



PLANNING COMMISSION MEETING

LOCATION: TOWNSHIP ANNEX, 7527 HIGHLAND ROAD, WHITE LAKE, MI 48383
THURSDAY, MAY 02, 2024 – 6:30 PM

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

AGENDA

1. CALL TO ORDER
2. ROLL CALL
3. PLEDGE OF ALLEGIANCE
4. APPROVAL OF AGENDA
5. APPROVAL OF MINUTES
 - A. [April 4, 2024](#)
6. CALL TO THE PUBLIC (FOR ITEMS NOT ON THE AGENDA)
7. PUBLIC HEARING
 - A. [Culver's](#)
[Property described as parcel number 12-20-276-035, located on the north side of Highland Road \(M-59\) and west of Bogie Lake Road, with a project area on the parcel consisting of approximately 1.69 acres, currently zoned \(PB\) Planned Business District.](#)
[Request:](#)
[1\) Preliminary site plan approval](#)
[Applicant: Katie Schmitt](#)
 - B. [8357 Pontiac Lake - Rezoning Request](#)
[Location: Property described as 8357 Pontiac Lake Road, identified as parcel number 12-13-454-002, located on the south side of Pontiac Lake Road, north of Highland Road consisting of approximately 0.41 acre.](#)
[Request: Applicant requests to rezone the parcel from R1-C \(Single Family Residential\) to RM-1 \(Attached Single Family\) or any other appropriate zoning district.](#)
[Applicant: Kathryn Chipman](#)
8. CONTINUING BUSINESS
9. NEW BUSINESS
10. OTHER BUSINESS
 - A. [Master Plan Executive Summary Review](#)
 - B. [8285 Highland Road \(Former General RV Site\) Concept Presentation](#)
11. LIAISON'S REPORT
12. DIRECTOR'S REPORT
13. COMMUNICATIONS
14. NEXT MEETING DATE: May 16, 2024
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
APRIL 4, 2024**

CALL TO ORDER

Chairperson Seward called the meeting to order at 6:30 P.M.

Roll was called:

Present:

T. Joseph Seward, Chairperson
Steve Anderson
Debby Dehart
Pete Meagher
Matt Slicker
Merrie Carlock, Vice Chairperson
Mona Sevic

Absent:

Robert Seeley
Scott Ruggles, Township Board Liaison

Others:

Sean O'Neil, Community Development Director
Justin Quagliata, Staff Planner
Mike Leuffgen, DLZ
John Iacoangeli, Beckett & Raeder
Hannah Kennedy-Galley, 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. March 7, 2024

Chairperson Seward noted a correction to the minutes: Page 2, the name Seifman needed to be corrected.

MOTION by Commissioner Anderson, seconded by Commissioner Anderson, to approve the minutes of March 7, 2024 as corrected. The motion carried with a voice vote: (6 yes votes, Meagher abstained).

CALL TO THE PUBLIC (FOR ITEMS NOT ON THE AGENDA)

None.

PUBLIC HEARING

A. Gateway Crossing

Property described as parcel numbers 12-20-426-003 (6350 Highland Road) and 12-20-402-003 (6340 Highland Road), located at the southwest corner of Bogie Lake Road and Highland Road, consisting of approximately 5.36 acres.

Request: **Preliminary site plan and special land use approvals**

Applicant: Najor Companies

Staff Planner Quagliata gave a brief overview of the applicant's request.

Commissioner Sevic asked staff for clarification regarding ingress and egress to the property. Staff Planner Quagliata said it would be right in, right out only on M-59, and there was another proposed driveway on the east side of Bogie Lake Road

Commissioner Meagher asked staff if the distance from Bogie Lake to the driveway was an MDOT or Township issue. Staff Planner Quagliata confirmed it was a Township issue, and the applicant would need to seek a variance from the ZBA.

Commissioner Slicker asked for clarification regarding the traffic on the east side of the property. Staff Planner Quagliata said it was proposed to have traffic enter from the east driveway Bogie Lake Road to avoid drive thru traffic on the north and west, as a driveway on Highland Road. There was discussion to remove parking on the northeastern corner of the site to relieve traffic at the northwestern side of the building and to provide more safety to customers navigating the site. He added that there would be steady traffic within the site, and keeping the internal traffic moving safely was important.

Commissioner Anderson asked staff about the sidewalk. Staff Planner Quagliata said the developer was required to remove the existing shoulder and convert it to greenbelt. Sidewalk would be installed along the property's Highland Road frontage.

Commissioner Dehart asked staff if there would be a left turn lane on Bogie Lake Road. Staff Planner Quagliata said no, there was a right-hand taper that would need to be improved to the Road Commission standards.

Mr. Leuffgen briefly went over his engineering review.

Commissioner Anderson asked Mr. Leuffgen if the traffic study was reviewed. Mr. Leuffgen confirmed, DLZ reviewed the study and was in agreement with the findings.

Brian Najor, Najor Companies, was present to speak on behalf of his request. He had owned the property for many years, and was hoping to add to the Township's growth. His development was demand driven, and tried to put his best foot forward in coming up with a plan for the site. The site was challenging due to the elevation changes. He had previously worked with Redwood to provide necessary easements, and had a good rapport with Redwood.

Scott Tousignant, Boss Engineering, clarified a few items. He said regarding the drive approaches, he had spoken with MDOT and they were satisfied with those locations. If the M-59 approach was shifted, the construction feasibility would be minimal, and it would be the same with the Bogie Lake approach if it were shifted south due to the change in elevation. The one-way stub near Bogie Lake Road would help direct drivers to the drive thru lane. In regards to the circulation, the elimination of three parking spaces would help alleviate some of the concern. The site circulation would be kept predictable and there would potentially be the opportunity for a turn around.

Beau Wynn, Detroit Architectural Group, said the property would be well maintained and taken care of because it would remain a family-owned business. He briefly went over the building's elevations and materials.

Commissioner Carlock asked staff where the ordering and pick up areas would be. Staff Planner Quagliata said the drive thru would be on the south side of the building, and the window for pickup would be on the northeast area of the building.

Commissioner Carlock asked Mr. Wynn about the panels on the elevations. Mr. Wynn said they were decorative brick.

Commissioner Carlock asked staff about window coverage. Staff Planner Quagliata said the zoning ordinance required 30% window coverage on the east elevation of the building, and the applicant only proposed 9.27% coverage on their plan. The applicant would need to seek a variance for the reduction in coverage.

Commissioner Anderson asked Mr. Wynn if drivers westbound be able to see mechanical units on the top of the building. Mr. Wynn said it was possible due to the elevation of the site.

Commissioner Anderson asked Mr. Najor if all of the tenants were confirmed for the development. Mr. Najor said he was in talks with a few different tenants, and was in the process of securing the anchor tenant.

Commissioner Dehart asked if the drive thru lane was missed, would a driver have to turn around to get into the lane. Mr. Tousignant said yes.

Chairperson Seward opened the public hearing at 7:18 P.M.

Paul Cronenwett, pastor of Grace Church, wanted to know if there was impact to his church's driveway easement. It was confirmed there would be a positive impact due to the connection of the sidewalk pathway.

Chairperson Seward closed the public hearing at 7:20 P.M.

MOTION by Commissioner Meagher, seconded by Commissioner Anderson, to approve the special land use for Gateway Crossing, identified as parcel numbers 12-20-426-003 (6350 Highland Road) and

12-20-402-003 (6340 Highland Road), subject to addressing staff and consultant's comments and approval of ZBA variances. The motion carried with a voice vote: (7 yes votes).

MOTION by Commissioner Meagher, seconded by Commissioner Sevic, to recommend Township Board approve the preliminary site plan for Gateway Crossing, identified as parcel numbers 12-20-426-003 (6350 Highland Road) and 12-20-402-003 (6340 Highland Road), subject to addressing staff and consultant comments and approval of ZBA variances. The motion carried with a voice vote: (7 yes votes).

B. 2024 Master Plan

Mr. Iacoangeli briefly reviewed the Master Plan process for the audience.

Director O'Neil confirmed this was the only public hearing for this matter. The next step in the process was for the Planning Commission to take action to approve the Master Plan, and then the Township Board would take action as well.

Director O'Neil thanked Mrs. Mary Earley for her help on editing the document on grammatical issues

Chairperson Seward opened the public hearing at 7:33 P.M.

Steve Woodard, 955 Schuyler, shared his concerns regarding the focus areas on the plan, in particular the area of Bogie Lake Road and Cedar Island Road. Mr. Iacoangeli said that focus area was reworked with the comments from resident participation and the Planning Commission.

Jim Runestad, 2210 Teggerdine, spoke in concern over an abundance of proposed apartments and potential congestion in the Township. He wanted the Master Plan to reflecting the concerns and desires of the Township residents.

Director O'Neil said a lot of the land use categories didn't change in the plan, and multiple family uses were seen south of M-59, and the market has demanded the ranch style attached product that was geared toward empty nesters. There was interest in both purchasing and renting.

Commissioner Slicker stated that internal community members may not want multiple family housing, but future residents might want multiple family housing. Director O'Neil said as time and demands changed, it would be difficult to predict what the demand for people looking to move to the Township would want.

Mary Earley, 5925 Pine Ridge Court, had read the Master Plan in its entirety three times. She placed her trust in the Planning Commission and Township staff, and stated that Mr. Runestad's comments were fearmongering.

Director O'Neil said there was a letter from a developer that was concerning the Pontiac Lake Gateway District.

The Planning Commission favored a lower building height for the Pontiac Lake Gateway district.

MOTION by Commissioner Meagher, seconded by Commissioner Sevic to adopt by resolution the 2024 White Lake Master Plan and recommend approval to the Township Board. The motion carried with a roll call vote: (7 votes).

(Meagher/yes, Dehart/yes, Carlock/yes, Seward/yes, Anderson/yes, Sevic/yes, Slicker/yes).

C. Zoning Ordinance amendments

Director O'Neil said he had not received a lot of feedback regarding the amendments. He highlighted the sections regarding height in the Pontiac Lake Gateway district. He added the ZBA saw countless variances regarding lot coverage, and it made sense to increase the allowable lot coverage by 5% - 10%, depending on lot size. There was discussion on renaming Agricultural and Suburban Farm. The Planning Commission favored leaving the districts as is. Parking was another significant standard that was discussed. The ordinance standard would remain the same, but the change would make the minimum the maximum, effectively reducing the standard by 75%. If an applicant wanted more than the maximum allowed parking, they would need to seek a variance.

Commissioner Slicker was concerned with parking problems in the future with strip centers with different use retailers. Director O'Neil said it was a possibility that parking could fall short in that instance, but for the most part, the change would be beneficial.

The Planning Commission shared their support of the change to the parking minimum/maximum.

ZBA approvals were extended to 12 months, and final site plan approvals were extended to 2 years.

Chairperson Seward opened the public hearing at 8:24 P.M.

There was one letter regarding the amendments to be included into the record.

Chairperson Seward closed the public hearing at 8:24 P.M.

MOTION by Commissioner Meagher, seconded by Commissioner Carlock recommend the Township Board adopt the Zoning Ordinance amendments, subject to the omittance of sections 11, 12, 14, and 15. The motion carried with a roll call vote: (7 yes votes).

(Slicker/yes, Sevic/yes, Anderson/yes, Seward/yes, Carlock/yes, Dehart/yes, Meagher/yes).

CONTINUING BUSINESS

None.

NEW BUSINESS

None.

LIAISON'S REPORT

The ZBA had three cases last month; three approvals were received. Triangle Trail construction was underway. The contract was awarded for Stanley Park Phase 1, the construction contract was waiting on approval. Hess-Hathaway was holding their sheep shearing on April 27.

DIRECTOR'S REPORT

The second reading of the Six Lake/Filling Station was approved; the Board made the decision to rezone the properties to General Business. The new Civic Center building designs were due May 15. The pre-con for the Elizabeth Lake Road reconstruction project was scheduled for the near future.

OTHER BUSINESS

A. New Hope White Lake PDA amendment

Director O'Neil gave a brief overview of the request.

Rumi Shazad, owner, was present to speak on behalf of his request. He said the addition of Sokol Healthcare Training on site would help staff his building, as well as provide training opportunities. The request was for the company to rent the office building on the property.

Stephanie and Doug Sokol, were present. They stated they were a family and veteran owned business, and the building would have three staff. Classes would be run every two weeks for 10 days. They were licensed through the state, and held licenses to hold the CNA courses. They also held clinical training, which was another benefit of sharing the location with the assisted living.

Commissioner Anderson asked Ms. Sokol what the criteria was of the applicants who would be attending the training. Ms. Sokol said she received a lot of applicants through Michigan Works, and accepted applicants from 17 years old. The applicants had to have a clear background check and a negative TB skin test. The majority of her students were high school and college graduates; the busiest time for training was late spring/early summer.

Director O'Neil asked Mr. Shahzad if there would be any additional signage needed. Mr. Shazad said there would be signage outside of the office building. Director O'Neil said the sign on Williams Lake Road could be changed to include Sokol Healthcare. Mr. Shahzad said he would also be utilizing digital marketing. Mr. Sokol suggested basic vinyl sign on the window of the office building.

Commissioner Dehart was in favor of the request. She added that more nurses were needed everywhere.

MOTION by Commissioner Meagher, seconded by Commissioner Carlock to recommend the Township Board approve of New Hope's Planned Development Agreement, including signage amendments as discussed, subject to staff working with the developer on language. The motion carried with a voice vote: (7 yes votes).

B. Walmart temporary use request

MOTION by Commissioner Carlock, second by Commissioner Dehart to recuse Commissioner Sevic from the Walmart temporary use request due to Walmart being her employer. The motion carried with a voice vote: (6 yes votes).

Director O'Neil briefly went over the request.

MOTION by Commissioner Slicker, seconded by Commissioner Anderson, to approve Walmart's temporary use request subject to staff memo conditions. The motion carried with a voice vote: (6 yes votes).

COMMUNICATIONS

There would not be a meeting on April 18.

NEXT MEETING DATE: May 2, 2024.

ADJOURNMENT

MOTION by Commissioner Carlock, seconded by Commissioner Meagher to adjourn at 9:02 P.M. The motion carried with a voice vote: (7 yes votes).

Director's Report

Project Name: Culver's

Description: Preliminary site plan approval

Date on Agenda this packet pertains to: May 2, 2024

☒ Public Hearing☐ Special Land Use☒ Initial Submittal☐ Rezoning☐ Revised Plans☐ Other:☒ Preliminary Approval☐ Final Approval

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 checked="" type="checkbox"/>	
DLZ	Engineering Consultant	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	See letter dated 03/03/2024.
Justin Quagliata	Staff Planner	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	See letter dated 04/03/2024.
Jason Hanifen	WLT Fire Marshal	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	See letter dated 04/02/2024.



INNOVATIVE IDEAS
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March 3, 2024

Sean O' Neil
Community Development Department
Charter Township of White Lake
7525 Highland Road
White Lake, Michigan 48383

RE: Culver's- Preliminary Site Plan Review – 2nd Review

Ref: DLZ No. 2445-7696-04

Design Professional: Griggs Quaderer, Inc.

Dear Mr. O' Neil,

Our office has performed a Preliminary Site Plan review for the above-mentioned revised plan dated March 18, 2024. The plans were reviewed for feasibility based on general conformance with the Township Engineering Design Standards.

General Site Information

This 1.69 acre site is located north of M-59, west of Bogie Lake Road, and southeast of Meijer.

Site Improvement Information:

- Construction of a 4,085 square foot drive thru restaurant.
- Associated paved and curbed parking area, including three (3) ADA parking spaces.
- Two entrances off Meijer Service Drive.
- Water and sanitary sewer service.
- Storm water management facilities.

The following items should be noted with respect to Planning Commission review:

Please note that comments from our February 26, 2024 review are in *italics*. Responses to those comments are in **bold**. New comments are in standard font.

