



## PLANNING COMMISSION MEETING

LOCATION: TOWNSHIP ANNEX, 7527 HIGHLAND ROAD, WHITE LAKE, MI 48383  
THURSDAY, APRIL 06, 2023 – 7:00 PM

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*White Lake Township | 7525 Highland Rd | White Lake, MI 48383 | Phone: (248) 698-3300 | [www.whitelaketwp.com](http://www.whitelaketwp.com)*

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### AGENDA

1. CALL TO ORDER
  2. ROLL CALL
  3. PLEDGE OF ALLEGIANCE
  4. APPROVAL OF AGENDA
  5. APPROVAL OF MINUTES
    - A. [Minutes of March 16, 2023](#)
  6. CALL TO THE PUBLIC (FOR ITEMS NOT ON THE AGENDA)
  7. PUBLIC HEARING
  8. CONTINUING BUSINESS
  9. NEW BUSINESS
    - A. [Kohl's](#)  
[located on the north side of Highland Road, west of Porter Road. Currently zone PB \(Planned Business\). Identified as 12-21-100-072 \(7375 Highland Road\). Consisting of approximately 9.07 acres.](#)  
[Request:](#)
      - [1\) Amended final site plan approval](#)
      - [2\) Amended planned business development agreement approval](#)[Applicant: Porter Holdings LLC](#)  
[N56 W 17000 Ridgewood Dr.](#)  
[Menomonee Falls, WI 53051](#)
10. OTHER BUSINESS
  - A. [Oakland Harvesters site plan extension request](#)
  - B. [8300 Pontiac Lake Road- Conceptual Discussion](#)
  - C. [Master Plan Update](#)
11. LIAISON'S REPORT
12. DIRECTOR'S REPORT
13. COMMUNICATIONS
14. NEXT MEETING DATE: April 20, 2023
15. ADJOURNMENT

**Procedures for accommodations for persons with disabilities:** The Township will follow its normal procedures for individuals with disabilities needing accommodations for effective participation in this meeting. **Please contact the Township Clerk's office at (248) 698-3300 X-164 at least two days in advance of the meeting.** An attempt will be made to make reasonable accommodations.

**WHITE LAKE TOWNSHIP  
PLANNING COMMISSION  
MARCH 16, 2023**

**CALL TO ORDER**

Chairperson Seward called the meeting to order at 7:00 P.M. He then led the Pledge of Allegiance.

**ROLL CALL**

**Present:**

T. Joseph Seward, Chairperson  
Merrie Carlock, Vice Chairperson  
Debby Dehart  
Scott Ruggles, Township Board Liaison  
Steve Anderson  
Matt Slicker (late arrival)

**Absent:**

Pete Meagher  
Mark Fine  
Rob Seeley

**Others:**

Sean O'Neil, Community Development Director  
Justin Quagliata, Staff Planner  
Kyle Gall, DLZ  
Rowan Brady, Beckett & Raeder  
Hannah Micallef, Recording Secretary

**APPROVAL OF AGENDA**

**MOTION by Commissioner Carlock, seconded by Commissioner Anderson to approve the agenda as presented. The motion CARRIED with a voice vote: (7 yes votes).**

**APPROVAL OF MINUTES**

A. Minutes of March 2, 2023

**MOTION by Commissioner Anderson, seconded by Commissioner Carlock to approve the minutes of March 2, 2023 as presented. The motion CARRIED with a voice vote: (7 yes votes).**

**CALL TO THE PUBLIC**

No public comment.

**PUBLIC HEARING**

None.

**CONTINUING BUSINESS**

None.

**NEW BUSINESS**

A. Comfort Care White Lake

Property described as parcel number 12-36-176-002, located on the west side of Union Lake Road, between Hutchins Road and Cooley Lake Road, consisting of approximately 8.7 acres.

Request:

- 1) Final site plan approval**
- 2) Planned development agreement approval**

Applicant: Comfort Care, LLC  
4180 Tittabawassee Road  
Saginaw, MI 48604

Staff Planner Quagliata gave a brief overview of his staff report for the project.

Commissioner Anderson asked staff if there was any pushback to the project's public benefit. Staff Planner Quagliata said the Board found the \$20,000 contribution to the Parks and Recreation Fund and the design of the sidewalk along the project's Union Lake Road frontage to be satisfactory. Commissioner Ruggles said the \$20,000 donation was more than adequate. Staff Planner Quagliata said the \$20,000 could be applied towards the sidewalk construction, or another project at the Township's discretion.

Commissioner Carlock said it would be beneficial to track the projects that public benefit funds are used towards.

Mr. Gall said the few remaining outstanding utility plan items would be coordinated with the West Valley project.

Director O'Neil said the outstanding items for the legal piece would be ironed out, and suggested conditioning a motion based on the remaining comments being addressed. The Township Attorney recommended holding off recording the planned development agreement until the West Valley project received their final approvals. Comfort Care wouldn't be able to begin construction anyway until West Valley was underway.

Commissioner Slicker stated his concern with the residential neighbor's drainage on the project site.

Staff Planner Quagliata said all the architectural comments were addressed, and the samples that were brought to the Planning Department matched the materials shown on the renderings.

**MOTION by Commissioner Slicker, seconded by Commissioner Anderson, to approve Comfort Care's final site plan subject to the comments provided by engineering, the Planning Department, and Planning Commission, in addition to the planned development agreement approval. The motion CARRIED with a voice vote: (7 yes votes).**

**MOTION by Commissioner Slicker, seconded by Commissioner Dehart to recommend to the Township Board approval of the planned development agreement subject to all comments provided by engineering, the Planning Department, and Planning Commission. The motion CARRIED with a voice vote: (7 yes votes).**

#### **LIAISON'S REPORT**

Commissioner Carlock said a resolution was coming to the Board regarding the Land & Water Conservation Fund grant agreement approval for Stanley Park improvements.

Commissioner Dehart said she was not present at last month's ZBA meeting. Staff Planner Quagliata said 10 of Black Rock's 13 requested variances were denied at the February Zoning Board of Appeals meeting.

Commissioner Ruggles said the Township Board interviewed 3 firms on Tuesday during a Special Township Board meeting for the Construction Manager at Risk for the new Township Hall and Public Safety building. The contract was expected to be voted on and awarded at next Tuesday's regular Board meeting.

## DIRECTOR'S REPORT

Director O'Neil said the Corridor Improvement Authority met for the first time earlier this month, and would meet again in May to approve their by-laws and to review the draft CIA plan. A Panera was proposed at one of the Meijer out lots. Avalon had not yet submitted their final site plan. A Culver's was planned for the southwest corner of Bogie Lake Road and Highland Road. The permit for the Elizabeth Lake Road reconstruction from RCOC was hopefully on its way so the project could open for bidding. The bidding process may look different since the project would be funded with federal grant money. This project would include pedestrian walkways, on-street parking, and lighted bollards at pedestrian intersections.

## OTHER BUSINESS

### A. Master Plan Update Discussion

Mr. Brady said two chapters from the Master Plan would be reviewed: Demographics & Housing. Information for the Demographic chapter was sourced from the Decennial census, the American Community survey, and SEMCOG.

Chairperson Seward asked Mr. Brady what information was used from the American Community survey. Mr. Brady said the survey was used more to confirm data retrieved from the census.

Mr. Brady noted that growth in the Township was slower than growth in the surrounding communities. The population of White Lake Township has continually grown in the last three decades to 30,950 in 2020. The highest growth rate of 25% occurred between 1990–2000, the rate of population growth gradually slowed down to 3.1% between 2010–2020. SEMCOG'S population regional forecast for White Lake Township projected a slight increase in population by 2030.

The population in White Lake Township was aging. The median age of residents in the Township increased from 41.3 years to 43.7 years from 2010 to 2020, which was a significant increase, especially in comparison to the median age of the State of Michigan (39.8 years) and Oakland County (41.0 years). The Township also had a lower amount of younger people and households.

The racial demographics changed slightly. In 2020, nearly 90% of the township's population identified as solely White compared to 94% in 2010. Approximately 15% of White Lake Township's population and almost 40% of seniors had a disability. The 2020 median household income (inflation-adjusted dollars) in White Lake Township was \$81,633, so it was higher in comparison to the County (\$81,587) but significantly higher than the State of Michigan (\$59,234). The percentage of individuals in poverty has increased to 8.8% in 2020.

Households in White Lake Township were becoming smaller (average household size of 2.68 in 2010 to 2.6 in 2020) and as a result, the total households in the township grew by 9% between 2010 and 2020. The total housing units in White Lake Township increased by roughly 4% to an estimated 12,519 in 2020.

The Master Plan survey was closed earlier this week, and the results would be tabulated soon. 1400 residents responded. Mr. Brady said he would bring a summary to the responses and recommendation from those answers the next time he was present before the Planning Commission. An Open House would be held before the final adoption of the plan.

## COMMUNICATIONS

No comment.



**NEXT MEETING DATES:** April 6, 2023 & April 20, 2023

**ADJOURNMENT**

**MOTION** by Anderson, seconded by Carlock, to adjourn at 9:18 P.M. The motion **CARRIED** with a voice vote: (7 yes votes).

DRAFT

**Director's Report**

Project Name: Kohl's  
 Description: Final site plan amendment approval and PBD agreement amendment approval  
 Date on Agenda this packet pertains to: April 6, 2023

- Public Hearing
- Initial Submittal
- Revised Plans
- Preliminary Approval
- Final Approval
- Special Land Use
- Rezoning
- Other: Amended PBD Agreement

Contact	Consultants & Departments	Approval	Denial	Approved w/Conditions	Other	Comments
Sean O'Neil	Planning Director	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Justin Quagliata	Staff Planner	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	See letter dated 02/21/2023.
Lisa Hamameh	Township Attorney	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	See letter dated 02/23/2023.

# 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:** February 21, 2023

**RE:** Kohl’s  
Final site plan and planned business development agreement

Kohl’s has requested an amendment to the final site plan (FSP) and planned business development (PBD) agreement to install new wall signage on the south facade of the building. The freestanding signs along Highland Road (M-59) and Porter Road had panel replacements completed earlier this year (approved administratively under a sign permit). The approximately 9.07-acre property, addressed as 7375 Highland Road, is located on the north side of Highland Road, west of Porter Road and zoned PB (Planned Business).

The current PBD agreement was entered into on May 24, 2007. A “Letter Agreement” pertaining to a fence/retaining wall was recorded in 2009. As proposed the exterior modification includes replacing the existing approximately 193 square foot Kohl’s sign on the south facade of the building with a new LED illuminated sign of the same size, with the addition of an approximately 60 square foot LED Sephora sign. Using the method of calculation for determining size of signs prescribed by the Zoning Ordinance, the two signs would be considered one sign and the sign area would be approximately 289 square feet in size (96 square foot increase in size over the existing sign). The existing wall sign on the east elevation of the building is proposed to remain unchanged. Note the Zoning Ordinance prohibits wall signs larger than 200 square feet in size. A waiver to install the proposed signage would be required. If not for the property’s PB zoning, a variance application would need to be made to the Zoning Board of Appeals (ZBA). Typically, the ZBA denies similar requests for signage exceeding the area allowed by the Zoning Ordinance.

*PBD Agreement Amendment*

Staff defers to the Township Attorney’s review of the First Amendment to Planned Business Development Agreement. However, the following comments shall also be addressed:

- Prior to the execution of the First Amendment, a corporate resolution shall be provided authorizing the signer to execute the Amendment on behalf of the Developer. **(Comment outstanding)**.
- The page numbers are incorrect in the First Amendment (two page twos listed). Revise accordingly. **(Comment addressed)**.
- Page 4 (currently numbered page 3) (signature page) shall be revised to list the Attorney who drafted the First Amendment. **(Comment outstanding. The Township Attorney did not prepare the First Amendment. List the Attorney who did so)**.
- Number 4 of the Notice of Planned Business Development Agreement states the Agreement contains a provision of a lien in favor of the Township in the event Lowe's fails to comply with certain terms of the Agreement. The incorrect retailer was named. Corrections to the original recorded documents shall be incorporated into this First Amendment. **(Comment partially addressed. The First Amendment states the Notice of Planned Business Development Agreement shall be amended. However, a revised notice was not submitted for review. In lieu of submitting a revised notice, the original development agreement should be recorded)**.

### **Planning Commission Options**

The Planning Commission has the option to approve, approve with conditions, or deny the amended final site plan and recommend approval, approval with modifications, or denial of the PBD agreement amendment to the Township Board.

### **Attachments:**

1. Site plan review application dated August 22, 2022.
2. First Amendment to PBD Agreement prepared by Applicant.
3. Sign plans prepared by Kieffer Starlite dated December 13, 2021.

LISA J. HAMAMEH  
lhamameh@rsjalaw.com

27555 Executive Drive, Suite 250  
Farmington Hills, Michigan 48331  
P 248.489.4100 | F 248.489.1726  
rsjalaw.com



February 23, 2023

*Via Electronic Mail Only – [soneil@whitelaketwp.com](mailto:soneil@whitelaketwp.com)*

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

**RE: 2<sup>nd</sup> Review of First Amendment to PBD Agreement  
Kohls (Porter Holdings, LLC)**

Dear Sean:

You asked that we review the proposed First Amendment to Planned Business Development Agreement for Kohls, received by transmittal dated February 8, 2023. Please be advised that we did not receive a new Exhibit B, so it was not reviewed. Additionally, we defer to the Township's Engineer as to the accuracy of the legal description.

**General Comments**

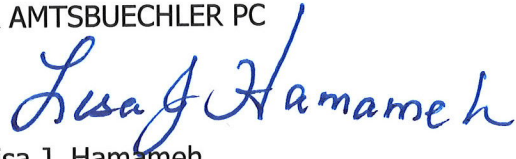
1. As stated in previous correspondence, since the plans attached to the First Amendment to PBD Agreement replaces and supersedes any prior conflicting sign detail in the PBD Plan, the Township should confirm the contents of the sign detail in the original PBD Plan to ensure it is comfortable with a complete replacement of those details.
2. Recital B should be revised to add the following at the end: ("Letter Agreement").
3. A new Recital C should be added that provides the Developer wishes to further amend the final site plan and PBD Plan to install new wall signage on the south façade of the building.
4. A new recital should be added after old Recital C which provides the date of Planning Commission consideration and that indicates Planning Commission recommended approval. I realize a blank will be inserted until approval.
5. Old Recital E should be revised to include reference to the Letter Agreement. For example, the parties desire to amend the PBD Plan consistent with the Letter Agreement and this First Amendment regarding new wall signage on the south façade of the building.
6. There appears to be a typo in the NOW, THEREFORE: the term "premises" should be "promises."

7. Paragraph 2 should be revised to remove reference to "Notice of Planned Business Development." The original PBD Agreement was previously defined as "Agreement."

Please let me know if you have any questions or would like to discuss this matter further.

Very truly yours,

ROSATI SCHULTZ JOPPICH  
& AMTSBUECHLER PC



Lisa J. Hamameh

CHARTER TOWNSHIP OF WHITE LAKE  
SITE PLAN REVIEW APPLICATION  
Community Development Department, 7525 Highland  
Road, White Lake, Michigan 48383  
(248) 698-3300 x5

**APPLICANT AND PROPERTY INFORMATION**

Applicant: Eric Borkenhagen  
 Phone: 262-703-6014 Email Address: Eric.Borkenhagen@kohls.com  
 Address: N56 W17000 Ridgewood DR. Menomonee Falls, WI, 53051  
(Street) (City) (State) (Zip)  
 Applicant's Legal Interest in Property: Commercial Business  
 Property Owner: Vincent L. Pangle (Porter Holdings LLC) Phone: (248) 312-1700  
 Address: 5750 New King Street (Ste 375) Troy, MI, 48098  
(Street) (City) (State) (Zip)

4066 LIVERNOIS  
TROY, MI 48098

**PROJECT INFORMATION**

Project Name: CORNERS AT WHITE LAKE Parcel I.D. No.: Y-12-21-100-073  
 Proposed Use: \_\_\_\_\_ Current Zoning: \_\_\_\_\_  
 Existing Use: \_\_\_\_\_ Parcel Size: \_\_\_\_\_ Floor Area / No. of Units: \_\_\_\_\_

**TYPE OF DEVELOPMENT**

Subdivision       Site Condominium       Commercial  
 Multiple Family       Special Land Use       Industrial  
 Adult Entertainment

**SITE PLAN SUBMITTAL CHECKLIST**

PDF File **and** One Paper Copy (sealed and no larger than 24x36)  
 Application Review Fees (to be calculated by the Community Development Department)  
 \* PLANS WILL NOT BE ACCEPTED UNLESS FOLDED \*

**REQUIRED SIGNATURES**

[Signature] \_\_\_\_\_ 8/22/22  
(Signature of Property Owner) (Date)  
VINCENT L. PANGLE  
[Signature] \_\_\_\_\_ 8-15-22  
(Signature of Applicant) (Date)

SIGNATURES TO BE VERIFIED BY THE TOWNSHIP

Handwritten notes in the upper left quadrant, including the words "L'abbaye de Saint-Omer" and "L'abbaye de Saint-Pierre".

Handwritten notes in the middle left quadrant.

Handwritten notes in the middle right quadrant.

Handwritten notes in the lower left quadrant.

Handwritten notes in the lower center quadrant.

Handwritten notes in the lower right quadrant.



## FIRST AMENDMENT TO PLANNED BUSINESS DEVELOPMENT AGREEMENT

THIS FIRST AMENDMENT TO PLANNED BUSINESS DEVELOPMENT AGREEMENT (this "First Amendment") is made this \_\_\_\_ day of \_\_\_\_\_, 2023, by and between Porter Holdings, LLC, a Michigan limited liability company, ("Developer"), whose address is 4066 Livernois, Troy, Michigan 48098, and the Charter Township of White Lake, a Michigan municipal corporation (the "Township"), whose address is 7525 Highland Road, White Lake, Michigan 48383.

### RECITALS:

A. Developer, as successor to Volant Partners, LLC, and the Township are parties to a certain Planned Business Development Agreement dated approximately May 21, 2007, as evidenced of record by a certain Notice of Development Agreement dated June 27, 2007, and recorded on June 28, 2007, in Liber 39296, Page 169, Oakland County Records (the "Agreement"), pertaining to real property situated in the Charter Township of White Lake, Oakland County, Michigan, being more particularly described in attached **Exhibit A** (the "Property").

B. The Agreement was amended by way of a letter agreement dated September 26, 2007 regarding the fencing of a retaining wall on the Property, as evidenced by a Notice of Planned Business Development Agreement, dated May 26, 2009, and recorded on June 3, 2009, in Liber 41211, Page 154, Oakland County Records.

C. The Community Development Director of the Township considers this First Amendment a major modification to the Agreement requiring Planning Commission review and recommendation to the Township Board pursuant to Section 6.7.E. of the Zoning Ordinance.

D. The Township Board approved certain revisions requested by Developer to the Agreement and the PBD Plan (as defined in the Agreement), as amended, pursuant to the recommendation of the Planning Commission, at the Regular Township Board Meeting on \_\_\_\_\_, 2023.

E. Developer and the Township desire to amend the Agreement and the PBD Plan consistent with the revisions approved by the Township Board.

NOW, THEREFORE, in consideration of the covenants and premises contained herein and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, it is agreed as follows:

1. Sheets KS2102496, KS2102496A, KS2102496A.1, KS2102496B, KS2102496C, KS2102496D, and "Site", prepared by Kieffer Starlite, dated December 13, 2021, each attached hereto as **Exhibit B** ("Additional Signage"), shall be added to the PBD Plan and shall replace and supersede any prior conflicting sign detail in the PBD Plan which may have been attached as Exhibit B to the Agreement.

2. The Notice of Planned Business Development Agreement shall be amended to reference "Kohl's" instead of "Lowe's" in paragraph 4 thereof.

3. The exhibits attached hereto and the recital paragraphs set forth above are hereby incorporated into this First Amendment to Planned Business Development Agreement by this reference as though fully set forth herein. This First Amendment to Planned Business Development Agreement shall be recorded at the Oakland County Register of Deeds. In all other respects, other than as hereinabove indicated, the Agreement, including the exhibits attached thereto, is hereby ratified and confirmed.

[SIGNATURES APPEAR ON THE FOLLOWING PAGES]

[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK]

The undersigned have executed this First Amendment effective as of the day and year first written above.

**DEVELOPER:**

PORTER HOLDINGS, LLC,  
a Michigan limited liability company

By: \_\_\_\_\_  
Name: \_\_\_\_\_

STATE OF MICHIGAN     )  
  )§  
COUNTY OF OAKLAND    )

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2023, by \_\_\_\_\_, \_\_\_\_\_ of Porter Holdings, LLC, a Michigan limited liability company, on behalf of the limited liability company.

\_\_\_\_\_  
\_\_\_\_\_, Notary Public  
\_\_\_\_\_ County, MI  
My commission expires: \_\_\_\_\_  
Acting in \_\_\_\_\_ County

[SIGNATURES CONTINUE ON THE FOLLOWING PAGE]

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**TOWNSHIP:**

CHARTER TOWNSHIP OF WHITE LAKE,  
a Michigan municipal corporation

By: \_\_\_\_\_  
Rik Kowall, Supervisor

By: \_\_\_\_\_  
Anthony L. Noble, Clerk

STATE OF MICHIGAN     )  
  )§  
COUNTY OF OAKLAND    )

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2023, by Rik Kowall, Supervisor, and Anthony L. Noble, Clerk, of the Charter Township of White Lake, a Michigan municipal corporation, on behalf of the Michigan municipal corporation.

\_\_\_\_\_  
\_\_\_\_\_, Notary Public  
\_\_\_\_\_ County, MI  
My commission expires: \_\_\_\_\_  
Acting in \_\_\_\_\_ County

PREPARED BY:  
Lisa J. Hamameh  
Rosati, Schultz, Joppich & Amtsbuechler PC  
2755 Executive Drive, Suite 250  
Farmington Hills, Michigan 48331

WHEN RECORDED RETURN TO:  
Charter Township of White Lake  
7525 Highland Road  
White Lake, Michigan 48383

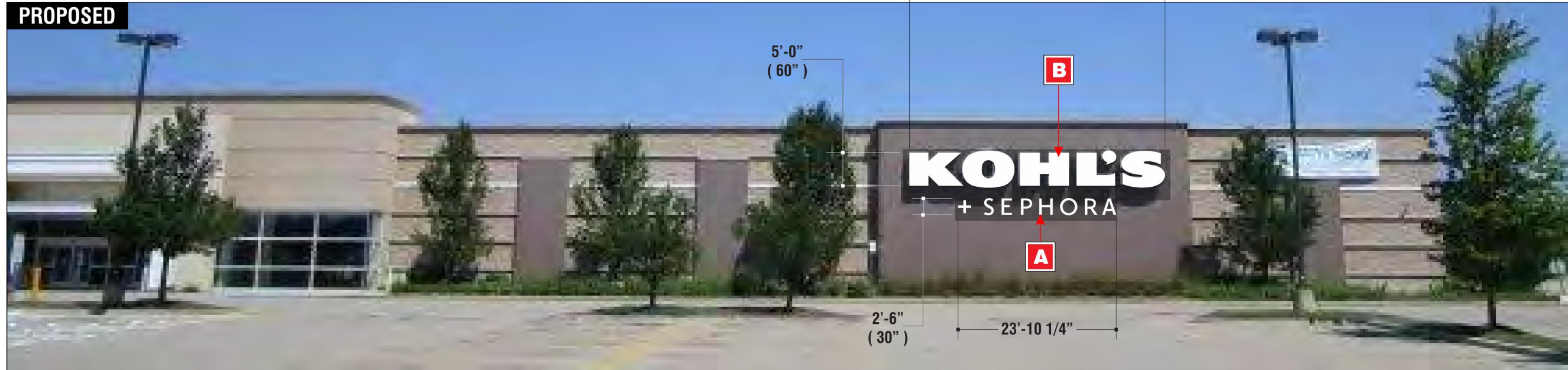
**EXHIBIT A****LEGAL DESCRIPTION**

Part of the East 1/2 of the Northwest 1/4 of Section 21, T3N-R8E, White Lake Township, Oakland County, Michigan described as commencing at the center of said section 21; thence North 00 degrees 23 minutes 40 seconds West 210.00 feet along the North and South 1/4 line to the Point of Beginning; thence North 00 degrees 23 minutes 40 seconds West 450.00 feet along the North and South 1/4 line; thence South 89 degrees 52 minutes 13 seconds West 792.00 feet; thence South 00 degrees 23 minutes 40 seconds East 610.00 feet; thence North 89 degrees 52 minutes 13 seconds East 264.00 feet along the right of way line of M-59; thence North 00 degrees 23 minutes 40 seconds West 7.17 feet; thence North 89 degrees 52 minutes 13 seconds East 264.00 feet along said right of way; thence North 00 degrees 23 minutes 40 seconds West 152.83 feet; thence North 89 degrees 52 minutes 13 seconds East 264.00 feet to the Point of Beginning. Containing 10.08 acres and being subject to easements, restrictions, reservations, rights of way, *leases* and agreements of record, if any.

PARCEL ID: 63-Y-12-21-100-072 and 63-Y-12-21-100-073

**EXHIBIT B**  
**ADDITIONAL SIGNAGE**

**PROPOSED**



Scale: N.T.S.



Scale: N.T.S.

