.75 FEET; THENCE N 78'59'11" W, 80.69 FEET; THENCE S 88'35'15" W, 640.99 FEET; THENCE S 01'00'00" E, 900.00 FEET; THENCE S 89'58'09" W, 587.05 FEET; THENCE S 01'09'58" E, 166.70 FEET; THENCE S 89'58'09" W, 258.77 FEET; THENCE S 01'00'25" E, 673.44 FEET; THENCE N 89'58'09" E, 258.77 FEET; THENCE S 01'00'25" E, 656.95 FEET TO THE EAST-WEST ¼ LINE OF SAID SECTION 16; THENCE S 89'31'57" W, ALONG SAID EAST-WEST ¼ LINE, 1314.16 FEET TO THE CENTER OF SECTION 16; THENCE N 00'37'01" W, ALONG THE NORTH-SOUTH ¼ LINE, 256.58 FEET; THENCE N 34'44'11" E, 2930.34 FEET TO THE NORTH LINE OF SAID SECTION 16 AND THE CENTERLINE OF HITCHCOCK ROAD(66 FT WD); THENCE S 89'49'19" E, ALONG SAID NORTH LINE, 907.31 FEET TO THE POINT OF BEGINNING. SUBJECT TO THE RIGHTS OF THE PUBLIC IN HITCHCOCK & HALEY ROADS(66 FT WD). PARCEL CONTAINS 48.48 ACRES OF LAND.

SURVEYORS CERTIFICATE:

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY DESCRIBED HEREON THAT THE PROPERTY LINES ARE AS SHOWN.



THOMAS M. SMITH
R.L.S. No. 31606

ISSUED FOR:	REV'D BY:	ISSUED FOR:	REV'D BY:
THOMAS M. SMITH P.S. PROFESSIONAL LAND SURVEYOR			
7559 OLDE STURBRIDGE TRAIL tsmith7559@yahoo.com CLARKSTON, MICHIGAN 48348 PHONE: (248) 625-3276			
DRAWN BY TMS	JOB No. 20-171	DESCRIPTION	
DATE 06-30-20	SHEET No. 3 OF 3	SCALE N/A	WHITE LAKE TWP., MI

LEGAL DESCRIPTION-PARCEL 1-A:

PART OF THE NORTHEAST ¼ OF SECTION 16, T3N., R. 8E., WHITE LAKE TOWNSHIP, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS BEGINNING AT A POINT LOCATED ON THE EAST LINE OF SAID SECTION 16, DISTANT S 01'00'00" E, 253.75 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 16; THENCE CONTINUING S 01'00'00" E, ALONG SAID EAST LINE, 180.00 FEET; THENCE S 89'58'09" W, 720.00 FEET; THENCE N 01'00'00" W, 180.00 FEET; THENCE N 88'35'15" E, 640.99 FEET; THENCE S 78'59'11" E, 80.67 FEET TO THE POINT OF BEGINNING. SUBJECT TO THE RIGHTS OF THE PUBLIC IN THE EAST 33 FEET FOR ROAD PURPOSES. PARCEL CONTAINS 3.10 ACRES OF LAND.

LEGAL DESCRIPTION-PARCEL 1-B:

PART OF THE NORTHEAST ¼ OF SECTION 16, T3N., R. 8E., WHITE LAKE TOWNSHIP, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS BEGINNING AT A POINT LOCATED ON THE EAST LINE OF SAID SECTION 16, DISTANT S 01'00'00" E, 433.75 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 16; THENCE CONTINUING S 01'00'00" E, ALONG SAID EAST LINE, 180.00 FEET; THENCE S 89'58'09" W, 720.00 FEET; THENCE N 01'00'00" W, 180.00 FEET; THENCE N 89'58'09" E, 720.00 FEET TO THE POINT OF BEGINNING. SUBJECT TO THE RIGHTS OF THE PUBLIC IN THE EAST 33 FEET FOR ROAD PURPOSES. PARCEL CONTAINS 2.98 ACRES OF LAND.