- a) *Cover sheet C000- Correct spelling of Bogie Lake Road. Currently spelled "Boagie."* **Comment addressed. Spelling has been corrected.**

- b) *Sheet C100- Show existing watermain easement for watermain along Bogie Lake Road frontage. In addition, any work within the existing easement shall require permission from the Township. **Comment addressed and remains as a notation regarding permission for work within the existing easement. The 20' wide recorded watermain easement along Bogie Lake Road has now been shown.***
- c) *Sheet C100- Indicate whether there is an existing easement for the existing on site electric/power line. If so, permission from DTE shall be required for work within this easement. **Comment addressed. Per the design engineer, no DTE easement was found during the title search.***
- d) *Sheet C100- Indicate whether there is an existing easement for the existing on site storm sewer (EX1 to EX2). **Comment addressed. Per the design engineer, no easement for storm sewer was found during title search. This portion of the existing storm sewer shall require an easement since it is outside of the existing ROW.***
- e) *Sheet C100- Storm MH EX1- Verify rim and invert elevations. Per attached Meijer storm sewer as built plan, rim and invert as built elevations shown on the Culver's survey differ by approximately 2-3 feet. **Comment addressed; grades were confirmed by surveyor.***
- f) *Sheet C100- Storm MH EX2- The following pipe sizes appear in error based on attached Meijer storm sewer as built plan a) 24" should be 21" diameter b) 15" should be 18" diameter. **Comment addressed. Pipe sizes have been revised.***
- g) *Sheet C100- It appears that the existing storm sewer in Bogie Lake Road to the east is also mislabeled in terms of pipe diameter. Meijer as built plan shows 21" and 36" diameters respectively. Please verify. **Comment addressed. Pipe sizes have been revised.***
- h) *Sheet C100-Benchmark #2 elevation (1003.52) shown appears to deviate by approximately 1.05' versus the identical benchmark (1004.57') provided on the survey(attached) for the adjacent (proposed Panera Bread) property to the southwest. Please clarify. **Comment addressed; grades were confirmed by surveyor.***
- i) *Sheet C100- The following three distances in the Property Description are missing from the property metes and bounds sketch: a) Second paragraph- Line 1-331.37'; b) Second paragraph-Line 4-51.59'; c) Second paragraph-Line 8-90.99'. **Comment addressed. Lengths of curves have now been added to the property metes and bounds sketch.***
- j) *Sheet C200- It is not clear why bumper blocks are being proposed where the ADA parking + one regular parking space abut the proposed sidewalk. Although the sidewalk abutting the spaces with bumper blocks will not be raised, the sidewalk to the south at a point would still need a sloped sidewalk/ramp up to allow ADA customers access to the restaurant door since the southern portion of this sidewalk does indicate a 6" raised sidewalk. Please review. **Comment addressed and remains as a notation. The design engineer notes the sidewalk adjacent to the bumper blocks shall be flush with the pavement area, with a ramp up to the main entrance proposed. Details for ramp up to main entrance along with proposed grades (meeting ADA requirements) shall be provided on the FSP/FEP.***
- k) *Sheet C200-The 15' wide one way driveway on the south side of the restaurant does not meet the Township minimum 20' width requirement for one way drives. We defer to the Township Planning*

Department regarding this item. Comment addressed and remains as a notation. Per the design engineer, Culver's shall be requesting a variance for the reduced drive width. We continue to defer to the Township regarding this item.

- l) *Sheet C200- Clarify the sidewalk easement intent for the existing sidewalks along the Meijer Service Drive and Bogie Lake Road. Is the easement proposed or existing? In addition, we defer to the Township Planning Department as to whether the existing sidewalk along Bogie Lake Road shall be required to be extended to the northwest along the Bogie Lake Road frontage per Township Zoning Ordinance requirements. Comment addressed and remains as a notation. A portion of the existing sidewalk is within the Culver's property and the design engineer has stated the intent to grant pedestrian access along the existing sidewalk to allow for continued use. We continue to note the requirement for a sidewalk easement for the portion of sidewalk on the Culver's property that is outside the Bogie Lake Road ROW. We continue to defer to the Township as to whether the existing sidewalk along Bogie Lake Road shall be required to be extended to the northwest along the Bogie Lake Road frontage.*
- m) *Provide plan indicating standard length fire truck access and turning radii so as to demonstrate adequate fire truck accessibility to and within the site. Comment addressed. A fire truck accessibility plan has now been provided.*
- n) *Sheet C300- A note shall be added to the proposed retaining wall to reference the wall detail on Sheet C501. Comment addressed. References to the detail on Sheet C501 have now been added to the requested sheets.*
- o) *Sheet C300- Add note to ends of proposed sidewalk replacement sections to match existing sidewalk grades. Comment addressed. Notes have been added.*
- p) *Sheet C301- Based on the existing storm sewer invert (per Meijer storm sewer as built plan) for EX1 of 984.85, storm drainage would back up in proposed Stormceptor (MH1) and remainder of proposed pipe (CB2 -EX1) and into CB2. Please review and revise, including storm sewer calculations, as necessary. In addition, please reference comment e) above. Comment addressed, grades were confirmed by surveyor and positive drainage is anticipated.*
- q) *Sheet C301-The proposed storm sewer is too close to the proposed retaining wall. Please shift sewer further to the east. Comment addressed. Storm sewer layout has been revised such that storm sewer is now shifted away from proposed retaining wall.*
- r) *Sheet C400-The proposed sanitary sewer pipe diameter shall be required to be 8" diameter (8" required if pipe length > 150'). Comment addressed. 6" lead will suffice based on conversation with our office.*
- s) *Sheet C400- The proposed sanitary sewer lead will be required to be lowered at water service crossing UC3 to achieve the minimum required 18" vertical pipe separation. Comment addressed. The water lead has been lowered and placed a minimum of 18" vertical separation under the sanitary lead.*
- t) *The applicant will need to provide information detailing whether this site falls under the Meijer Storm Water Management Facilities Easement, Maintenance Agreement and Lien document or if a new agreement will be required for this development. Likely a new agreement in the form of a*



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WLT-Culver's- PSP Review.02

March 3, 2024

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nonexclusive stormwater discharge agreement (see attached sample) will be required and supporting exhibits will need to be provided. **Comment addressed and remains as a notation. The engineer notes that no information was found as to whether the site falls under the Meijer agreement and has thus indicated that a new agreement will be drafted and finalized during the FSP/FEP phase.**

- u) *ADA parking spaces will need to meet ADA standards in terms of slopes and dimensions; further details will be required at the time of Final Site Plan/Final Engineering Plan submittal/review.* **Comment remains as a notation.**
- v) *Preliminary grading of the site has been proposed and demonstrates general drainage patterns. A more detailed grading review will be provided at the time of Final Engineering Plan submittal/review.* **Comment remains as a notation.**
- w) *We defer to the Township Fire Department regarding hydrant coverage.* **Comment addressed. Per the design engineer, all fire department requirements including for hydrant coverage have been met per the Fire Marshall.**
- x) *Sheet C500- There are several locations where proposed trees are shown too close to proposed sanitary sewer, water service, and storm sewer. Please provide a minimum of 10' horizontal separation between trees and these utilities. We have attached a red lined copy of this plan sheet for exact locations.* **Comment addressed. Landscape plan has now been revised. All proposed trees are now shown a minimum of 10' away from proposed sanitary sewer, water service, and storm sewer.**

Recommendation

The plan now demonstrates feasibility, and we recommend approval subject to any remaining above comments being addressed on the Final Site Plan/ Final Engineering Plan.

Please feel free to contact our office should you have any questions.

Sincerely,

DLZ Michigan

Michael Leuffgen, P.E.
Department Manager

Victoria Loemker, P.E.
Senior Engineer



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WLT-Culver's- PSP Review.02

March 3, 2024

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Cc: Justin Quagliata, Community Development, *via email*
Hannah Kennedy-Galley, Community Development, *via email*
Aaron Potter, DPS Director, White Lake Township, *via email*
Jason Hanifen, Fire Marshall, White Lake Township, *via email*

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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: April 3, 2024

RE: Culver's
Preliminary Site Plan – Review #2

Staff reviewed the revised site plan prepared by Griggs Quaderer, Inc. (revision date March 18, 2024). The following comments from the first review dated February 26, 2024 are listed below. Responses to those comments are provided in **(red)**.

Katie Schmitt has requested preliminary site plan approval to construct a 4,085 square foot drive-thru Culver's restaurant on 1.69 acres of Parcel Number 12-20-276-035. The subject site is part of a Meijer outlot, zoned PB (Planned Business), and located north of Highland Road (M-59) and west of Bogie Lake Road. **Prior to final site plan submission, a land division application shall be submitted to the Assessing Department to separate the proposed outlot from the remaining Meijer property.** **(Comment remains as a notation. This requirement has been acknowledged by the Applicant's engineer in the response letter provided to the first review).**

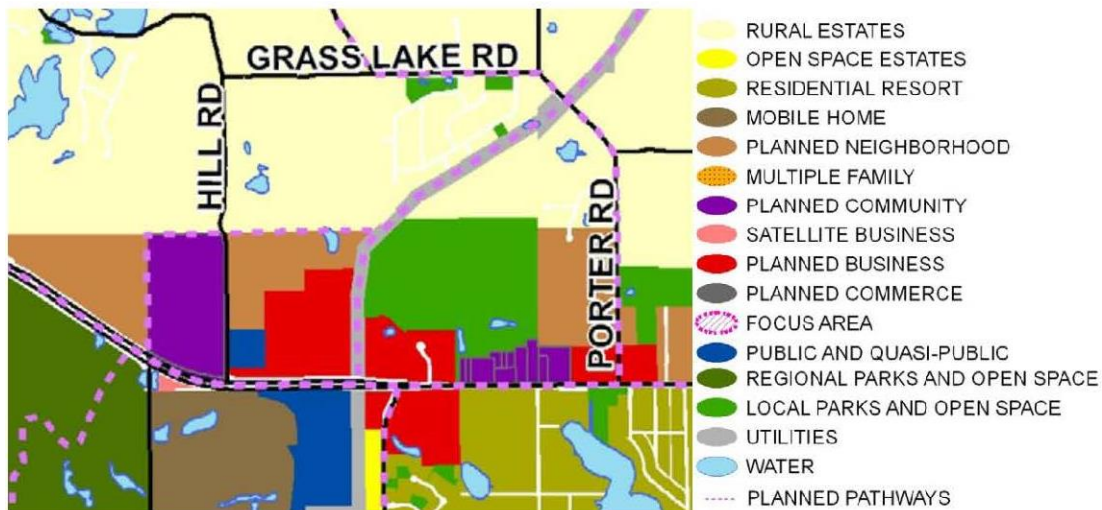
Meijer must provide a letter of authorization allowing the Applicant to submit a site plan application on their behalf, or, a Meijer representative must sign the application. A letter of authorization must include a legal description for the area of the proposed land division, as the parcel of land (outlot) for the project has not yet been created. **(Comment addressed. A letter of authorization from Meijer has been provided).**

Master Plan

The Future Land Use Map from the Master Plan designates the subject site in the Planned Business category. All development in Planned Business is required to adhere to strict access management principles in order to minimize traffic conflict and maximize safety throughout the M-59 corridor. Connections to and segments of the Township community-wide pathway system are required as an integral part of all Planned Business development.

The Future Land Use Map from the draft 2024 Master Plan designates the subject site in the Commercial Corridor category, which is intended to provide regional goods and services (such as large box-stores and drive-thrus) to residents and non-residents.

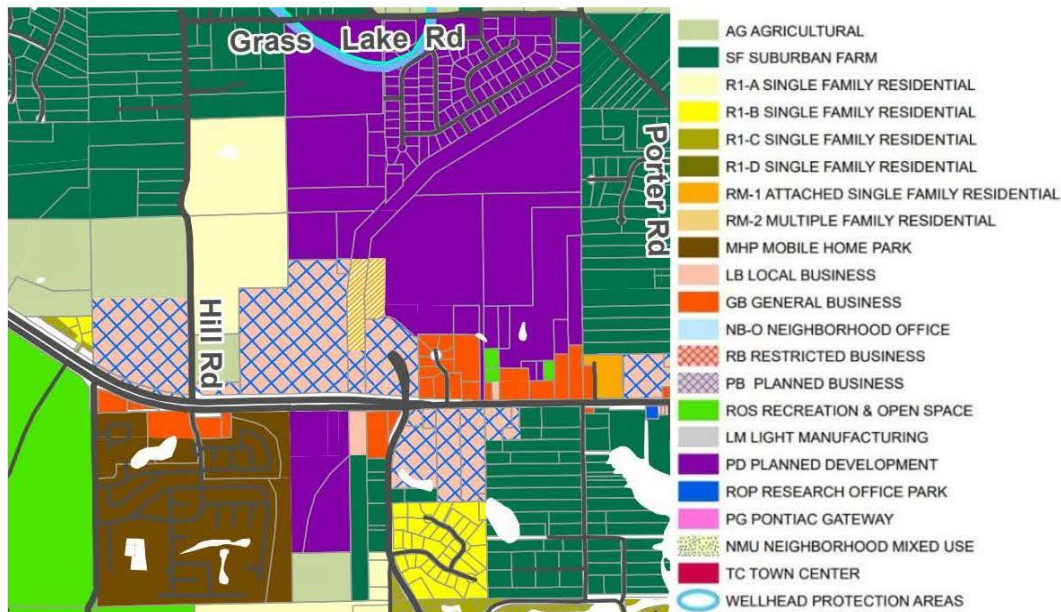
FUTURE LAND USE MAP



Zoning

Drive-thru restaurants are principal permitted uses with site plan review and approval in the PB zoning district. A minimum lot area of 10 acres is required in the PB District (the PB district does not have a minimum lot width requirement). **Label the dimensions of the proposed property lines on Sheet C200.** (Comment addressed. The property dimensions are now labeled on Sheet C200). The subject site (proposed parcel) contains 1.69 acres of lot area. While the lot area does not meet the minimum requirement, the Meijer outlots were contemplated at the time of the initial development. A waiver from the minimum area requirement is not necessary.

ZONING MAP



Physical Features

Currently the site is undeveloped. The Michigan Department of Environment, Great Lakes, and Energy (EGLE) Wetland Map and the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map indicate neither wetlands nor floodplain are present on or near the site.

Access

Two proposed driveways to the Meijer private drive would provide access to the site. The Zoning Ordinance states the number of driveways permitted for a site shall be the minimum number necessary to provide safe and efficient access for regular traffic and emergency vehicles. **The westerly driveway should be eliminated. Revise accordingly.** (Comment remains as a notation. The Applicant is requesting a secondary driveway be allowed on the west side of the site. Staff defers to the Planning Commission on this request. It should be noted the Applicant is also requesting a waiver to reduce the required drive aisle width for a one-way drive along the south side of the building from 20 feet to 15 feet). **If not removed, the westerly driveway is deficient in width (one-way undivided driveways must have a width of 20 feet) and shall be widened accordingly (dimension this driveway width on Sheet C200).** (Comment addressed. The drive width has been labeled with dimensions on Sheet C200).

Staff discussed with the Applicant's engineer aligning (centerline-to-centerline) the proposed Culver's driveway with the proposed project driveway to the south. The driveways have not been aligned. The latest conceptual final site plan for the project to the south will be provided to the Applicant's engineer for reference. Revise accordingly.

Sidewalk along portions of the property frontage were constructed by Meijer at the time of the initial development. The Applicant shall be required to repair/replace any broken sections of concrete within the frontage sidewalk, as determined by the Township Engineering Consultant; this is noted on Sheet C200.

Utilities

Municipal water and sanitary sewer are available to serve the site. The Township Engineering Consultant will perform an analysis of utilities, stormwater, and grading to ensure compliance with all applicable ordinances as well as the Township Engineering Design Standards.

Staff Analysis

When reviewing the preliminary site plan, the Planning Commission should consider if the project meets the design standards for Planned Business developments found in Article 6, Section 7 of the Zoning Ordinance, the appropriateness of the requested waivers, and the site standards and development procedures for a PB development as outlined in Articles 5 and 6, respectively, of the Zoning Ordinance.