**A** NEW 30" '+ SEPHORA' LED LETTER SET is a separate/ individual sign  
23'-10 1/4" x 2'-6" (30") = **59.63 SF**

Reference Drawing **#KS2102496A** for Details and Specifications

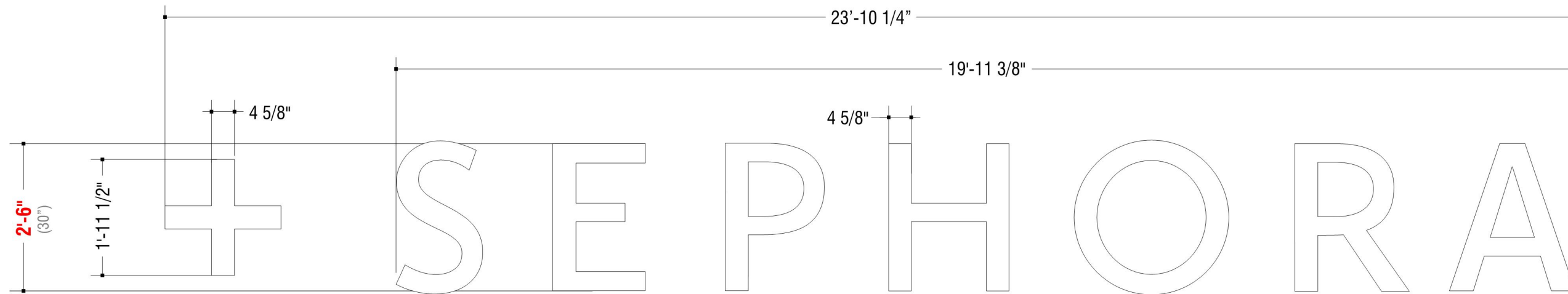
**B** NEW 5'-0" (60") LED ILLUMINATED 'KOHL'S' LETTER SET  
to REPLACE EXISTING 5' (NEON) LETTER SET.  
38'-6 1/2" x 5'-0" = **192.70 SF**

Reference Drawing **#KS2102496A.1** for Details and Specifications

**Code:** To be reviewed by Planning Dept. upon submittal.

7375 Highland Road - White Lake, MI





**A LETTER SET LAYOUT**

59.63 SQUARE FEET

Scale: 1/2" = 1'-0"

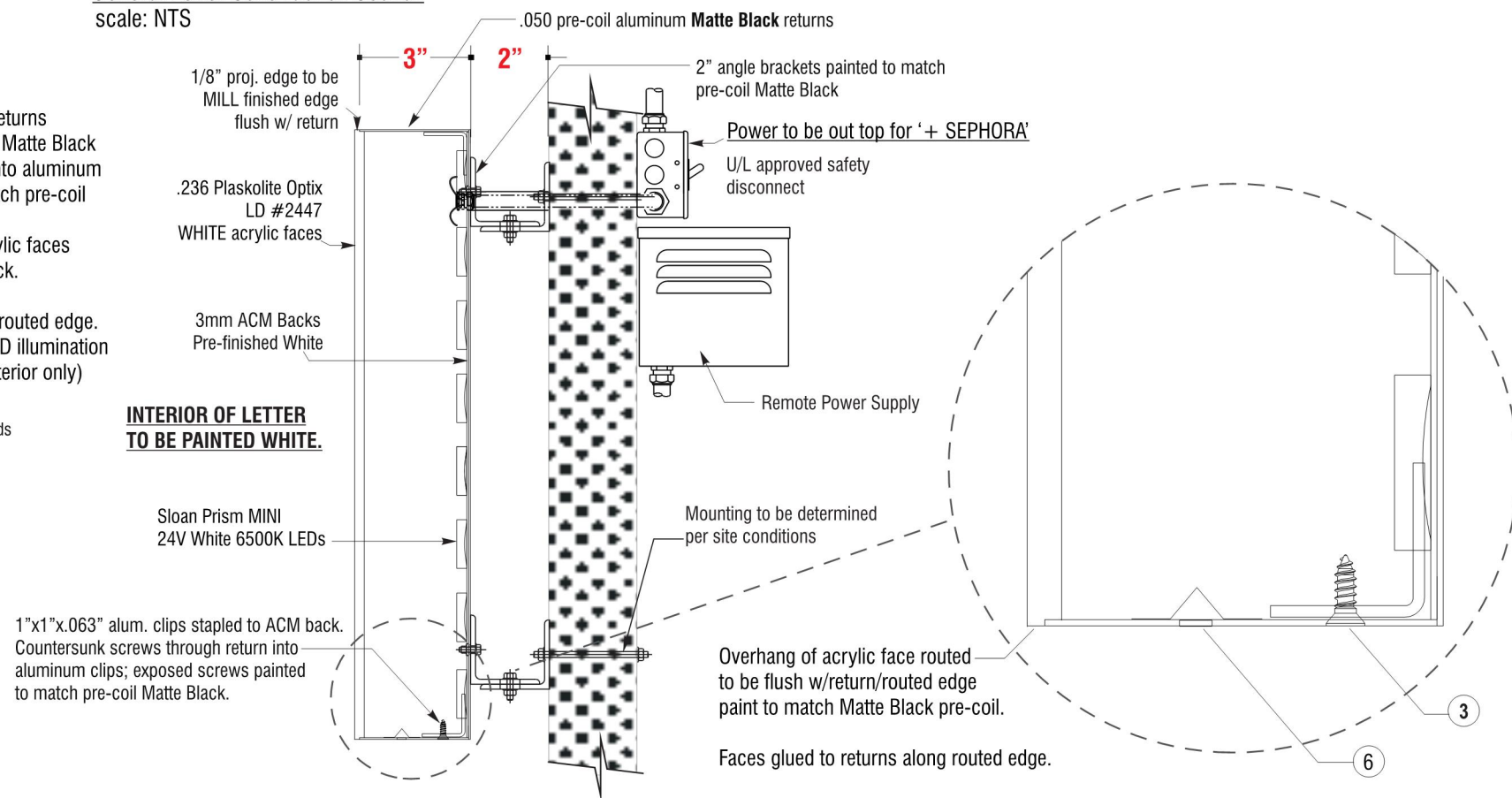
**General Letter Construction Section**

scale: NTS

**SPECIFICATIONS**

1. .050 pre-coil aluminum **Matte Black** returns
2. 3mm ACM letter backs PTM pre-coil **Matte Black**
3. Countersunk screws through return into aluminum clips; exposed screws painted to match pre-coil **Matte Black**.
4. Plaskolite Optix LD #2447 White acrylic faces w/visible routed edge PTM **Matte Black**. Faces to be glued to letter returns. Faces to be masked prior to painting routed edge.
5. Sloan Prism MINI 24V white 6500 LED illumination
6. 1/4" weep holes with light baffles (exterior only)

\*weep hole(s) w/light baffles per mfg. standards  
\*caulk required  
\*UL Listed Product



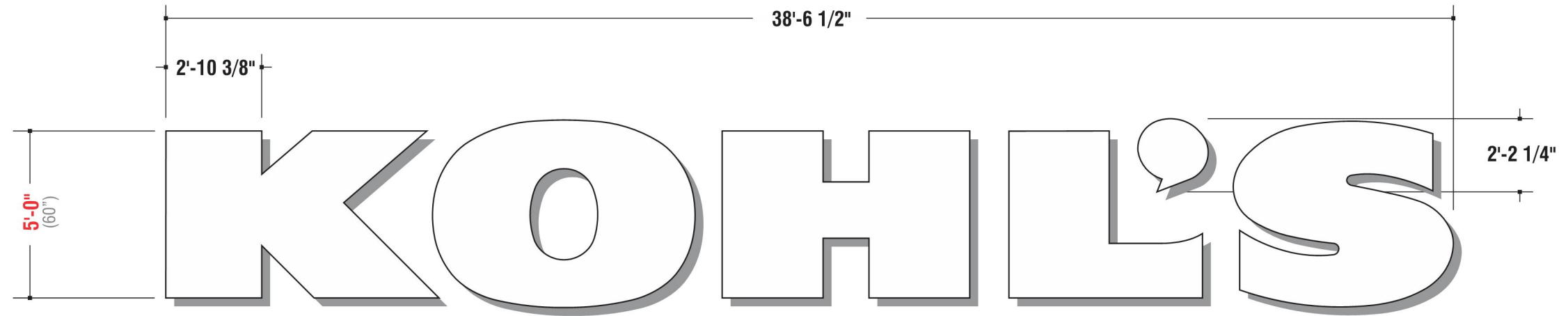
**COLOR SCHEDULE:**

- Retainerless .236 Plaskolite Optix LD #2447 WHITE acrylic faces
- .050 pre-coil aluminum **Matte Black** returns
- ACM backs finished to match pre-coil **Matte Black**.

**INSTALL NOTE:**  
Kieffer Installer to determine appropriate fastener type based on specific wall construction

7375 Highland Road - White Lake, MI

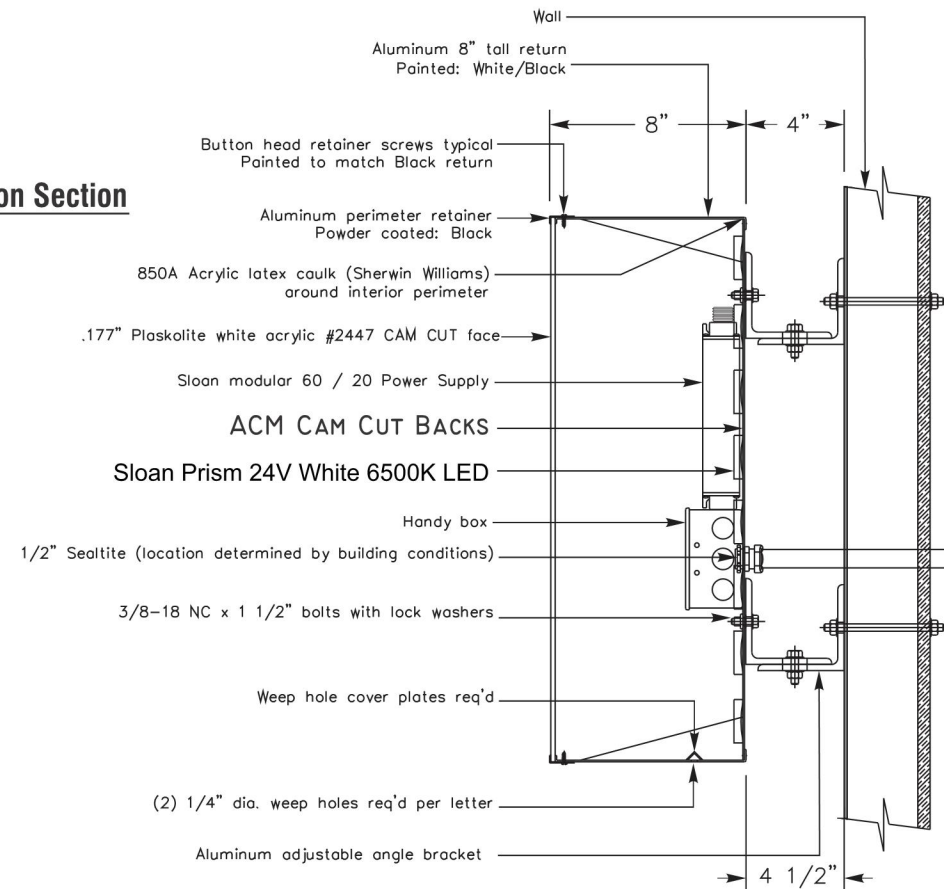




**B** **LETTER SET LAYOUT**  
192.70 SQUARE FEET

Scale: 1/4" = 1'-0"

**General Letter Construction Section**  
scale: NTS



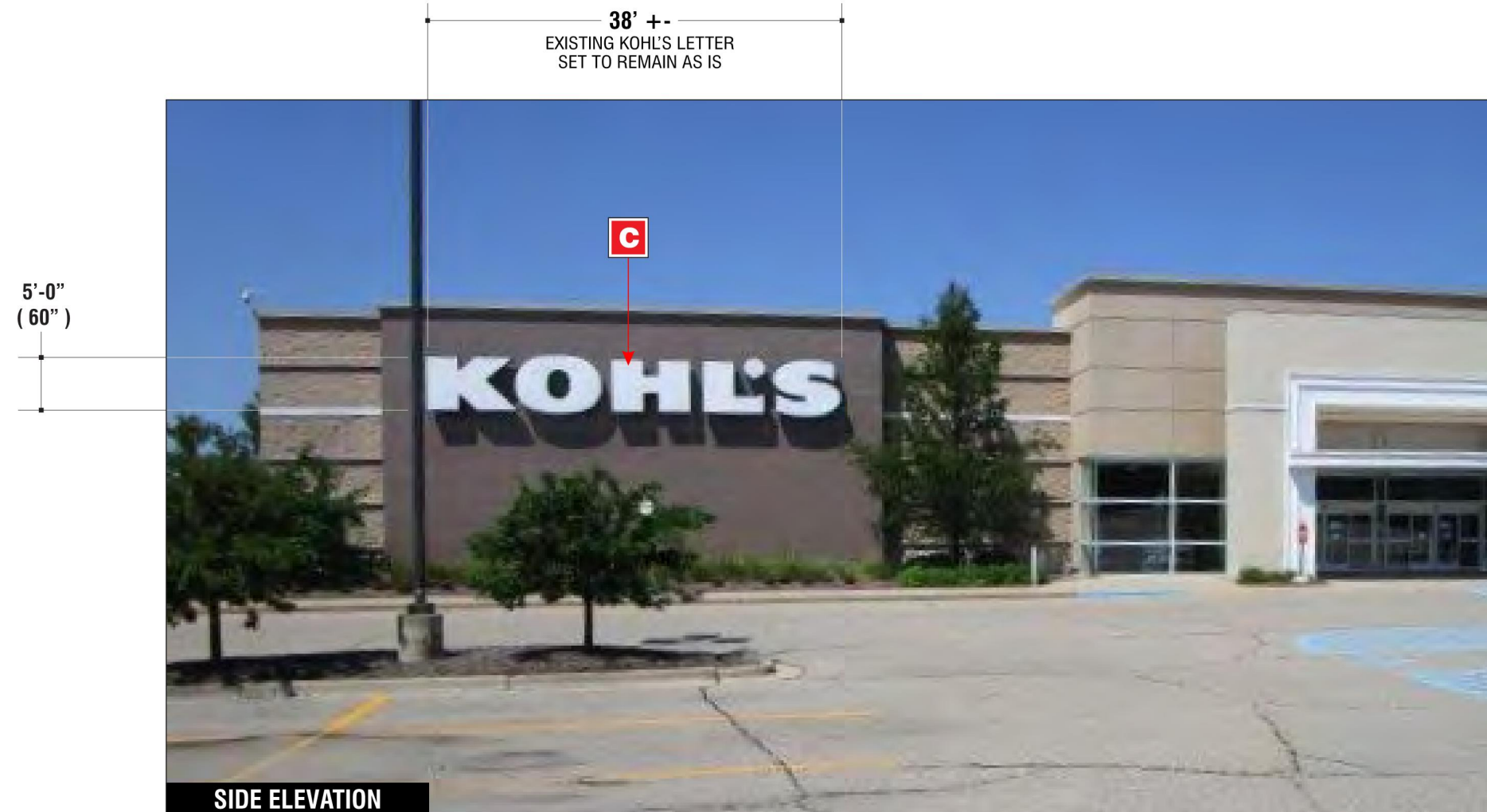
**COLOR SCHEDULE:**

- P1** .050 pre-coil aluminum **Matte Black** returns
- P2** powder coated **Matte Black** metal retainers
- V1** .177 Plaskolite Optix LD #2447 **WHITE** acrylic faces (NO SEAMS, ONE PIECE)

- ALL stand-off clips will be **painted Matte Black**
- Inside letter returns will be **WHITE**.
- ACM backs will be **WHITE on the inside** and **White on the exterior backside**.

**Kieffer Installer to determine appropriate fastener type based on specific wall construction**

7375 Highland Road - White Lake, MI



**SIDE ELEVATION**

Scale: N.T.S.

**C** EXISTING 5'-0" (60") 'KOHL'S' Channel Letter set **TO REMAIN AS IS**

7375 Highland Road - White Lake, MI



ACCOUNT: <u>Kohl's - Sephora</u> Store #11097	REVISIONS:	INITIALS & DATE:
LOCATION: <u>7375 Highland Road - White Lake, MI</u>	<b>A</b> -	-
ACCT. REP: <u>B. Jorgenson</u> DESIGNER: <u>LMK</u>	<b>B</b> -	-
DATE: <u>12/13/21</u>	<b>C</b> -	-
COMPANION FILES	<b>D</b> -	-
	<b>E</b> -	-
	<b>F</b> -	-
	<b>G</b> -	-
	<b>H</b> -	-



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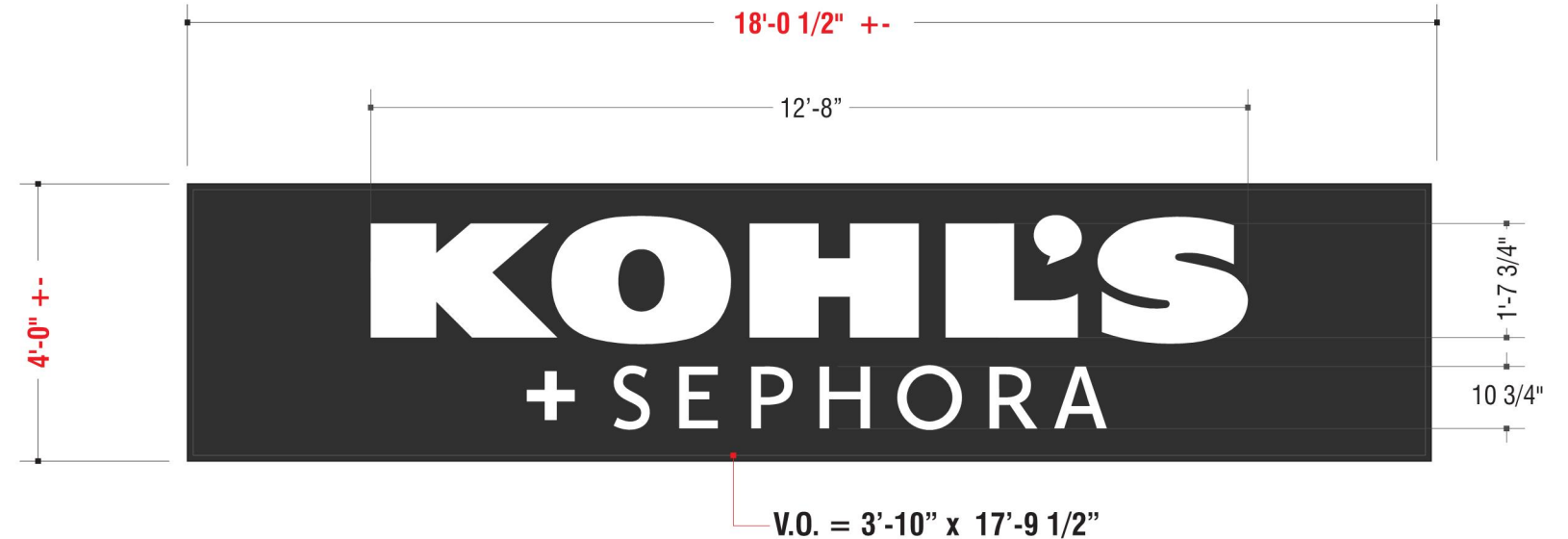
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# KS2102496B





**NOTE:**  
REMOVE EXISTING 'KOHL'S' FACES AND  
REPLACE WITH PROPOSED



**D** D/F Monument Replacement Faces Scale: 3/8" = 1'-0"

**QTY: 2** - White Polycarbonate face w/vinyl applied to first surface. Logotype/Graphics weeded from background vinyl to show thru to white face.

**COLOR SPECIFICATIONS**

- 3M #3630-22 BLACK vinyl
- WHITE (weeded) copy

**NOTE: VERIFY ALL SIZES AND SPECS. w/ INSTALLER PRIOR TO MFG.**  
**\*\* EXACT FACE CUT SIZES REQUIRED \*\***

**SURVEY AND DRAWING  
UPDATES REQUIRED**

7375 Highland Road - White Lake, MI





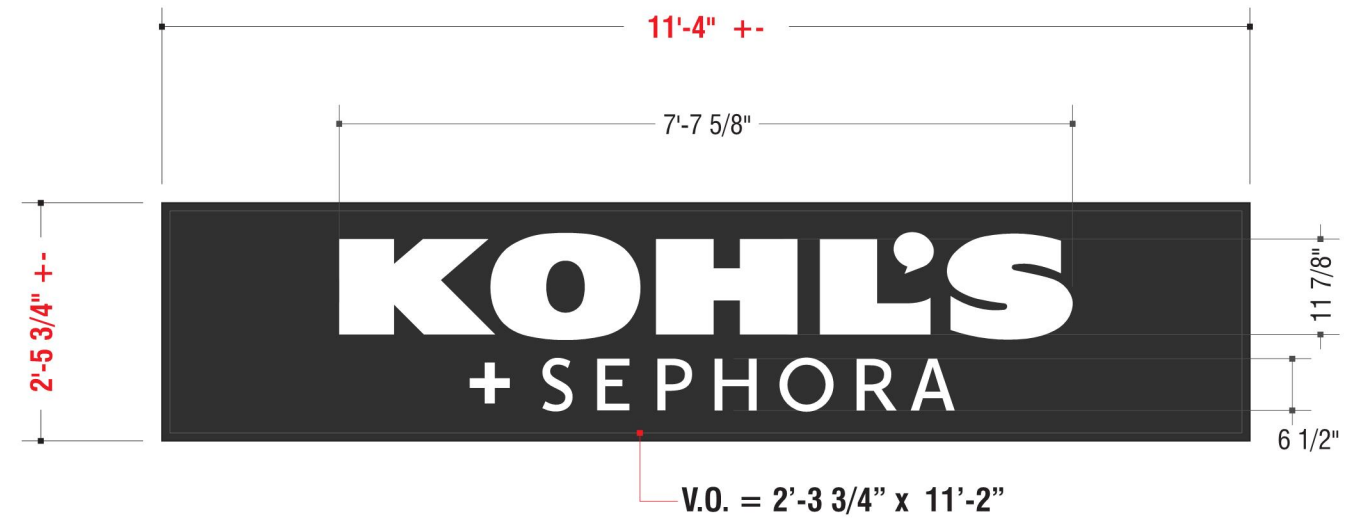
**EXISTING**

**NOTE:**  
REMOVE EXISTING 'KOHL'S' FACES AND  
REPLACE WITH PROPOSED



**PROPOSED**

**E**



**E D/F Monument Replacement Faces** Scale: 1/2" = 1'-0"

**QTY: 2** - White Polycarbonate face w/vinyl applied to first surface. Logotype/Graphics weeded from background vinyl to show thru to white face.

**COLOR SPECIFICATIONS**

- 3M #3630-22 BLACK vinyl
- WHITE (weeded) copy

**NOTE: VERIFY ALL SIZES AND SPECS. w/ INSTALLER PRIOR TO MFG.**  
**\*\* EXACT FACE CUT SIZES REQUIRED \*\***

**SURVEY AND DRAWING  
UPDATES REQUIRED**

7375 Highland Road - White Lake, MI

ACCOUNT: Kohl's - Sephora Store #11097  
 LOCATION: 7375 Highland Road - White Lake, MI  
 ACCT. REP: B. Jorgenson DESIGNER: LMK  
 DATE: 12/13/21  
 COMPANION FILES: \_\_\_\_\_

REVISIONS:	INITIALS & DATE:
▲	-
▲	-
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- A** NEW 2'-6" (30") '+ SEPHORA ' Channel Letters
- B** NEW 5'-0" (60") KOHL'S Channel Letters to replace existing 60" Neon Letter Set
- C** EXISTING 5'-0" (60") 'KOHL'S' Channel Letter set **TO REMAIN AS IS**
- D** D/F Monument Replacement Faces ONLY
- E** D/F Monument Replacement Faces ONLY

7375 Highland Road - White Lake, MI



ACCOUNT: Kohl's - Sephora Store #11097  
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REVISIONS:	INITIALS & DATE:
▲ A -	-
▲ B -	-
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▲ D -	-
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## 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:** March 30, 2023

**RE:** Oakland Harvesters final site plan/special land use extensions

---

On March 28, 2023 the Township received a letter from Ty Nuottila requesting a five-month extension of the special land use approvals for Oakland Harvesters. The zoning ordinance states the Planning Commission may grant an extension of special land use approvals for good cause. While not requested for extension by the Applicant, the final site plan for the project also expires on the same date as the special land uses. The zoning ordinance allows the Applicant of the final site plan to request an extension in writing prior to the expiration date.

The Oakland Harvesters property (Parcel Number 12-01-127-001) is located on the north side of White Lake Road, west of old White Lake Road and would contain a single-story 9,000 square foot building and outdoor storage.

On July 15, 2021 the Planning Commission granted special land use approvals for Oakland Harvesters, and on May 5, 2022 granted final site plan approval. The special land use approvals granted in 2021 expired on July 15, 2022. The Applicant submitted a new special land use application and received subsequent approvals on September 1, 2022. Approvals were subject to the Applicant obtaining a building permit and commencing site construction by May 5, 2023. The current final site plan and special land use approvals both expire on May 5, 2023. The Applicant is requesting a five-month extension of the special land use. If approved the new expiration date would be October 5, 2023.

#### **Planning Commission Options**

The Planning Commission has the option to approve, approve with conditions, or deny the extension request. If the extension is denied, the Applicant must resubmit the preliminary site plan and special land use.

#### **Attachment:**

1. Letter from Ty Nuottila requesting extension, received March 28, 2023.



248-886-4465

Oakland Harvesters LLC building project parcel 12-01-127, White Lake Township, MI 48375

We are kindly requesting a 5 month extension on our special use permit as we continue to move forward with our building project.

The engineers and architects are working at speed, we have whittled down the steel building manufacturers to the two final contestants. We have also have been in contact with Sean via zoom meeting, and he is aware of our progress and has voiced his approval of this modest extension.

Please reach out with any questions or concerns.

Thank you,

Ty Nuottila

Owner Oakland Harvesters LLC

248.767.7822

[oaklandharvesters@gmail.com](mailto:oaklandharvesters@gmail.com)





















**SITE DATA:**  
 PARCEL ADDRESS: 8300 PONTIAC LAKE RD., WHITE LAKE TWP., MI 48306  
 PARCEL IDENTIFICATION #: 12-13-451-011  
 GROSS AREA OF SITE: 3.31 AC.  
 60' W.D. R.O.W. AREA: 0.63 AC.  
 NET AREA OF SITE: 2.68 AC.

**EXISTING ZONING:** PG - PONTIAC GATEWAY  
**ADJACENT ZONING:**  
 NORTH: NO ZONING (PONTIAC LAKE)  
 SOUTH: R1-C SINGLE FAMILY RESIDENTIAL  
 EAST: PG - PONTIAC GATEWAY  
 WEST: NO ZONING (PONTIAC LAKE)

**MAX. BUILDING HEIGHT ALLOWED:** 70 FT.  
**BUILDING HEIGHT PROPOSED:** 55 FT. +/-

**RESIDENTIAL:**  
 TOTAL UNITS PROVIDED: 46 UNITS  
 BUILDING 1: 18 (2 BEDROOM UNITS) 36 BEDROOMS  
 BUILDING 2: 18 (2 BEDROOM UNITS) 36 BEDROOMS  
 BUILDING 3: 10 (2 BEDROOM UNITS) 20 BEDROOMS  
 TOTAL NUMBER OF BEDROOMS PROVIDED: 92 BEDROOMS

**PARKING SPACES REQUIRED:** 2 SPACES PER UNIT PLUS 1/4 SPACE PER BEDROOM  
 2 x 46 UNITS = 92 SPACES  
 1/4 x 82 BEDROOMS = 23 SPACES  
 PARKING SPACES REQUIRED = 115 SPACES

**RESTAURANT:**  
 GROSS AREA: 4,836 S.F.  
 PARKING SPACES REQUIRED: 1 SPACE PER 60 S.F. OF GROSS AREA  
 4,836 / 60 = 80.6 SPACES  
 PARKING SPACES REQUIRED = 81 SPACES

**PARKING VARIANCE REQUEST FOR BOAT DOCKING:**  
 APPLICANT REQUESTS A PARKING REQUIREMENT VARIANCE DUE TO DOCKING PROVIDED. THIRTY (30) BOAT DOCKING SPACES HAVE BEEN PROVIDED. THE CURRENT REQUIREMENT IS 20 SPACES (ZBA) IS REQUESTED TO REDUCE THE PARKING REQUIREMENT BY ONE (1) PARKING SPACE FOR EVERY TWO (2) BOAT DOCKING SPACES. THEREFORE, A PARKING REQUIREMENT VARIANCE (REDUCTION) OF FIFTEEN (15) PARKING SPACES IS REQUESTED.

**PARKING REQUIREMENT / PROVIDED:**  
 TOTAL PARKING REQUIRED:  
 RESIDENTIAL = 115 SPACES  
 BOAT DOCKING = 30 SPACES  
 TOTAL PARKING VARIANCE = -15 SPACES (REDUCTION)  
 TOTAL PARKING REQUIRED = 100 SPACES  
 TOTAL PARKING SPACES PROVIDED INCLUDING = 114 SPACES  
 ONE SPACE DEDICATED FOR SIGN, PUMP STATION

**BARRIER-FREE RESERVED PARKING SIGNS**  
 ALL SIGNS SHALL BE 18" HIGH AND 12" WIDE. THE SIGN SHALL BE EASILY IDENTIFIED AND THE ILLUMINATED SIGN SHALL BE EASILY IDENTIFIED. THE SIGN SHALL BE EASILY IDENTIFIED AND THE ILLUMINATED SIGN SHALL BE EASILY IDENTIFIED. THE SIGN SHALL BE EASILY IDENTIFIED AND THE ILLUMINATED SIGN SHALL BE EASILY IDENTIFIED. THE SIGN SHALL BE EASILY IDENTIFIED AND THE ILLUMINATED SIGN SHALL BE EASILY IDENTIFIED.

