

**WHITE LAKE TOWNSHIP  
PLANNING COMMISSION**  
7525 Highland Road  
White Lake, MI 48383  
**MARCH 18, 2021 @ 7:00 p.m.**  
**Electronic Meeting**

Chairman Anderson called the meeting to order at 7:00 p.m. and led the Pledge of Allegiance. Roll was called.

ROLL CALL: Debby Dehart, White Lake, MI  
Steve Anderson, White Lake, MI  
Merrie Carlock, White Lake, MI  
Peter Meagher, Cape Coral, FL  
Matt Slicker, Commerce, MI  
Scott Ruggles, Board Liaison, White Lake, MI  
Rhonda Grubb – Secretary, White Lake, MI

Absent: Joe Seward  
Mark Fine

Also Present: Sean O’Neil, WLT Planning Director  
Sherri Barber, Recording Secretary

Visitors: Mike Leuffgen (DLZ)

**Approval of Agenda**

**Mr. Meagher moved to approve the agenda as amended. Ms. Carlock supported and the MOTION CARRIED with a roll call vote: (Dehart – yes; Anderson – yes; Carlock – yes; Meagher – yes; Slicker – yes; Ruggles – yes; Grubb – yes). 7 yes votes**

**Approval of Minutes**

a. February 18, 2021

**Mr. Meagher moved to approve the minutes of February 18, 2021 as presented. Ms. Grubb supported and the MOTION CARRIED with a roll call vote: (Dehart – yes; Anderson – yes; Carlock – yes; Meagher – yes; Slicker – yes; Ruggles – yes; Grubb – yes). 7 yes votes**

**Call to the Public (for items not on the agenda)**

No members of the public called in.

**Public Hearing:**

No public hearing.

**Old Business:**

No old business.

**New Business**

**a) West Valley**

Location: Located on the west side of Union Lake Road, across from Carpathian Drive, and north of Cooley Lake Road, consisting of approximately 15 acres. Identified as parcel 12-36-176-003. Currently zoned as (RM-1) Attached Single Family

Request: **Final Site Plan Approval**

Applicant: Fairview Construction Company

Mr. O'Neil reported that the project has taken a while to get through the process and it was given an extension. Part of the delay is that it needed to be reengineered to take stormwater from Lake Pointe across the street, which is also Fairview's property. We're happy that the project is coming down to final approval. The planning review items included use of existing vegetation in place of new. We can count some of the existing landscape toward that. There is lighting detail needed before the pre-construction meeting and some labeling on the sheets that needs to be corrected. The recommendation is that this is approved tonight. Mr. Emerine noted that we would like to save as many mature trees as possible. The house abutting the property will have their driveway repaved because the fire lane will come across it. The location of the 12' watermain allows for water to be extended in the future, and the developer agreed to upsize the watermain. They also put the storm water basin about 10' off the property to keep it from the adjacent property owner. The site does have a pump station. Not much has changed since preliminary site plan approval. The project provides an 8' sidewalk.

Mr. Leuffgen presented his report dated March 9, 2021. The comments have been largely addressed and he feels good about the final site plan. He recommends approval with some "subject to's": Fire Department review for emergency access, there is a Michigan Bell easement and he is asking for a statement that they are allowed to construct in that area. Regarding the detention basin particularly the side slope – it's a dry pond not meant to hold water but he wanted to bring up the slide slope in case the Planning Commission wanted to address this.

Mr. Emerine reported that they did an analysis and they can add it to the plan showing it works. They are expecting a legal opinion soon on the Michigan Bell easement. The basin is all sand, and will discharge the water within 24-48 hours.

Ms. Carlock asked if the easement is for overhead lines? There is nothing in the easement, there are no overhead lines. She's asking if the basin has to be this steep with those soil conditions. In theory the basin could be designed to infiltrate instead, but that's very technical and complicated and becomes a long-term maintenance problem. The sides will be grasses, he's unsure if it will be mowed.

Mr. Meagher asked what the depth of the basin could be in the event of a large storm. That's only under a 100-year storm event. Mr. Emerine hasn't ran those calculations. The outlet design is preferred.