The Planned Business development review process is summarized by the following steps:

1. Preliminary Site Plan: During this review, the site layout and use(s) are established, the amount of open space is determined, and other project details are decided upon. The Planning Commission holds a public hearing, reviews the PB proposal, and makes a recommendation to the Township Board. The Township Board takes final action, approving or denying the preliminary site plan.
2. Final Site Plan: At this time building materials and colors, landscaping, and outdoor lighting are finalized and all conditions of preliminary site plan approval must be satisfied. The Planning Commission reviews and takes action to approve or deny the final site plan, and also reviews the proposed Development Agreement and makes a recommendation to the Township Board.
3. Development Agreement: Upon recommendation by the Planning Commission, the Township Board takes final action on the Development Agreement.

The following standards for drive-thrus found in Section 4.17 of the Zoning Ordinance must also be utilized:

- A. *A front yard setback of at least sixty (60) feet shall be required.* The proposed front yard setback from the south property line is 85.3 feet. **The building setback (at its closest point) from the north (front) property line shall be dimensioned on the site plan. Also, revise the required front yard building setback from 50 feet to 60 feet on Sheet C200. (Comment addressed. The building to property line dimension on the north side of the building has been added to the plan. The front yard building setback is now shown and labeled as 60 feet).**

- B. *Entrance and exit drives shall be at least one hundred (100) feet from any street intersection and two hundred (200) feet from any residential district. The nearest street intersection (Bogie Lake Road and Meijer private drive – to the east) is approximately 125 feet from the proposed easterly driveway. Additionally, the proposed driveways exceed the minimum 200-foot setback from a residential zoning district.*
- C. *An outdoor lighting plan shall specify the type of fixtures to be used, light intensity, and method of shielding the fixtures so that light does not project onto adjoining properties or on any public or private street or right-of-way. Dropped fixtures shall not be allowed. The site plan shall include a photometric plan and catalog details for all proposed fixtures. Outdoor lights must meet the performance standards of Section 5.18. See the Outdoor Lighting section of this review.*
- D. *An obscuring fence, screen wall, or land form buffer shall be provided in accordance with the provisions of Section 5.19 on all sides abutting a residential district. The property does not abut a residential district.*
- E. *Adequate off-street waiting space shall be provided to prevent drive-through customers from waiting on a public or private street. Fast food restaurants with indoor seating require minimum stacking (per lane) of eight (8) vehicles inclusive of the vehicle at the window. The site plan shows 13 stacking spaces and seven (7) order waiting spaces.*

Building Architecture and Design

Exterior building materials should be comprised primarily of high quality, durable, low maintenance material, such as masonry, stone, brick, glass, or equivalent materials. Buildings should be completed on all sides with acceptable materials **(consideration shall be given to all four facade designs as each side of the building would be visible from a street).** (See response to following comment in this paragraph). The proposed materials for the 18-foot-tall building (23-foot-tall parapets) are a mix of EFIS (exterior insulation finishing system) and stone veneer, with canvas awnings. **A majority of the building material is EFIS, with stone veneer as an accent around the base of the building. EFIS is not considered a high-quality building material. Staff recommends 70 percent of all elevations of the building be covered with some type of brick or stone veneer product.** (Comment addressed. In the response letter provided to the first review, the Applicant's engineer stated all building faces have a minimum of 70% brick and/or stone veneer product. Percentage of EFIS has been provided for each of the building elevations).

The Zoning Ordinance states all buildings should have windows at eye level covering at least 30 percent of the front facade. The exterior elevations should be revised to provide the required windows, and a window coverage calculation shall be provided on the building elevations at final site plan. (Comment outstanding. A waiver is required because 30% window coverage on front facades is not provided. The east and north elevations are also considered front facades (due to fronting on roads) and shall be labeled as such on Sheet A-3, with window coverage calculations provided for those facades. Also, revise requested waiver seven on Sheet C000 to reflect the three affected facades).

Note the exterior elevations and site details shall be sealed by the registered architect who prepared the plans. (Comment addressed. The floor plan, exterior elevations, and site details sheet have been sealed by the architect).

A sample board of building materials to be displayed at the Planning Commission meeting and elevations in color are required by the Zoning Ordinance and must be submitted at final site plan. (Comment remains as a notation). **Additionally, the address (street number) location shall be shown on the building. Six-inch-tall numbers visible from the street shall be required.** (Comment addressed. Address location has been depicted on the south building elevation). **The address location is subject to approval of the Fire Marshal.** (Comment remains as a notation. This requirement is noted on Sheet A-3).

Parking

In addition to the required stacking spaces (which must be provided as described on Page 4 of this review), one parking space per 75 square feet of gross floor area is required for the drive-thru restaurant (54 spaces). 55 parking spaces are proposed east of the building. The required number of barrier-free parking spaces are also provided.

Off-Street Loading Requirements

The Zoning Ordinance requires one loading space for a development of this size. Such loading and unloading space must be an area 10 feet by 50 feet, with a 15-foot height clearance. One loading space is proposed. General Note 5 on Sheet C200 states deliveries would occur off-hours as to not conflict with customer traffic flow.

Trash Receptacle Screening

The Zoning Ordinance requires dumpsters to be surrounded by a six-foot-tall wall (but not more than eight feet high) on three sides and an obscuring wood gate on a steel frame on the fourth side, located on a six-inch concrete pad extending 10 feet in front of the gate, with six-inch concrete-filled steel bollards to protect the rear wall and gates. Furthermore, the Zoning Ordinance states dumpsters and trash storage enclosures shall be constructed of the same decorative masonry materials as the buildings to which they are accessory. Brickform concrete (simulated brick pattern) or stained, decorative CMU block are not permitted where the principal building contains masonry. Plain CMU block is also prohibited. Dumpster enclosure and elevations details were provided on Sheet C-1. The proposed enclosure is located adjacent to the north side of the building. An 8'-6" wall (stone veneer over CMU screen wall) is proposed on the sides of the dumpster enclosure, with an aluminum-backed synthetic wood gate on the east side of the enclosure **(the color of the gate shall be provided at final site plan).** (Comment remains as a notation. This requirement has been acknowledged by the Applicant's engineer in the response letter provided to the first review). **The screen wall shall be reduced six inches in height or a waiver is required.** (Comment addressed. The screen wall height has been reduced to meet the eight-foot maximum height).

The proposed enclosure is located north of the building. The Zoning Ordinance prohibits trash enclosures within a required front yard setback, and does not allow enclosures closer to the front lot line than the principal building. The proposed dumpster enclosure is located closer to the Meijer private drive than the building. **A waiver is required to allow the dumpster enclosure to project into the front yard.** (Comment remains as a notation. This requirement has been acknowledged by the Applicant's engineer in the response letter provided to the first review).

Landscaping and Screening

Landscaping must comply with the provisions of the Zoning Ordinance and should be designed to preserve existing significant natural features and to buffer service areas, parking lots, and dumpsters. A mix of evergreen and deciduous plants and trees are preferred, along with seasonal accent plantings. A landscape plan is not required as part of the preliminary site plan, but was provided for consideration and will be reviewed in detail during final site plan review if the preliminary site plan is approved. Following are initial comments on the landscape plan:

- All required landscape areas in excess of 200 square feet shall be irrigated to assist in maintaining a healthy condition for all plantings and lawn areas. **An irrigation plan shall be provided at final site plan.** (Comment remains as a notation. This requirement has been acknowledged by the Applicant's engineer in the response letter provided to the first review).
- Transformer and Mechanical Equipment Screening: all ground mounted transformers, climate control, and similar equipment shall be screened from view from any street or adjacent property by a wall constructed of the same decorative exterior materials as the building and not less than the height of the equipment to be screened. As an alternative, the equipment may be screened by landscaping approved by the Planning Commission. All rooftop climate control equipment, transformer units, and similar equipment shall be screened. The materials used to screen the equipment shall be compatible in color and type with exterior finish materials of the building. All rooftop equipment shall conform to the maximum height regulations of the Zoning Ordinance. **The plans do not show proposed locations for mechanical units or provide the method of screening. The plans shall be revised accordingly to provide the location(s) and method of screening at final site plan.** (Comment addressed. The mechanical units are located on the roof of the building (see Sheet A-3) and screened by parapet walls).
- Note areas for snow storage are depicted on Sheet C200.
- Trees shall not be planted closer than four feet to a property line. **Add note to landscape plan at final site plan.** (Comment addressed. Note 19 has been added to Sheet C500).

- **The Planting Requirements Table on Sheet C500 shall be revised. The minimum requirement listed for the west side buffer is incorrect. A greenbelt 10 feet in width planted with 1 large deciduous or evergreen tree and 8 shrubs for every 30 linear feet is required. Revise accordingly. (Comment partially addressed. While the greenbelt requirement has been added, the following wording still needs to be removed: “Land Form Buffer A-2 =”).**
- **18 trees are required for interior landscaping and 7 trees are proposed. Therefore, a waiver is required. (Comment outstanding. A waiver is required. Note 10 trees are now proposed, so the waiver requested is for eight trees).**
- **Unless waived by the Planning Commission, the landscape plan shall be prepared by a landscape architect registered in the State of Michigan. The landscape plan is signed and sealed by a professional engineer. Revise accordingly, or a waiver is required. (Comment outstanding. However, a waiver is being requested).**

Outdoor Lighting

Site lighting is required to comply with the Zoning Ordinance. Information on site lighting was provided and will be reviewed in detail during final site plan review. Following are initial comments on the lighting (photometric) plan:

- Lighting shall be shielded from adjacent properties and designed to reflect continuity with the pedestrian orientation of the area. Floodlights, wall pack units, and other types of unshielded lights, and lights where the lens or bulb is visible outside of the light fixture are not permitted except in service areas where the lights will not generally be visible by the public or adjacent residential properties. Lights underneath canopies must be fully recessed into the canopy to minimize glare from the light source.
- **Complete catalog details (lighting fixture specification sheets) for all proposed fixtures shall be provided at final site plan. Light fixture selections and colors are subject to review and approval by the Township. (Comment remains as a notation. This requirement has been acknowledged by the Applicant’s engineer in the response letter provided to the first review).**
- **Revise the Lighting Statistics Table to include footcandle information at the building, driveway, and parking. It appears the information provided is only for the general site. (Comment outstanding. The table has not been updated as required. Separate rows with data for each of the aforementioned areas shall be provided in the table. This revision can be made at final site plan).** The allowable average footcandle for the entire site is 0.5, which is currently proposed.
- Note no wall pack units are currently proposed on the building. ***(The building wall sconces have been added to the photometric plan).***

Signs

Per the Meijer Development Agreement, freestanding signs are prohibited from being located on any individual outlot. If allowed by Meijer, Culver's may be identified on the freestanding sign at the northwest corner of Bogie Lake Road and Highland Road.

A maximum of one wall sign is permitted for each principal building. In instances where a parcel has frontage on two streets, an additional wall sign may be permitted on the building facing the secondary thoroughfare, which is no greater than five percent of the wall area on which the sign is placed. Where permitted, wall signs must be located flat against the building's front facade or parallel to the front facade on a canopy. The exterior elevations show four wall signs on the building (one sign on the north, south, east, and west facades). **The wall sign on the west elevation and the wall sign on the north elevation shall be removed, or waivers are required).** (Comment addressed. Wall signs on the west and north elevations have been removed). Additionally, wall signs cannot extend above the roofline of a building. **Waivers are required to install wall signs above the roofline of the building.** (Comment outstanding. Contrary to the response letter, the two wall signs shown on Sheet A-3 are above the roofline. At this time, waivers are still required. However, the Planning Commission should note per the proposed Zoning Ordinance amendment to the definition of above-the-roof signs, a waiver for the sign locations would not be required). Staff does not support signage waivers. The exterior elevations should be revised to comply with the sign standards.

The exterior elevations of all four sides of the building indicate the cornice contains optional blue LED accent lighting. Trim accent lighting at or above the roofline is prohibited signage and a waiver would be required to install such lighting. Staff suggests Sheet A-3 be revised to remove the optional blue LED accent lighting. (Comment addressed. The blue LED accent lighting has been removed from the building elevations).

Outdoor Dining

Outdoor dining is subject to the following standards found in Section 4.18 of the Zoning Ordinance:

A. *The Planning Commission shall determine that the use is designed and will be operated so as not to create a nuisance to property owners adjacent to or nearby the eating establishment. As such, the proposed use shall meet the following minimum criteria:*

- i. *The establishment may operate only during the following hours:*
 - Monday thru Thursday: 8:00 a.m. – 12:00 midnight
 - Friday: 8:00 a.m. – 2:00 a.m.
 - Saturday: 10:00 a.m. – 2:00 a.m.
 - Sunday: 10:00 a.m. – 10:00 p.m.

The hours of operation pertain to the outdoor dining hours, not hours of operation for the restaurant. Outdoor dining at Culver's would be limited to said hours of operation.

- ii. *The use of exterior loudspeakers is prohibited where the site abuts a residential district or use. The noise level at the lot line shall not exceed 70 dB.*

Culver's would be required to adhere to said performance standard.

- iii. *An outdoor lighting plan shall specify the type of fixtures to be used, light intensity, and method of shielding the fixtures so that light does not project onto adjoining properties or on any public or private street or right-of-way. Dropped fixtures shall not be allowed. The site plan shall include a photometric plan and catalog details for all proposed fixtures. Outdoor lights must meet the performance standards of Section 5.18.*

Information on site lighting was provided and will be reviewed in detail during final site plan if the preliminary site plan is approved. Initial comments on the lighting (photometric) plan were previously provided in this report.

B. Additional parking spaces must be provided according to the following:

- i. *Outdoor dining areas for more than 30 people or which include either permanent or seasonal structures, such as awning, roofs, or canopies, may be required to provide additional parking according to the following:*
 - a. *If the outdoor seating is 25% of the indoor seating or less, no additional parking is necessary.*
 - b. *If the outdoor seating is 26%-50% of the indoor seating, the restaurant may be required to provide up to 125% of the parking required for the indoor space.*
 - c. *If the outdoor seating is over 50% of the indoor seating capacity, the restaurant may be required to provide up to 150% of the parking required for the indoor space.*

An outdoor patio with 20 seats (five tables) is proposed on the south side of the building. **Label the size (square footage) of the patio on Sheet C200.** (Comment addressed. A note has been added to Sheet C200 indicating the patio is 675 square feet in size).

Community/Public Benefit

A waiver from the Community Impact Statement (CIS) requirement should be requested. (Comment addressed. This request has been noted on Sheet C000). While staff supports waiving submission of a CIS, **a community/public benefit must be provided to qualify for development in the PB district.** (See response to following comment in this paragraph). For PB developments, a public benefit(s) must be provided to offset the impact(s) of development on the Township. Community benefits are intended to be for the use and enjoyment of the public-at-large and must be commensurate with the waivers requested for the project. Note donations to charitable organizations do not constitute a Township community/public benefit. **A community/public benefit has not been proposed.** (Comment addressed. The Applicant is proposing to donate \$10,000 to the Corridor Improvement Authority. The Township Board must determine if the proposed donation is acceptable).

Planning Commission Options / Recommendation

The Planning Commission may recommend approval, approval with conditions, or denial of the preliminary site plan to the Township Board. ~~Staff recommends the plans be revised and resubmitted to address the items identified in this memorandum. A response letter detailing changes made to the plan shall be provided upon resubmission. A list of requested waivers shall also be provided, along with a proposed community/public benefit.~~ The majority of staff comments have been addressed. While there are waivers required, the plan demonstrates land use feasibility. Concerns remain regarding the proposed secondary driveway on the west side of the site, and coordinating alignment of driveways with the project south of this site. These items should be resolvable during final site plan. Staff recommends approval of the preliminary site plan subject to the items identified in this memorandum being addressed at final site plan.



Fire Department
Charter Township of White Lake

7420 Highland Road
White Lake, MI 48383
Office (248) 698-3993
www.whitelaketwp.com/fire

Item A.

Site / Construction Plan Review

To: Sean O'Neil, Planning Department Director

Date: 4/2/2024

Project: Culver's

Job #: 230601

Date on Plans: 3/18/2024

The Fire Department has the following comments with regards to the 2nd review of the site plans for the project known as Culver's.

1. The Fire Dept. has no further comments at this time

Jason Hanifen
Fire Marshal
Charter Township of White Lake
(248)698-3993
jhanifen@whitelaketwp.com

Plans are reviewed using the International Fire Code (IFC), 2015 Edition and Referenced NFPA Standards.