**SIGNING NOTES**  
 1. HEIGHT OF 7' FROM FINAL GRADE FOR GROUND MOUNTED SIGNS SHALL BE MAINTAINED. SIGNS SHALL HAVE A POST-MOUNTED SIGN.  
 2. ALL SIGNS SHALL BE 18" HIGH AND 12" WIDE. THE SIGN SHALL BE EASILY IDENTIFIED AND THE ILLUMINATED SIGN SHALL BE EASILY IDENTIFIED. THE SIGN SHALL BE EASILY IDENTIFIED AND THE ILLUMINATED SIGN SHALL BE EASILY IDENTIFIED. THE SIGN SHALL BE EASILY IDENTIFIED AND THE ILLUMINATED SIGN SHALL BE EASILY IDENTIFIED.

**STRIPING NOTES**  
 1. ALL STRIPING SHALL BE 18" WIDE. THE STRIPING SHALL BE EASILY IDENTIFIED AND THE ILLUMINATED STRIPING SHALL BE EASILY IDENTIFIED. THE STRIPING SHALL BE EASILY IDENTIFIED AND THE ILLUMINATED STRIPING SHALL BE EASILY IDENTIFIED. THE STRIPING SHALL BE EASILY IDENTIFIED AND THE ILLUMINATED STRIPING SHALL BE EASILY IDENTIFIED.

**BARRIER-FREE PARKING SIGN**  
 POST-MOUNTED  
 BARRIER-FREE PARKING SIGN

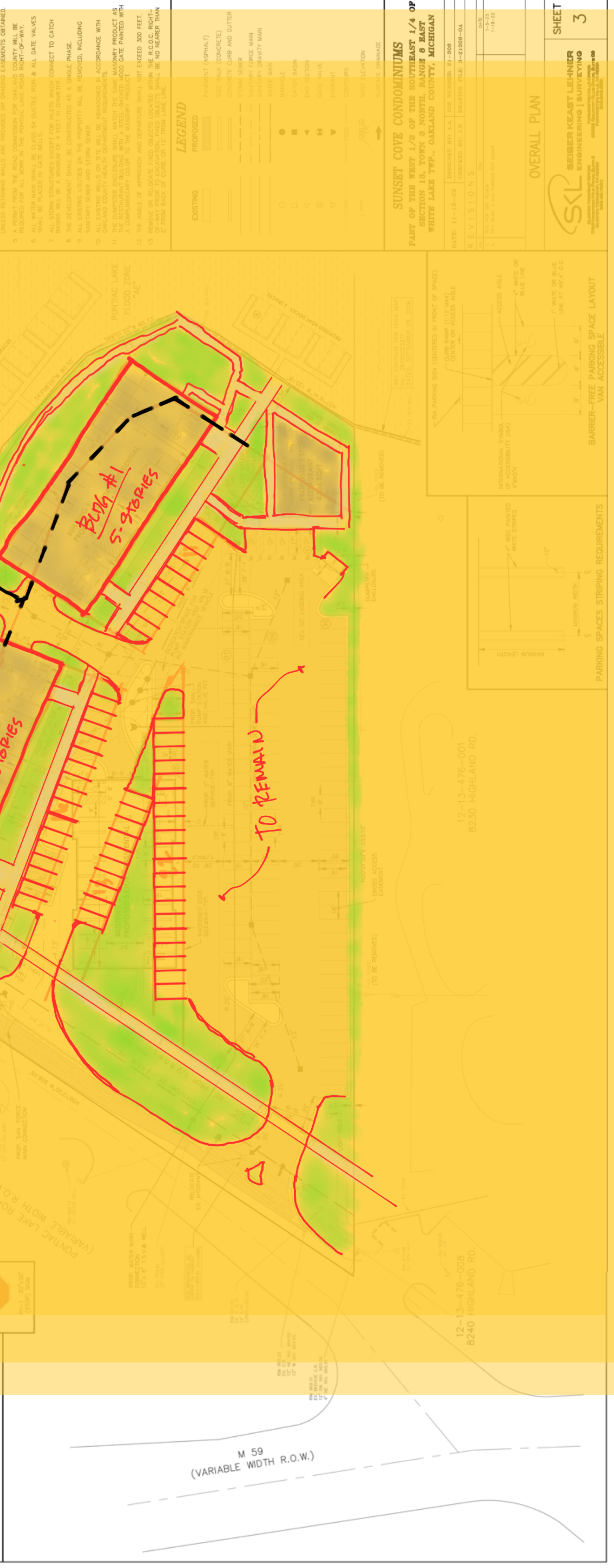
**STOP**  
 18" x 24" SIGN  
 18" x 24" SIGN

**LOT COVERAGE:**  
 GROSS AREA OF SITE = 3.31 Ac.  
 BUILDING AREA = 0.72 Ac.  
 PROPOSED LOT COVERAGE = 0.72 / 3.31 = 21.7%

**SIGN QUANTITIES**

SYMBOL	DESCRIPTION	QUANTITY	PANEL POST
1	R1-C 30" x 48" (STYP) SIGN	2	2
2	R1-C 12" x 18" BARRIER FREE HANDICAP SIGN	2	2
3	R1-C 12" x 18" BARRIER FREE HANDICAP SIGN	2	0

**PROPOSED IMPROVEMENTS:**  
 1. MUNICIPAL SEWER TO BE PROVIDED BY CONSTRUCTING ON-SITE GRAVITY SANITARY SEWER SYSTEM AND ON-SITE PUMP STATION AND FORCE MAIN. THE PROPOSED FORCE MAIN WILL CONNECT TO AN EXISTING 3" DIAMETER FORCE MAIN LOCATED IN PONTIAC LAKE ROAD.  
 2. WATER SUPPLY TO BE PROVIDED BY CONNECTING TO AN EXISTING 12" WATERMAIN ALONG PONTIAC LAKE ROAD. PROPOSED WATERMANS SHALL BE 8" AS SHOWN.  
 3. ON-SITE STORM WATER SYSTEM WILL FLOW TO A SEDIMENT STRUCTURE THEN DISCHARGE TO PONTIAC LAKE. STORM WATER RETENTION TO BE PROVIDED BY PONDING LAKE.  
 4. AN 8" R.O.W. CORRIDOR SHALL BE CONSTRUCTED ALONG THE NORTH R.O.W. OF PONTIAC LAKE ROAD AS SHOWN. SEE PARALLEL CROSS SECTION AND CURB DETAILS ON SHEET A.  
 5. ALL EXISTING CABLE TV & PHONE LINES SHALL BE LOCATED UNDERGROUND AND SHALL BE PLACED WITHIN EASEMENTS DEDICATED FOR SUCH USE.  
**NOTES:**  
 1. ON-SITE SANITARY SEWER, SANITARY FORCE MAINS, AND WATER MAINS SHALL BE CONSTRUCTED IN A 20' WIDE R.O.W. CORRIDOR.  
 2. ALL FORCE MAIN, PUMP STATION AND WATER MAIN IMPROVEMENTS WILL BECOME PUBLIC PROPERTY.  
 3. PROVISIONS PIVOTAL TO OAKLAND COUNTY WATER RESOURCE COMMISSION AND OAKLAND COUNTY WATER RESOURCE COMMISSION. PROVISIONS SHALL NOT APPLY TO ALL FORCE MAINS AND WATER MAINS.  
 4. PROPOSED GRADES WILL MATCH EXISTING ELEVATIONS AT THE PROPERTY LINES UNLESS OTHERWISE NOTED. PROVISIONS FOR GRADING EXEMPTS OBTAINED.  
 5. A PERMIT FROM THE ROAD COMMISSION FOR OAKLAND COUNTY WILL BE REQUIRED FOR ALL WORK IN THE PONTIAC LAKE ROAD RIGHT-OF-WAY.  
 6. ALL WATER MAIN SHALL BE CLASS 54 BUSTLE IRON & ALL GATE VALVES SHALL BE PLACED IN GATE WELLS.  
 7. ALL STORM STRUCTURES EXCEPT FOR INLETS WHICH CONNECT TO CATCH BASINS WILL BE A MINIMUM OF 4 FEET IN DIAMETER.  
 8. THE DEVELOPMENT SHALL BE CONSTRUCTED AS A SINGLE PHASE.  
 9. ALL EXISTING UTILITIES ON THE PROPERTY WILL BE REMOVED, INCLUDING SANITARY SEWERS AND STORM SEWERS.  
 10. ALL EXISTING WELLS ON SITE SHALL BE ABANDONED IN ACCORDANCE WITH OAKLAND COUNTY HEALTH DEPARTMENT REGULATIONS.  
 11. THE DEVELOPMENT SHALL MATCH THE SAME MASONRY PRODUCT AS THE RESTAURANT BUILDING WITH A STEEL-BACKED WOOD GATE PAINTED WITH A COMPLEMENTARY COLOR TO THE MASONRY PRODUCT.  
 12. THE ANGLE OF APPROACH AND DEPARTURE SHALL NOT EXCEED 300 FEET.  
 13. SIGNAGE OR REFLECTIVE ROAD SUBJECTS LOCATED WITHIN THE R.O.W. RIGHT-OF-WAY SHALL BE PLACED WITHIN THE R.O.W. CORRIDOR. THERE SHALL BE NO SIGNAGE WITHIN 5' FROM BACK OF CURB OR 12' FROM LAKE LAKE.

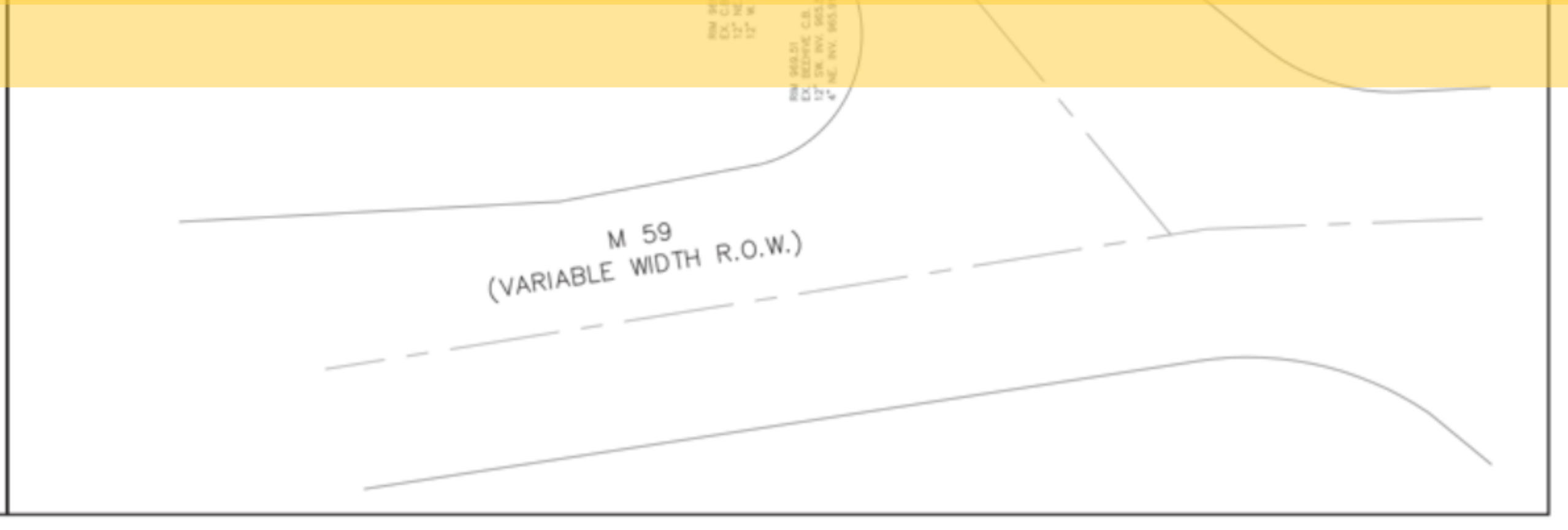
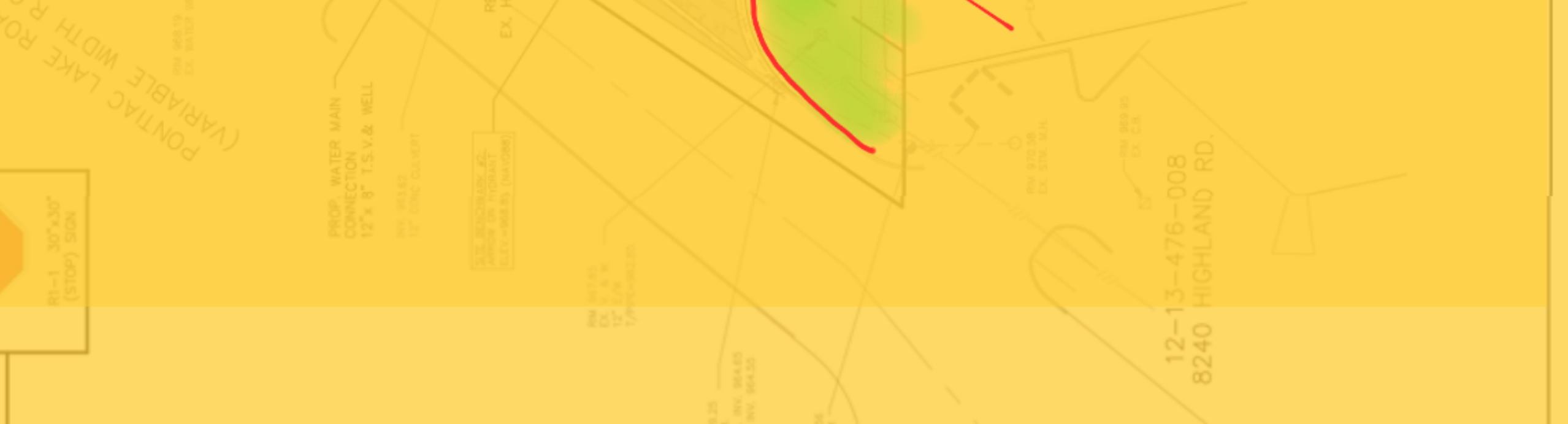
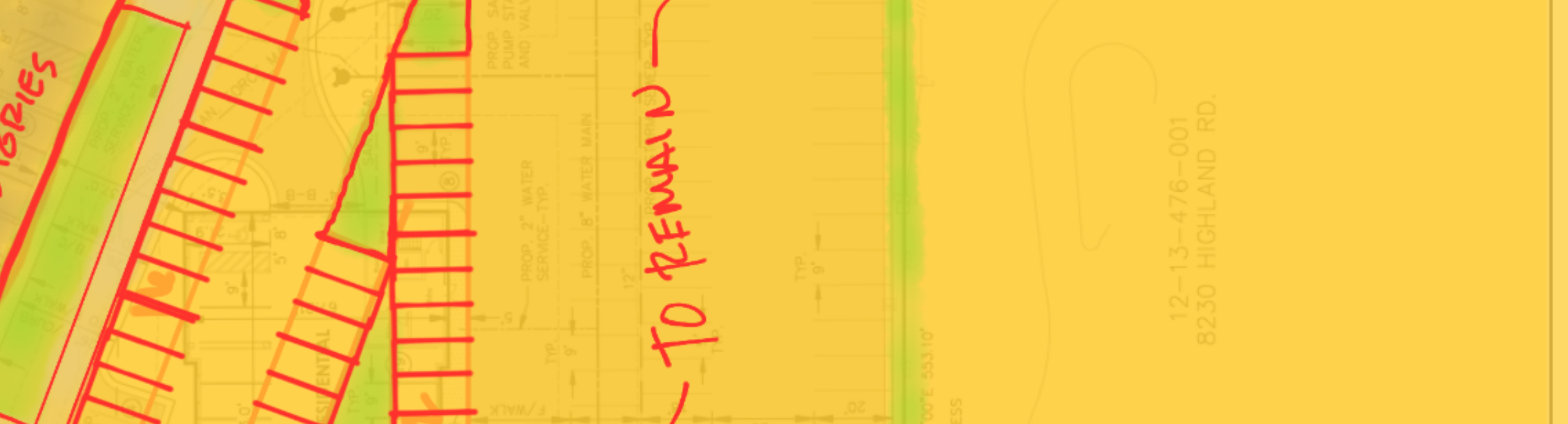
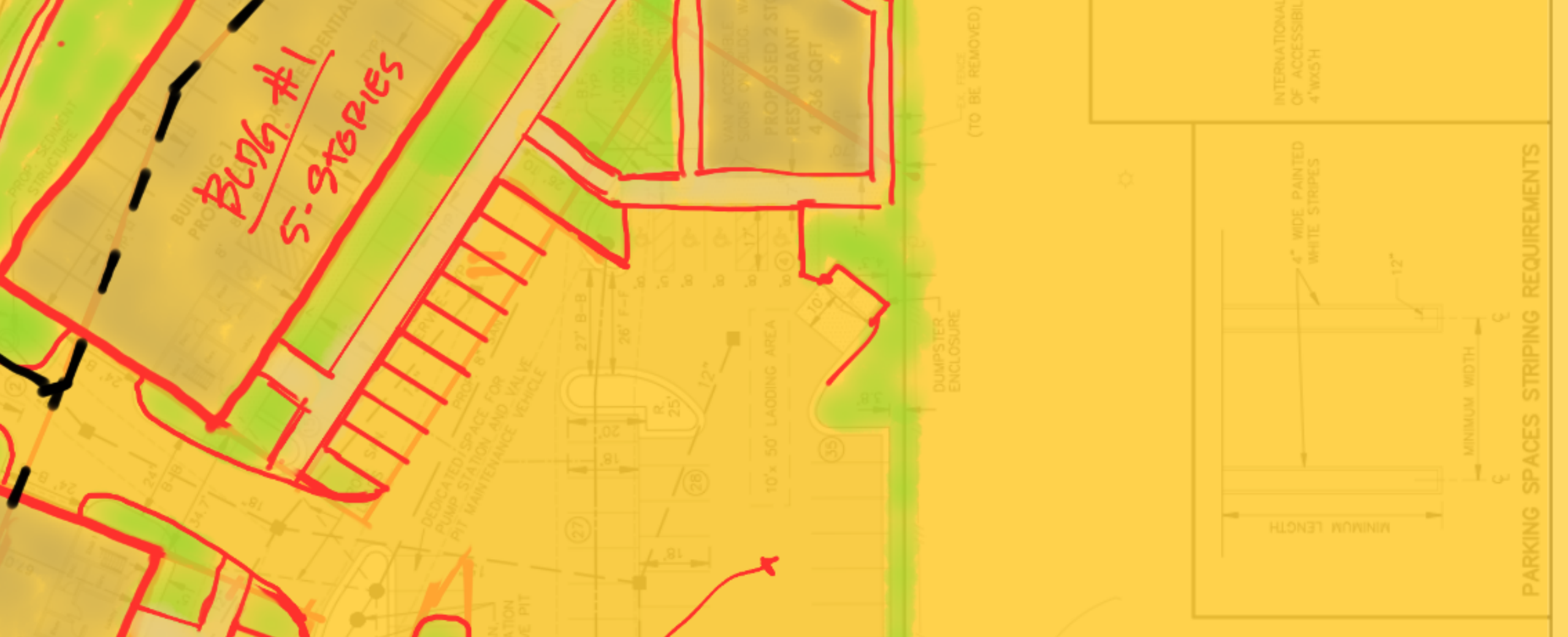


**LEGEND**

EXISTING	PROPOSED
(Symbol)	PAVEMENT (ASPHALT)
(Symbol)	SIDE WALK (CONCRETE)
(Symbol)	CONCRETE CURB AND GUTTER
(Symbol)	STONE SEWER
(Symbol)	SANITARY FORCE MAIN
(Symbol)	SANITARY GRAVITY MAIN
(Symbol)	WATER MAIN
(Symbol)	MANHOLE
(Symbol)	CATCH BASIN
(Symbol)	INLET STRUCTURE
(Symbol)	GATE VALVE
(Symbol)	HYDRANT
(Symbol)	1000' CONTROLS
(Symbol)	SPOT ELEVATION
(Symbol)	SURFACE DRAINAGE

**SUNSET COVE CONDOMINIUMS**  
 PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 15, TOWN 3 NORTH, RANGE 8 EAST, WHITE LAKE TWP., OAKLAND COUNTY, MICHIGAN

DATE: 11-19-20  
 PREPARED BY: J.A. LEIBER, REGISTERED PROFESSIONAL ENGINEER, LICENSE NO. 91-3008  
 CHECKED BY: J.A. LEIBER, REGISTERED PROFESSIONAL ENGINEER, LICENSE NO. 91-3008  
 REVISIONS:  
 1. 11-19-20: PRELIMINARY PLAN  
 2. 11-19-20: PRELIMINARY PLAN





April 6<sup>th</sup>, 2023

### Regarding: White Lake Township Master Plan Discussion Agenda

  
*initiative*

- i. Master Plan Table of Contents
  - a. Vision for White Lake
  - b. Intro and Background
  - c. **Demographics – Reviewed**
  - d. **Natural Features and Open Space – Currently in Review**
  - e. **Housing – Currently in Review**
  - f. Transportation and Mobility
  - g. Economic Development
  - h. Land Use
  - i. Implementation
- ii. Review Survey Summary
- iii. Revisit Recommendations from the Housing Chapter
- iv. Review Natural Features Chapter
- v. Discuss potential redevelopment sites
  - a. What three sites/areas would the Planning Commission like to focus on during this Master Plan
  - b. Additional community engagement will focus on the redevelopment sites
- vi. Next Meeting
  - a. Review Background chapter
  - b. Review Transportation and Mobility

### Regarding: White Lake Township Master Plan Housing Strategies

- Permit all types of ADUs in the township (not just attached)
- Encourage build to rent developments through the planned development process
- Support housing rehabilitation through the CDBG program
- Allow for greater flexibility of mixing of land uses in the planned development districts and the planned business districts
- Expand administrative review for small low density residential developments

# SURVEY RESULTS SUMMARY

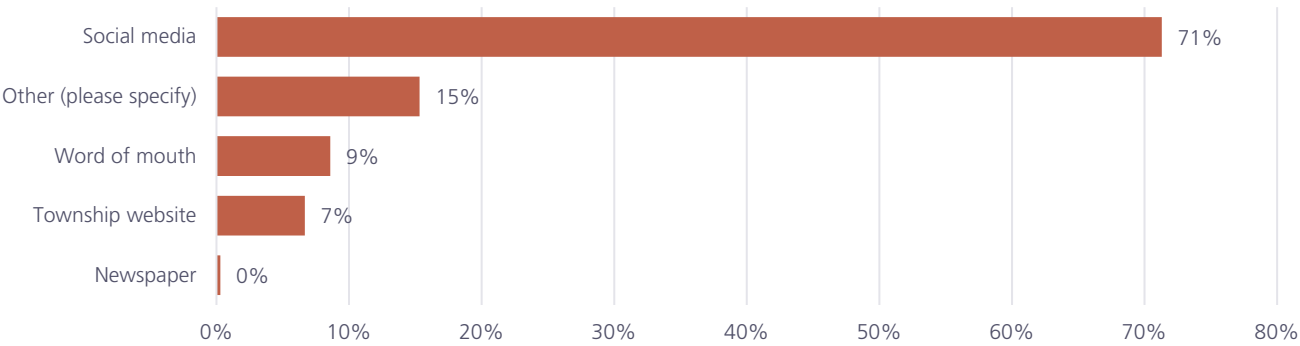
The White Lake Township Master Plan Survey was designed to garner the community’s vision for the future of the township and gauge current perspectives and future preferences and priorities regarding the quality of life, housing, local economy, recreation, and natural features. The survey was hosted on an online platform–SurveyMonkey–and extensively promoted through postcards and flyers, social media platforms, local newspapers, newsletters, email, a poster at the White Lake Township Hall, and the township’s website. Paper copies of the survey were available at the Township Hall for those who could not access the online platform. A total of 1,411 people participated in the survey between February and March 2023 with a completion rate of 70%.

## INTRODUCTORY QUESTIONS

Question 1. How did you hear about the survey? (Please select all options that apply)

Social media was the most common way the survey reached people; About 71% respondents indicated they heard about the survey on social media. Word of mouth and the township website reached 9% and 7% of the respondents respectively. The remaining 15% of respondents heard about the survey through other mediums including email, neighborhood / subdivision newsletters, and Homeowners Associations (HOAs).

Figure 1: Survey Outreach

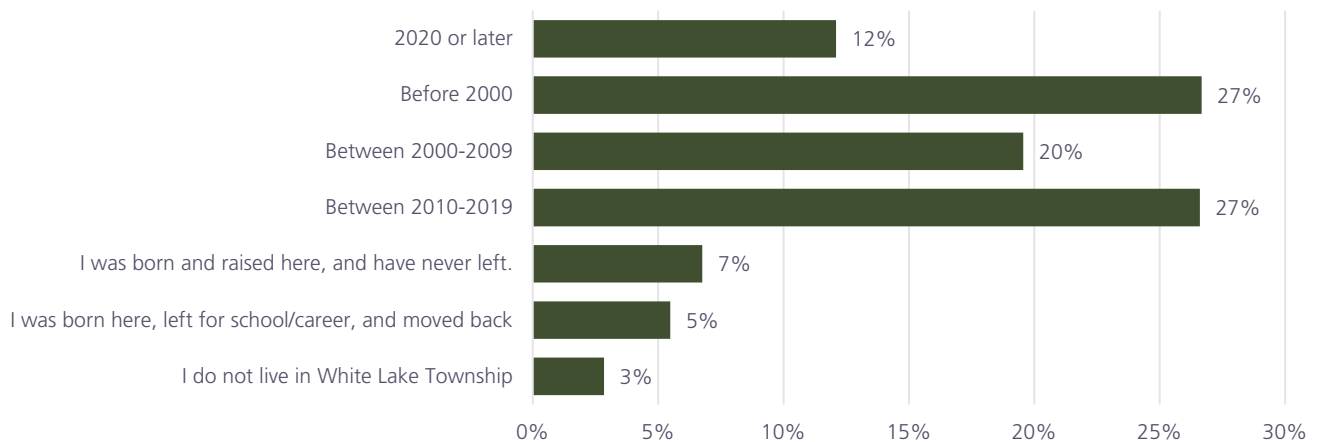


[Response Rate: 99.0% of Respondents]

Question 2. What year did you move to White Lake Township?

Respondents have lived in the township over a range of years indicating that survey captures the preferences of both recent and long-term residents. Roughly a third of respondents (34%) have lived in the township for over 20 years and 5% of residents were born in the township and returned after pursuing higher education / a career. About 20% of survey takers moved to the township between 2000–2009, 27% between 2010–2019, and more recently 12% moved to the township in or after 2020. The remaining 3% of respondents are not township residents.