Mr. Slicker noted that there is a puddle to the north that gets standing water. He asked if these are rentals, and they are. The basins are the HOA's requirement to maintain, once they are in the road right of way they will be maintained by the RCOC. There are no plans for a pedestrian crossing across Union Lake Road. Mr. O'Neil is unsure if they have talked with RCOC about signage. They have not spoken to the RCOC about it, and they have added more parking at the pool. Mr. Slicker asked if the development to the north will connect to Hidden Cove. There isn't a requirement for a connection. There is a gated emergency access between the two developments. Roads that connect and go somewhere are better for a lot of reasons. Ms. Grubb asked how much the monthly rent will be? They anticipate rents around \$2,000.

Mr. Ruggles wanted to thank the developer for working with the neighbor on the southwest corner and he looks forward to seeing the project get underway. He wants to save as many trees as possible. It brings more aesthetics, a natural feel.

Ms. Dehart asked about the detention basin. There isn't much other outdoor land the residents can use. There is a center park that meets ordinance. Mr. Slicker asked if the 1 in 4 is standard. Mr. Leuffgen said that 1 in 4 can be used for dry ponds. 1 in 4 is the standard in Oakland County. Grading standards for grassy areas are 1 on 3. Ms. Carlock stated that the ordinance is 1 on 6 and she doesn't like a 1 on 4, it's not really mowable. Mr. Emerine stated that if they did a 1 on 6, they would need to increase the size and be closer to the neighbor and use retaining walls.

**Motion by Mr. Meagher for recommendation for the Final Site Plan approval for West Valley (located on the west side of Union Lake Road, across from Carpathian Drive, and north of Cooley Lake Road, consisting of approximately 15 acres. Identified as parcel 12-36-176-003. Currently zoned as (RM-1) Attached Single Family) subject to all Planning Department and consultant comments and with a special notation that the amount of vegetation that the developer plans to leave satisfies the Township requirements. Ms. Dehart supported and the MOTION CARRIED with a roll call vote: (Dehart – yes; Anderson – yes; Carlock – yes; Meagher – yes; Slicker – yes; Ruggles – yes; Grubb – yes). 7 yes votes**

Mr. Emerine thanked everyone for their time and great questions.

#### **Liaison's Report**

Ms. Grubb reported that Parks and Recreation met last week to discuss the Stanley Park grant application and the purchase of picnic tables for the park. The Township asked that the board look for less expensive picnic tables.

Mr. Ruggles reported that the CCDC has met and had proposals for two companies and this is moving along. He was not at the last board meeting to present an update.

Ms. Dehart noted that there were quite a few cases for the ZBA. The apartment building on Pontiac Lake Road will probably come back to the Planning Commission because there were too many variances. They may come back with a smaller building, possibly two less units.

#### **Planning Consultant's Report**

There was not a planning consultant in attendance.

#### **Director's Report:**

Mr. O'Neil reported that the ZBA and Parks and Recreation have been very busy. Everyone is enthusiastic about the land and water grant application. We're making good progress with the CCDC. Quite a few houses are being built out at PH Homes and Trailside Meadows. Phase Two for PH Homes will probably be starting in a few months. They don't feel there is a market for the proposed townhomes and the townhouses will convert to duplexes, this will reduce their density. Trailside Meadow will be entering their second phase soon. Centerpointe Plaza is moving along nicely. They have applied for a Ralph Wilson grant for Triangle Trail for the design costs. Mr. Anderson asked about the old Sonic site, Mr. O'Neil noted that we'll probably hear more about it in the future months. Mr. Slicker noted that the Township may receive a large amount of stimulus money.

#### **Other Business:**

##### **PD Waiver for Vacant Parcel 12-21-426-004**

Mr. O'Neil presented the waiver request. The parcel is 8.61 acres. It's challenging with the roads and wetlands. The acreage minimum in the ordinance was to help properties function in a better way. It should be allowed to move ahead, it's very close to 10 acres. The staff recommends that they get a waiver. They met with the development group about a year ago and they had a bigger user, and they didn't have the loop road and now they do. This is a starting point, there will be some tweaks. We have a different vision of what we thought this would be in 2010 and 2011.