CULVER'S RESTAURANT

NEW RESTAURANT

PRELIMINARY SITE PLAN APPROVAL

BOGIE LAKE ROAD
WHITE LAKE, MI

PART OF THE NORTHEAST 1/4 OF SECTION 20
TOWNSHIP 3N NORTH, RANGE 8E EAST
WHITE LAKE TOWNSHIP, COUNTY OF OAKLAND, STATE OF MICHIGAN

REQUESTED WAIVERS:

1. A WAIVER TO REMOVE THE REQUIREMENT OF A COMMUNITY IMPACT STATEMENT (CIS)
2. A WAIVER TO ALLOW THE DUMPSTER ENCLOSURE TO PROJECT INTO THE FRONT YARD
3. A WAIVER TO ALLOW A SECONDARY ACCESS POINT TO MEIJER DRIVE
4. A WAIVER TO REDUCE THE REQUIRED DRIVE AISLE WIDTH FROM 20' TO 15' ALONG THE FRONT OF THE BUILDING
5. A WAIVER TO REDUCE THE AMOUNT OF INTERIOR TREE REQUIREMENT FROM 18 TREES TO 10 TREES
6. A WAIVER TO REMOVE THE REQUIREMENT OF A LANDSCAPE ARCHITECT TO SIGN THE LANDSCAPING PLANS AND ALLOW A PROFESSIONAL ENGINEER TO SIGN THE PLAN.
7. A WAIVER TO REDUCE THE REQUIRED AMOUNT OF WINDOW COVERAGE ALONG THE FRONT FACADE FROM 30% TO 13%.

PROPERTY DESCRIPTION:

LAND SITUATED IN THE TOWNSHIP OF WHITE LAKE, COUNTY OF OAKLAND, STATE OF MICHIGAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE CENTER POST OF SECTION 20, TOWN 3 NORTH, RANGE 8 EAST, WHITE LAKE TOWNSHIP, OAKLAND COUNTY, MICHIGAN; SAID POINT BEING SOUTH 89 DEGREES 59 MINUTES 45 SECONDS WEST, 2635.27 FEET FROM THE EAST 1/4 CORNER OF SAID SECTION 20; THENCE NORTH 00 DEGREES 31 MINUTES 08 SECONDS EAST, 198.92 FEET ALONG THE NORTH-SOUTH 1/4 LINE OF SAID SECTION 20; THENCE NORTH 89 DEGREES 58 MINUTES 09 SECONDS EAST, 519.78 FEET ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF M-59 (HIGHLAND ROAD, VARIABLE WIDTH); THENCE 513.35 FEET ALONG THE ARC OF A 5821.58 FOOT RADIUS CIRCULAR CURVE TO THE RIGHT, CHORD BEARING SOUTH 87 DEGREES 30 MINUTES 22 SECONDS EAST, 513.19 FEET ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID M-59; THENCE NORTH 00 DEGREES 39 MINUTES 06 SECONDS EAST, 370.03 FEET TO THE PLACE OF BEGINNING;

THENCE NORTH 00 DEGREES 39 MINUTES 06 SECONDS EAST, 292.32 FEET; THENCE 331.37 FEET ALONG AN ARC OF A 534.00 FOOT RADIUS CIRCULAR CURVE TO THE RIGHT, CHORD BEARING SOUTH 63 DEGREES 18 MINUTES 30 SECONDS EAST, 326.08 FEET; THENCE SOUTH 24 DEGREES 21 MINUTES 04 SECONDS EAST, 65.40 FEET; THENCE 51.59 FEET ALONG AN ARC OF A 514.00 FOOT RADIUS CIRCULAR CURVE TO THE RIGHT, CHORD BEARING SOUTH 35 DEGREES 50 MINUTES 29 SECONDS EAST, 51.57 FEET; THENCE SOUTH 13 DEGREES 28 MINUTES 42 SECONDS WEST, 6.80 FEET; THENCE SOUTH 60 DEGREES 22 MINUTES 37 SECONDS WEST, 29.73 FEET; THENCE 90.99 FEET ALONG AN ARC OF 175.00 FOOT RADIUS CIRCULAR CURVE TO THE RIGHT, CHORD BEARING SOUTH 75 DEGREES 06 MINUTES 16 SECONDS WEST, 89.97 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 237.44 FEET TO SAID PLACE OF BEGINNING.

DRAWING INDEX:

●	03-18-2024	C000 — COVER SHEET
●	03-18-2024	C100 — TOPOGRAPHIC SURVEY PLAN
○	-	C101 — SITE REMOVAL PLAN
●	03-18-2024	C200 — SITE LAYOUT PLAN
●	01-30-2024	C300 — SITE GRADING PLAN
●	03-18-2024	C301 — SITE STORM SEWER PLAN
●	03-18-2024	C302 — SOIL EROSION CONTROL PLAN
●	01-30-2024	C303 — DRAINAGE AREA MAP & STORM CALCULATIONS
●	03-18-2024	C400 — SITE UTILITY PLAN
●	03-18-2024	C401 — SITE PHOTOMETRIC PLAN
●	01-30-2024	C500 — SITE LANDSCAPE PLAN
●	03-18-2024	C501 — SITE LANDSCAPE DETAILS
●	03-18-2024	C600 — SITE DETAILS
○	-	— SANITARY SEWER DETAILS (COUNTY)
○	-	— PRESSURE PIPE DETAILS (COUNTY)
○	-	— GENERAL CONSTRUCTION NOTES (COUNTY)
●	03-18-2024	A-2 — DIMENSIONED FLOOR PLAN
●	03-18-2024	A-3 — EXT. ELEVATIONS, DOOR & WINDOW SCHEDULE
●	03-18-2024	AC-1 — ARCHITECTURAL SITE DETAILS

DATE	MOST RECENT ISSUE / REVISION DATE
●	FILLED CIRCLE INDICATES SUBMITTED DRAWING

BENCHMARKS (DATUM: NAVD88)

- BM#1: TOP ARROW ON FIRE HYDRANT LOCATED APPROXIMATELY 37' SOUTH OF \odot BOGIE LAKE ROAD, 35' WEST OF THE BEGINNING OF THE BOULEVARD, 790' NORTH OF \odot M-59 & HIGHLAND ROAD AND 250' EAST OF \odot OF EASTERLY TOWERED ELECTRICAL TRANSFORMER LINES. ELEVATION = 1003.87
- BM#2: TOP ARROW ON FIRE HYDRANT LOCATED APPROXIMATELY 18' SOUTH OF \odot MEIJER SERVICE DRIVE, 370' WEST OF \odot BOGIE LAKE ROAD, 180' EAST OF \odot OF EASTERLY TOWERED ELECTRICAL TRANSFORMER LINES. ELEVATION = 1003.52

NPDES STATEMENT:

THE OWNER WILL NOT NEED TO OBTAIN AN NPDES STORM WATER DISCHARGE PERMIT FROM THE MICHIGAN DEPARTMENT OF ENVIRONMENT, GREAT LAKES, AND ENERGY (EGLE). TOTAL DISTURBED AREA: 1.62 ACRES

TOPOGRAPHIC SURVEY STATEMENT:

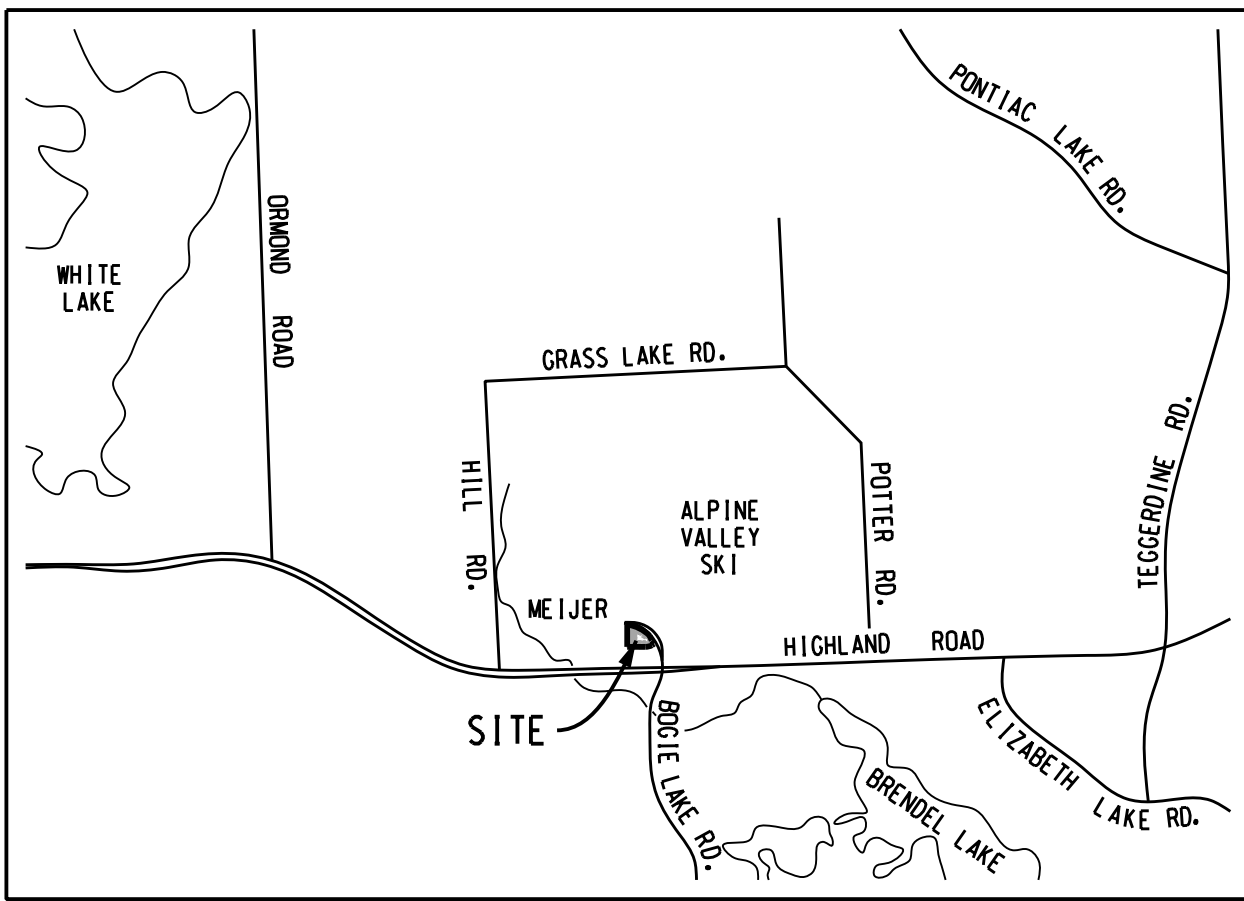
THE EXISTING FEATURES SHOWN ON THIS PLAN ARE FROM AN ACTUAL TOPOGRAPHIC SURVEY PERFORMED BY GRIGGS QUADERER, INC. IN SEPTEMBER OF 2023. THE UNDERGROUND UTILITIES SHOWN WERE EITHER VERIFIED BY THIS SURVEY OR WERE PLOTTED IN ACCORDANCE WITH THE BEST INFORMATION AVAILABLE. NO EXISTING UTILITIES WERE EXPOSED FOR VERIFICATION OF LOCATION AND ELEVATION. NO GUARANTEES ARE GIVEN THAT THE LOCATIONS ARE ABSOLUTELY ACCURATE OR THAT UTILITIES OTHER THAN THOSE SHOWN ARE NOT PRESENT.

OWNER: KATIE SCHMITT
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PHONE: (810) 695-0154
EMAIL: CHRIS@GQINCORP.COM



LOCATION MAP
NOT TO SCALE



STANDARD LEGEND		
DESCRIPTION	PROPOSED	EXISTING
BUILDING		
STORM SEWER	--- ST ---	--- ST ---
SANITARY SEWER	--- S ---	--- S ---
WATER	--- W ---	--- W ---
GAS LINE	--- G ---	--- G ---
ELECTRIC LINE	--- E ---	--- E ---
TELEPHONE LINE	--- T ---	--- T ---
MANHOLE		
CATCH BASIN		
FIRE HYDRANT		
GATE VALVE & WELL		
POWER POLE		
LIGHT POLE		
CURB & GUTTER		
FENCE		
DECIDUOUS TREE		
EVERGREEN TREE		
EASEMENT	--- ---	--- ---
SIGN		
ASPHALT SURFACE		ASPH.
CONCRETE SURFACE		CONC.
SOIL BORING		
SPOT ELEVATION	+736.45	+736.45
CONTOUR LINE	736	736

GENERAL NOTES:

1. STANDARD SPECIFICATIONS: ALL MATERIALS AND CONSTRUCTION METHODS FOR THIS PROJECT SHALL CONFORM WITH THE REQUIREMENTS OF ALL GOVERNING AGENCIES HAVING JURISDICTION (LOCAL, COUNTY, STATE). UNLESS OTHERWISE NOTED, CONSTRUCTION MATERIALS SHALL COMPLY WITH THE LATEST EDITION OF THE STATE OF MICHIGAN DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION AND PROJECT SPECIFICATIONS. IN CASE OF DISCREPANCIES BETWEEN REQUIREMENTS, THE MOST STRINGENT SHALL APPLY.

2. EXISTING BACKGROUND INFORMATION: THE EXISTING FEATURES SHOWN ON THESE DOCUMENTS ARE FROM AN ACTUAL TOPOGRAPHIC SURVEY PERFORMED BY GRIGGS QUADERER INC. IN JUNE OF 2021. THE UNDERGROUND UTILITIES SHOWN WERE EITHER VERIFIED BY THIS SURVEY OR WERE OBTAINED FROM THE BEST AVAILABLE DOCUMENT INFORMATION. NO GUARANTEES ARE GIVEN TO THE ACCURACY OF ALL UTILITY INFORMATION SHOWN OR THAT ALL UTILITIES ARE INDICATED ON ALL DOCUMENT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITY LOCATIONS AND ELEVATIONS BEFORE COMMENCING WORK AND TO NOTIFY THE ENGINEER OF ANY DISCREPANCIES.

3. MISS DIG UTILITY PROTECTION SERVICE: THE CONTRACTOR SHALL CONTACT MISS DIG UTILITY SERVICES (811) THREE (3) WORKING DAYS PRIOR TO BEGIN OF CONSTRUCTION TO VERIFY LOCATIONS OF UTILITIES. THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR THE PROTECTION OF ALL EXISTING UTILITIES DURING CONSTRUCTION. ANY UTILITY DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED WITH THE IDENTICAL MATERIAL IN ACCORDANCE WITH THE UTILITY OWNERS REQUIREMENTS. THE CONTRACTOR SHALL VERIFY THE DEPTH AND HORIZONTAL LOCATION OF ALL EXISTING UTILITIES AND NOTIFY ENGINEER OF ANY DISCREPANCIES.

4. SUBSURFACE SOIL CONDITIONS: A SOIL INVESTIGATION FOR THIS SITE IS AVAILABLE FOR REVIEW. THE CONTRACTOR IS RESPONSIBLE TO ACQUAINT HIMSELF WITH CURRENT SOIL AND GROUNDWATER CONDITIONS FOR HIS OWN INFORMATION PRIOR TO BIDDING. NO MODIFICATIONS TO UNIT PRICES OR FINAL BID WILL BE MADE DUE TO VARIABLE SUBSURFACE CONDITIONS. DEWATERING, IF DETERMINED NECESSARY BY THE CONTRACTOR, WILL BE CONSIDERED INCIDENTAL TO THE INSTALLATION COST OF UTILITIES OR STRUCTURES.

5. PERMITS: THE CONTRACTOR IS RESPONSIBLE FOR SECURING ALL PERMITS REQUIRED TO PERFORM ALL WORK SHOWN ON THESE DOCUMENTS. THE CONTRACTOR SHALL PAY FOR AND OBTAIN ALL PERMITS REQUIRED BY FEDERAL, STATE, LOCAL OR PRIVATE AGENCIES INCLUDING REQUIRED BONDS, COSTS INSPECTION AND TESTING SERVICES SHALL BE PAID FOR BY THE CONTRACTOR.