Figure 2: Year Respondents Moved to the Township



[Response Rate: 99.6% of Respondents]

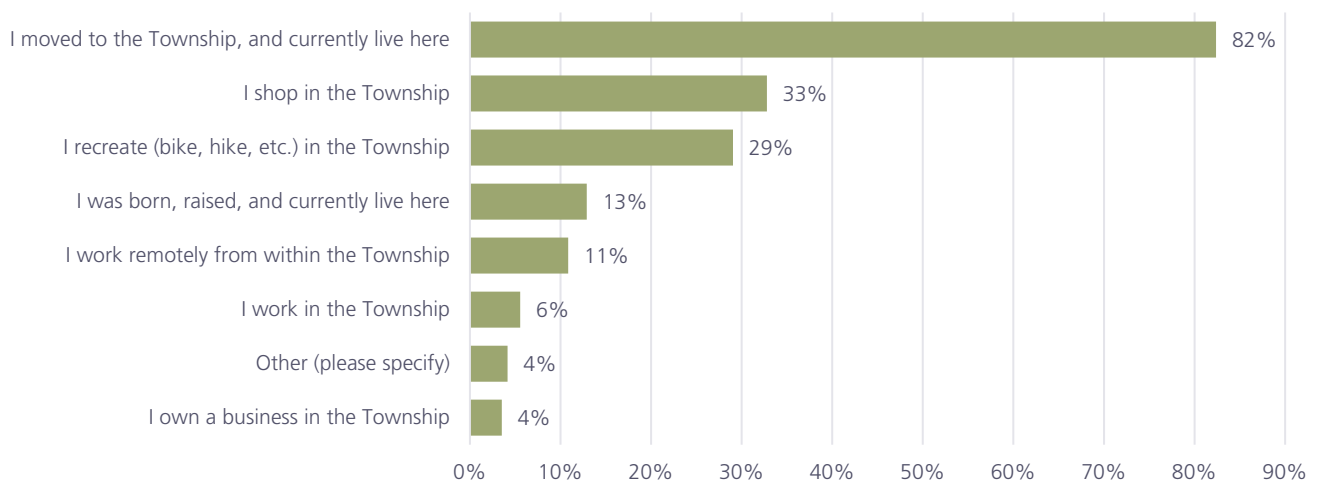
## QUALITY OF LIFE

The responses in the section help comprehend the community's perception regarding the quality of life in the township and identify aspects of the township that need to be improved.

### Question 3. What is your connection to White Lake Township? (Please select all options that apply)

A vast majority of respondents (82%) are residents who moved into the township while 13% are residents who were born and raised in the township. Around one third of respondents (33%) shop in the township and nearly 30% use recreational opportunities in the township such as biking / hiking. In regard to employment, 11% work remotely from within the township, 6% work in the township, and 4% of respondents are local business owners. Among the remaining 4% who chose the "other" option, respondents commonly owned seasonal lakeside properties, had children attending the local schools, or had family in the township.

Figure 3: Respondents' Connection to the Township



[Response Rate: 86.9% of Respondents]



Question 4. In one word or phrase, what is a defining characteristic of White Lake Township?

The most common words used to describe White Lake Township were “Beautiful”, “Community”, “Friendly”, “Home”, “Lake”, “Nature”, “Peaceful”, and “Rural”.

Figure 4: Defining Characteristics of the Township

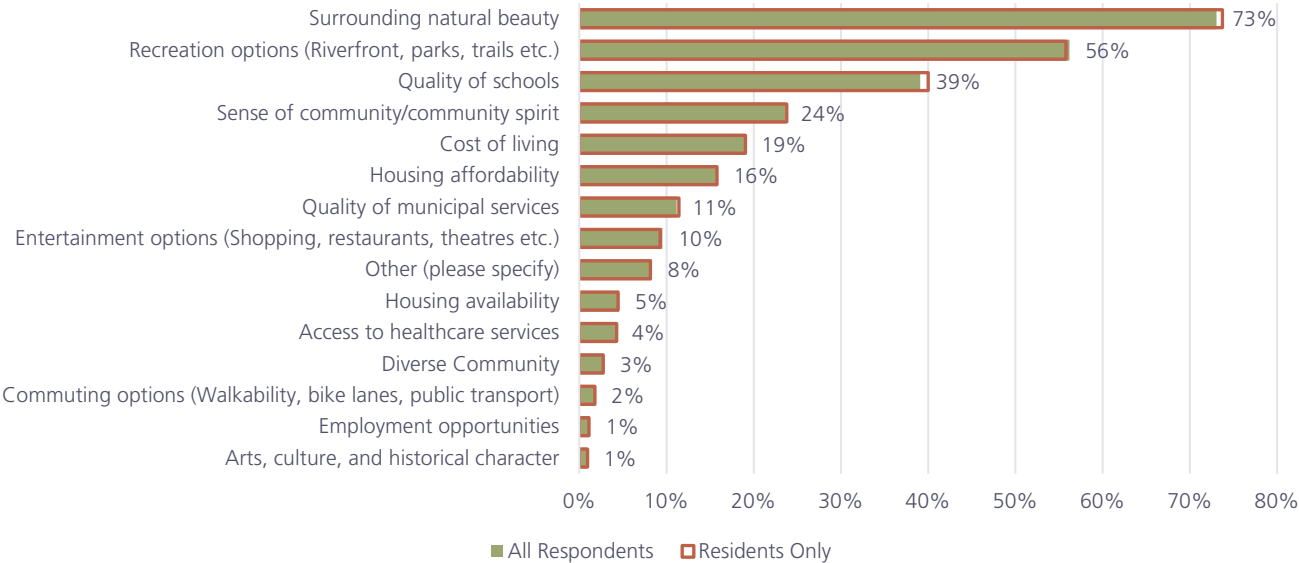


[Response Rate: 64.4% of Respondents]

Question 5. What are the THREE best characteristics of the Township? (Please select at most three options)

True to the township’s alias as the “four seasons playground”, a majority of respondents (73%) indicated that the surrounding natural beauty was the best characteristic of the township. Recreation options and quality of schools were identified as the second and third best characteristics by 56% and 39% of respondents respectively.

Figure 5: Best characteristics of the Township



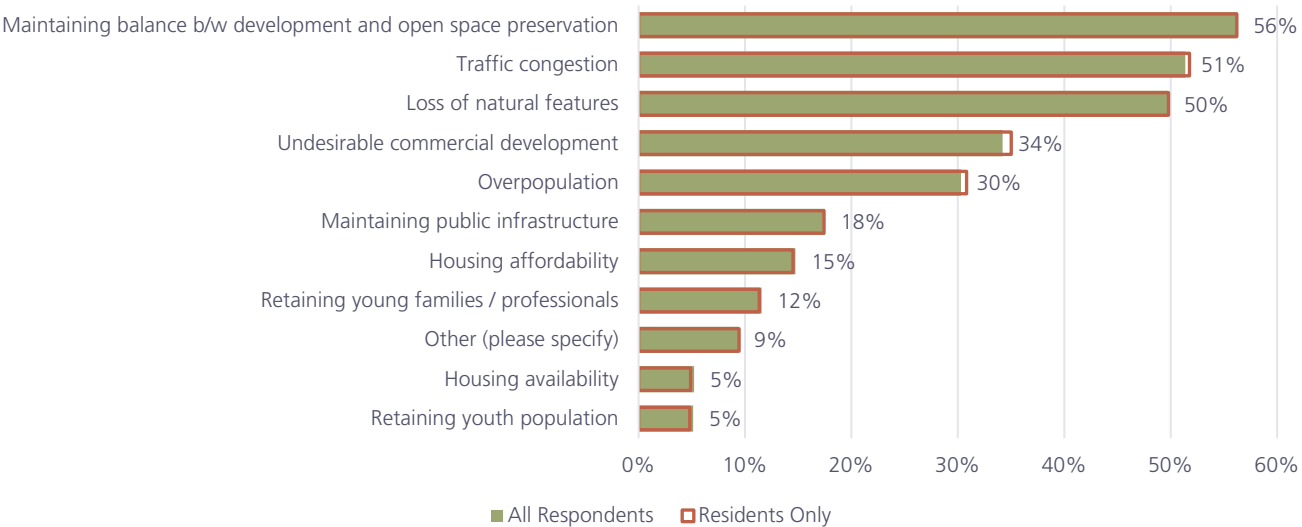
[Response Rate: 87.0% of Respondents, % labels above are all respondents]

To understand what residents value the most in the township, the responses to this question were filtered based on respondents who selected either "I moved to the Township, and currently live here" or "I was born, raised, and currently live here as a response to their connection to the township in question 3. Among those who responded to this question (87% of total respondents), 95% identified as residents. Residents also identified surrounding natural beauty (74%), recreation options (56%), and quality of schools (40%) as the best characteristics of the township. Commuting options (2%), employment opportunities (1%), and arts, culture, and historic character (1%) were the characteristics rated the lowest by all respondents and residents alike.

**Question 6. What are the THREE biggest challenges the Township faces over the next 10 years? (Please select at most three options)**

The coexistence of both rural and urban characteristics is unique to White Lake Township. Therefore, over half of all respondents (56%) indicated that maintaining a balance between development and open space preservation will be the biggest challenge for the township over the next 10 years. Traffic congestion and loss of natural features were other major challenges identified by roughly half of the respondents.

**Figure 6: Biggest challenges the Township faces over the next 10 years.**



[Response Rate: 87.0% of Respondents, % labels above are all respondents]

Filtering responses, residents also identified maintaining a balance between development and open space preservation (56%), traffic congestion (52%), and loss of natural features (50%) as the three biggest challenges for the township over the next decade. Some other common challenges identified by 9% of respondents included poor quality of roads and public infrastructure, lack of pedestrian connectivity and bike lanes, and lack of destinations / downtown.

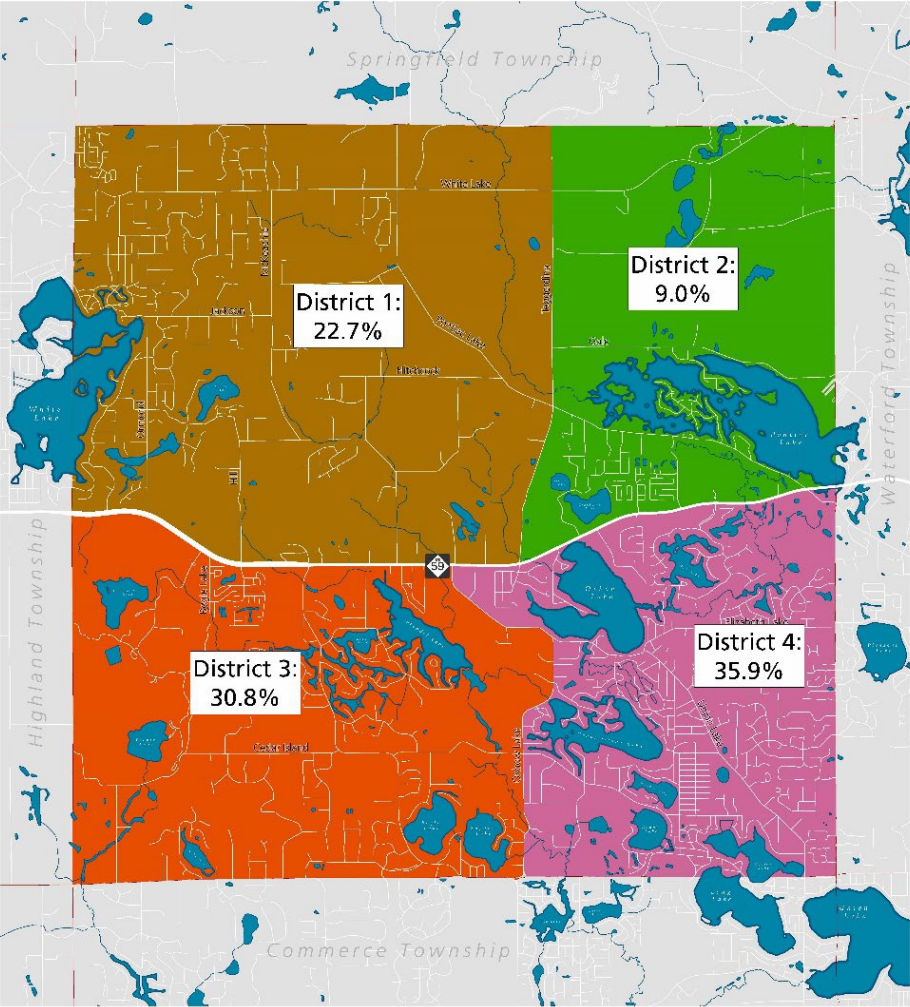
**HOUSING**

The responses in this section of the questionnaire help perceive the respondents' current and future preferences and needs regarding housing and residential land use in the township.

Question 7. Which area of the Township do you live in? (Please use the map below as a reference or use this link to lookup your address)

Most of the respondents (35.9%) live in District 4, followed by 30.8% who live in District 3; Combined two-thirds of respondents live south of M-59. Roughly 22% of respondents live in District 1, 9% live in District 2, and the remaining 1.6% are not township residents. Roughly 22% of respondents did not answer this question. In subsequent questions, where this question is used as a filter to categorize responses by district, it is important to acknowledge that the low response rate to this question may skew the analysis.

Map 1: Percentage of Respondents by Survey District



**Survey Districts**

Sources: Michigan Open Data Portal, Oakland County, White Lake Township

- District 1 - Northwest
- District 2 - Northeast
- District 3 - Southwest
- District 4 - Southeast

Live outside White Lake Township: 1.6%

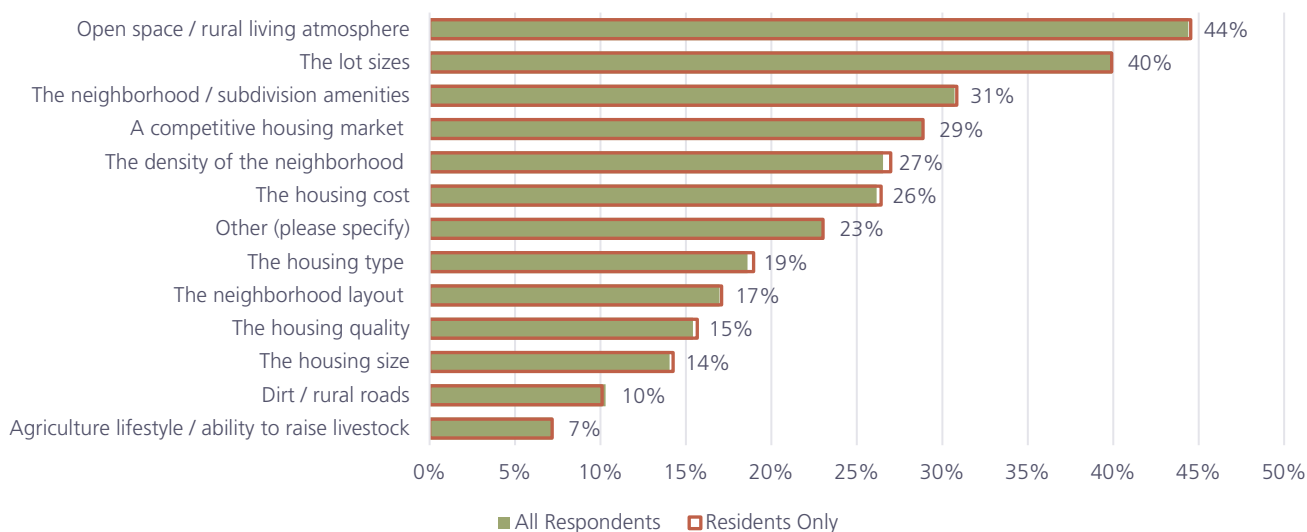


[Response Rate: 78.2% of Respondents, % labels above are all respondents]

Question 8. What characteristics of the area that you live in attracted you to move there? (Please select all options that apply)

Most respondents (44%) indicated that a rural atmosphere with plenty of open space was the main characteristic that attracted them to move to their current area of residence. Many (40%) also noted the lot sizes as a reason and almost a third of respondents (31%) valued the amenities such as parks and common spaces in their neighborhood / subdivisions. Residents also echoed the preferences of all respondents. When residents noted the rural aesthetic as a valuable characteristic it appears to be limited to the open space that accompanies rural residential land use; the rural roads or the agriculture lifestyle were not aspects of the rural character respondents found attractive. Among some other responses, a vast majority of respondents also noted the lakes and access to the lakes as important characteristics of their neighborhood.

Figure 7: Characteristics that Attracted Respondents to their Area of Residence



[Response Rate: 77.7% of Respondents, % labels above are all respondents]

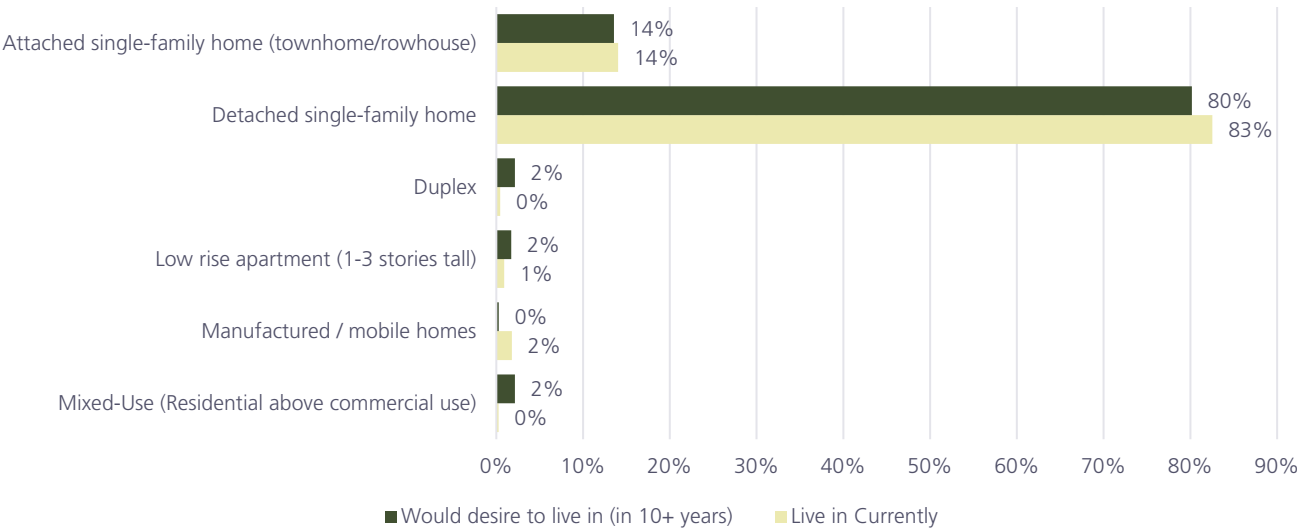
Question 9. What type of housing do you LIVE IN CURRENTLY and what type would you like to LIVE IN 10 YEARS FROM NOW? (Please select all options that apply)

The majority of respondents currently live in either detached single-family homes (83%) or attached single-family homes house (14%); Only 3% of all respondents live in other multi-family housing units. Future preferences of respondents are also concentrated only between the two typologies of single-family homes, attached (80%) and detached (14%), indicating that most respondents are not seeking diverse housing typologies in the township. However, since housing is a basic human right, it is especially important to ensure that all housing needs are met in the community. A small percentage of respondents (6%) indicate a desire to live in multi-family housing units such as duplexes (2%), low-rise apartments (2%) and mixed uses units (2%) ten years from now. A more detailed analysis of housing preferences by age, indicated the following:

» Of the 2% respondents who wish to live in duplexes, over 50% seniors (65 years and above)

- » Young professionals and families (25-34 years), empty nesters (55-64 years), and seniors indicated a desire to live in low rise apartments.
- » Among those who wish to live in mixed use residential units in the future (2% of the total), 36% are young professionals and families, while the remaining vary in age from 35-year-olds to seniors.

Figure 8: Current Housing Type and Future Preferences

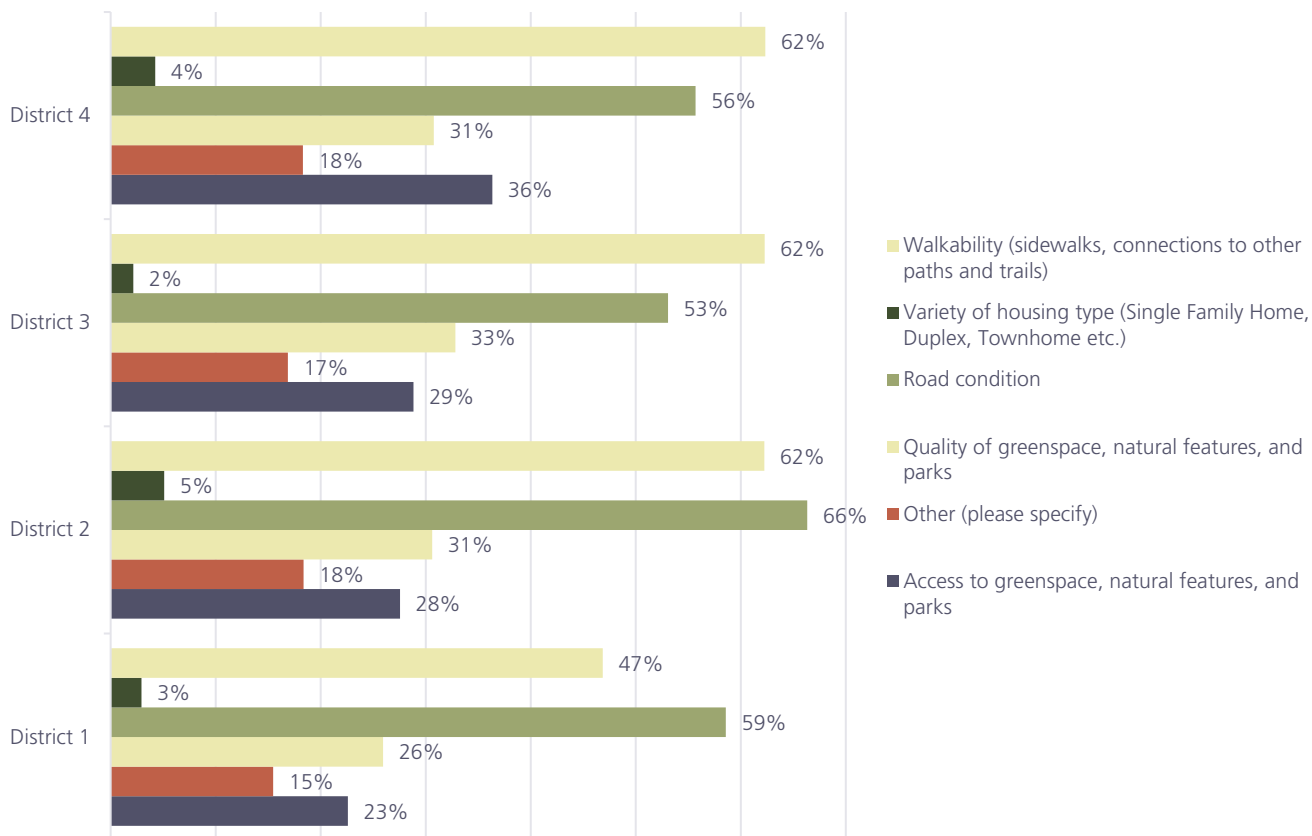


[Response Rate: 78.0% of Respondents]

Question 10. What are the characteristics of the area that you live in that could be used for improvement? (Please select all options that apply)

Walkability—the quality of sidewalks, connectivity of sidewalks and trails—was identified by roughly 60% of respondents from all four districts as a major characteristic that needs to be improved. Following walkability, over one half of respondents in Districts 1,3, and 4, and two-thirds (66%) in District 2, noted road conditions required improvements. Respondents from Districts 1, 2, and 3 rated improvements related to the **quality** of greenspace, natural features, and parks slightly higher than **access** to greenspace, natural features, and parks. Conversely, in District 4, respondents rated access higher than quality. About 5% and 4% of respondents in District 2 and 4 suggested improving housing diversity. Among the various “other” responses some common characteristics included improving/expanding the sewer and water infrastructure, reducing traffic congestion, and increasing restaurants/destinations.

Figure 9: Improvement Priorities by District

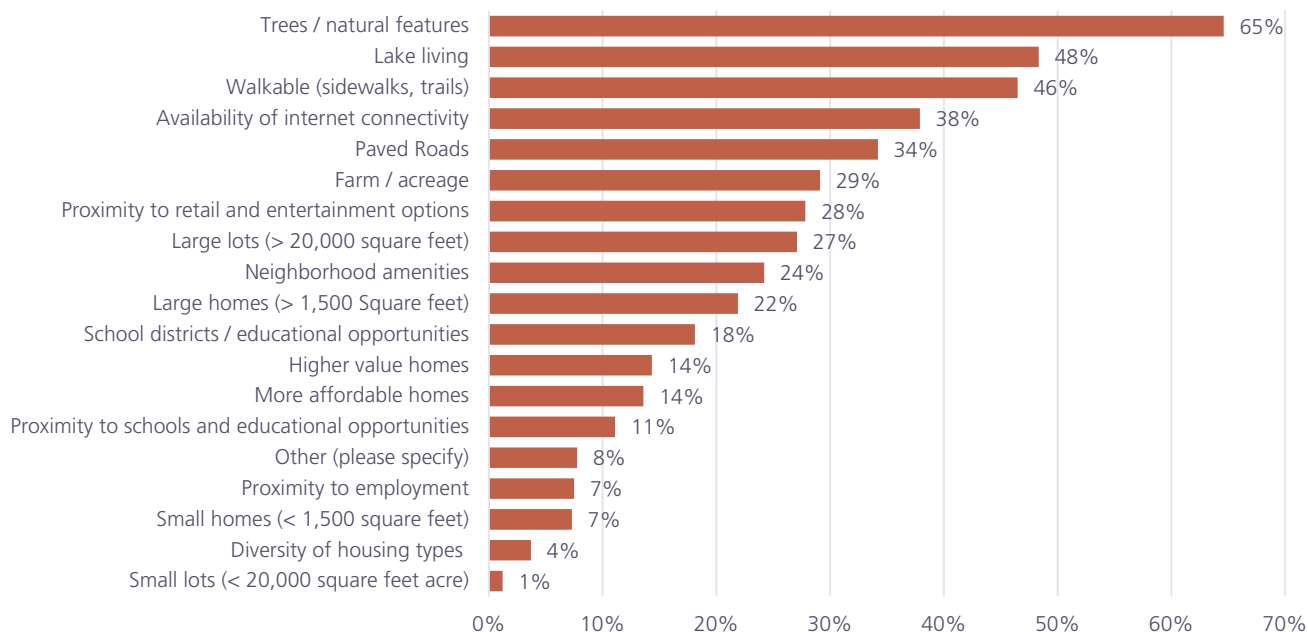


[Response Rate: 75.1% of Respondents, % labels above are all respondents]

Question 11. What are the characteristics of an area you would like to live in, in the future? (Please select all options that apply)

Overall, respondents chose trees and natural features (65%), lake living (48%), and walkability (46%) as the top three characteristics of an area they would like to live in the future.

Figure 10: Characteristics of an Area Respondents' Would Live in, in the Future.