Ms. Dehart asked if the Planning Commission should be shown some of the conceptual ideas. This doesn't blend with what may be done with the Township properties. Does a drive through restaurant work with what we are looking for a walkable community? Do you want to send that message tonight and let the record reflect the walkability requirement? You're not giving anything away tonight except for a PD waiver on the acreage. Later on, some changes can be made. They can answer more questions if they get a waiver and come back for preliminary site plan approval. Mr. Anderson asked if we should table this until we talk to them? Ms. Grubb is okay with tabling. Mr. O'Neil stated that you could make a recommendation and fill it with comments and questions you want answered and concerns with uses and walkability.

Mr. Meagher suggested giving a waiver but being creative with what goes on the property. Ms. Carlock is disappointed. This is a primary property in the Township and it's important with how it works with the Civic Center development. They would prefer the businesses to face Elizabeth Lake Road. Ms. Dehart thinks that this doesn't blend with the Civic Center development. Mr. O'Neil is a little torn here. They can show us a concept plan, it doesn't mean it will be approved like this. The property itself warrants a waiver. The uses are wrong for this corner.

Mr. Anderson stated that the key thing is that we have to look at a vision of what we have planned. Mr. Slicker asked if drive through restaurants are allowed in PD, yes they are. Mr. O'Neil stated that we have to look at what community benefits they are providing. Mr. Anderson would like to see them share some possibilities reflecting the same ideas with the undeveloped property.

Mr. O'Neil stated that he would be careful not to say that they don't meet the master plan. Your concern is that this corner should meet the master plan and the intent of the Civic Center.

**Mr. Meagher moved to recommend the approval of the PD Waiver for Vacant Parcel 12-21-426-004 for the minimum 10 acre requirement with a notation that the future corporate citizens of White Lake Township would like a development that is complementary to our new Civic Center Development. The future planned development should be complimentary to the Civic Center Development and keep with the Master Plan. The development should have a pedestrian friendly path that would join with the Elizabeth Lake corridor. Ms. Carlock wanted to mention the wetland buffer in that area, it's a pretty high quality wetland there. Ms. Dehart supported and the MOTION CARRIED with a roll call vote. (Dehart – yes; Anderson – yes; Carlock – yes; Meagher – yes; Slicker – yes; Ruggles – yes; Grubb – yes). 7 yes votes.**

**Communications:**

Mr. O'Neil stated that the April 1<sup>st</sup> Planning Commission is unlikely

**Next Meeting Dates:** April 1st, 2021  
April 15th, 2021

**Adjournment:**

**Ms. Grubb moved to adjourn the meeting at 8:51 p.m. Ms. Carlock supported and the MOTION CARRIED with a roll call vote. (Dehart – yes; Anderson – yes; Carlock – yes; Meagher – yes; Slicker – yes; Ruggles – yes; Grubb – yes). 7 yes votes.**

## *Director's Report*

Project Name: 7775 Highland

Description: Rezoning

Date on Agenda this packet pertains to: April 15th, 2021

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

Contact	Consultants & Departments	Approval	Denial	Approved w/ Conditions	Comments
Dan Keller	Police Dept.				
John Holland	Fire Dept.				
Aaron Potter	Water Dept.				
Sean O'Neil	Planning Director				
DLZ	Engineering Consultant				
McKenna Associates	Planning Consultant				
Nick Spencer	Building Official				
Jeanine Smith	Assessing Dept				
Patricia Shull	Oakland County Int'l Airport				
Scott Sintkowski	RCOC				

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# MCKENNA

April 2, 2021

Planning Commission  
Charter Township of White Lake  
7525 Highland Road  
White Lake, MI 48383

**Subject:** Proposed Rezoning of Tax Parcel No. 12-21-276-019  
Suburban Farm (SF) to Local Business (LB)

**Applicant(s):** Wade Brancheau

**Location:** 7775 Highland Road, north side of Highland Road, west of Lake Lane Drive

Dear Planning Commissioners:

We have received an application from the applicant referenced above to rezone tax parcel 12-21-276-019, known as 7775 Highland Road, consisting of approximately 6.66 acres, from Suburban Farm (SF) to Local Business (LB). The site is currently improved with a legal non-conforming commercial use. To the east west and north land is zoned residential, and to the south are commercial uses.