6. SOIL EROSION CONTROL: CONTRACTOR SHALL OBTAIN SOIL EROSION CONTROL PERMIT PRIOR TO BEGIN OF CONSTRUCTION. THE CONTRACTOR SHALL COMPLY WITH ALL PROVISIONS OF ACT 451, PART 91 FOR SOIL EROSION & SEDIMENTATION CONTROL, AND WILL BE RESPONSIBLE FOR ALL MAINTENANCE UNTIL THE FINAL ACCEPTANCE OF THE PROJECT. CONTRACTOR SHALL PROTECT ALL EXISTING AND PROPOSED STORM WATER FACILITIES ON SITE DURING CONSTRUCTION.

7. MICHIGAN SAFETY REQUIREMENTS: ALL WORK, CONSTRUCTION METHODS AND MATERIALS SHALL COMPLY WITH ALL APPLICABLE STATE AND FEDERAL SAFETY, OCCUPATIONAL, HEALTH AND ENVIRONMENTAL REGULATIONS AS WELL AS NFPA AND ANSI CODES AS APPLICABLE.

8. PRE-CONSTRUCTION MEETING: CONTRACTOR SHALL ATTEND PRE-CONSTRUCTION MEETING FOR COORDINATION WITH MUNICIPALITY, AGENCIES AND UTILITY COMPANIES. ITEMS FOR DISCUSSION WILL INCLUDE SCHEDULE, INSPECTION SERVICES, TESTING OF PUBLIC UTILITIES AND FINAL AS-BUILT DOCUMENTS.

9. CONSTRUCTION INSPECTIONS & FINAL TESTING: CONTRACTOR IS RESPONSIBLE TO NOTIFY ALL INSPECTION AGENCIES THREE (3) WORKING DAYS PRIOR TO START OF CONSTRUCTION AND ARRANGE FOR ON-SITE INSPECTION. PUBLIC UTILITIES SHALL BE TESTED PER LOCAL AND COUNTY AGENCY REQUIREMENTS WITH INSPECTORS FROM BOTH AGENCIES PRESENT. THE CONTRACTOR SHALL NOT CONNECT TO THE EXISTING PUBLIC UTILITY UNTIL THE NEW UTILITY IS TESTED AND APPROVED BY THE AGENCIES.

WHITE LAKE TOWNSHIP STANDARD NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWNSHIP'S CURRENT STANDARDS AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL NOTIFY THE TOWNSHIP ENGINEER AND/OR THE AUTHORITY HAVING JURISDICTION, 48 HOURS PRIOR TO THE BEGINNING OF CONSTRUCTION.
3. CONTRACTOR SHALL CONTACT MISS DIG AT 800-482-7171, 72 HOURS IN ADVANCE OF CONSTRUCTION, FOR EXISTING UNDERGROUND UTILITY LOCATIONS.
4. IN ORDER TO VERIFY COMPLIANCE WITH APPROVED PLANS, FULL-TIME CONSTRUCTION OBSERVATION WILL GENERALLY BE REQUIRED DURING ALL PHASES OF UNDERGROUND TO SITE CONSTRUCTION INCLUDING INSTALLATION OF SANITARY SEWER, STORM SEWERS, DRAINAGE WATER MAINS AND APPURTENANCES AS WELL AS PRIVATE STREET CURBING AND PAVING CONSTRUCTION. INTERMITTENT OBSERVATIONS WILL BE MADE FOR SITE GRADING, PARKING LOT CURBING AND PAVING, RETAINING WALL CONSTRUCTION AND OTHER SURFACE ACTIVITY.

SEAL

STATE OF MICHIGAN
CHRISTOPHER J. BRZEZINSKI
ENGINEER
6201050063
LICENSED PROFESSIONAL

03-18-24

PRELIMINARY SPA

02-08-24

PRELIMINARY SPA

01-04-24

PRE APPLICATION MEETING

10-19-23

PRE APPLICATION MEETING

NO.

DATE

REVISION OR ISSUE

SUBJECT

DRAWN

DESIGNED

CHECKED

FIELD

CREW

CB

RO

BRZEZINSKI

QUADERER

NORTHEAST 1/4 SEC. 20

TOWNSHIP 3N, RANGE 8E

BOGIE LAKE ROAD

WHITE LAKE TWP., MI

COVER SHEET

Griggs Quaderer, Inc.

8308 OFFICE PARK DRIVE
GRAND BLANC, MI 48439

WWW.GQINCORP.COM
PH: (810) 695-0154
FX: (810) 695-0158

CIVIL ENGINEERING - LAND SURVEYING
SITE PLANNING

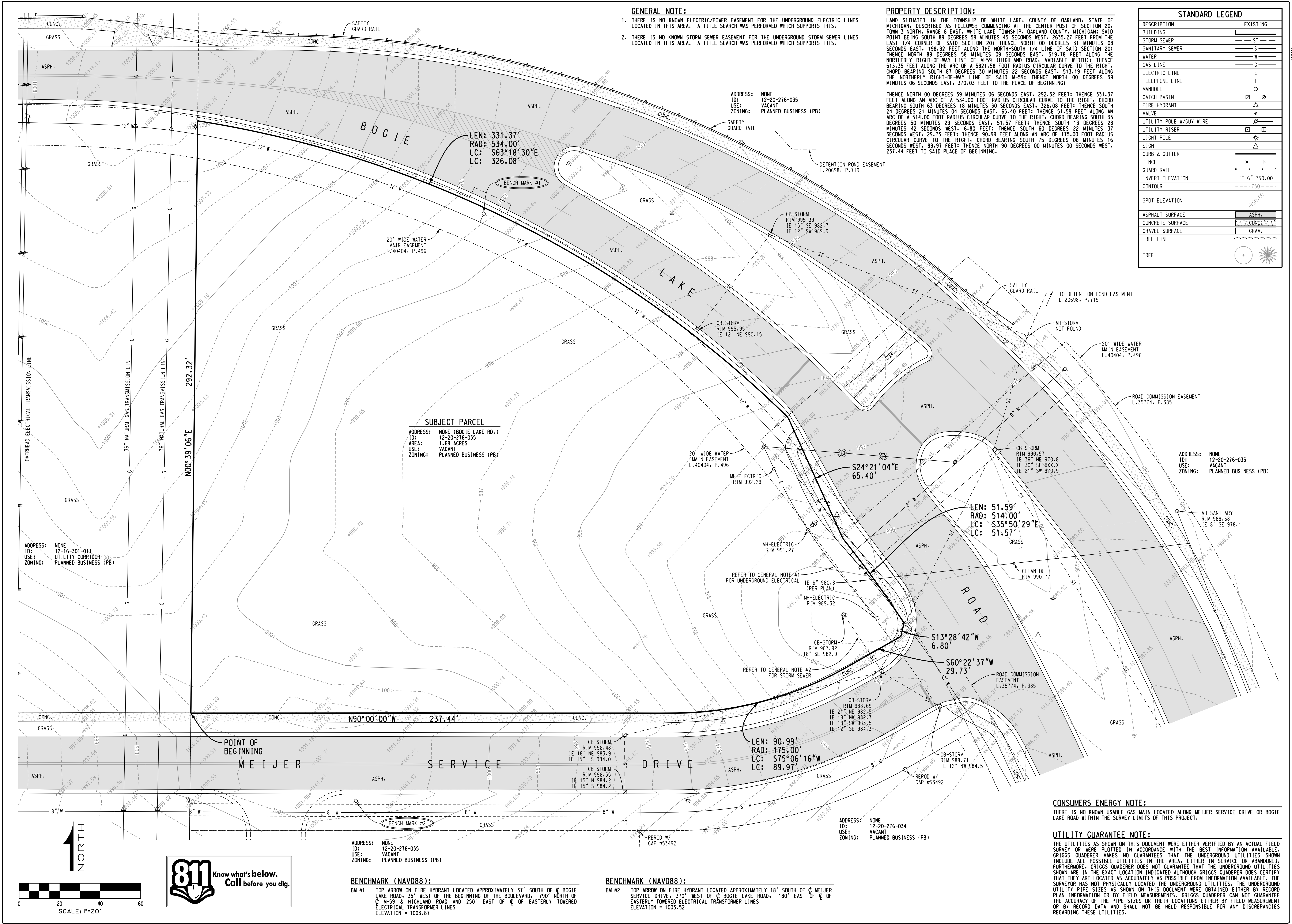
15th ANNIVERSARY
2004 - 2023

PHASE: P-SPA

JOB NO.: 230601

C000

27



GENERAL NOTE:

1. THERE IS NO KNOWN ELECTRIC/POWER EASEMENT FOR THE UNDERGROUND ELECTRIC LINES LOCATED IN THIS AREA. A TITLE SEARCH WAS PERFORMED WHICH SUPPORTS THIS.

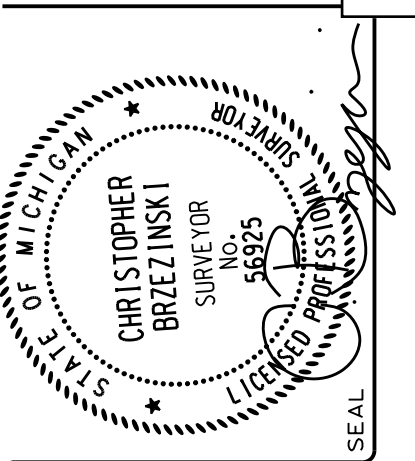
2. THERE IS NO KNOWN STORM SEWER EASEMENT FOR THE UNDERGROUND STORM SEWER LINES LOCATED IN THIS AREA. A TITLE SEARCH WAS PERFORMED WHICH SUPPORTS THIS.

PROPERTY DESCRIPTION:

LAND SITUATED IN THE TOWNSHIP OF WHITE LAKE, COUNTY OF OAKLAND, STATE OF MICHIGAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE CENTER POST OF SECTION 20, TOWN 3 NORTH, RANGE 8 EAST, WHITE LAKE TOWNSHIP, OAKLAND COUNTY, MICHIGAN; SAID POINT BEING SOUTH 89 DEGREES 59 MINUTES 45 SECONDS WEST, 2635.27 FEET FROM THE EAST 1/4 CORNER OF SAID SECTION 20; THENCE NORTH 00 DEGREES 31 MINUTES 08 SECONDS EAST, 198.92 FEET ALONG THE NORTH-SOUTH 1/4 LINE OF SAID SECTION 20; THENCE NORTH 89 DEGREES 58 MINUTES 09 SECONDS EAST, 519.78 FEET ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF M-59 (HIGHLAND ROAD, VARIABLE WIDTH); THENCE 513.39 FEET ALONG THE ARC OF A 5821.58 FOOT RADIUS CIRCULAR CURVE TO THE RIGHT, CHORD BEARING SOUTH 87 DEGREES 30 MINUTES 22 SECONDS EAST, 513.19 FEET ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID M-59; THENCE NORTH 00 DEGREES 39 MINUTES 06 SECONDS EAST, 370.03 FEET TO THE PLACE OF BEGINNING.

THENCE NORTH 00 DEGREES 39 MINUTES 06 SECONDS EAST, 292.32 FEET; THENCE 331.37 FEET ALONG AN ARC OF A 534.00 FOOT RADIUS CIRCULAR CURVE TO THE RIGHT, CHORD BEARING SOUTH 63 DEGREES 18 MINUTES 30 SECONDS EAST, 326.08 FEET; THENCE SOUTH 24 DEGREES 21 MINUTES 04 SECONDS EAST, 65.40 FEET; THENCE 51.59 FEET ALONG AN ARC OF A 514.00 FOOT RADIUS CIRCULAR CURVE TO THE RIGHT, CHORD BEARING SOUTH 35 DEGREES 50 MINUTES 29 SECONDS EAST, 51.57 FEET; THENCE SOUTH 13 DEGREES 28 MINUTES 42 SECONDS WEST, 6.80 FEET; THENCE SOUTH 60 DEGREES 22 MINUTES 37 SECONDS WEST, 29.73 FEET; THENCE 90.99 FEET ALONG AN ARC OF 175.00 FOOT RADIUS CIRCULAR CURVE TO THE RIGHT, CHORD BEARING SOUTH 75 DEGREES 06 MINUTES 16 SECONDS WEST, 89.97 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 237.44 FEET TO SAID PLACE OF BEGINNING.

STANDARD LEGEND	
DESCRIPTION	EXISTING
BUILDING	— ST —
STORM SEWER	— S —
SANITARY SEWER	— S —
WATER	— W —
GAS LINE	— G —
ELECTRIC LINE	— E —
TELEPHONE LINE	— T —
MANHOLE	○
CATCH BASIN	⊗
FIRE HYDRANT	⊕
VALVE	*
UTILITY POLE W/GUY WIRE	⊠
UTILITY RISER	⊡
LIGHT POLE	⊙
SIGN	⊠
CURB & GUTTER	—
FENCE	— x —
GUARD RAIL	— x —
INVERT ELEVATION	IE 6" 750.00
CONTOUR	--- 750 ---
SPOT ELEVATION	
ASPHALT SURFACE	ASPH.
CONCRETE SURFACE	CONC.
GRAVEL SURFACE	GRAV.
TREE LINE	—
TREE	⊙



			03-18-24	PRELIMINARY SPA	
			02-08-24	PRELIMINARY SPA	
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			NO.	DATE	SUBJECT
			REVISION OR ISSUE		

DRAWN	BRZEZINSKI
DESIGNED	BRZEZINSKI
CHECKED	QUADERER
FIELD CREW	CB / RO

CULVER'S

BOGIE LAKE ROAD
WHITE LAKE TWP., MI

DESIGNED: BRZEZINSKI
CHECKED: QUADERER
FIELD CREW: CB / RO

NORTHEAST 1/4 SEC. 20
TOWNSHIP 3N, RANGE 8E

BOUNDARY & TOPOGRAPHIC SURVEY PLAN

Griggs Quaderer, Inc.

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CIVIL ENGINEERING - LAND SURVEYING

SITE PLANNING

PHASE: 1

JOB NO.: 230601

P. SPA

C100

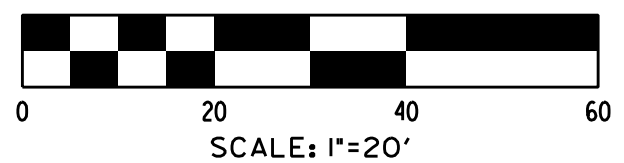
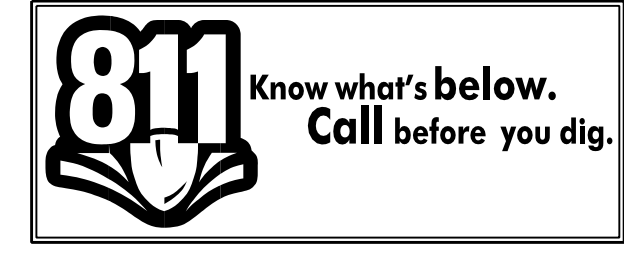
2004 - 2023

CONSUMERS ENERGY NOTE:

THERE IS NO KNOWN USABLE GAS MAIN LOCATED ALONG MEIJER SERVICE DRIVE OR BOGIE LAKE ROAD WITHIN THE SURVEY LIMITS OF THIS PROJECT.

UTILITY GUARANTEE NOTE:

THE UTILITIES AS SHOWN ON THIS DOCUMENT WERE EITHER VERIFIED BY AN ACTUAL FIELD SURVEY OR WERE PLOTTED IN ACCORDANCE WITH THE BEST INFORMATION AVAILABLE. GRIGGS QUADERER MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN INCLUDE ALL POSSIBLE UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHERMORE, GRIGGS QUADERER DOES NOT GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH GRIGGS QUADERER DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. THE UNDERGROUND UTILITY PIPE SIZES AS SHOWN ON THIS DOCUMENT WERE OBTAINED EITHER BY RECORD PLAN INFORMATION OR BY FIELD MEASUREMENTS. GRIGGS QUADERER CAN NOT GUARANTEE THE ACCURACY OF THE PIPE SIZES OR THEIR LOCATIONS EITHER BY FIELD MEASUREMENT OR BY RECORD DATA AND SHALL NOT BE HELD RESPONSIBLE FOR ANY DISCREPANCIES REGARDING THESE UTILITIES.