LEGAL DESCRIPTION-PARCEL 1-C:

PART OF THE NORTHEAST ¼ OF SECTION 16, T3N., R. 8E., WHITE LAKE TOWNSHIP, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS BEGINNING AT A POINT LOCATED ON THE EAST LINE OF SAID SECTION 16, DISTANT S 01'00'00" E, 613.75 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 16; THENCE CONTINUING S 01'00'00" E, ALONG SAID EAST LINE, 180.00 FEET; THENCE S 89'58'09" W, 720.00 FEET; THENCE N 01'00'00" W, 180.00 FEET; THENCE N 89'58'09" E, 720.00 FEET TO THE POINT OF BEGINNING. SUBJECT TO THE RIGHTS OF THE PUBLIC IN THE EAST 33 FEET FOR ROAD PURPOSES. PARCEL CONTAINS 2.98 ACRES OF LAND.

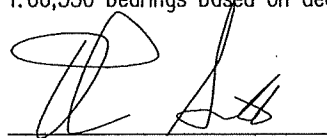
LEGAL DESCRIPTION-PARCEL 1-D:

PART OF THE NORTHEAST ¼ OF SECTION 16, T3N., R. 8E., WHITE LAKE TOWNSHIP, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS BEGINNING AT A POINT LOCATED ON THE EAST LINE OF SAID SECTION 16, DISTANT S 01'00'00" E, 793.75 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 16; THENCE CONTINUING S 01'00'00" E, ALONG SAID EAST LINE, 180.00 FEET; THENCE S 89'58'09" W, 720.00 FEET; THENCE N 01'00'00" W, 180.00 FEET; THENCE N 89'58'09" E, 720.00 FEET TO THE POINT OF BEGINNING. SUBJECT TO THE RIGHTS OF THE PUBLIC IN THE EAST 33 FEET FOR ROAD PURPOSES. PARCEL CONTAINS 2.98 ACRES OF LAND.

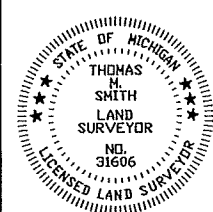
LEGAL DESCRIPTION-PARCEL 1-E:

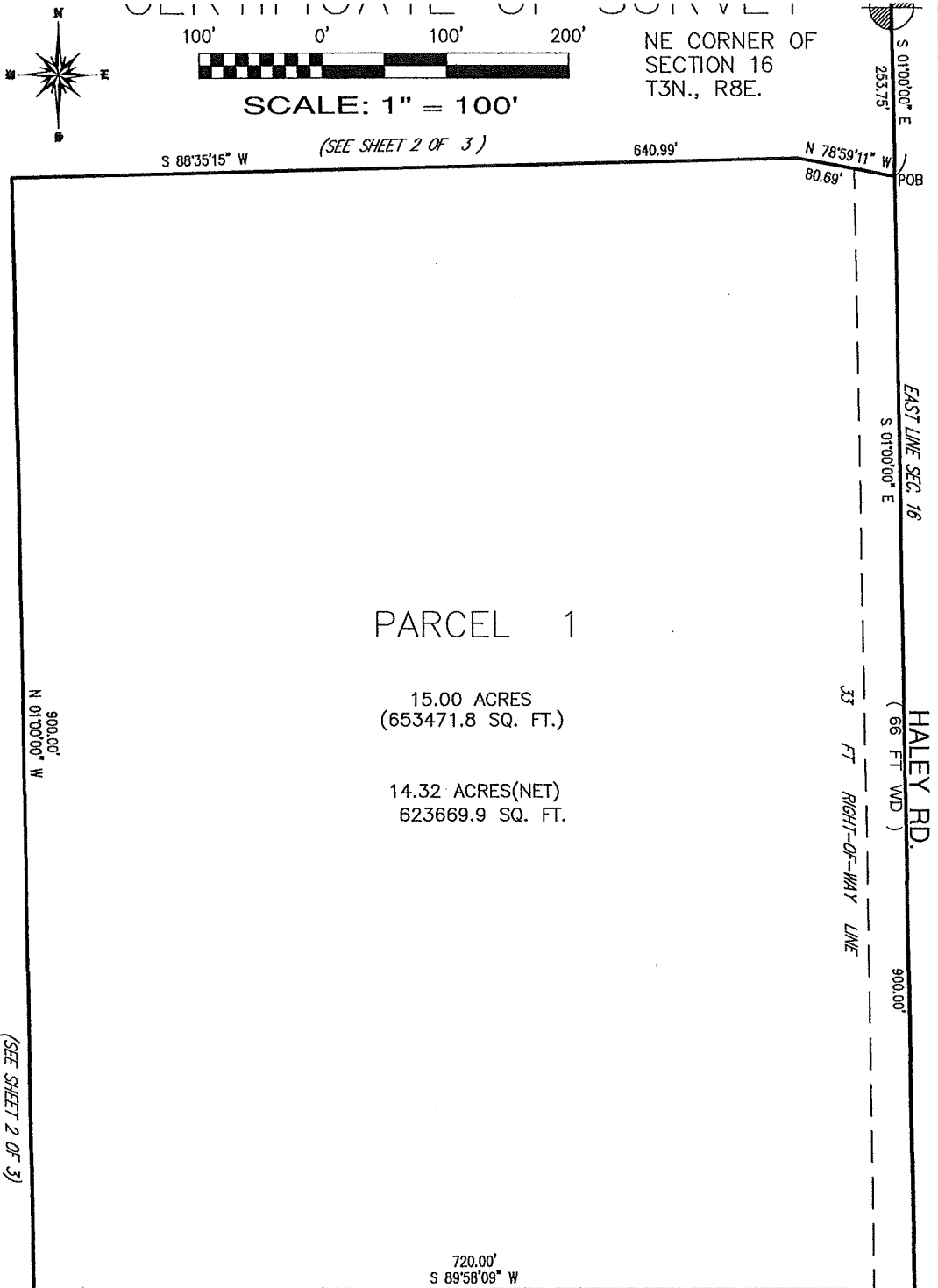
PART OF THE NORTHEAST ¼ OF SECTION 16, T3N., R. 8E., WHITE LAKE TOWNSHIP, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS BEGINNING AT A POINT LOCATED ON THE EAST LINE OF SAID SECTION 16, DISTANT S 01'00'00" E, 973.75 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 16; THENCE CONTINUING S 01'00'00" E, ALONG SAID EAST LINE, 180.00 FEET; THENCE S 89'58'09" W, 720.00 FEET; THENCE N 01'00'00" W, 180.00 FEET; THENCE N 89'58'09" E, 720.00 FEET TO THE POINT OF BEGINNING. SUBJECT TO THE RIGHTS OF THE PUBLIC IN THE EAST 33 FEET FOR ROAD PURPOSES. PARCEL CONTAINS 2.98 ACRES OF LAND.