[Response Rate: 76.7% of Respondents]

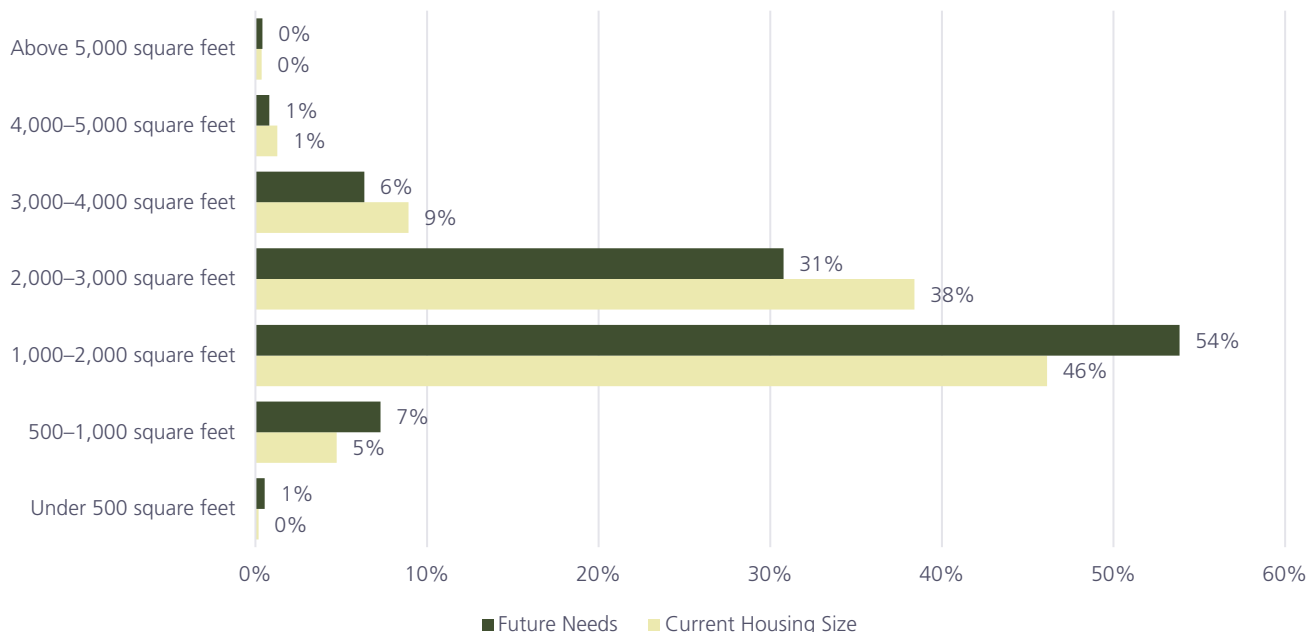
Filtering responses by age of respondents, top three priorities for all cohorts aged 25 years and above mirrors that of the entire group, in the same order. Young adults (18-24 years) also identified trees and natural features (86%) as the top characteristic of an area they would live in the future; however, deviating from the rest of the cohorts, they preferred an area with affordable homes (71%) and availability of internet connectivity (64%) over other characteristics.

Question 12. What is the size of your current housing unit, and what size of housing unit do you require to fulfill your housing needs in the future? (Please select one for each column)

Almost one half of the respondents (46%) live in mid-size homes between 1,000–2,000 square feet and over a third of respondents (38%) live in homes with an area between 2,000–3,000 square feet. About 10% live in larger homes with an area of 3,000 to 4,000 square feet or above while only 5% of respondents live in smaller units (500-1,000 square feet). Reviewing the future housing needs of respondents, a higher percentage of respondents indicate a desire to live in homes with an area of 1,000–2,000 square feet in the future than those housed presently. One possibility for this demand may be a lack of availability of sufficient units of 1,000–2,000 square feet in area, suggesting that the current housing needs of some respondents are not being met. Alternatively, as housing composition changes, it is likely that the future housing needs change, creating a future demand for homes in the 1,000–2,000 square feet category. Irrespective of the reason, respondents indicate a need to increase the housing stock of homes 1,000–2,000 square feet in the township. Similarly, respondents also indicate a demand for smaller homes, 500-1,000 square feet in the township.



Figure 10: Current Housing Size and Future Preferences



[Response Rate: 77.9% of Respondents]

The table titled “Current Housing Size and Future Preferences by Age” filters the current housing size and future needs by age of the respondent. The table demonstrates that a larger percentage of seniors who currently live in larger homes will be interested in downsizing to smaller homes 500-1,000 or 1,000–2,000 square feet in the area. As the population of the township is aging, the township can expect the demand for small to mid-size homes to grow. Those aged 25-34 years indicate a desire for the larger format of homes (3,000–5,000) likely a future need to house their growing families.

Table 01: Current Housing Size and Future Preferences by Age

Size of Unit	Current Housing Size						Future Needs					
	18-24	25-34	35-44	45-54	55-64	65+	18-24	25-34	35-44	45-54	55-64	65+
Under 500 Sq.Ft.	0%	0%	0%	0%	0%	1%	0%	0%	0%	0%	1%	1%
500–1,000 Sq.Ft.	25%	9%	6%	2%	5%	1%	9%	7%	2%	5%	9%	12%
1,000–2,000 Sq.Ft.	42%	52%	42%	46%	44%	50%	73%	34%	43%	59%	59%	62%
2,000–3,000 Sq.Ft.	8%	31%	41%	39%	38%	41%	18%	43%	46%	25%	24%	23%
3,000–4,000 Sq.Ft.	25%	6%	7%	11%	11%	6%	0%	14%	9%	9%	5%	2%



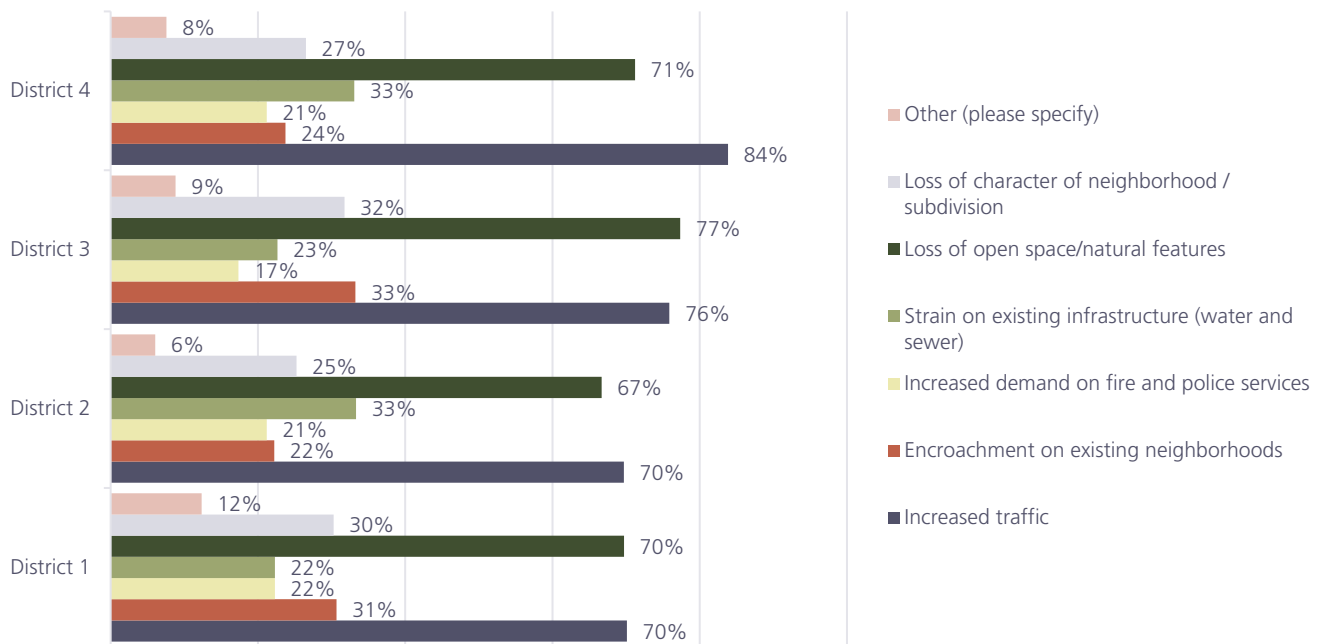
4,000–5,000 Sq.Ft.	0%	1%	3%	0%	1%	1%	0%	0%	3%	0%	1%	1%	0%
Above 5,000 Sq.Ft.	0%	0%	0%	1%	0%	0%	0%	0%	0%	0%	1%	1%	0%

Note: The table above is read vertically, all columns add up to 100% showing the distribution of housing needs within each age cohort.

**Question 13. What are your top THREE biggest concerns about increased residential development in the Township? (Please select at most three options)**

Increased traffic as a result of increased residential development is the biggest overall concern for over 70% of respondents from all districts. Almost 70% of respondents were also concerned about the loss of open space and natural features resulting from increasing residential development in the township, but those from District 3 rated this as their biggest concern.

**Figure 11: Concerns about Increased Residential Development by District**



[Response Rate: 78.5% of Respondents]

Respondents from Districts 1 and 3 rated the encroachment on existing neighborhoods as the third biggest concern while those from Districts 2 and 4 expressed concerns about the loss of the character of their neighborhood / subdivisions due to new development.

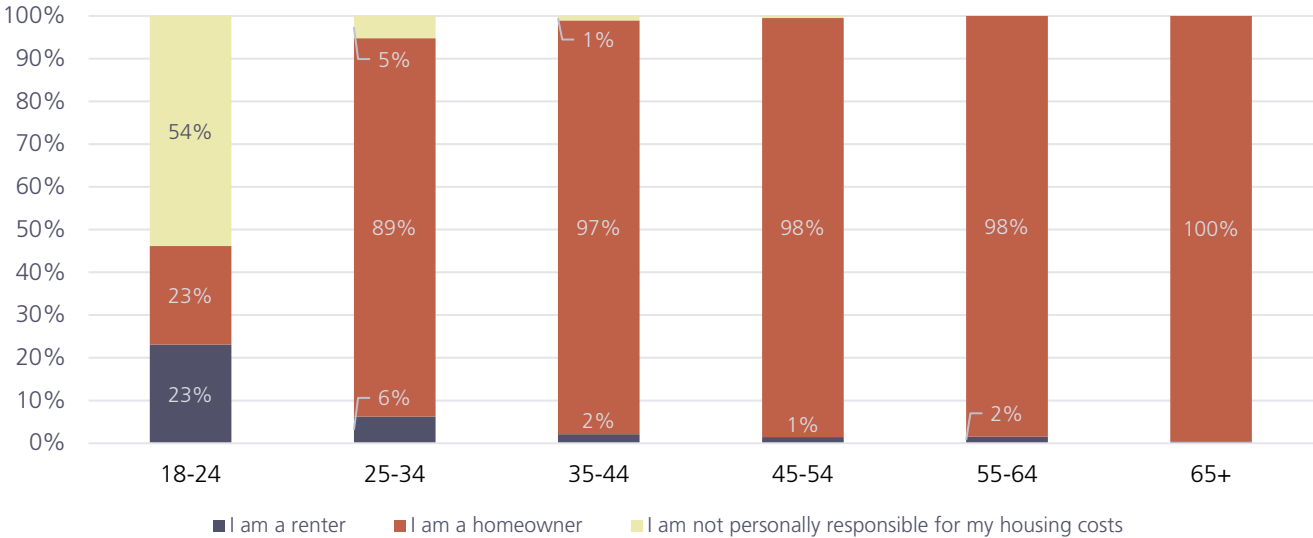
**Question 14. Of the two options below, which is your preferred approach to directing new residential development?**

Of the 73.8% who responded to this question, majority of respondents (57%) support low density development anywhere in the township with minimal loss of open space and natural features; the remaining 43% support slightly higher density development south of M-59 while prioritizing preservation of open space and natural features north of M-59.

Question 15. What is your housing tenure status?

About 95% of respondents are homeowners, 2% are renters, and 2% are not financially responsible for their housing costs. The majority of respondents who are not responsible for their housing costs are young adults and professionals aged 18–34 years, and the largest percentage of renters (29%) also belong to the 25–34 years cohort hinting a housing affordability concern for specifically the low- and moderate-income households in the township.

Figure 12: Housing Tenure Status by Age of Respondents

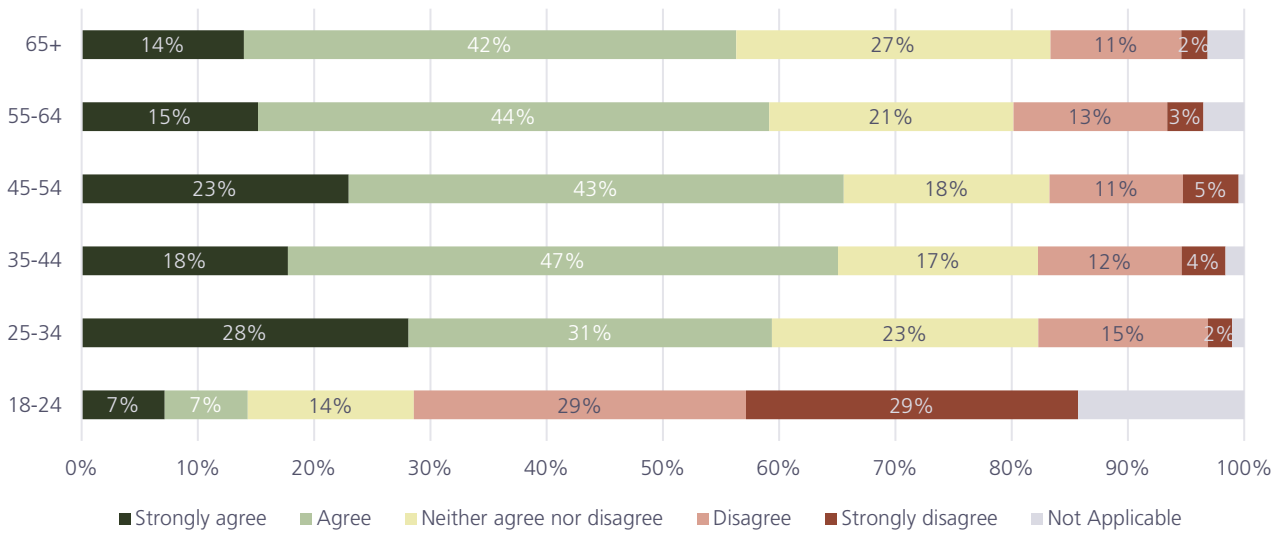


[Response Rate: 78.5% of Respondents]

Question 16. How strongly do you agree with the following statement "With my household income, I feel the housing options in White Lake Township are financially attainable."?

Respondents demonstrated varied levels of agreement on housing attainability in the township indicating a need to diversify housing to reach the various income cohorts in the township. While across age groups, over half the respondents are able to access housing catered to their housing income, many either disagree or strongly disagreed to the above statement, suggesting they are housing cost burdened. Those aged 18–24 years, potentially including those still in school or beginning their careers, indicated strongest disagreement, likely due to a lack of smaller starter or low- to mid-end rental units.

Figure 13: Housing Attainability by Age of Respondents

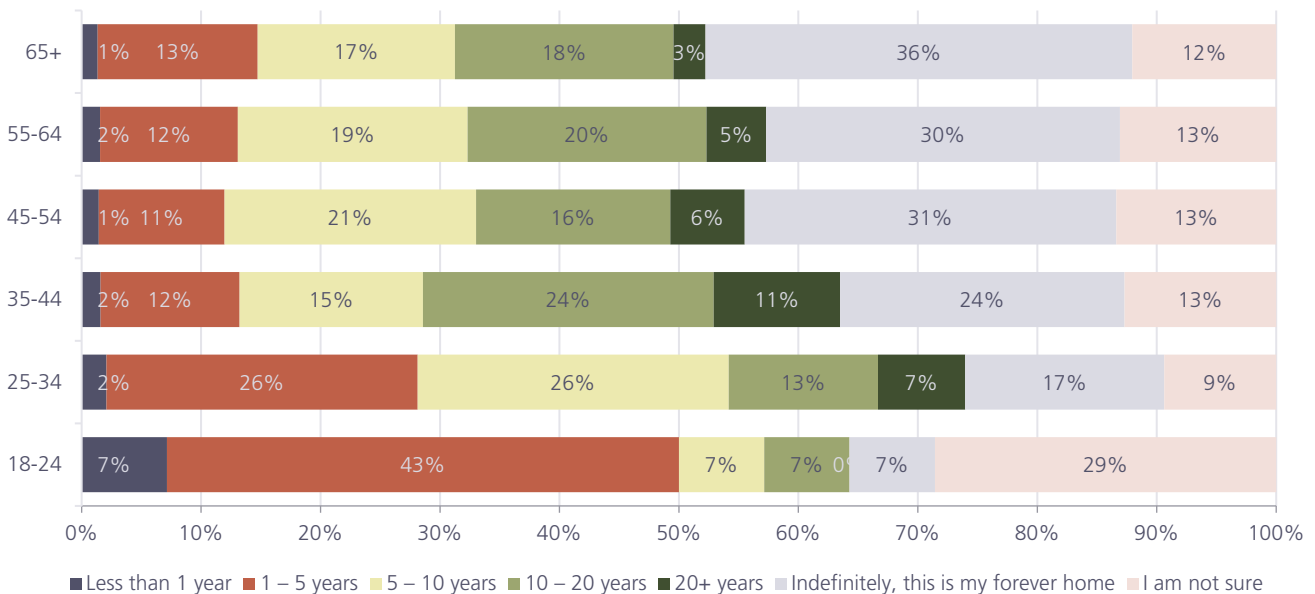


[Response Rate: 77.8% of Respondents]

Question 17. How much longer do you anticipate living in your current home?

The percentage of respondents aged 25–34 years indicate varied timelines in their current homes, indicating they will move out as the transition through various stages of life. Among those aged 35–44 years, the majority (34%) anticipate living in their current homes over the next twenty years, likely homeowners who have children in the school district. Preferences vary among those aged 45 years and above and is likely as some anticipate downsizing after children leave or retirement while some are already in the housing of their choice and intended to age in place.

Figure 14: Duration in Current Home



[Response Rate: 78.5% of Respondents]

## FUTURE HOUSING PLANS

Question 18. Why are you planning on moving?

Responses vary depending on the age and income level of respondents as identified in the questions above. Younger renters are interested to pursue homeownership, middle-aged respondents plan to move to accommodate a growing family, and most empty nesters and seniors plan to downsize from their current homes into smaller homes that are easier to maintain both financially and physically.

## LOCAL ECONOMY

The responses in this section of the questionnaire help perceive the respondents' current and future preferences and needs concerning the local economy and commercial land use in the township.

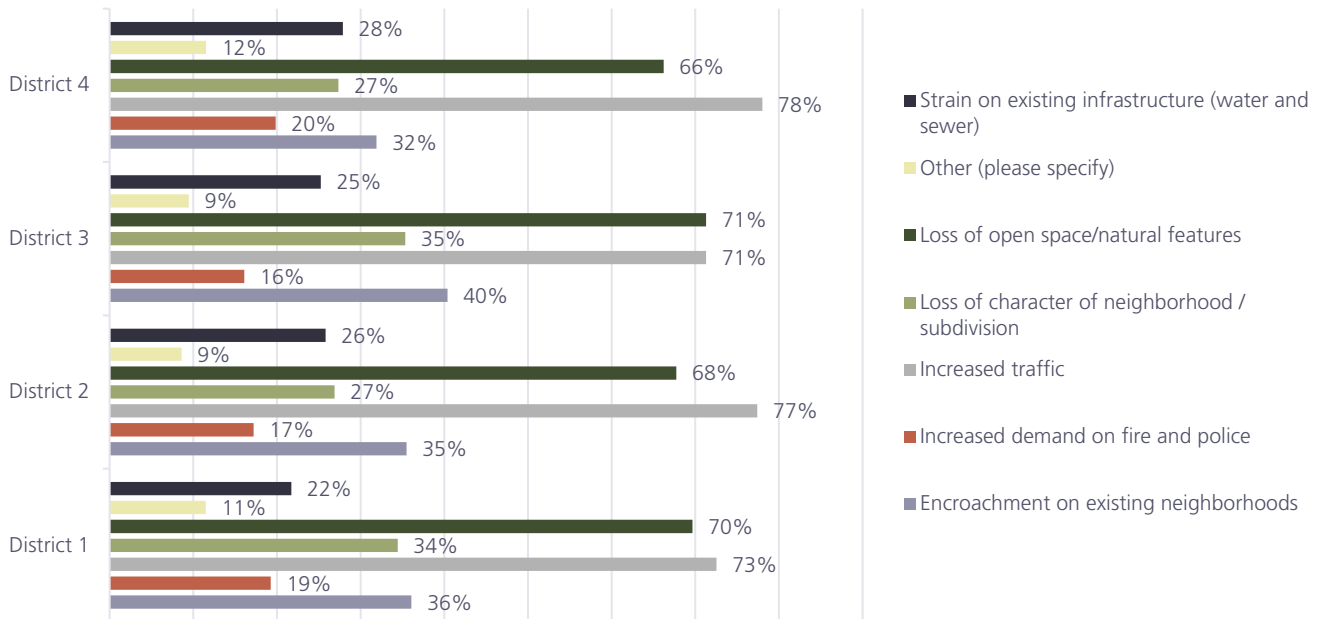
Question 19. Of the two options below, which is your preferred approach to directing new commercial development?

Of the 72.7% who responded to this question, 92% favor reuse of former commercial buildings that are now vacant or retrofitting of strip malls both of which will preserve existing open space and natural features; Only 8% of respondents favor encouraging new low-density development along M-59 on vacant undeveloped land even with minimal threat to open space and natural features.

Question 20. What are your top THREE biggest concerns about increased commercial development in the Township? (Please select at most three options)

Increased traffic as a result of increased commercial development is the biggest overall concern for roughly 75% of respondents from all districts. Approximately 70% of respondents from all districts were also concerned about the loss of open space and natural features resulting from increasing commercial development in the township. Around a third of respondents from all four districts show consensus that encroachment on existing neighborhoods was the third biggest concern.

Figure 15: Concerns about Increased Commercial Development by District

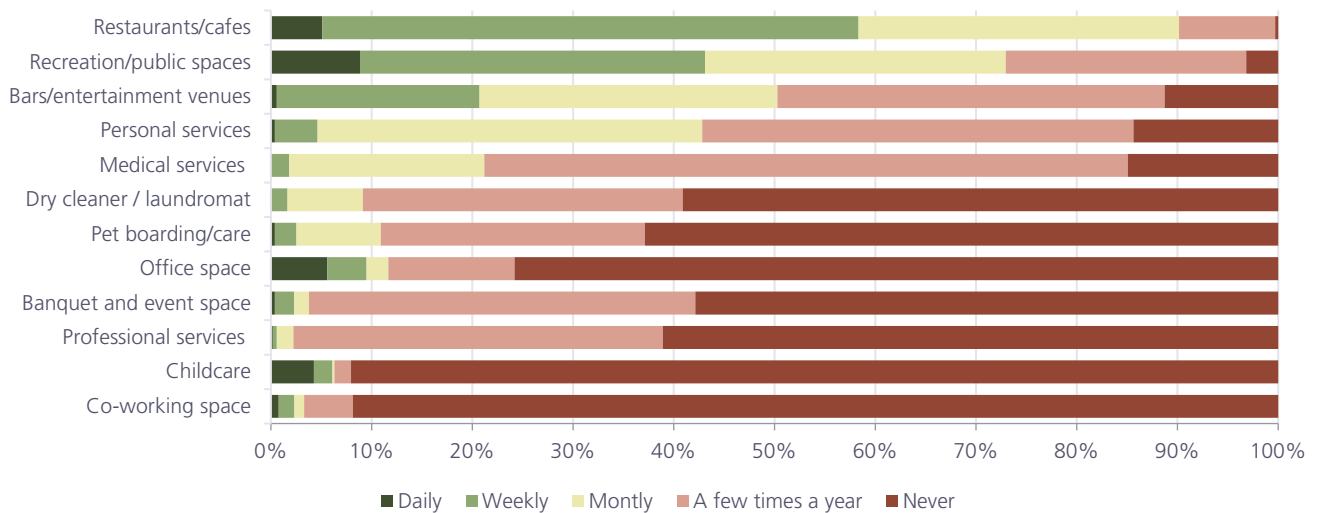


[Response Rate: 74.1% of Respondents]

Question 21. How often do you frequent the following types of businesses/locations on average?

The majority of daily visits to businesses or locations by respondents include recreation spaces (9%), followed by office spaces (6%), restaurants or café (5%), and childcare (4%). On a weekly basis respondents’ frequent restaurants and cafes (53%), recreation and public spaces (34%), and bars and entertainment venues (20%). Many respondents visit bars and entertainment venues (30%) and the personal services such as saloons and spas (38%), in addition to restaurants and recreation facilities monthly. Coworking spaces (92%), childcare (92%) are least visited locations overall.

Figure 16: Visits to Businesses / Locations

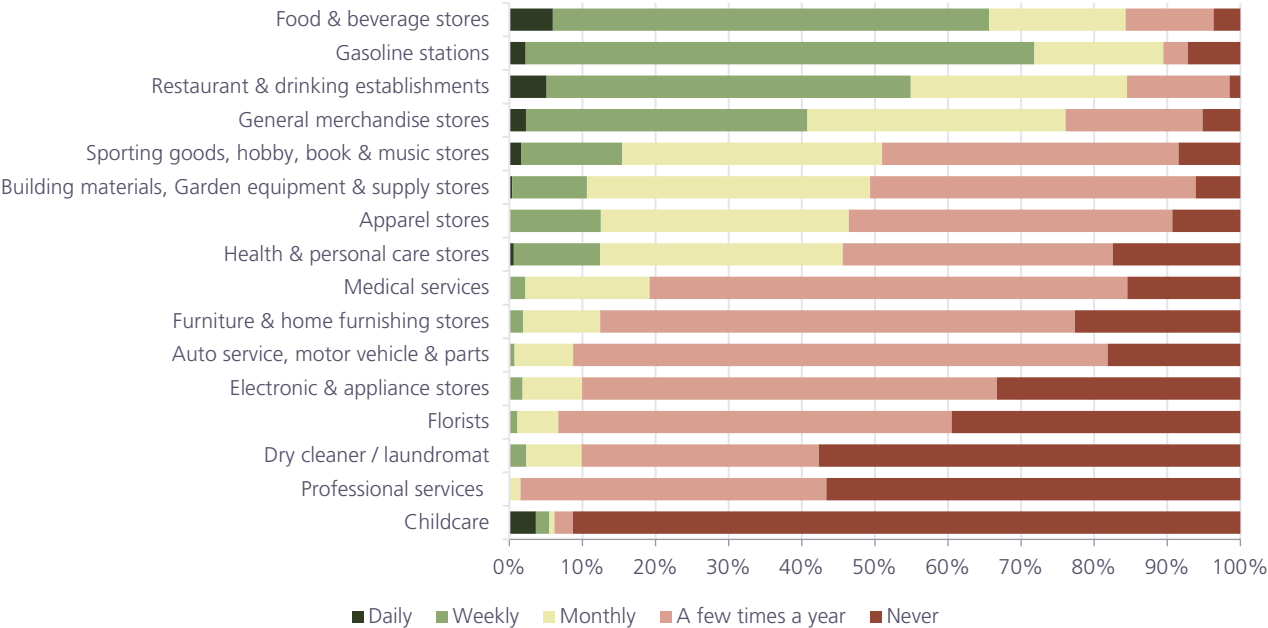


[Response Rate: 73.9% of Respondents]

Question 22. What type of retail would you like to see in the Township and how often would you frequent each storefront on average?

Many respondents indicate a high demand to frequent gasoline stations (70%), food and beverage stores (60%), restaurants and drinking establishments (50%) and general merchandise stores (38%) on a weekly basis. Respondents also show interest in visiting apparel stores (34%), building materials and garden equipment stores (39%), and health and personal care stores (33%) every month. Close to three quarters (73%) indicate a demand for automotive service establishments and 65% would visit furniture and homes furnishing stores and medical services a few times a year. Many respondents express a lack of interest / need for childcare and professional services spaces in the township.