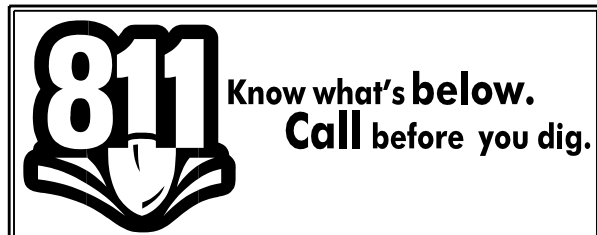


BENCHMARK (NAVD88):

BM #1 TOP ARROW ON FIRE HYDRANT LOCATED APPROXIMATELY 37' SOUTH OF E BOGIE LAKE ROAD, 35' WEST OF THE BEGINNING OF THE BOULEVARD, 790' NORTH OF E M-59 & HIGHLAND ROAD AND 250' EAST OF E OF EASTERLY TOWERED ELECTRICAL TRANSFORMER LINES ELEVATION = 1003.87

BENCHMARK (NAVD88):

BM #2 TOP ARROW ON FIRE HYDRANT LOCATED APPROXIMATELY 18' SOUTH OF E MEIJER SERVICE DRIVE, 370' WEST OF E BOGIE LAKE ROAD, 180' EAST OF E OF EASTERLY TOWERED ELECTRICAL TRANSFORMER LINES ELEVATION = 1003.52



GENERAL SITE / LAYOUT NOTES:

- COORDINATES AND/OR DIMENSIONS SHOWN ON THIS DOCUMENT ARE TO EDGE OF METAL (GUTTER PAN), OUTSIDE FACE OF BUILDING FOUNDATIONS, EDGE OF PAVEMENT, CENTER OF STRUCTURE, CENTERLINE OF STRIPING UNLESS NOTED OTHERWISE.
- NO DIMENSIONS SHALL BE SCALED OFF THE DOCUMENTS. REFER UNCLEAR ITEMS TO THE ENGINEER FOR INTERPRETATION.
- REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS, SLAB AND UNDERBED THICKNESS.
- CULVER'S (OWNER) SHALL BE REQUIRED TO REPAIR/REPLACE ANY BROKEN SECTIONS OF CONCRETE WITHIN THE FRONTAGE SIDEWALK ADJACENT TO THE SITE ALONG MEIJER DR. AND BOGIE LAKE RD. AS DETERMINED BY THE TOWNSHIP ENGINEERING CONSULTANT.
- DELIVERIES TO THE STORE WILL BE MADE DURING OFF HOURS TO NOT CONFLICT WITH DAILY CUSTOMER TRAFFIC FLOW.

LAND USE INFORMATION:

CURRENT ZONING: PLANNED BUSINESS (PB)
PROPOSED ZONING: PLANNED BUSINESS (PB)
CURRENT USE: VACANT
PROPOSED USE: FAST FOOD RESTAURANT
TOTAL SITE AREA: 73,495 SF, 1.69 AC.
TOTAL BUILDING AREA: 4,085 SF
LOT COVERAGE BY BLDG: 5.6%

YARD SETBACKS:

BUILDING		PARKING	
FRONT YARD	50LF	FRONT YARD	20LF
SIDE YARD	20LF	SIDE YARD	10LF
REAR YARD	NA	REAR YARD	NA

NOTE: SIDE AND REAR SETBACKS ARE NOT FIXED IN THE ZONING ORDINANCE AND ARE TO BE DETERMINED/APPROVED BY THE PLANNING COMMISSION. THE SETBACKS LISTED ABOVE ARE ESTIMATED FOR THIS PROJECT AND MEET THE MINIMUM ZONING CODE.

PARKING DATA:

USE	REQUIREMENTS	PARKING REQUIRED	PARKING PROVIDED
FAST FOOD RESTAURANT	1 SPACES PER 75 SF GFA 4,085 SF / 75 =	54 SPACES	55 SPACES
BARRIER FREE	51 - 75 SPACES	3 SPACES	3 SPACES
TOTAL		54 SPACES	55 SPACES

PAVEMENT LEGEND:

	ASPHALT PAVEMENT SECTION (ON-SITE) RE: C600
	ASPHALT PAVEMENT SECTION (WITHIN ROAD MEIJER DR.) RE: C600
	CONCRETE PAVEMENT SECTION RE: C600

MARKING / SIGNAGE LEGEND:

- STOP SIGN (R1-1)
 - 4" SINGLE SOLID LINE, YELLOW
 - 24" WIDE STOP LINE, WHITE
 - ACCESSIBLE SIGN (R7-8)
 - ACCESSIBLE SIGN W/ VAN ACCESSIBLE (R7-8 & R7-8A)
 - 'DO NOT ENTER' SIGN
- NO PARKING / NO DRIVING AREAS
4" WIDE WHITE PAINT STRIPING
2" ON CENTER @ 45°. REFER TO PAVEMENT MARKING NOTE #2 FOR BARRIER FREE PARKING
- NO PARKING - FIRE LANE
SIDEWALK RAMP PER ADA REQUIREMENTS

PAVEMENT MARKING & SIGNAGE NOTES:

- PARKING STALL WIDTH DIMENSIONS ARE TO CENTERLINE OF STRIPING.
- ALL PAVEMENT MARKINGS SHALL BE 4" WIDE WHITE PAINT STRIPING UNLESS OTHERWISE INDICATED. ALL BARRIER FREE STRIPING SHALL BE COLORED BLUE AND IN ACCORDANCE WITH THE LATEST ADA STANDARDS FOR ACCESSIBLE DESIGN.
- CONTRACTOR SHALL NOT APPLY TRAFFIC MARKING PAINT ON NEW ASPHALT UNTIL PAVEMENT HAS CURED A MINIMUM OF SEVEN (7) DAYS.
- PAINT SHALL BE APPLIED WITH MECHANICAL EQUIPMENT TO PRODUCE UNIFORM STRAIGHT EDGES. APPLY IN TWO COATS AT MANUFACTURER'S RECOMMENDED RATES TO PROVIDE MINIMUM 10.0 TO 15.0 MILS WET THICKNESS.
- ALL TRAFFIC CONTROL SIGNS SHALL CONFORM WITH ALL REQUIREMENTS AS STIPULATED IN THE MICHIGAN MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- ALL FIRE LANES SHALL BE CONSPICUOUSLY POSTED WITH UNIFORM 'NO PARKING FIRE LANE' SIGNS AS PRESCRIBED BY THE FIRE CODE OFFICIAL. THE LOCATION AND SPACING OF THE SIGNS, MOUNTED OR ERECTED, SHALL BE AS DIRECTED BY THE FIRE CODE OFFICIAL.
- ☐ NUMBER OF PARKING SPACES (FOR INFORMATION ONLY)

PLANNED BUSINESS (PB)

PLANNED BUSINESS (PB)

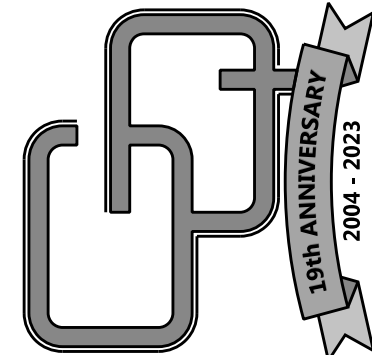
CULVER'S

BOGIE LAKE ROAD
WHITE LAKE TWP., MI
NORTHEAST 1/4 SEC. 20
TOWNSHIP 36N, RANGE 8E

Griggs Quaderer, Inc.

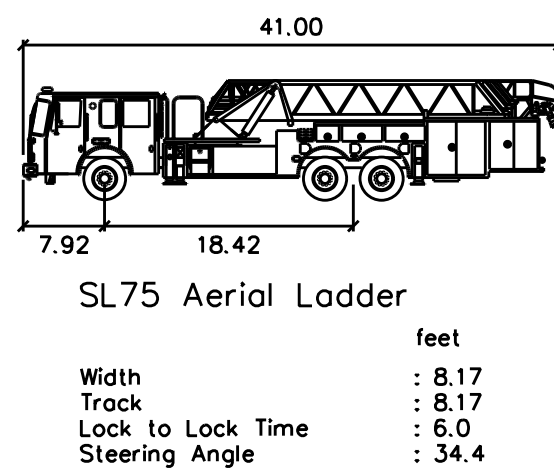
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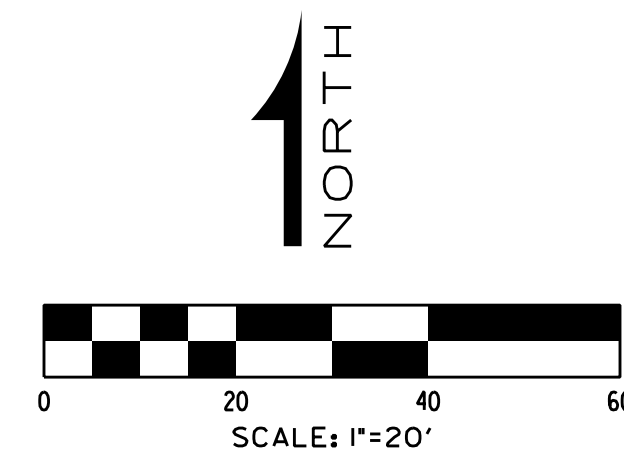
CIVIL ENGINEERING - LAND SURVEYING
SITE PLANNING



PHASE: P. SPA
JOB NO.: 230601

C200



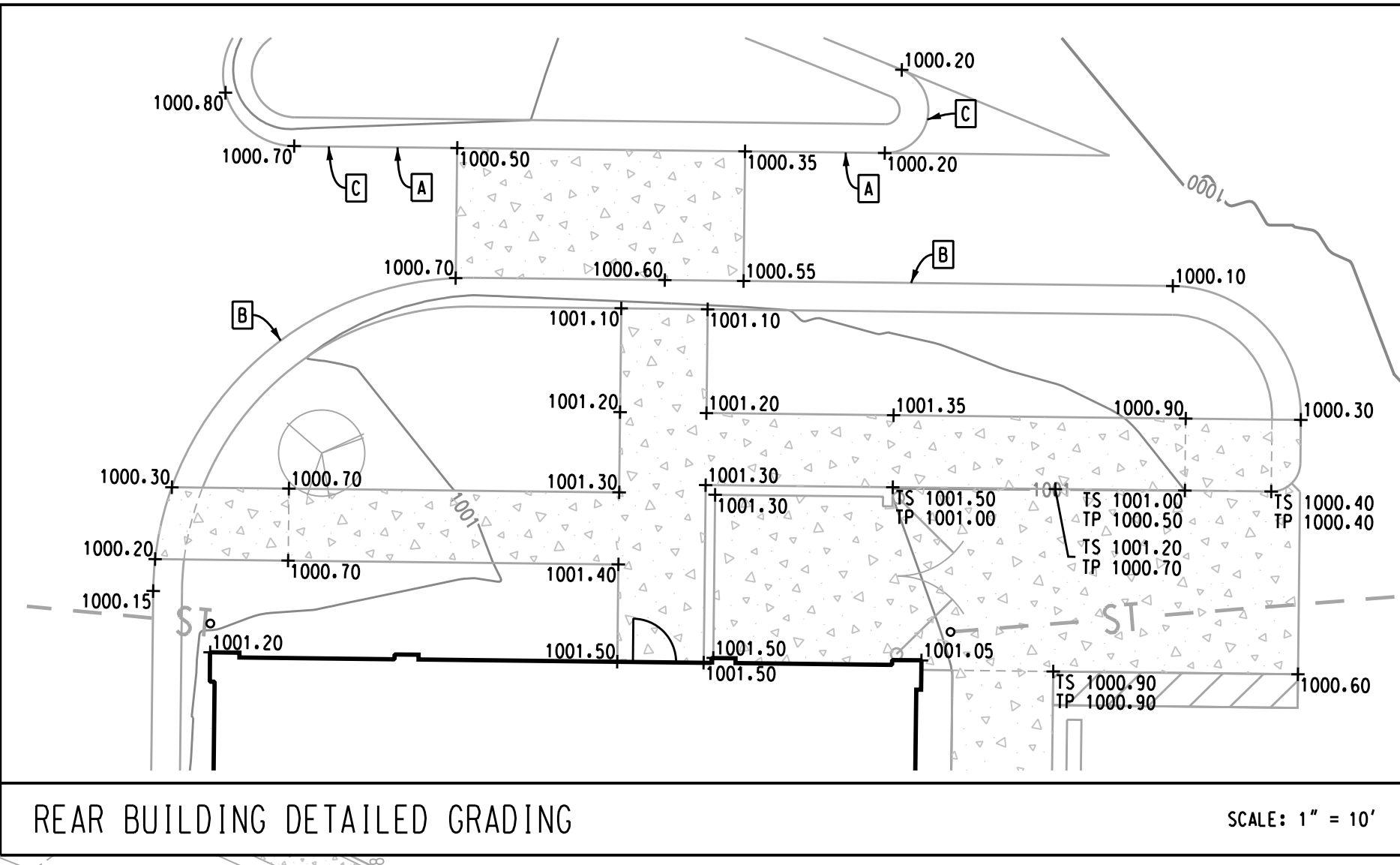


BARRIER FREE RAMP LEGEND:

(R) TYPE R PER MDT DETAIL R-28-K
(F) TYPE F PER MDT DETAIL R-28-K
(P) TYPE P PER MDT DETAIL R-28-K

CURB & GUTTER LEGEND:

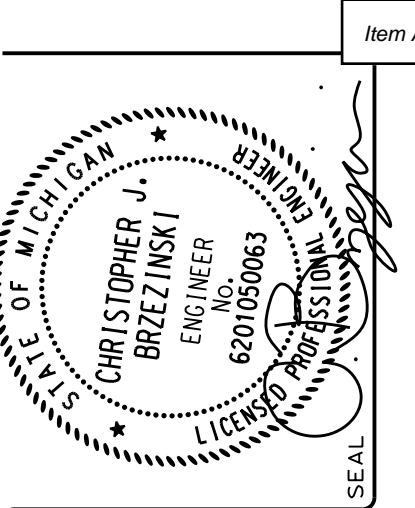
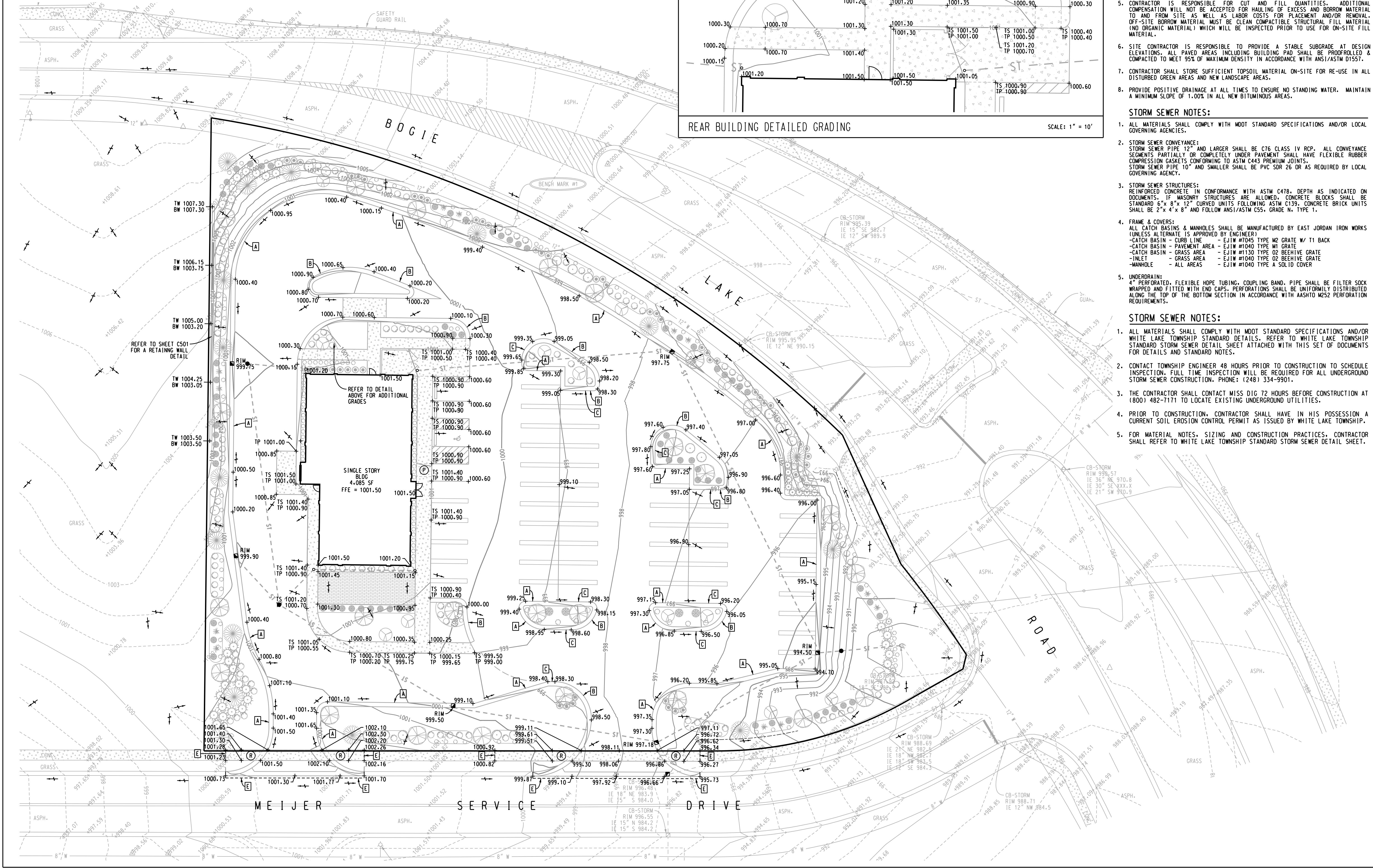
(A) STANDARD CURB AND GUTTER.
(B) STANDARD CURB AND GUTTER WITH REVERSE SLOPE.
(C) 10 FOOT TRANSITION BETWEEN TYPE (A) AND TYPE (B)
(D) 5 FOOT CURB END TRANSITION.
(E) MATCH EXISTING PAVEMENT OR CURB ELEVATION.



- GRADING NOTES:**
- ALL PROPOSED SPOT ELEVATIONS IN PAVED AREAS ARE TO TOP OF PAVEMENT UNLESS NOTED OTHERWISE.
 - CONTOURS SHOWN ARE FOR REFERENCE ONLY. BASE CONSTRUCTION EFFORTS ON PROPOSED SPOT ELEVATIONS ONLY.
 - "BARRIER FREE" PARKING AND SIDEWALK RAMP SHALL CONFORM IN ALL RESPECTS TO THE MICHIGAN ADA (AMERICANS WITH DISABILITIES ACT) REQUIREMENTS.
 - CONTRACTOR SHALL ADJUST ANY UTILITY ELEMENT/STRUCTURE MEANT TO BE FLUSH WITH GRADE (CLEAN OUT, VALVE BOXES, MANHOLES, CATCH BASINS, INLETS, ETC.) WHICH ARE AFFECTED BY SITE WORK OR GRADE CHANGES, WHETHER SPECIFICALLY NOTED ON PLANS OR NOT. NO ADDITIONAL COSTS FOR THIS WORK WILL BE ACCEPTED. THE CONTRACTOR SHALL OBTAIN ANY NECESSARY PERMITS FOR ADJUSTMENT AT THE CONTRACTOR'S EXPENSE.
 - CONTRACTOR IS RESPONSIBLE FOR CUT AND FILL QUANTITIES. ADDITIONAL COMPENSATION WILL NOT BE ACCEPTED FOR HAULING OF EXCESS AND BORROW MATERIAL TO AND FROM SITE AS WELL AS LABOR COSTS FOR PLACEMENT AND/OR REMOVAL OFF-SITE BORROW MATERIAL MUST BE CLEAN COMPACTIBLE STRUCTURAL FILL MATERIAL (NO ORGANIC MATERIAL) WHICH WILL BE INSPECTED PRIOR TO USE FOR ON-SITE FILL MATERIAL.
 - SITE CONTRACTOR IS RESPONSIBLE TO PROVIDE A STABLE SUBGRADE AT DESIGN ELEVATIONS. ALL PAVED AREAS INCLUDING BUILDING PAD SHALL BE PROOFROLLED & COMPACTED TO MEET 95% OF MAXIMUM DENSITY IN ACCORDANCE WITH ANSI/ASTM D1557.
 - CONTRACTOR SHALL STORE SUFFICIENT TOPSOIL MATERIAL ON-SITE FOR RE-USE IN ALL DISTURBED GREEN AREAS AND NEW LANDSCAPE AREAS.
 - PROVIDE POSITIVE DRAINAGE AT ALL TIMES TO ENSURE NO STANDING WATER. MAINTAIN A MINIMUM SLOPE OF 1.00% IN ALL NEW BITUMINOUS AREAS.

- STORM SEWER NOTES:**
- ALL MATERIALS SHALL COMPLY WITH MDT STANDARD SPECIFICATIONS AND/OR LOCAL GOVERNING AGENCIES.
 - STORM SEWER CONVEYANCE: STORM SEWER PIPE 12" AND LARGER SHALL BE C76 CLASS IV RCP. ALL CONVEYANCE SEGMENTS PARTIALLY OR COMPLETELY UNDER PAVEMENT SHALL HAVE FLEXIBLE RUBBER COMPRESSION GASKETS CONFORMING TO ASTM C443 PREMIUM JOINTS. STORM SEWER PIPE 10" AND SMALLER SHALL BE PVC SDR 26 OR AS REQUIRED BY LOCAL GOVERNING AGENCY.
 - STORM SEWER STRUCTURES: REINFORCED CONCRETE IN CONFORMANCE WITH ASTM C478. DEPTH AS INDICATED ON DOCUMENTS. IF MASONRY STRUCTURES ARE ALLOWED, CONCRETE BLOCKS SHALL BE STANDARD 6" x 8" x 12" CURVED UNITS FOLLOWING ASTM C139. CONCRETE BRICK UNITS SHALL BE 2" x 4" x 8" AND FOLLOW ANSI/ASTM C55. GRADE N, TYPE 1.
 - FRAME & COVERS: ALL CATCH BASINS & MANHOLES SHALL BE MANUFACTURED BY EAST JORDAN IRON WORKS (UNLESS ALTERNATE IS APPROVED BY ENGINEER)
-CATCH BASIN - CURB LINE - EJIW #7045 TYPE M2 GRATE W/ T1 BACK
-CATCH BASIN - PAVEMENT AREA - EJIW #1040 TYPE M1 GRATE
-CATCH BASIN - GRASS AREA - EJIW #1130 TYPE O2 BEEHIVE GRATE
-INLET - GRASS AREA - EJIW #1040 TYPE O2 BEEHIVE GRATE
-MANHOLE - ALL AREAS - EJIW #1040 TYPE A SOLID COVER
 - UNDERDRAIN: 4" PERFORATED, FLEXIBLE HDPE TUBING, COUPLING BAND. PIPE SHALL BE FILTER SOCK WRAPPED AND FITTED WITH END CAPS. PERFORATIONS SHALL BE UNIFORMLY DISTRIBUTED ALONG THE TOP OF THE BOTTOM SECTION IN ACCORDANCE WITH AASHTO M252 PERFORATION REQUIREMENTS.

- STORM SEWER NOTES:**
- ALL MATERIALS SHALL COMPLY WITH MDT STANDARD SPECIFICATIONS AND/OR WHITE LAKE TOWNSHIP STANDARD DETAILS. REFER TO WHITE LAKE TOWNSHIP STANDARD STORM SEWER DETAIL SHEET ATTACHED WITH THIS SET OF DOCUMENTS FOR DETAILS AND STANDARD NOTES.
 - CONTACT TOWNSHIP ENGINEER 48 HOURS PRIOR TO CONSTRUCTION TO SCHEDULE INSPECTION. FULL TIME INSPECTION WILL BE REQUIRED FOR ALL UNDERGROUND STORM SEWER CONSTRUCTION. PHONE: (248) 334-9901.
 - THE CONTRACTOR SHALL CONTACT MISS DIG 72 HOURS BEFORE CONSTRUCTION AT (800) 482-7171 TO LOCATE EXISTING UNDERGROUND UTILITIES.
 - PRIOR TO CONSTRUCTION, CONTRACTOR SHALL HAVE IN HIS POSSESSION A CURRENT SOIL EROSION CONTROL PERMIT AS ISSUED BY WHITE LAKE TOWNSHIP.
 - FOR MATERIAL NOTES, SIZING AND CONSTRUCTION PRACTICES, CONTRACTOR SHALL REFER TO WHITE LAKE TOWNSHIP STANDARD STORM SEWER DETAIL SHEET.



03-18-24	PRELIMINARY SPA	DESIGNED	BRZEZINSKI
02-08-24	PRELIMINARY SPA	CHECKED	QUADERER
01-04-24	PRE APPLICATION MEETING	FIELD	CREW CB / RO
10-19-23	PRE APPLICATION MEETING	NO.	DATE
		REVISION OR ISSUE	

DRAWN	BRZEZINSKI
DESIGNED	QUADERER
CHECKED	QUADERER
FIELD	CREW CB / RO

CULVER'S

NORTHEAST 1/4 SEC 20
TOWNSHIP N, RANGE 8E
WHITE LAKE TWP., MI

SITE GRADING PLAN

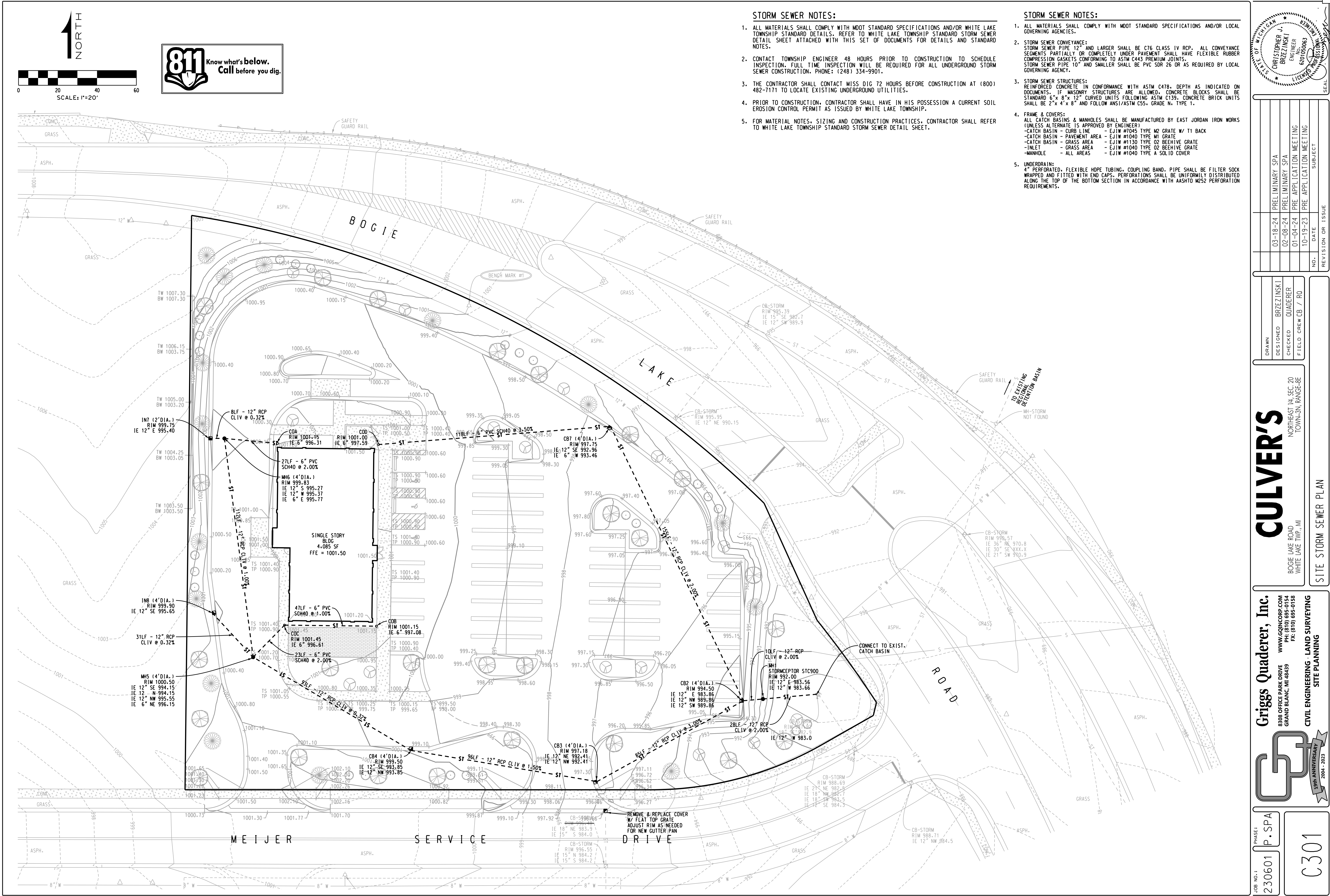
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**CIVIL ENGINEERING - LAND SURVEYING
SITE PLANNING**

PHASE: P-SPA
JOB NO.: 230601

C300

10th ANNIVERSARY 2004 - 2023



- STORM SEWER NOTES:**
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 - STORM SEWER STRUCTURES:
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-CATCH BASIN - GRASS AREA - EJIW #1130 TYPE 02 BEEHIVE GRATE
-INLET - GRASS AREA - EJIW #1040 TYPE 02 BEEHIVE GRATE
-MANHOLE - ALL AREAS - EJIW #1040 TYPE A SOLID COVER
 - UNDERDRAIN:
4" PERFORATED, FLEXIBLE HOPE TUBING, COUPLING BAND. PIPE SHALL BE FILTER SOCK WRAPPED AND FITTED WITH END CAPS. PERFORATIONS SHALL BE UNIFORMLY DISTRIBUTED ALONG THE TOP OF THE BOTTOM SECTION IN ACCORDANCE WITH AASHTO M252 PERFORATION REQUIREMENTS.

CRISTOPHER J. BRZEZINSKI

ENGINEER

6201050063

MECHANICAL

DATE: 01-12-2024

TIME: 12:52:04 PM

PHASE: P. SPA

JOB NO.: 230601

31

C301

GRIGGS QUADERER, INC.

8308 OFFICE PARK DRIVE

GRAND BLANC, MI 48499

WWW.GQINCORP.COM

PH: (810) 695-0154

FX: (810) 695-0158

CIVIL ENGINEERING - LAND SURVEYING

SITE PLANNING

19th ANNIVERSARY

2004 - 2023

DRAWN: BRZEZINSKI

DESIGNED: BRZEZINSKI

CHECKED: QUADERER

FIELD CREW: CB / RO

03-18-24

02-08-24

01-04-24

10-19-23

PRELIMINARY SPA

PRELIMINARY SPA

PRE APPLICATION MEETING

PRE APPLICATION MEETING

NO.