Source: Oakland County Property Gateway

**DETROIT**  
28 West Adams Street  
Suite 1000  
Detroit, Michigan 48226

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☎ 248.596.0930  
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**COMMENTS**

1. **Existing Conditions.** The conditions of the site and the surrounding area are summarized below:

Location	Existing Land Use	Master Plan	Existing Zoning
Site	Commercial	Lakes Town Center/ Planned Residential	SF
North	Residential	Planned Residential	SF
East	Residential	Lakes Town Center/ Planned Residential	SF
South	Commercial	Lakes Town Center	LB
West	Vacant/Residential	Lakes Town Center/ Planned Residential	SF

2. **Zoning Ordinance.** Section 7.13 of the Zoning Ordinance provides standards for the review of rezoning proposals. The following review criteria are specified in Section 7.13 (A) through (N):
  - a. **Consistency with the goals, policies and future land use map of the White Lake Township Master Plan, including any subarea or corridor studies. If conditions have changed since the Master Plan was adopted, the consistency with recent development trends in the area.** The Future Land Use map shows the southern portion of the site as Lakes Town Center planning focus area. The lakes Town Center is intended to serve as a hub of civic life with the Master Plan identifying a variety of commercial and residential uses appropriate for the site. Because the Local Business district permits commercial uses which align with the goals of the Future Land Use Map and Master plan and the Local Business zoning designation would be consistent with development Trends of nearby parcels adjacent to Highland Road, we find the rezoning would be consistent with the Township Master Plan.
  - b. **Compatibility of the site's physical, geological, hydrological and other environmental features with the host of uses permitted in the proposed zoning district.** The site is presently occupied by a legal non-conforming commercial use. It appears to be a reasonable module of land for commercial development.
  - 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.** While no such evidence has been submitted, we observe that the request is consistent with the use and zoning of other properties adjacent to Highland Road in this area. An important goal for the Township should be to bring non-conforming parcels, uses, and structures closer into compliance with the Zoning Ordinance, when appropriate. The proposed request is consistent with similar parcels adjacent to Highland Road, without permitting a range of uses that might be harmful to nearby residential areas.
  - 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.** The properties to the east, north, and west of the site are zoned residentially, which could represent a point of incompatibility. However, being located on Highland Road, the site is otherwise





suitable for such zoning. Further, part of the intent of the Local Business district is to prohibit uses that would create hazards, offensive and loud noises, dust, dirt, smoke, odor, glare, vibrations or excessive truck traffic. We believe that future changes to development on the site can be done in a manner that is appropriate adjacent to residential areas.

- e. ***The capacity of the Township's utilities and services sufficient to accommodate the uses permitted in the requested district without compromising the "health, safety and welfare" of the Township*** We defer to the Township Engineer regarding this matter.
- f. ***The capability of the street system to safely and efficiently accommodate the expected traffic generated by uses permitted in the requested zoning district. A rezoning traffic study shall be prepared as described in Section 6.3, if required based on the standards of Section 6.3.B.i of the Zoning Ordinance.*** A rezoning traffic study ("RTS") is required if the proposal is either a) inconsistent with the Master Plan or b) involves other than residential down-zoning. This requirement can be waived if recent studies have been completed in the area and the study would be of little benefit. Because the site currently has a legally non-conforming commercial use, which will continue to operate. The rezoning would not necessarily lead to an immediate change in traffic to and from the site.
- g. ***The apparent demand for the types of uses permitted in the requested zoning district in relation to the amount of land in the township currently zoned and available to accommodate the demand.*** The demand for Local Business uses is apparent from the use of surrounding lands 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.*** The land would be contiguous to other land zoned for Local Business to the south as well as commercial uses across Highland Road. Though it would be adjacent to residential zoning, it would not serve to isolate any of those parcels. As a less intense business district intended to limit hazards and nuisances, it is both reasonable to its surroundings and capable of meeting the dimensional requirements.
- i. ***The requested zoning district is considered to be more appropriate from the township's perspective than another zoning district.*** The Town Lakes Center future land use designation calls for a variety of commercial and residential uses which are permitted in several different zoning districts. There are other districts which might also be appropriate. However, the presence of adjacent residentially zoned properties with the commercial developments to the south suggest that those districts would not be more appropriate than the LB district.
- j. ***If the request is for a specific use, is rezoning the land more appropriate than amending the list of permitted or special land uses in the current zoning district to allow the use?*** The site is currently occupied by a legal non-conforming business, which has been taxed a commercial use for some time. The proposed Local Business district is more appropriate for the existing use than the current SF zoning.
- k. ***The requested rezoning will not create an isolated and unplanned spot zone.*** The subject site is immediately adjacent to Local Business parcels to the south along Highland. To the east, north and west are SF zoned parcels. The Local Business district can be appropriate adjacent to the residential uses, and the rezoning would not serve to isolate any residential parcel.