WE HEREBY CERTIFY that we have surveyed the property herein described and that we have placed marker irons at the corners of the parcel or as indicated in the above sketch and that we have complied with the survey requirements of Public Act 132 of 1970, as amended. Error of closure 1:66,550 bearings based on deed of record.



THOMAS M SMITH, PS #31606

ISSUED FOR:	REV'D BY:	ISSUED FOR:	REV'D BY:
THOMAS M. SMITH P.S. PROFESSIONAL LAND SURVEYOR			
7559 OLDE STURBRIDGE TRAIL tsmith7559@yahoo.com CLARKSTON, MICHIGAN 48348 PHONE: (248) 625-3276			
DRAWN BY TMS	JOB No. 20-171	DESCRIPTION	
DATE 03-13-22 SHEET No. 2 OF 2 SCALE N/A		PT SEC 16, T3N., R8E WHITE LAKE TWP., MI	
			
			SURVEYOR'S SEAL



ISSUED FOR:		REV'D BY:		ISSUED FOR:		REV'D BY:	
THOMAS M. SMITH P.S. PROFESSIONAL LAND SURVEYOR							
7559 OLDE STURBRIDGE TRAIL tsmith7559@yahoo.com CLARKSTON, MICHIGAN 48348 PHONE: (248) 625-3276							
DRAWN BY TMS		JOB No. 20-171		DESCRIPTION			
DATE 06-30-20 SHEET No. 1 OF 3		SCALE 1"=100'		PT SEC 16, T3N., R8E WHITE LAKE TWP., MI			

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, June 20, 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 12-16-200-030, located south of Hitchcock Road, on the west side of Haley Road, consisting of approximately 15 acres.

Applicant requests to rezone the parcel from AG (Agricultural) to SF (Suburban Farms) 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 the Township's summer business hours; Monday through Thursday, 8:00 a.m. through 5:00 p.m., and Friday from 8:00 a.m. through 12:00 p.m., (excluding holidays). 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