Figure 16: Visits to Retail Establishments

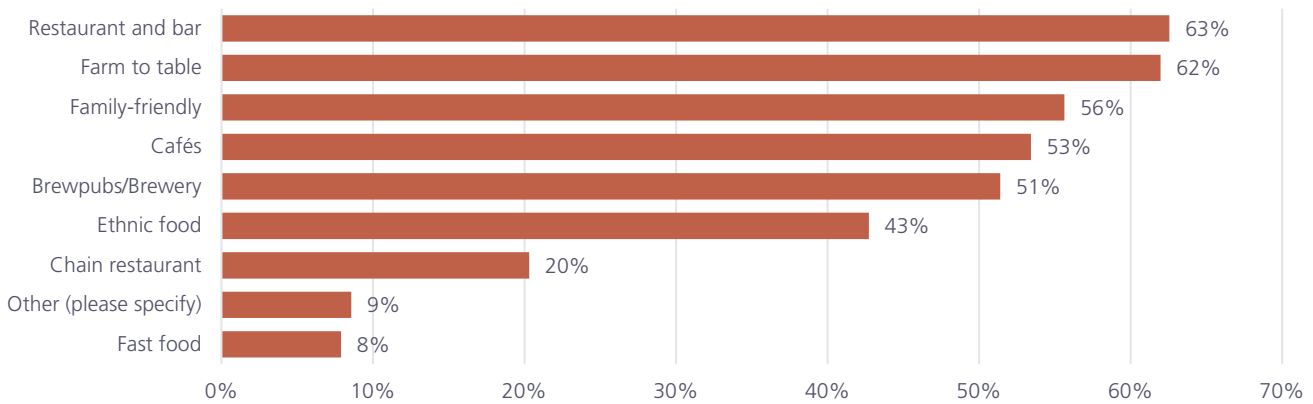


[Response Rate: 73.1% of Respondents]

Question 23. What type of eating and drinking establishments would you like to see in the Township? (Please select all options that apply)

A majority of respondents (63%) reiterate a strong desire to see more restaurants and bars in the township. Considering the past or present ties many respondents have with farming and agriculture in the township, and that parts of the township continue to preserve farmlands, many respondents express interest in supporting farm to table establishments. Roughly half the respondents also wish to encourage family-friendly eating and drinking establishments (56%), cafes (53%), and breweries (51%). Survey takers are least interested in encouraging fast food or chain restaurants in the township.

Figure 17: Eating and Drinking Establishments Preferences

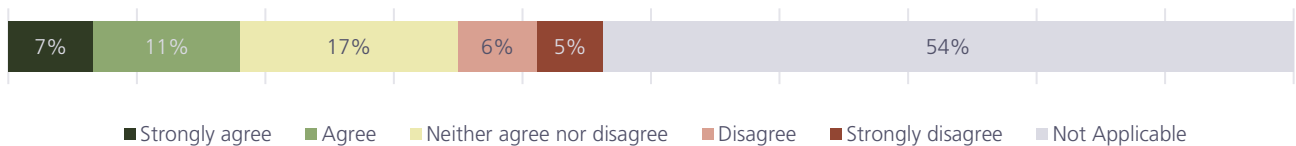


[Response Rate: 73.6% of Respondents]

Question 24. To what extent do you agree with the following statement, "I would like to start or expand a business in the Township, but I'm unaware of resources that could help me do that."

Only one half of respondents are interested to start or expand a business the township; 17% either strongly agree or agree that they are aware of resources to help set up / expand businesses, another 17% are neutral, while 11% are unaware of the resources.

Figure 17: Business Resources Outreach Satisfaction Scale



[Response Rate: 73.5% of Respondents]

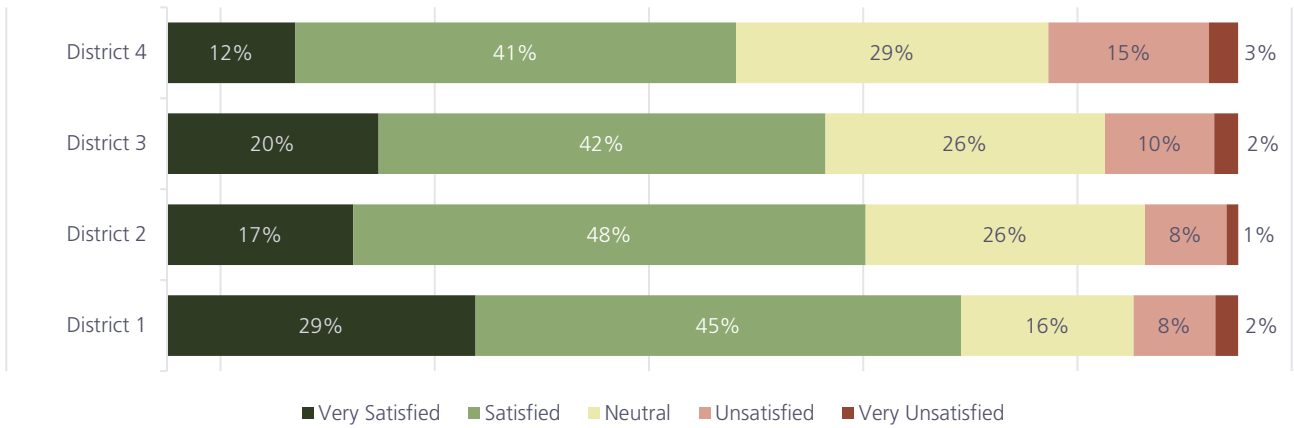
## RECREATION

The responses in this section of the questionnaire help perceive the respondents' perception of recreational opportunities in the township.

Question 25. How satisfied are you with the parks and other recreation offerings in the Township?

As the "Four Seasons Playground", majority of respondents in all four districts are either very satisfied or satisfied with the parks and recreational opportunities offered in the township. Many respondents reported a neutral perception while respondents from Districts 3 and 4 indicate the highest level of dissatisfaction. As noted in questions 7, given only 78% respondents noted their survey district, a district-wise analysis may slightly skew the results.

Figure 18: Satisfaction with Parks and Recreation Offerings



[Response Rate: 73.5% of Respondents]

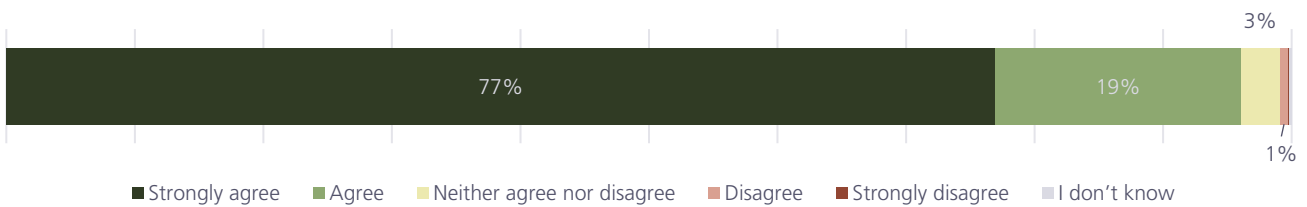
## NATURAL FEATURES

The responses in this section of the questionnaire help comprehend the importance of natural features to the survey respondents.

Question 26. To what extent do you agree with the following statement: "Natural features are an asset to White Lake Township."?

Throughout the survey, most of the respondents have demonstrated a strong motivation to preserve the open space and natural features in the township; Consistently, 77% "strongly agree" and 19% "agree" that natural features are an asset to White Lake Township.

Figure 19: Level of Agreement that Natural Features are Assets to the Township



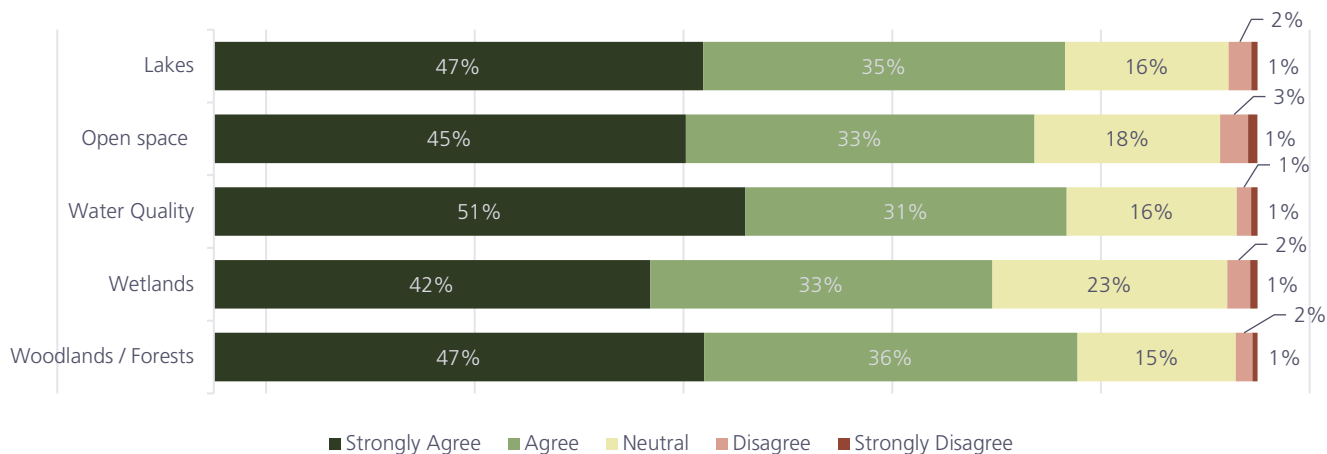
[Response Rate: 71.7% of Respondents]

Question 27. To what degree do you agree with the following statement: "The Township's natural features (listed below) could be better protected/preserved."?

Roughly 80 of respondents indicate that the township's natural features including lakes, opens space, water quality, wetlands, and forests can be better preserved/protected. A majority of 82% of respondents indicate that the water quality in the township can be better preserved.



Figure 20: Level of Agreement that Natural Features are Assets to the Township



[Response Rate: 71.8% of Respondents]

## VISION FOR WHITE LAKE TOWNSHIP

This section uses community input to establish a vision for White Lake township which is subsequently used to determine the priorities and goals in the implementation section of the master plan.

Question 28. Please select your top THREE goals for the future of White Lake Township. (Please select at most three options)

The majority of all respondents and residents alike (69%) identified that preserving and protecting natural features is the top goal for the future of the township. Subsequently, respondents ranked maintaining the small-town rural character of residential areas (49%) and providing adequate infrastructure while protecting natural features (46%) as the second and third priority goals; The preferences of residents align with that of all respondents.

Table 02: Rating of Goals

Goals	All Respondents	Residents Only
Preserve and protect natural features including wetlands, floodplains, lakes, woodlands, and other natural features	69%	69%
Maintain the small-town rural character of existing single family residential areas	49%	49%
Provide adequate infrastructure that preserves and protects White Lake Township's natural features	46%	46%
Address the community's needs for efficient and safe multi-modal access (walking, biking, auto)	31%	32%
Enhance the quality of life and make the community more appealing by providing a variety of recreational facilities	26%	26%
Provide goods and services that meet the current and future needs of Township residents	22%	22%
Address the community's needs for sewer and water systems	20%	20%

Provide efficient public services that adequately and safely support the existing and future population of White Lake Township	17%	17%
Encourage high tech, research, and light industrial developments to improve the tax base and provide job opportunities	7%	7%
Provide a variety of housing opportunities	3%	3%

[Response Rate: 71.7% of Respondents]

Question 29. The 2012 Master Plan specified the following vision for White Lake Township: “Strive for a sustainable White Lake Township that balances the community’s economic, environmental, and social needs. Promote the identity of White Lake Township as a small country town with big city amenities by protecting and preserving natural features, encouraging redevelopment of obsolete properties, and directing growth and development to a central community core.” Does this vision align with your view of White Lake Township?

Majority of respondents (77%) either strongly agree or agree that the vision statement of the 2012 Master Plan aligns with their view of White Lake Township and 14% neither agree nor disagree. Roughly 10% of the respondents disagree or strongly disagree with the specified vision statement. Filtering responses by residents, no difference is observed between responses of respondents compared to that of all respondents.

Question 30. If you were neutral or disagreed with the 2012 statement, what is your vision for White Lake Township?

Some common themes identified by respondents as their vision for the township include:

- » “Big city” amenities are not appropriate for the township.
- » Preserve and protect natural features.
- » Protect the lakes and preserve water quality.
- » Maintain small-town / rural character.
- » Create walkable neighborhoods with pedestrian amenities.
- » Maintain quality of roads and infrastructure
- » Develop recreation programming for all ages.
- » Control development / growth
- » Add restaurants and destinations.
- » Address blighted properties.
- » Create a community!

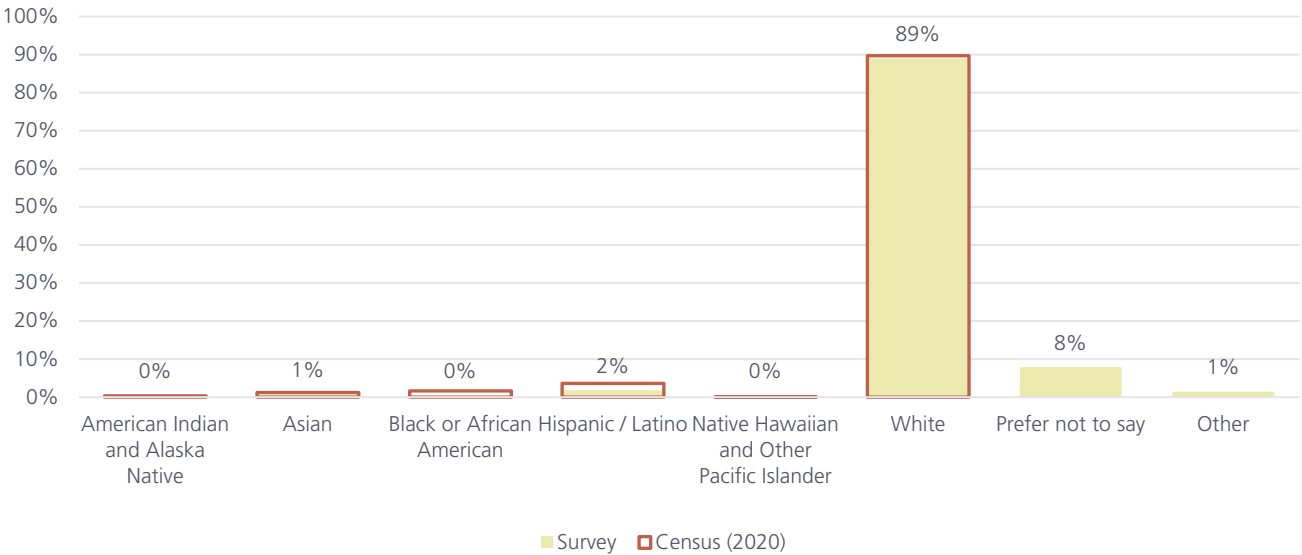
## DEMOGRAPHICS

The following demographic questions in the survey were optional and included solely with the intent of ensuring that the survey is representative of the community.

Question 31. How would you identify yourself? (Please select all options that apply)

The majority of respondents (89%) identify as White; Given 90% of the township population identified as White in the 2020 Census, the survey is fairly racially representative of the population.

Figure 22: Racial / Ethnic Identify of Respondents

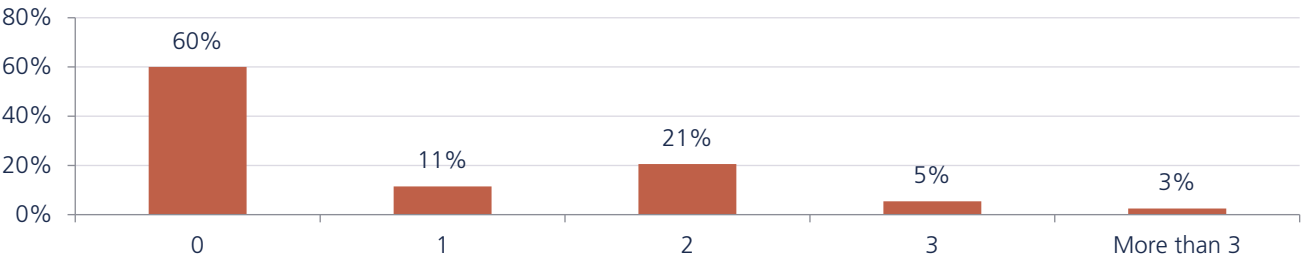


[Response Rate: 70.2% of Respondents]

Question 32. How many members of your household are under the age of 18?

The majority of respondents (60%) have no members under the age of 18 years in their household and the remaining 40% have at least one member under the age of 18 years. The American Community Survey 2020, indicated that 30% of White Lake Township’s population has at least one member under 18 years of age, indicating that respondents with children are slightly overrepresented in the survey.

Figure 23: Number of Household Members Under 18 Years

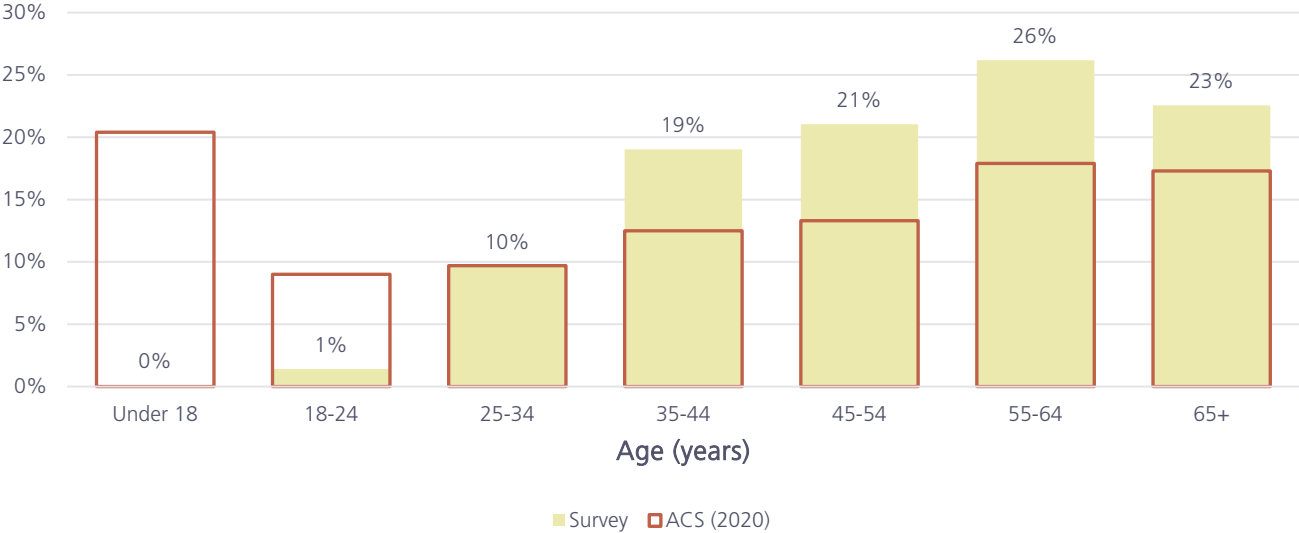


[Response Rate: 70.6% of Respondents]

Question 33. What age group do you fall into?

Respondents from all age cohorts are represented in the survey except those under 18 years. Given the children and youth are not the target audience for this survey, the under representation is expected. Comparing the age of respondents to the American Community Survey 2020 estimates, young adults 18-24 years are underrepresented while all other cohorts are overrepresented.

Figure 24: Age of Respondents



[Response Rate: 70.4% of Respondents]

## 3. Natural Features and Open Space

Originating around White Lake, the township was founded amidst treasures of lakes and natural features. The township boasts a wealth of natural resources, including 21 lakes and sprawling acres of woodland and farms. The township's proximity to the growing metro-Detroit region attracts development, fueling the built environment at the cost of the natural environment in the township. However, recognizing that the management of natural resources is essential to the well-being of residents and the local economy, the township has prudently strived to create a balance between development and preserving and protecting the township's natural assets. This section of the master plan inventories White Lake Township's natural features and open spaces and discusses holistic strategies to coordinate the natural environment, the built environment, and future land uses.

### LAND

#### Soils<sup>1</sup>

Of the eight soil associations found in Oakland County, three can be found in White Lake Township. The majority of the eastern half and a small area in the northwest corner of the township is characterized by the "Urban land-Spinks-Oshtemo" soil association. This association is composed of well-drained sandy soil, located on nearly level to rolling topography. Urban land consists of soils that have been so altered by development that it is no longer possible to determine the original soil type. The "Oshtemo-Spinks-Houghton" soil association is located in a band running from the southwest corner to the northeast corner of the township. It is found on nearly level to hilly terrain and is composed of well-drained to very poorly-drained loamy, sandy, and mucky soil. The northern border of the township and a small area in the southwest corner are made up of the "Fox-Oshtemo- Houghton" association. It is an area of nearly level to steep topography. This soil association is also well-drained to very poorly drained sandy and mucky soil.

#### *Limitations for Septic Fields<sup>2</sup>*

Septic system development in the township is limited by its extensive network of water bodies. The wetlands, lakes, and river areas are identified as unsuitable for septic uses. Most of the township, in fact, is not considered suitable for septic uses, although there are small areas scattered around the township designated as marginally suitable. It is therefore vital to regulate septic systems to ensure proper function. Regular inspection and maintenance of septic systems are essential for preserving water quality, as failing systems can pollute groundwater and nearby surface waters with human waste. Currently, septic inspections have to be initiated by the property owner or more commonly are requested during a home inspection during the home buying process. Local governments have the authority to adopt police power ordinances that require inspections of the well and septic systems when a property is transferred to a new owner. These ordinances are commonly referred to as Time of Sale or Transfer (TOST) Inspection

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<sup>1</sup> U.S. Environmental Protection Agency in White Lake Township Master Plan for Land Use 2010–2011, 2011, [https://www.whitelaketwp.com/sites/default/files/fileattachments/planning/page/3681/complete\\_wl\\_mp\\_update\\_document\\_2012.pdf](https://www.whitelaketwp.com/sites/default/files/fileattachments/planning/page/3681/complete_wl_mp_update_document_2012.pdf)

<sup>2</sup> Oakland County in White Lake Township Master Plan for Land Use 2010–2011, 2011, [https://www.whitelaketwp.com/sites/default/files/fileattachments/planning/page/3681/complete\\_wl\\_mp\\_update\\_document\\_2012.pdf](https://www.whitelaketwp.com/sites/default/files/fileattachments/planning/page/3681/complete_wl_mp_update_document_2012.pdf)

Ordinances. White lake Township can adopt a TOST Inspection Ordinance to ensure that septic systems are operating properly and do not negatively impact the water quality and environment in the township.

*Soil Erosion Control*<sup>3</sup>

Soil erosion and sedimentation control are important because sediment is the greatest pollutant by volume entering lakes and streams, increased flooding, damage to plant and animal life, and structural damage to buildings and roads. White Lake Township by authority granted from the Michigan Department of Environmental Quality under Part 91 of Public Act 451, Natural Resources and Environmental Protection Act (NREPA), administers and enforces soil erosion and sedimentation control regulation within its boundaries by adopting the White Lake Township's Soil Erosion and Sedimentation Control Ordinance No.116; Under the ordinance, a permit is required for any earth change (grading or removal of existing vegetative cover) activity that disturbs one or more acre of land or is within five hundred feet of a lake, stream, pond, or river.

**Woodlands and Tree canopy**

Despite White Lake Township’s residential and commercial growth and development during the last several decades, there are still many woodland areas scattered throughout the Township. The vast majority of the trees are upland hardwoods. The Highland State Recreation Area and the Pontiac Lake State Recreation Area both have large stands of protected upland hardwoods. White Lake also has a few small areas of upland conifers dispersed throughout the Township. These wooded areas are a resource to both the residents and the wildlife in the Township. Existing trees can also be “credited” to a development’s landscaping requirements to encourage tree preservation and must be replaced if damaged during the process. One step further would be to enact a heritage tree ordinance to protect trees that are of significance to the community either due to their size, longevity, form, location, or historic association.

**WATER**

**Lakes**

The abundance of lakes and easy access to the lakefront is the biggest attraction in the township. The township has a total of 21 lakes accounting for 3.7 square miles or 9.9% of the township’s area and are used for both passive and active recreational purposes. The lakes and surrounding recreation areas draw a large seasonal population into the township year-round and also create a very competitive yet niche market for lakefront homes in southeast Michigan.

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<sup>3</sup> Soil Erosion Control, Stormwater and Sewer, White Lake Township, <https://www.whitelaketwp.com/stormwater/page/soil-erosion-control>

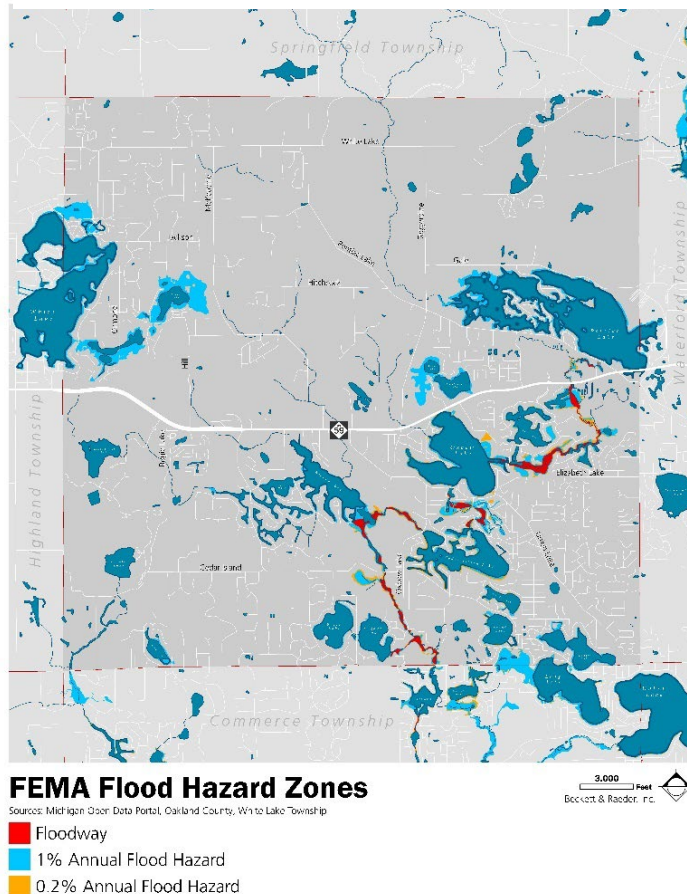
## Flood Plains

A floodplain is the land surrounding a river, stream, lake, or drain that becomes regularly inundated by the overflow of water. Inundation or flooding typically takes place after rain or snow, and floodplains retain the excess floodwaters. For this reason, keeping floodplains as natural as possible helps to prevent flooding outside of this area.

The Federal Emergency Management Agency (FEMA) designated floodplains in White Lake Township follow existing lakes and portions of the Huron River and its tributaries and are largely present only south of M-59. The blue floodplain on the map represents a 1% chance of annual flooding, also known as the 100-year flood area, and the yellow floodplain represents a 0.2% chance of annual flooding, known as the 500-year flood area. However, these definitions are becoming more inaccurate as severe precipitation events and flooding become more common. The floodway is the channel directly adjacent to a body of water that is above water during periods of normal water elevation. As seen on the map “FEMA Flood Hazard Zones,” only small tracts of land around Brendel Lake, Cedar Island Lake, Oxbow Lake, and Full Lake are susceptible to flooding.