- l. ***The request has not previously been submitted within the past one (1) year, unless conditions have changed or new information has been provided.*** It is our understanding that this request had not been previously made.
- m. ***An offer of conditions submitted as part of a conditional rezoning request shall bear a reasonable and rational relationship to the property for which rezoning is requested.*** This standard is not applicable, as the application is not for a conditional rezoning.
- n. ***Other factors deemed appropriate by the Planning Commission and Township Board.*** If the Planning Commission or Township Board desire information on other considerations related to the proposal, we would be happy to assist them.

## RECOMMENDATION

Subject to receipt or waiver of a Rezoning Traffic Study, we are comfortable recommending that the Planning Commission recommend that the Township Board approve the request to rezone the site from the SF district to the LB District for the following reasons:

1. The requested LB zoning district is consistent with the Master Plan and Future Land Use Map.
2. Rezoning the parcel to LB is compatible with the character of the surrounding area.
3. Rezoning the parcel to LB will not result in spot zoning.
4. The parcel is a reasonable module of land for Local Business development.

If you have any questions about this report or require additional information, please do not hesitate to contact us.

Respectfully submitted,

**McKENNA**



Chris Madigan, AICP  
Associate Planner

cc: Mr. Sean O'Neal, AICP  
Mr. Justin Quagliata  
Ms. Hannah Micallef



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: March 18, 2021

Applicant: Wade A. Brancheau

Address: 1342 Ridgfield Ct. White Lake MI 48383

Phone No.: 248-760-4466

Fax No.: \_\_\_\_\_

E-mail: waddles8@att.net

Applicant's Interest in Property: Property owner

Property Owner: Wade A. Brancheau and Angela M Brancheau

Owner's Address: 1342 Ridgefield Ct White Lake 48383

Phone No.: 248-760-4466

Fax No.: \_\_\_\_\_

Location of Property: 7775 Highland Rd White Lake Twp 48383

Sidwell No(s): 12-21-276-019

Total area of change: 6.66 acres

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

Applicant's Signature: \_\_\_\_\_

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

Please Print Name: Wade A Brancheau

**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)

12-21-276-019

## Commercial and Industrial Property Profile

Note: Please be advised the data included in Property Gateway originates from multiple local municipalities. Data, in regard to properties, may be classified and updated differently by municipalities. If you have any questions, please contact the local community where the data originated.

### Owner Information

Owner(s) : WADE A BRANCHEAU & ANGELA M BRANCHEAU  
Mailing Address : 1342 RIDGFIELD CT WHITE LAKE MI 48383-3964

### Location Information

Site Address : 7775 HIGHLAND RD WHITE LAKE MI 48383-2947  
PIN : 12-21-276-019 Neighborhood Code : M59  
Municipality : Charter Township of White Lake  
School District : 63220 HURON VALLEY SCHOOLS  
Use : 205 MISC BUS (Commercial Miscellaneous Business)  
Water Indicator : N Sewer Indicator : N  
Well Indicator : N Septic Indicator : N

### Property Description

T3N, R8E, SEC 21 PART OF SE 1/4 OF NE 1/4 BEG AT PT DIST N 87-05-20 W 1164.60 FT & N 01-38-17 E 440.40 FT FROM E 1/4 COR, TH N 87-05-20 W 165 FT, TH N 01-38-17 E 896.18 FT, TH S 87-03-55 E 165 FT, TH S 01-38-17 W 896.11 FT TO BEG, ALSO PART OF E 1/2 OF NE 1/4 BEG AT PT DIST N 87-02-11 W 1000.48 FT & N 01-36-49 E 458 FT FROM E 1/4 COR, TH N 87-02-11 W 165 FT, TH N 01-36-49 E 863.49 FT, TH S 86-47-51 E 165.02 FT, TH S 01-36-49 W 862.81 FT TO BEG 6.66 A 7-27-90 FR 001 & 003

### Split/Combination Information

Added Status : Added Parcel  
Added Date : 07/27/1990 Added To : FR 001 & 003

### Most Recent Sale Since 1994

Date : 10/18/2018  
Amount : \$306,500 Liber : 52302:467  
Grantor : BEITLER, ERICK R Grantee : BRANCHEAU, WADE A  
BEITLER, DOLORES BRANCHEAU, ANGELA  
M

### Next Most Recent Sale

Date : 12/16/1999  
Amount : \$250,000 Liber : 20954:832  
Grantor : #KENNETH L KRIEG TR Grantee : BEITLER, ERICK, R

### Tax Information

Taxable Value : \$191,770 State Equalized Value : \$200,830  
Current Assessed Value : \$200,830 Capped Value : \$191,770  
Effective Date For Taxes : 12/01/2020 Principal Residence Exemption : 0%  
2019 Taxes 2020 Taxes  
Summer : \$7,535.49 Summer : \$7,693.96  
Winter : \$2,213.70 Winter : \$2,269.67  
Village : Village :

### Lot Information

Description : ROLLING Acres : 6.66

White Lake Planning Commission

White Lake Board of Trustees

Subject Rezoning of Parcel Y-12-21-276-019 - 7775 Highland rd.

**Property**

Y-12-21-276-019, 6.66 acres currently zoned SF. The property is surrounded by natural features and barriers that seclude it from surrounding properties. Property currently has a residential home and pole barn on site.

**History**

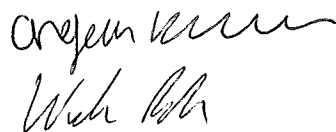
Previous owners, The Beitler's (1999-2018) and Kenneth Krieg (prior to 1999) had used the property as home for their Landscape/restoration company, seasonal boat storage and a residence. We purchased the property in October of 2018 from the Beitlers and have used the property in the same manner as the previous owners thus keeping the legal non-conformity of the property. The seasonal boat storage has been discontinued and will not be allowed back on site.

In 2013 the property began being assessed as a "Commercial Property". It is our opinion that being taxed as a commercial property, the rezoning request is reasonable and consistent with the Master Plan.

**Request**

It is our desire to have the property re-zoned from SF to LB. The rezoning of this property from SF to LB is consistent with White Lake Township's Master Plan. We have no immediate intentions to develop the property. We do understand that any future development or improvements would need a detailed site plan, proper permits and operations consistent with the LB zoning district.

Wade and Angela Brancheau

Handwritten signatures of Wade and Angela Brancheau. The first signature is 'Wade' and the second is 'Angela'.

# 7775 Highland



-  2 Foot Contours
-  5 Foot Contours
-  FEMA Base Flood Elevations
-  FEMA Cross Sections
-  100 yr - FEMA Floodplain
-  100 yr (detailed) - FEMA Floodplain
-  500 yr - FEMA Floodplain
-  FLOODWAY - FEMA Floodplain

Disclaimer: The information provided herewith has been compiled from recorded deeds, plats, tax maps, surveys and other public records. It is not a legally recorded map or survey and is not intended to be used as one. Users should consult the information sources mentioned above when questions arise. FEMA Floodplain data may not always be present on the map.



David Coulter  
Oakland County Executive

Date Created: 1/26/2021





Proposed sign location to be at the Southeast corner of the property. Indicated by an  $\star$ .