It is worth noting that properties outside of the floodplains are still subject to flooding. In fact, due to more frequent and intense storms, instances of flooding are expected to increase in the region. Development around the flood hazard areas must be carefully reviewed to mitigate the effects of flooding in the township. As of March 2023, most of the land around the flood zones appears to be undeveloped. The township should encourage the development of wetlands and green infrastructure measures along the FEMA zones to mitigate the harm caused by flooding. Additionally, the township can designate the areas around the flood plain as conservation areas to limit development and impervious surfaces. The township can also regulate lakefront development by mandating greenbelts with native vegetation in a buffer zone between the build-to-line and the water’s edge.

Map XX: FEMA Flood Hazard Zones





## Watersheds

A watershed is an area of land in which all surface waters drain to a common outlet such as a creek, river, or lake. Since water and topography do not follow jurisdictional boundaries, jurisdictions are often in more than one watershed. The majority of the Township lies in the Huron River Watershed and small portions of the township in the northeastern corner and southeast edge lie in the Clinton River Watershed.

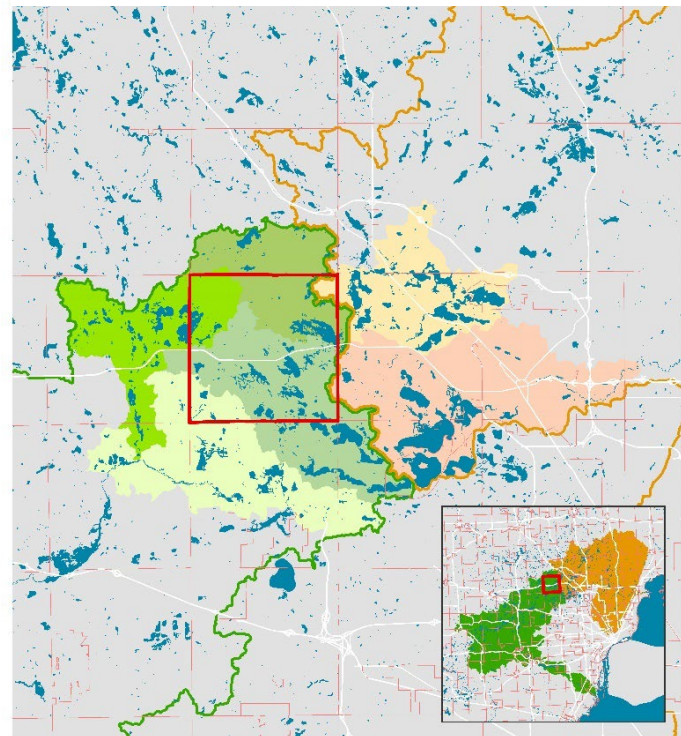
Within the Huron River Watershed there are three sub-watersheds (Sub-watersheds and sub-basins function like watersheds, but on a much smaller scale). Runoff from the northwest corner of the Township flows into Pettibone Creek, then into the Huron River; water from the southeast corner of the Township flows into Hayes Creek, then into the Huron River; and water from the central portion of the Township flows directly into the Huron River.

The Huron River Watershed Council (HRWC) produces Watershed Management Plans (WMP) which outlines best practices and provides resources to address problems in the watershed.<sup>4</sup> White Lake Township falls in the portion of the Huron River Watershed known as the Upper Huron, associated with the Kent Lake/Upper Huron River Watershed Management Plan developed in 2006.<sup>5</sup> For the sub watersheds, the HRWC provides sub-watershed reports to guide educate communities on sub watershed management. Some key takeaways from the WMP and sub-watershed reports are presented in the table titled “Watershed and Sub-watershed Management Plans”. Part of the township falls in the Upper Clinton sub-watershed, managed by the Clinton River Watershed Council, associated with the Upper Clinton Subwatershed Management Plan developed in 2005.<sup>6</sup>

**Table XX: Watershed and Subwatershed Management Plans**

Kent Lake/Upper Huron River Watershed Management Plan (2006)<sup>7</sup>

**Map XX: Watersheds**



### Watersheds

Sources: Michigan Door Data Portal, Oakland County, White Lake Township

White Lake Township

Primary Watersheds Sub-Watersheds

<span style="color: green;">■</span> Huron River	<span style="color: orange;">■</span> Pontiac Creek	<span style="color: lightgreen;">■</span> Sherwood Creek
<span style="color: orange;">■</span> Clinton River	<span style="color: yellow;">■</span> Loon Lake	<span style="color: mediumgreen;">■</span> Pettibone Creek
<span style="color: lightgreen;">■</span> Pontiac Lake	<span style="color: mediumgreen;">■</span> Hayes Creek	

10,000 Feet  
Beckert & Raeder, Inc.

<sup>4</sup> Huron River Watershed Council, Watershed Management Planning, <https://www.hrwc.org/what-we-do/programs/watershed-management-planning/>

<sup>5</sup> Huron River Watershed Council, Kent Lake/Upper Huron River Watershed Management Plan, 2006, <https://www.hrwc.org/wp-content/uploads/KENTLAKE-WMP-v2.pdf>

<sup>6</sup> Clinton River Watershed Council, Upper Clinton Subwatershed Management Plan, 2005, <https://www.crwcc.org/docfile3.ashx?Id=1087>

<sup>7</sup> Huron River Watershed Council, Kent Lake/Upper Huron River Watershed Management Plan, 2006, <https://www.hrwc.org/wp-content/uploads/KENTLAKE-WMP-v2.pdf>



<p><b>Concerns</b></p>	<p>Nutrient and bacterial loading, decreased water quality, erosion and sedimentation, flooding, trash and litter on roadways and within stream corridors.</p>
<p><b>Best Management Practices and Community Action Plans</b></p>	<ul style="list-style-type: none"> <li>» Ordinances, Regulations, and Standards: including such issues as local fertilizer ordinances, onsite sewage disposal system, native landscaping, natural features setbacks, soil erosion and sedimentation control improvements.</li> <li>» Coordinated Planning Activities: including such opportunities as recreation plans and integrating natural resources protection into land use planning practice.</li> <li>» Public Education and Stewardship Opportunities: include programs designed to address specific stewardship messages.</li> <li>» Municipal/Organization Housekeeping Practices: includes programs such as training and education for employees and decision-makers, identifying and eliminating illicit discharges and improved management of other public facilities.</li> <li>» Structural Improvements: includes specific construction, maintenance or repair projects associated with stormwater management and similar projects.</li> </ul>
<p>Pettibone Creekshed Report<sup>8</sup></p>	
<p><b>Concerns</b></p>	<p>Loss of biodiversity, nutrient and bacterial loading, decreased water quality, pollution from recreational uses such as duck hunting, and loss of natural features.</p>
<p><b>Best Management Practices</b></p>	<ul style="list-style-type: none"> <li>» Inspect septic systems regularly to avoid leakage into water bodies.</li> <li>» Work with a land conservancy to establish an easement to protect natural areas from future development.</li> <li>» Establish and maintain a riparian buffer to minimize erosion and nutrient runoff.</li> </ul>
<p>Hay Creekshed Report<sup>9</sup></p>	
<p><b>Concerns</b></p>	<p>Loss of biodiversity, nutrient and bacterial loading, decreased water quality, and loss of natural features.</p>
<p><b>Best Management Practices</b></p>	<ul style="list-style-type: none"> <li>» Inspect septic systems regularly to avoid leakage into water bodies.</li> <li>» Work with a land conservancy to establish an easement to protect natural areas from future development.</li> <li>» Maintain a 25-foot vegetated buffer, ideally made of native plants, from all waterways: ditches, creeks, lakes, and wetlands.</li> </ul>
<p>Upper Clinton Sub-watershed Management Plan<sup>10</sup></p>	
<p><b>Concerns</b></p>	<p>Nutrient and bacterial loading, decreased water quality, and sedimentation.</p>

<sup>8</sup> Huron River Watershed Council , Pettibone Creekshed Report, [https://www.hrwc.org/wp-content/uploads/2014/07/PettiboneCreekshed\\_11x8.pdf](https://www.hrwc.org/wp-content/uploads/2014/07/PettiboneCreekshed_11x8.pdf)

<sup>9</sup> Huron River Watershed Council , Hay Creekshed Report, <https://www.hrwc.org/wp-content/uploads/HAY-final-11x8-.pdf>

<sup>10</sup> Huron River Watershed Council , Kent Lake/Upper Huron River Watershed Management Plan, 2006, <https://www.hrwc.org/wp-content/uploads/KENTLAKE-WMP-v2.pdf>

<p><b>Best Management Practices</b></p>	<ul style="list-style-type: none"> <li>» Inspect septic systems regularly to avoid leakage into water bodies.</li> <li>» Work with a land conservancy to establish an easement to protect natural areas from future development.</li> </ul> <p>Establish and maintain a riparian buffer to minimize erosion and nutrient runoff.</p>
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## Groundwater Recharge Areas

While Lake Township has a mix of public and private water and wastewater systems. There are 11 community wells in the township that provide for municipal or communal use, and at last count there were approximately 6,185 individual domestic wells.<sup>11</sup> The map titled “Annual Groundwater Recharge” shows the groundwater recharge capacity throughout the township; A highly permeable area that readily permits water to move into an aquifer underground. The northeast quadrant of the township has areas with the highest groundwater permeability, 10–12 inches per acre, due to the presence of large open spaces under the Pontiac Lake Recreation Area. Similarly land under the Highland Recreation Area provides high ground water permeability in the southwest section of the township. The central area of the township south of M-59, around Brendel Lake, has large areas of wetlands with 10 inches per acre annual recharge capacity.

Since 100% of the township’s drinking water comes from groundwater, maintaining the quality of groundwater is extremely important. The Michigan Department of Environment, Great Lakes, and Energy (EGLE) assists communities in protecting their groundwater through the Wellhead Protection Program (WHPP).<sup>12</sup> Wellhead protection areas are defined as a 10-year travel distance for contaminants around the wellhead. In other words, if a contaminant were spilled at the edge of the wellhead protection area it would take 10 years for the contamination to reach the wellhead.<sup>13</sup> White Lake Township has developed a joint wellhead protection program with neighboring communities along with County and State Agencies. to protect drinking water in identified protection areas through cooperative management strategies and public education.<sup>14</sup> It is important to plan with these wellhead protection areas in mind so that no potential pollutant sources, like heavy industry, are located within the wellhead protection area unknowingly.

The 2021 Consumer Confidence Report recorded that there are no known significant sources of contamination in the township’s water supply.<sup>15</sup> The township has undertaken rigorous efforts to protect the water sources by participating in the Wellhead Protection Program, signage, fencing, site plan reviews, periodic water analysis, and other water management programs.<sup>16</sup>

<sup>11</sup> Michigan Open Data Portal, “Water Wells in South Central and Southeast Michigan”, Michigan Department of Environment, Great Lakes, and Energy, <https://gis-michigan.opendata.arcgis.com/datasets/egle::water-wells-south-central-southeastern-michigan/explore?location=44.875154%2C-86.135708%2C7.53>

<sup>12</sup> Wellhead Protection, Michigan Department of Environment, Great Lakes, and Energy, [https://www.michigan.gov/egle/0,9429,7-135-3313\\_3675\\_3695---,00.html](https://www.michigan.gov/egle/0,9429,7-135-3313_3675_3695---,00.html)

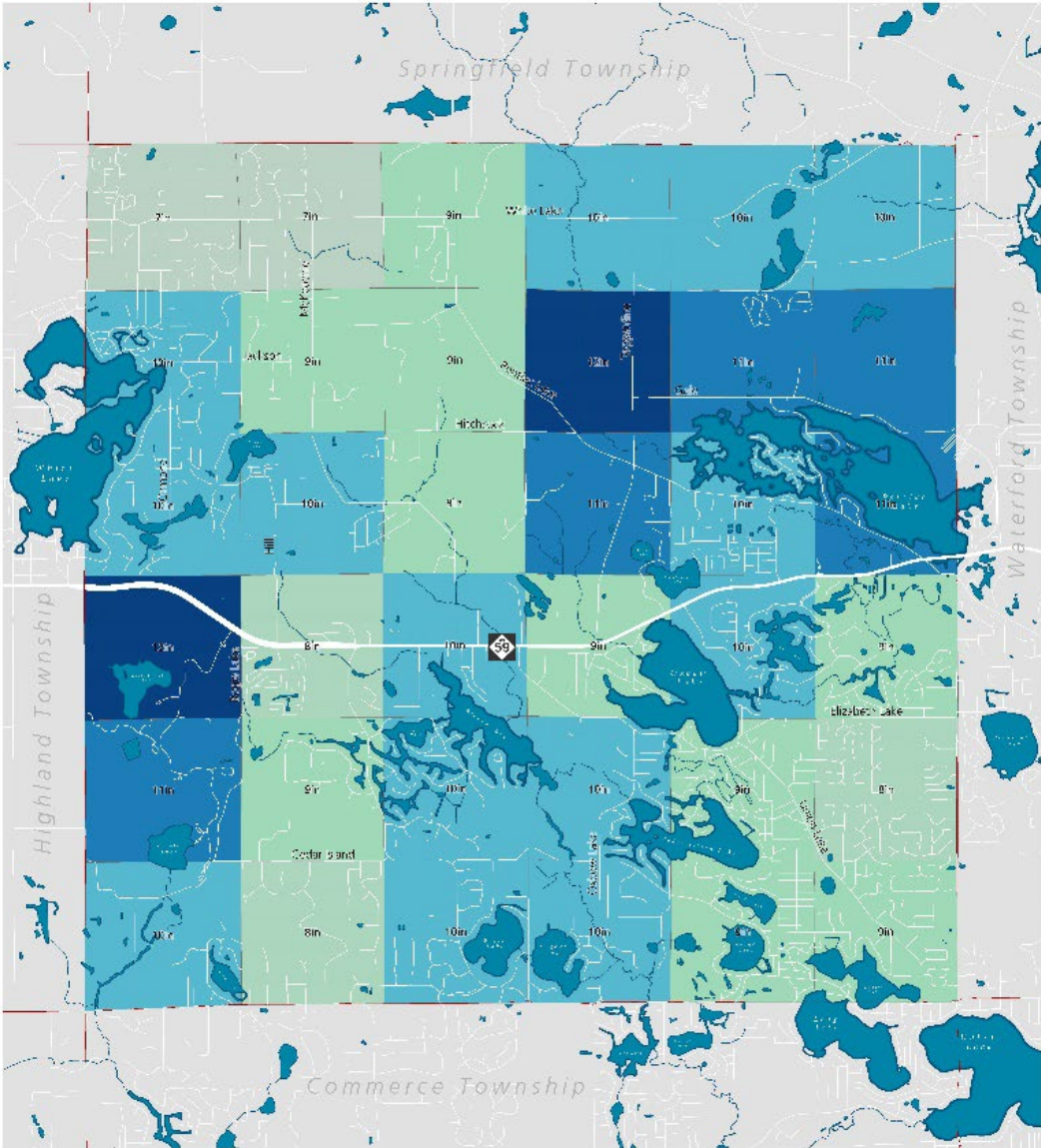
<sup>13</sup> Michigan Department of Environment, Great Lakes, and Energy, “Wellhead Protection”, [https://www.michigan.gov/egle/0,9429,7-135-3313\\_3675\\_3695---,00.html](https://www.michigan.gov/egle/0,9429,7-135-3313_3675_3695---,00.html)

<sup>14</sup> White lake Township, White Lake Township Wellhead Protection Program, [https://www.whitelaketwp.com/sites/default/files/fileattachments/water/page/5011/website\\_updates\\_jun\\_2022.pdf](https://www.whitelaketwp.com/sites/default/files/fileattachments/water/page/5011/website_updates_jun_2022.pdf)

<sup>15</sup> White Lake Township, Consumer Confidence Report 2021, [https://www.whitelaketwp.com/sites/default/files/fileattachments/water/page/5111/7065\\_ccr\\_2021\\_final.pdf](https://www.whitelaketwp.com/sites/default/files/fileattachments/water/page/5111/7065_ccr_2021_final.pdf)

<sup>16</sup> White Lake Township, Consumer Confidence Report 2021, [https://www.whitelaketwp.com/sites/default/files/fileattachments/water/page/5111/7065\\_ccr\\_2021\\_final.pdf](https://www.whitelaketwp.com/sites/default/files/fileattachments/water/page/5111/7065_ccr_2021_final.pdf)

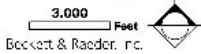
Map XX: Annual Groundwater Recharge



### Annual Groundwater Recharge

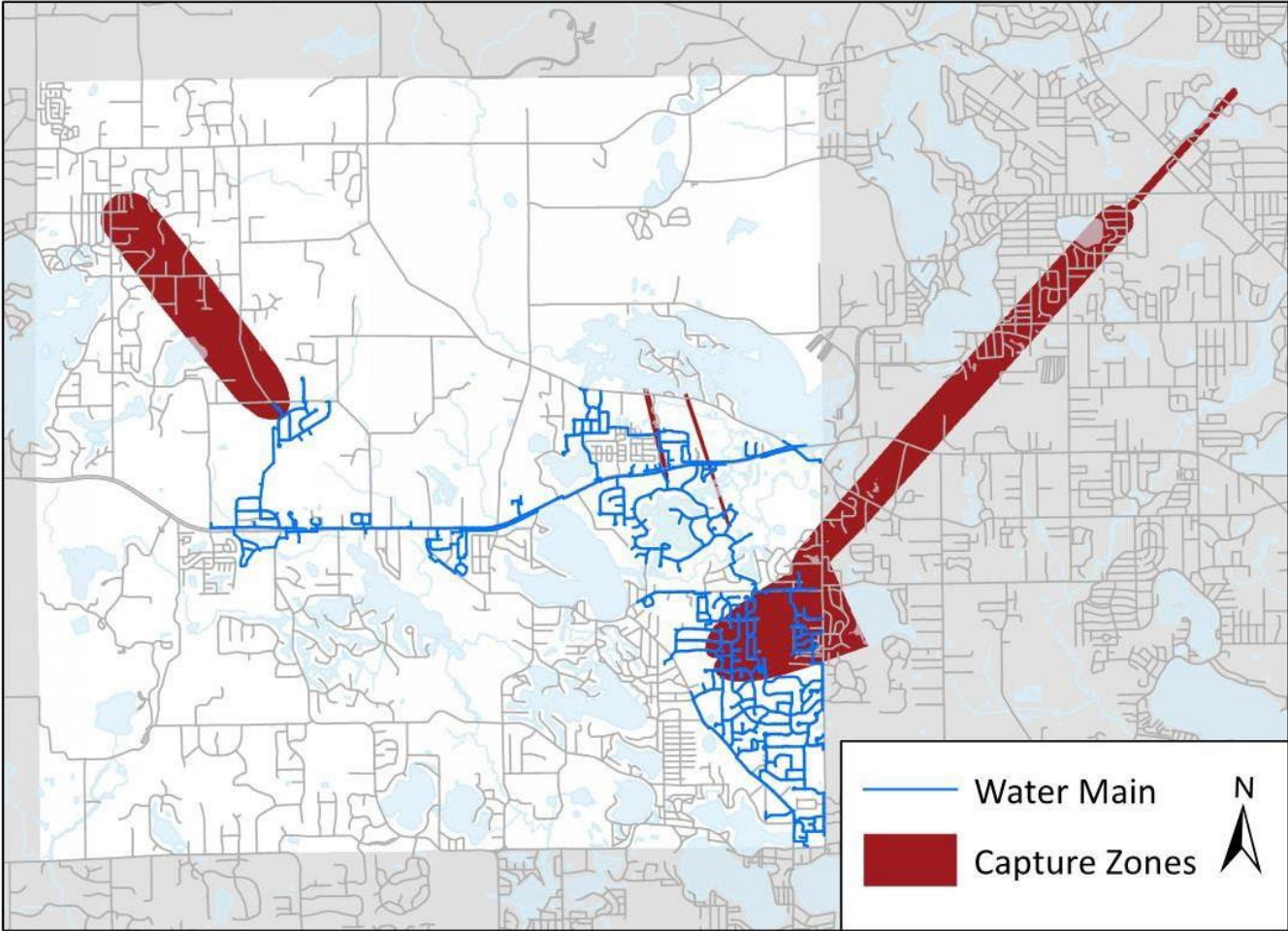
Sources: Michigan Deer Data Portal, Oakland County, White Lake Township

- 7" per acre
- 8"
- 9"
- 10"
- 11"
- 12"





Map XX: White Lake Township Wellhead Protection Area Map – Wellhead Capture Zones



Source: White Lake Township Wellhead Protection Program

### Wetlands

Wetlands are one of the most valuable and sensitive natural features in Michigan due to the unique ecosystem services that they provide. Wetlands absorb excess water and act as a filtration device by capturing surface water runoff and slowly infiltrating it into the groundwater. Wetlands also nurture wildlife and biodiversity, purify water, and provide recreational benefits.

Due to the numerous benefits wetlands provide, it is essential that the Township preserve both the quantity and quality of its wetlands. While wetland areas are found throughout the Township, the map title “Wetlands” shows the greatest concentration is south of M-59 and adjacent to the Huron River. Roughly 20% (7.5 square miles) of White Lake Township is

### Types of Wetlands

**EMERGENT:** Characterized by rooted herbaceous hydrophytes, like moss and lichen.

**FORESTED:** Characterized by woody plants taller than six feet and are usually farther away from water than emergent wetlands.

**RESTORATIVE:** Areas where wetlands can be fully or as closely as possible restored to their existing conditions.

Source: Michigan Department of Environment, Great Lakes, and Energy (EGLE)

covered by wetlands. Among the township’s wetlands, 14% of all wetlands are emergent wetlands and nearly 55% are forested wetlands. Restorative wetlands, wetlands that need intervention to become fully operational again, constitute about 32% of all wetlands.

To protect these fragile areas, wetlands of five acres or more, or smaller wetlands hydrologically connected to large wetlands, are strictly controlled by the Michigan Department of Environment, Great Lakes, and Energy (EGLE); any development that deposits, fills, dredges, removes, drains, or constructs on a wetland must receive a permit.<sup>17</sup> In addition, wetlands two–five acres in area fall under the protection of White Lake Township’s Wetlands Ordinance, consistent with the regulations with Part 303, Wetland Protection, of the Natural Resources and Environment Protection Act, Public Act.<sup>18</sup> Any development around wetlands regulated solely by the township requires a local wetland permit.<sup>19</sup>

**Table XX: Type of Wetlands**

Wetland Type	Acres	Percent of Wetlands
Emergent	653	20%
Forested	2,649	80%
<b>Existing Wetland Total</b>	<b>3,302</b>	<b>100%</b>
Restorative	1,532	-

## CONSERVATION AREAS<sup>20</sup>

Oakland County and the Michigan Natural Features Inventory (MNFI) coordinated efforts to inventory the county’s potential high-quality lands to propel efforts in prioritizing conservation efforts to improve natural resource-based decision-making. The information is used to help find opportunities to establish an open space system of linked natural areas throughout Oakland County. The Map titled “Potential Natural Areas” displays the conservation areas identified within White Lake Township. The “Existing Conservation Easement” layer represents land that is protected from development by a Conservation Easement recorded with the State of Michigan. The potential natural areas (PNAs) are defined as places on the landscape dominated by native vegetation that have various levels of potential for harboring high-quality natural areas and unique natural features; These areas may provide critical ecological services such as maintaining water quality and quantity, soil development and stabilization, pollination, wildlife corridors, migratory bird stopover sites, sources of genetic diversity, and floodwater retention. “High-Quality Habitat” is a spatial representation of specific patches of natural vegetation within larger intact landscapes that have the potential to harbor high-quality natural communities and/or for harboring rare/sensitive plants and animals. The location of these high-quality natural lands should be considered whenever development takes place

<sup>17</sup> Michigan Department of Environmental Quality. Wetland Permits. [https://www.michigan.gov/deq/0,4561,7-135-3313\\_3687-10813--,00.html](https://www.michigan.gov/deq/0,4561,7-135-3313_3687-10813--,00.html)

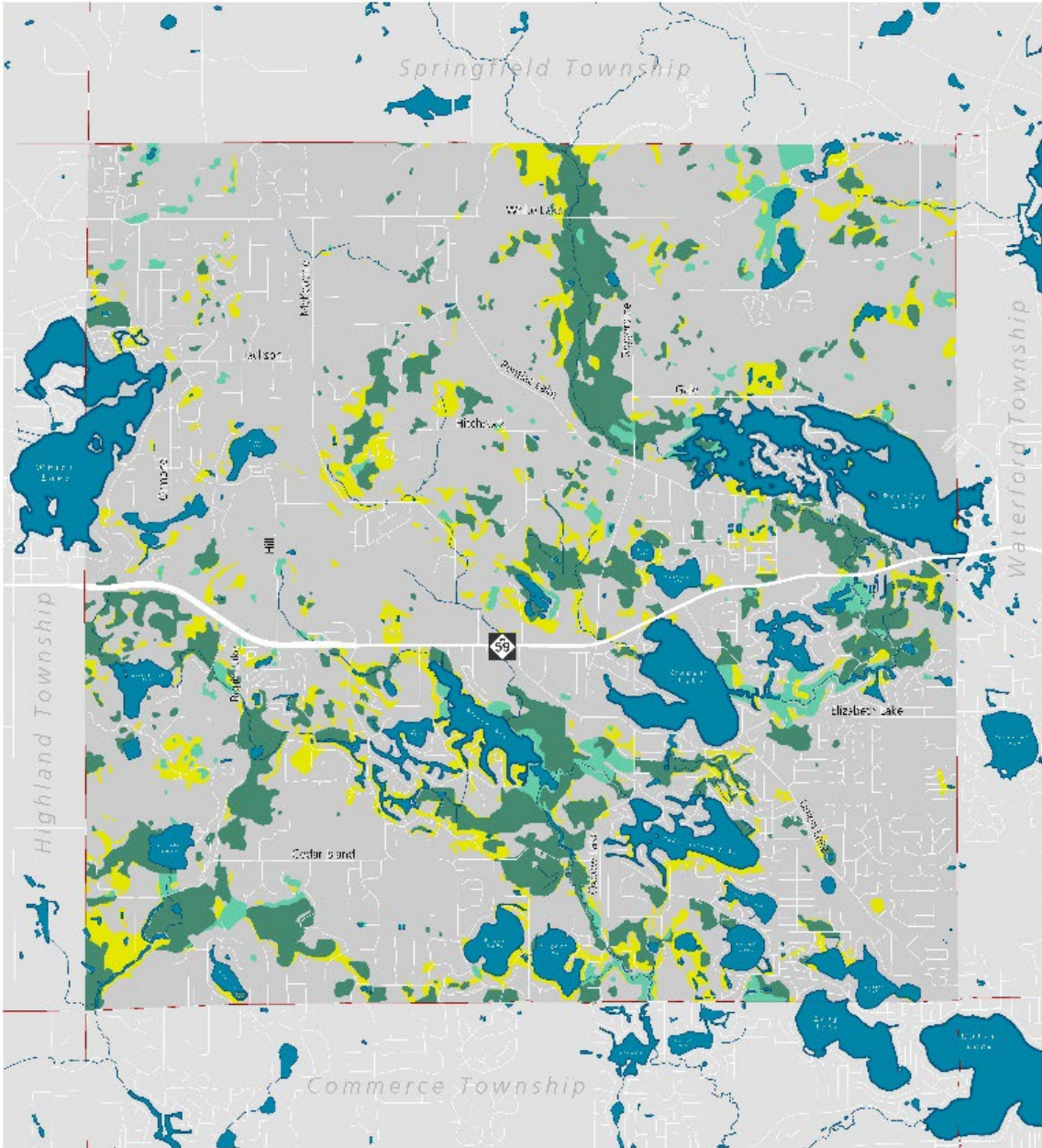
<sup>18</sup> White Lake Township Code of Ordinances, [https://library.municode.com/mi/white\\_lake\\_chrtr\\_township\\_\(oakland\\_co.\)/codes/code\\_of\\_ordinances?nodeId=COOR\\_CH14EN\\_ARTVWE](https://library.municode.com/mi/white_lake_chrtr_township_(oakland_co.)/codes/code_of_ordinances?nodeId=COOR_CH14EN_ARTVWE)

<sup>19</sup> White Lake Township Code of Ordinances, [https://library.municode.com/mi/white\\_lake\\_chrtr\\_township\\_\(oakland\\_co.\)/codes/code\\_of\\_ordinances?nodeId=COOR\\_CH14EN\\_ARTVWE](https://library.municode.com/mi/white_lake_chrtr_township_(oakland_co.)/codes/code_of_ordinances?nodeId=COOR_CH14EN_ARTVWE)

<sup>20</sup> Oakland County Open Data Portal

within the community. Additionally, White Lake Township can provide information about the voluntary conservation easements to residents, especially those living in the designated areas on the map.

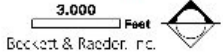
Map XX: Wetlands



### Wetlands

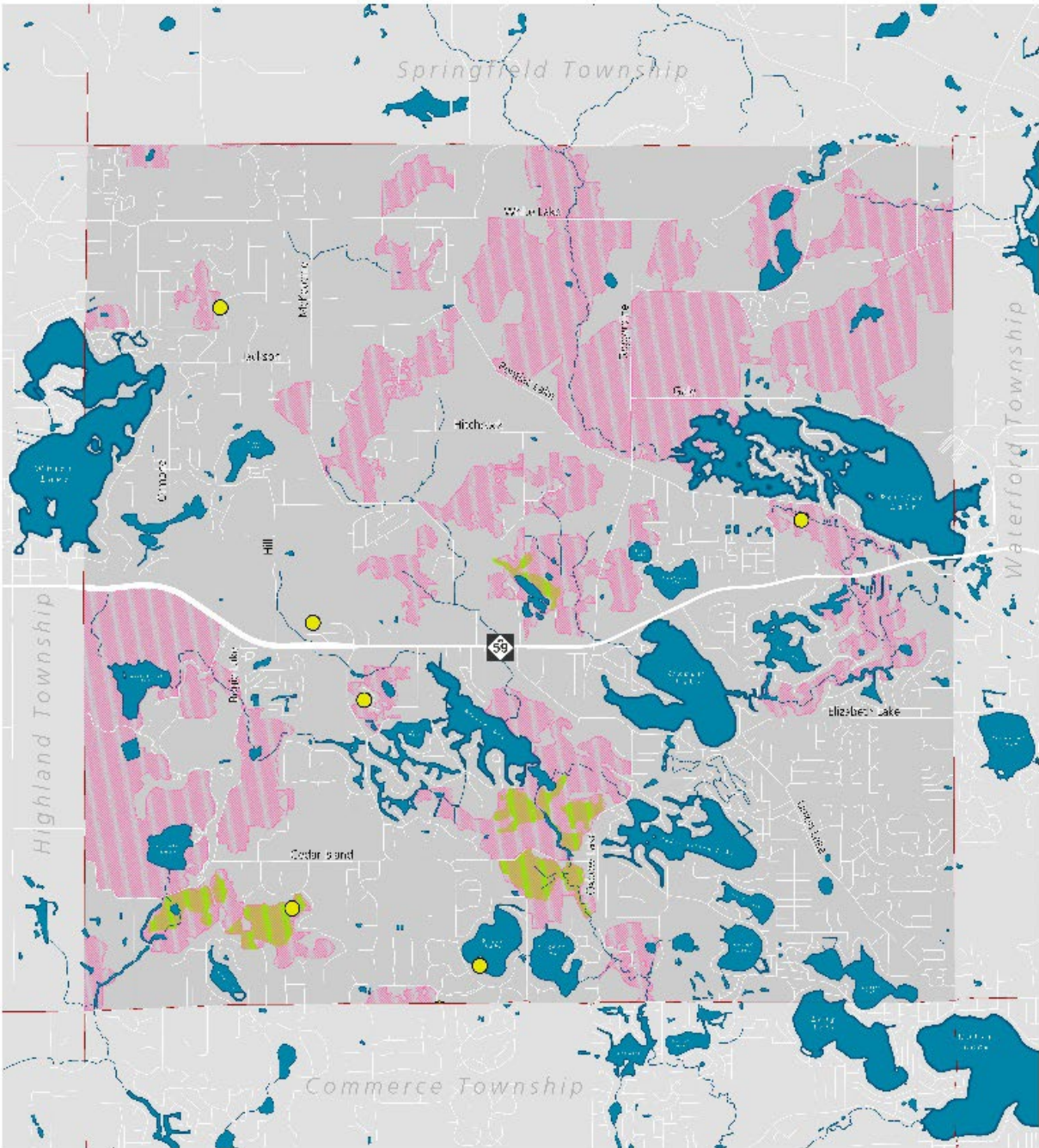
Sources: Michigan Open Data Portal, Oakland County, White Lake Township

- Emergent Wetland
- Forested Wetland
- Restorative Wetland





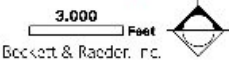
Map XX: Potential Natural Areas



### Potential Conservation Areas

Sources: Michigan Deer Data Portal, Oakland County, White Lake Township

- Existing Conservation Easement
- Potential Conservation Area
- High Quality Habitat






## GREEN INFRASTRUCTURE

Green infrastructure planning focuses on developing a connected network of natural land, open spaces, and waterways. Green infrastructure is both a network of green space and natural areas, along with built techniques such as rain gardens and bioswales that preserve the function of the natural ecosystem. It is a system that protects water quality, functions as a filtering and drainage network at little to no cost, and provides recreational benefits for residents.


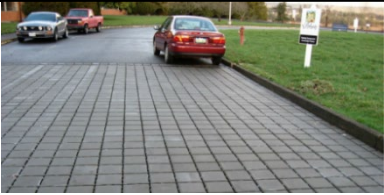


### Green Infrastructure Methods

Low impact development (LID) is a broad term for the set of practices that imitate natural processes to allow stormwater to infiltrate the ground as opposed to channeling it toward water bodies. The table titled “Green Infrastructure Methods” shows several examples of landscaping and low impact development practices that can be adopted in White Lake Township.

**Table XX: Green Infrastructure Methods**

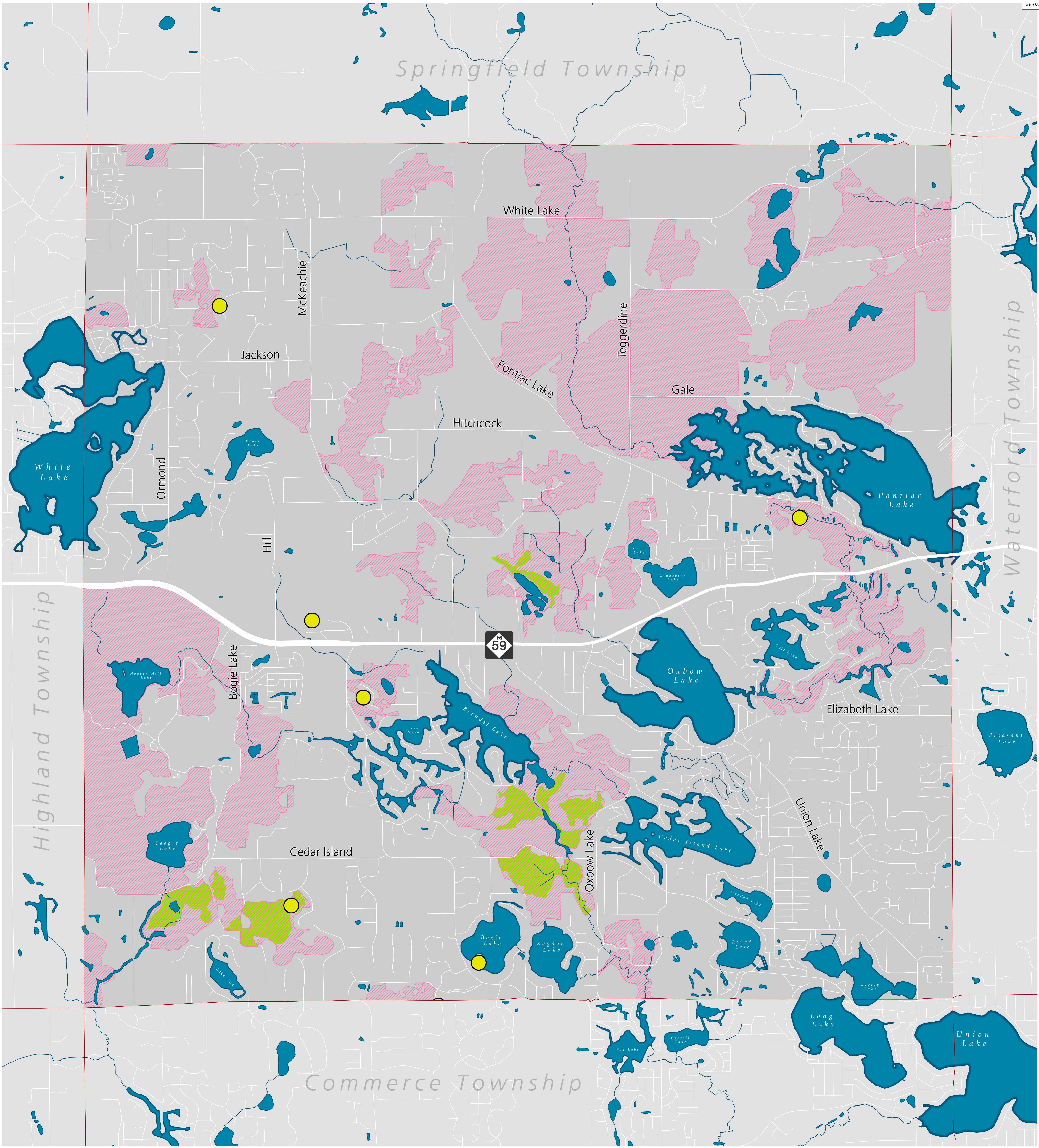
Method	Description	Example
Rainwater Harvesting	Systems that collect and store rainwater for later use.	
Rain Gardens	Shallow, vegetated gardens that collect and absorb runoff from streets, sidewalks, and roofs.	
Planter Boxes	Boxes along sidewalks, streets, or parking lots that collect and absorb rainwater; they can be designed with a notch to allow additional stormwater to flow in, as with rain gardens. These also serve as streetscaping elements.	



<p>Bioswales</p>	<p>Linear and vegetated channels, typically adjacent to a road or parking lot, that slow, retain, and filter stormwater.</p>	
<p>Permeable Pavement</p>	<p>Pavement that absorbs, filters, and stores rainwater.</p>	
<p>Green Roofs</p>	<p>Vegetated roofs that absorb and filter rainwater.</p>	
<p>Tree Canopy</p>	<p>Trees reduce and slow stormwater flow.</p>	

Source: United States Environmental Protection Agency





# Potential Natural Areas

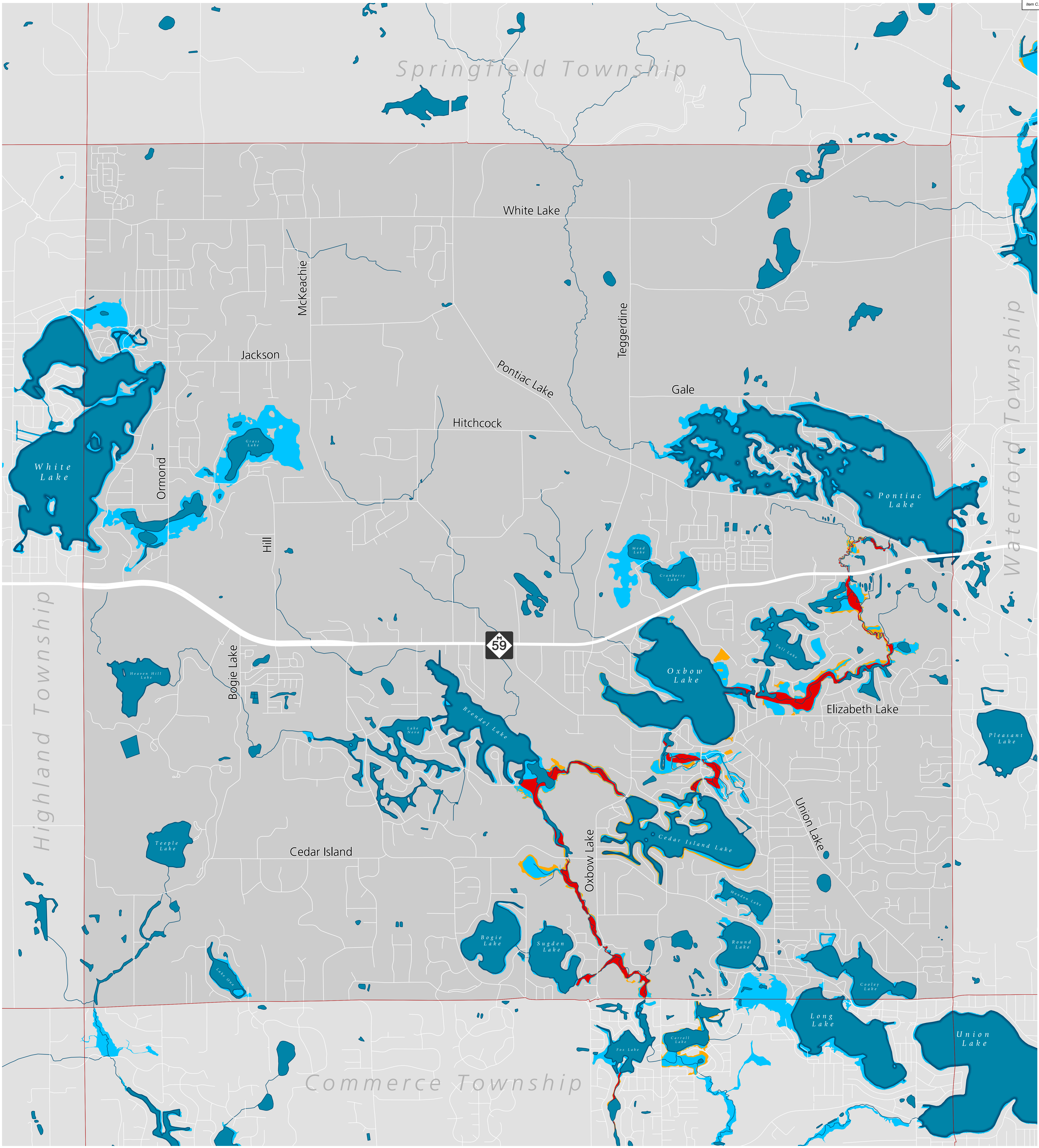
Sources: Michigan Open Data Portal, Oakland County, White Lake Township

- Existing Conservation Easement
- Potential Natural Area
- High Quality Habitat



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# FEMA Flood Hazard Zones

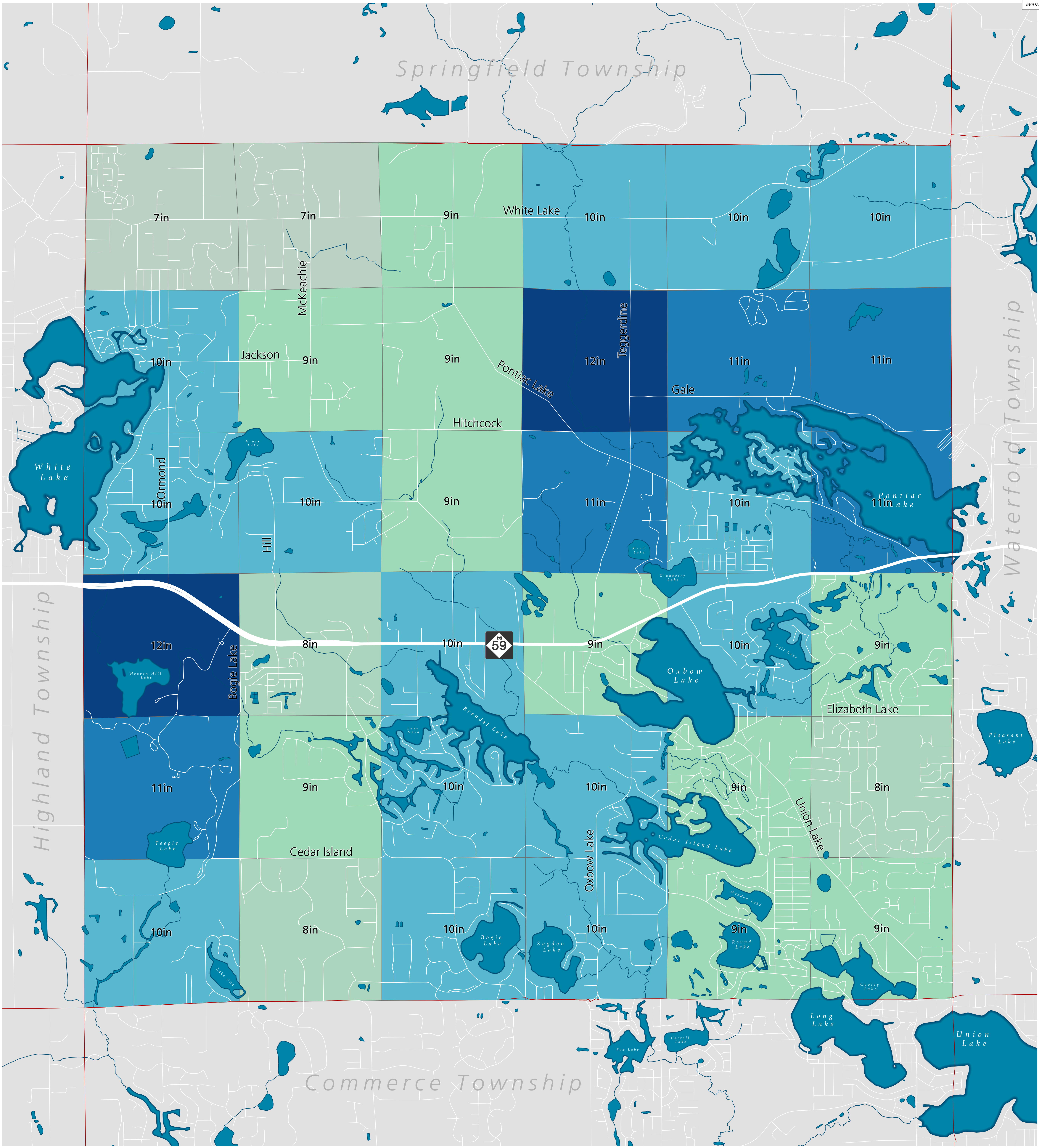
Sources: Michigan Open Data Portal, Oakland County, White Lake Township

- Floodway
- 1% Annual Flood Hazard
- 0.2% Annual Flood Hazard

3,000 Feet

Beckett & Raeder, Inc.











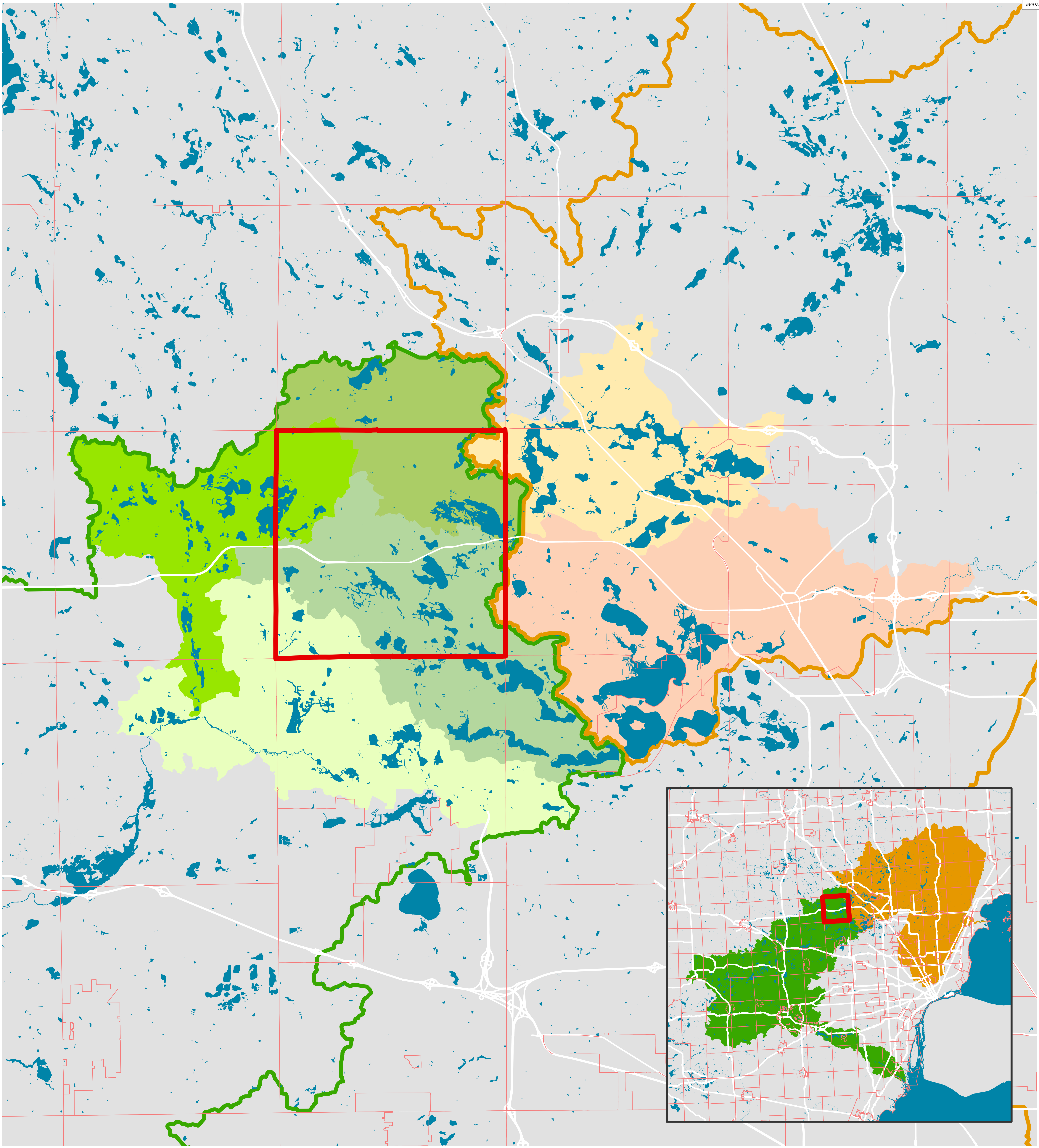
# Annual Groundwater Recharge

Sources: Michigan Open Data Portal, Oakland County, White Lake Township

3,000 Feet   
 Beckett & Raeder, Inc.

-  7" per acre
-  8"
-  9"
-  10"
-  11"
-  12"





# Watersheds

Sources: Michigan Open Data Portal, Oakland County, White Lake Township

10,000 Feet  
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White Lake Township

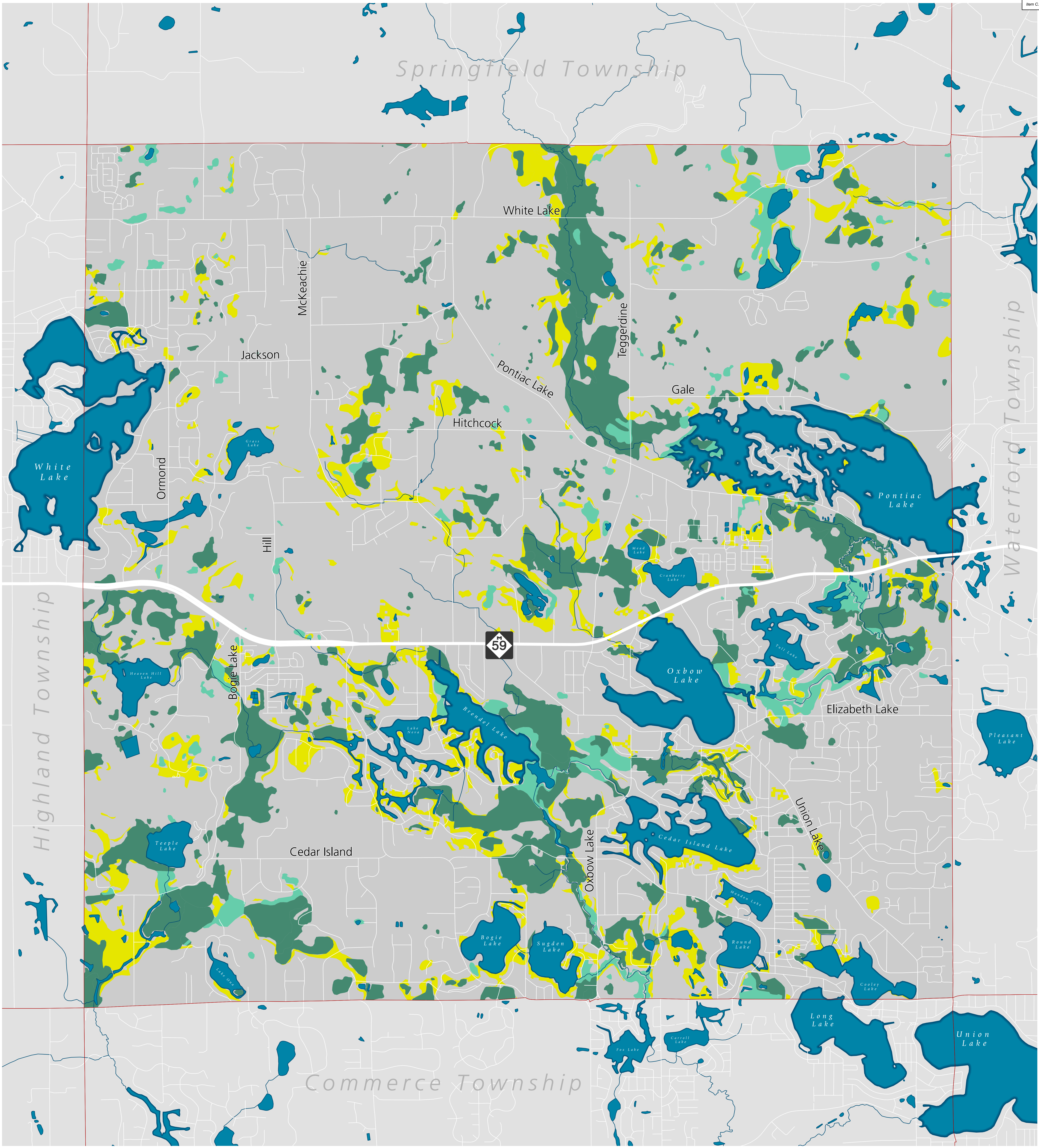
## Primary Watersheds

- Huron River
- Clinton River

## Sub-Watersheds

- Pontiac Creek
- Loon Lake
- Sherwood Creek
- Pettibone Creek
- Pontiac Lake
- Hayes Creek





# Wetlands

Sources: Michigan Open Data Portal, Oakland County, White Lake Township

- Emergent Wetland
- Forested Wetland
- Restorative Wetland

**3,000** Feet

Beckett & Raeder, Inc.