**WHITE LAKE TOWNSHIP  
NOTICE OF ELECTRONIC PUBLIC HEARING  
PLEASE VISIT [WWW.WHITELAKETWP.COM](http://WWW.WHITELAKETWP.COM)  
FOR PARTICIPATION INSTRUCTIONS**

Notice is hereby given of an electronic public hearing by the White Lake Township Planning Commission on **Thursday, April 15, 2021 at 7:00 P.M.** via Zoom, to consider the following changes to the zoning map:

Property described as parcel number 12-21-276-019 (7775 Highland Road), located on the north side of Highland Road, just east of Dolane Blvd, consisting of approximately 6.66 acres.

Applicant for 12-21-276-019 is Wade Brancheau

Deed holders are Wade A Brancheau & Angela M Brancheau

Applicant is requesting to **rezone the property from (SF) Suburban Farm to (LB) Local Business, or any other appropriate district.**

Persons interested are requested to be present via Zoom. Pertinent information relative to this rezoning request is on file at the Township Community Development Department and may be examined at any time during regular business hours of 8 a.m. to 5 p.m. Persons interested may visit the Community Development Department, call 248-698-3300, ext. 163, or attend the Public Hearing via Zoom on the date specified. Written comments are also welcome at the address above. Individuals with disabilities requiring auxiliary aids or services should contact the Clerk's Office as least 5 days before the hearing.

Sean O'Neil, AICP  
Planning Director

**SEE MAP ON OTHER SIDE**





PROPERTY PROPOSED TO BE  
REZONED.



# memo

To: White Lake Township Planning Commissioners

From: Hannah Micallef

Date: 04/07/2021

Re: 8300 Pontiac Lake Concept Plan

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Comments: The concept plan following this memo is for you to review and give feedback to the applicant during the April 15<sup>th</sup>, 2021 Planning Commission meeting. Township Staff will be meeting with the applicant on April 14<sup>th</sup>, 2021. No action will be taken on this conceptual plan at the April 15<sup>th</sup> meeting, this plan has been provided to share your thoughts with the applicant.

# 8300 PONTIAC LAKE

PROPOSED DEVELOPMENT  
CONCEPTUAL PRESENTATION

8300 PONTIAC LAKE ROAD, WHITE LAKE, MI 48386-1622  
PARCEL ID 1213451011  
3.34 ACRES: 145,308.3 SF  
ZONED PG PONTIAC GATEWAY

## ZONING CODE SUMMARY

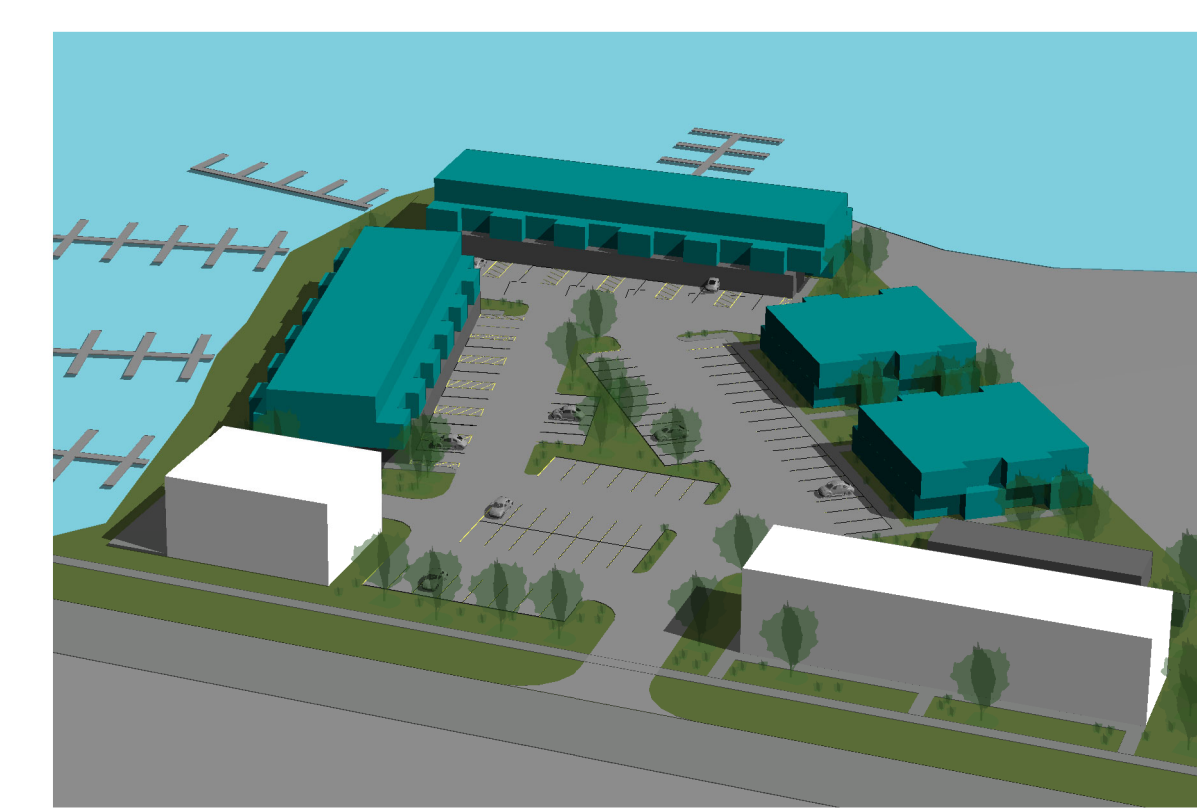
<b>PERMITTED USES:</b> Entertainment and/or outdoor dining associated with a restaurant Home occupation Multiple-family dwellings Restaurants with full alcoholic beverage service Retail commercial uses	<b>Minimum setback from Pontiac Lake:</b> 3 stories or less 30 feet <b>Maximum Building Height:</b> 70 feet or 6 stories, whichever is less as a special land use <b>Minimum Floor Height:</b> First/ground floor: 14 feet Upper floors: 10 feet
<b>DIMENSIONAL STANDARDS</b> PG Pontiac Lake Gateway Minimum Lot Size: 5,000 square feet Minimum Lot Width (feet): Not specified	<b>PARKING</b> Multiple-family dwellings: 2 Dwelling unit plus 1/4 of a space per bedroom for guest parking in common areas
<b>Setbacks:</b> Front Yard (feet): 0 Side Yards (feet): 0 interior (or 25 feet) (does not apply) Rear Yard (feet): 5 alley, 25 no alley (not applicable)	<b>Establishment for sale and consumption on the premises of beverages, food or refreshments, including alcohol</b> 1 Per 60 gross floor area

## PROPOSED

<b>BUILDING 1</b> 2,700sf Footprint, 4,700sf Total 1st floor: Restaurant 2,500sf with outdoor deck 2nd floor: Residential Amenities (gym, office, etc.)	<b>PARKING</b> Building 1: 42 spaces required, 30 provided (credit for boat docks) Building 2: 16 + 4 = 20 required/provided Building 3-4: 48 + 12 = 60 required/provided Building 5-6: 20 = 20 required/provided
<b>BUILDING 2</b> 8 two-story 1,125sf units 4,500sf Footprint, 9,000sf Total 1st floor: Live-work retail/office space 2nd floor: Live-work residential space	<b>TOTAL</b> 130 provided
<b>BUILDINGS 3-4</b> 24 three-story 2,000sf units 9,500sf Footprint each, 32,300sf Total 1st floor: Garage parking & living space 2nd & 3rd floors: living space	
<b>BUILDINGS 5-6</b> two-story building 20 single story ~780sf units 3,900sf Footprint each, 15,600sf Total	

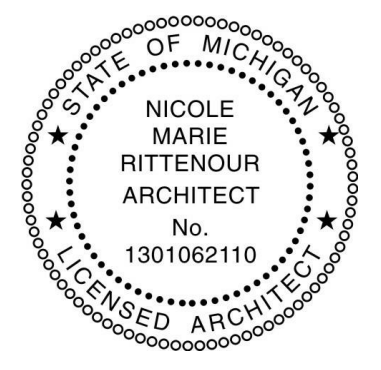


LOCATION MAP



3D VIEW

NO. DATE DESCRIPTION



04.08.2021  
CONCEPTUAL  
PRESENTATION

8300 PONTIAC  
LAKE

WHITE LAKE TOWNSHIP  
WHITE LAKE, MI

CONCEPTUAL SITE  
PLAN

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