DATE

REVISION OR ISSUE

SUBJECT

SITE STORM SEWER PLAN

DATE: 01-12-2024

TIME: 12:52:04 PM

BOGIE LAKE ROAD

WHITE LAKE TWP., MI

NORTHEAST 1/4 SEC. 20

TOWNSHIP 36N, RANGE 8E

CULVER'S

DESIGNED BY: BRZEZINSKI

CHECKED BY: QUADERER

FIELD CREW: CB / RO

03-18-24

02-08-24

01-04-24

10-19-23

PRELIMINARY SPA

PRELIMINARY SPA

PRE APPLICATION MEETING

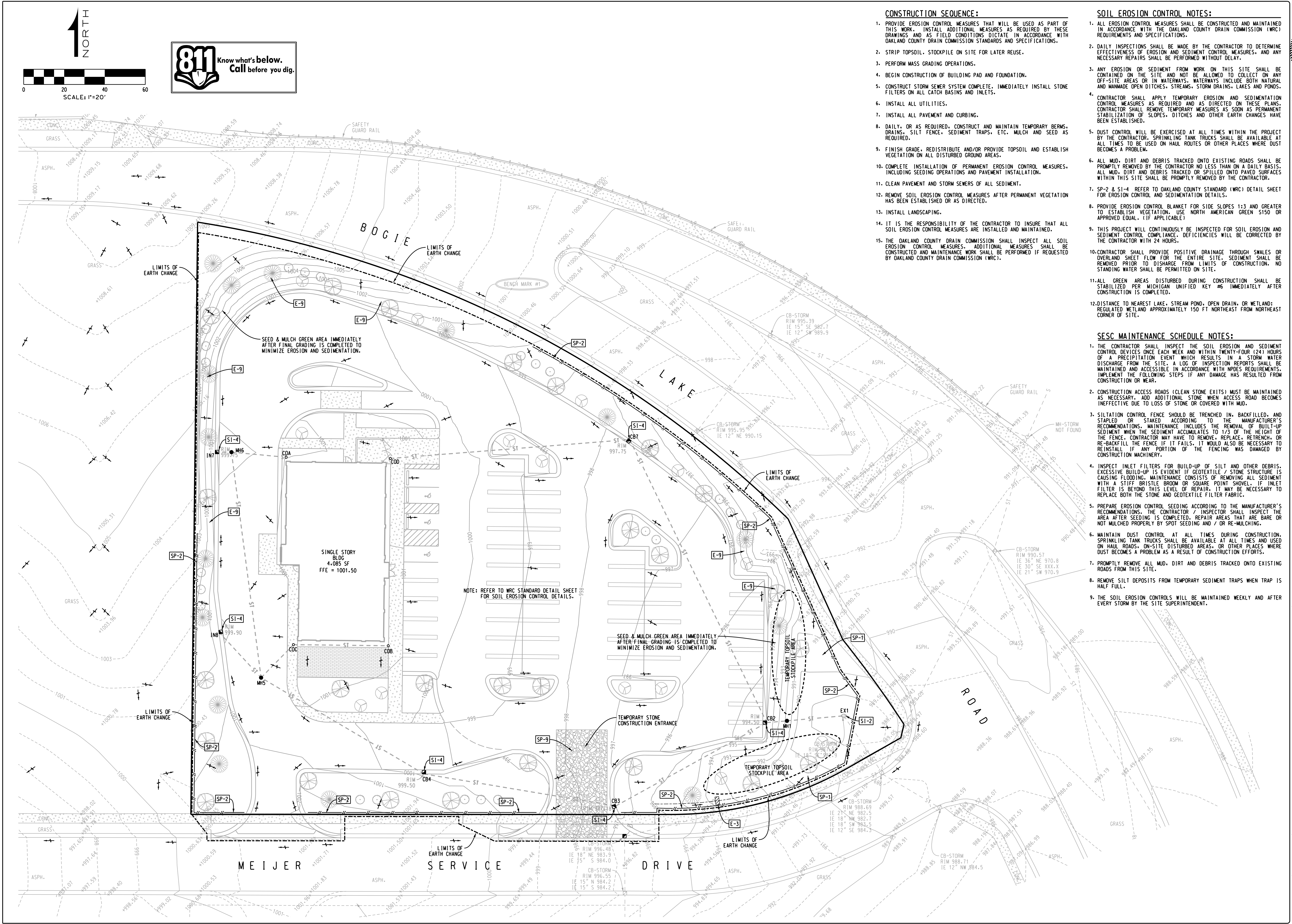
PRE APPLICATION MEETING

NO.

DATE

REVISION OR ISSUE

SUBJECT



CONSTRUCTION SEQUENCE:

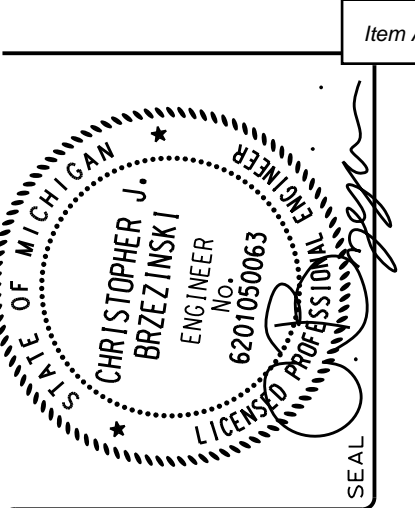
1. PROVIDE EROSION CONTROL MEASURES THAT WILL BE USED AS PART OF THIS WORK. INSTALL ADDITIONAL MEASURES AS REQUIRED BY THESE DRAWINGS AND AS FIELD CONDITIONS DICTATE IN ACCORDANCE WITH OAKLAND COUNTY DRAIN COMMISSION STANDARDS AND SPECIFICATIONS.
2. STRIP TOPSOIL. STOCKPILE ON SITE FOR LATER REUSE.
3. PERFORM MASS GRADING OPERATIONS.
4. BEGIN CONSTRUCTION OF BUILDING PAD AND FOUNDATION.
5. CONSTRUCT STORM SEWER SYSTEM COMPLETE. IMMEDIATELY INSTALL STONE FILTERS ON ALL CATCH BASINS AND INLETS.
6. INSTALL ALL UTILITIES.
7. INSTALL ALL PAVEMENT AND CURBING.
8. DAILY, OR AS REQUIRED, CONSTRUCT AND MAINTAIN TEMPORARY BERMS, DRAINS, SILT FENCE, SEDIMENT TRAPS, ETC. MULCH AND SEED AS REQUIRED.
9. FINISH GRADE. REDISTRIBUTE AND/OR PROVIDE TOPSOIL AND ESTABLISH VEGETATION ON ALL DISTURBED GROUND AREAS.
10. COMPLETE INSTALLATION OF PERMANENT EROSION CONTROL MEASURES, INCLUDING SEEDING OPERATIONS AND PAVEMENT INSTALLATION.
11. CLEAN PAVEMENT AND STORM SEWERS OF ALL SEDIMENT.
12. REMOVE SOIL EROSION CONTROL MEASURES AFTER PERMANENT VEGETATION HAS BEEN ESTABLISHED OR AS DIRECTED.
13. INSTALL LANDSCAPING.
14. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INSURE THAT ALL SOIL EROSION CONTROL MEASURES ARE INSTALLED AND MAINTAINED.
15. THE OAKLAND COUNTY DRAIN COMMISSION SHALL INSPECT ALL SOIL EROSION CONTROL MEASURES. ADDITIONAL MEASURES SHALL BE CONSTRUCTED AND MAINTENANCE WORK SHALL BE PERFORMED IF REQUESTED BY OAKLAND COUNTY DRAIN COMMISSION (WRC).

SOIL EROSION CONTROL NOTES:

1. ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE OAKLAND COUNTY DRAIN COMMISSION (WRC) REQUIREMENTS AND SPECIFICATIONS.
2. DAILY INSPECTIONS SHALL BE MADE BY THE CONTRACTOR TO DETERMINE EFFECTIVENESS OF EROSION AND SEDIMENT CONTROL MEASURES, AND ANY NECESSARY REPAIRS SHALL BE PERFORMED WITHOUT DELAY.
3. ANY EROSION OR SEDIMENT FROM WORK ON THIS SITE SHALL BE CONTAINED ON THE SITE AND NOT BE ALLOWED TO COLLECT ON ANY OFF-SITE AREAS OR IN WATERWAYS. WATERWAYS INCLUDE BOTH NATURAL AND MANMADE OPEN DITCHES, STREAMS, STORM DRAINS, LAKES AND PONDS.
4. CONTRACTOR SHALL APPLY TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES AS REQUIRED AND AS DIRECTED ON THESE PLANS. CONTRACTOR SHALL REMOVE TEMPORARY MEASURES AS SOON AS PERMANENT STABILIZATION OF SLOPES, DITCHES AND OTHER EARTH CHANGES HAVE BEEN ESTABLISHED.
5. DUST CONTROL WILL BE EXERCISED AT ALL TIMES WITHIN THE PROJECT BY THE CONTRACTOR. SPRINKLING TANK TRUCKS SHALL BE AVAILABLE AT ALL TIMES TO BE USED ON HAUL ROUTES OR OTHER PLACES WHERE DUST BECOMES A PROBLEM.
6. ALL MUD, DIRT AND DEBRIS TRACKED ONTO EXISTING ROADS SHALL BE PROMPTLY REMOVED BY THE CONTRACTOR NO LESS THAN ON A DAILY BASIS. ALL MUD, DIRT AND DEBRIS TRACKED OR SPILLED ONTO PAVED SURFACES WITHIN THIS SITE SHALL BE PROMPTLY REMOVED BY THE CONTRACTOR.
7. SP-2 & SI-4 REFER TO OAKLAND COUNTY STANDARD (WRC) DETAIL SHEET FOR EROSION CONTROL AND SEDIMENTATION DETAILS.
8. PROVIDE EROSION CONTROL BLANKET FOR SIDE SLOPES 1:3 AND GREATER TO ESTABLISH VEGETATION. USE NORTH AMERICAN GREEN S150 OR APPROVED EQUAL. (IF APPLICABLE)
9. THIS PROJECT WILL CONTINUOUSLY BE INSPECTED FOR SOIL EROSION AND SEDIMENT CONTROL COMPLIANCE. DEFICIENCIES WILL BE CORRECTED BY THE CONTRACTOR WITH 24 HOURS.
10. CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE THROUGH SWALES OR OVERLAND SHEET FLOW FOR THE ENTIRE SITE. SEDIMENT SHALL BE REMOVED PRIOR TO DISCHARGE FROM LIMITS OF CONSTRUCTION. NO STANDING WATER SHALL BE PERMITTED ON SITE.
11. ALL GREEN AREAS DISTURBED DURING CONSTRUCTION SHALL BE STABILIZED PER MICHIGAN UNIFIED KEY #6 IMMEDIATELY AFTER CONSTRUCTION IS COMPLETED.
12. DISTANCE TO NEAREST LAKE, STREAM POND, OPEN DRAIN, OR WETLAND: REGULATED WETLAND APPROXIMATELY 150 FT NORTHEAST FROM NORTHEAST CORNER OF SITE.

SESC MAINTENANCE SCHEDULE NOTES:

1. THE CONTRACTOR SHALL INSPECT THE SOIL EROSION AND SEDIMENT CONTROL DEVICES ONCE EACH WEEK AND WITHIN TWENTY-FOUR (24) HOURS OF A PRECIPITATION EVENT WHICH RESULTS IN STORM WATER DISCHARGE FROM THE SITE. A LOG OF INSPECTION REPORTS SHALL BE MAINTAINED AND ACCESSIBLE IN ACCORDANCE WITH NPDES REQUIREMENTS. IMPLEMENT THE FOLLOWING STEPS IF ANY DAMAGE HAS RESULTED FROM CONSTRUCTION OR WEAR.
2. CONSTRUCTION ACCESS ROADS (CLEAN STONE EXITS) MUST BE MAINTAINED AS NECESSARY. ADD ADDITIONAL STONE WHEN ACCESS ROAD BECOMES INEFFECTIVE DUE TO LOSS OF STONE OR COVERED WITH MUD.
3. SILTATION CONTROL FENCE SHOULD BE TRENCHED IN, BACKFILLED, AND STAPLED OR STAKED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS. MAINTENANCE INCLUDES THE REMOVAL OF BUILT-UP SEDIMENT WHEN THE SEDIMENT ACCUMULATES TO 1/3 OF THE HEIGHT OF THE FENCE. CONTRACTOR MAY HAVE TO REMOVE, REPLACE, RETRENCH, OR RE-BACKFILL THE FENCE IF IT FAILS. IT WOULD ALSO BE NECESSARY TO REINSTALL IF ANY PORTION OF THE FENCING WAS DAMAGED BY CONSTRUCTION MACHINERY.
4. INSPECT INLET FILTERS FOR BUILD-UP OF SILT AND OTHER DEBRIS. EXCESSIVE BUILD-UP IS EVIDENT IF GEOTEXTILE / STONE STRUCTURE IS CAUSING FLOODING. MAINTENANCE CONSISTS OF REMOVING ALL SEDIMENT WITH A STIFF BRISTLE BROOM OR SQUARE POINT SHOVEL. IF INLET FILTER IS BEYOND THIS LEVEL OF REPAIR, IT MAY BE NECESSARY TO REPLACE BOTH THE STONE AND GEOTEXTILE FILTER FABRIC.
5. PREPARE EROSION CONTROL SEEDING ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS. THE CONTRACTOR / INSPECTOR SHALL INSPECT THE AREA AFTER SEEDING IS COMPLETED. REPAIR AREAS THAT ARE BARE OR NOT MULCHED PROPERLY BY SPOT SEEDING AND / OR RE-MULCHING.
6. MAINTAIN DUST CONTROL AT ALL TIMES DURING CONSTRUCTION. SPRINKLING TANK TRUCKS SHALL BE AVAILABLE AT ALL TIMES AND USED ON HAUL ROUTES, ON-SITE DISTURBED AREAS, OR OTHER PLACES WHERE DUST BECOMES A PROBLEM AS A RESULT OF CONSTRUCTION EFFORTS.
7. PROMPTLY REMOVE ALL MUD, DIRT AND DEBRIS TRACKED ONTO EXISTING ROADS FROM THIS SITE.
8. REMOVE SILT DEPOSITS FROM TEMPORARY SEDIMENT TRAPS WHEN TRAP IS HALF FULL.
9. THE SOIL EROSION CONTROLS WILL BE MAINTAINED WEEKLY AND AFTER EVERY STORM BY THE SITE SUPERINTENDENT.



03-18-24	PRELIMINARY SPA
02-08-24	PRELIMINARY SPA
01-04-24	PRE APPLICATION MEETING
10-19-23	PRE APPLICATION MEETING
NO.	DATE
REVISION OR ISSUE	

DRAWN	DESIGNED	CHECKED	FIELD
BRZEZINSKI	BRZEZINSKI	QUADERER	CREW CB / RO

CULVER'S

NORTHEAST 1/4 SEC 20
TOWNSHIP 3N, RANGE 8E

BOGIE LAKE ROAD
WHITE LAKE TWP., MI

SOIL EROSION CONTROL PLAN

Griggs Quaderer, Inc.

8308 OFFICE PARK DRIVE
GRAND BLANC, MI 48409

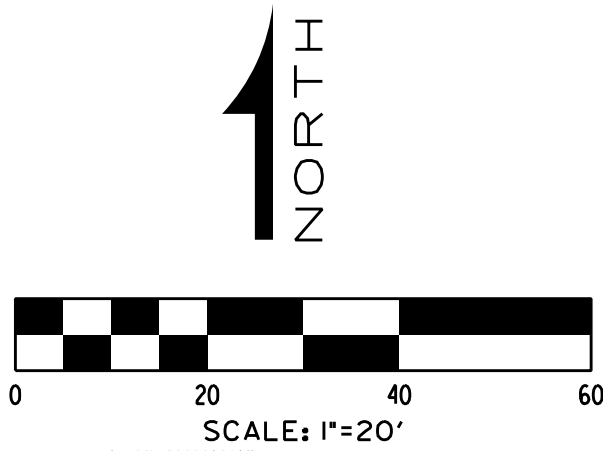
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CIVIL ENGINEERING - LAND SURVEYING
SITE PLANNING

PHASE: P-SPA
JOB NO.: 230601

14th ANNIVERSARY
2004 - 2023

C302



Runoff Coefficient Calculations										
Drainage Area	Pervious			Impervious			Roof Top			Drainage Area
	Area (ft²)	Area (Acre)	C	Area (ft²)	Area (Acre)	C	Area (ft²)	Area (Acre)	C	
A	0.0	0.00	0.25	0.0	0.00	0.95	1290.1	0.03	0.95	A
B	9495.9	0.22	0.25	4209.4	0.10	0.95	0.0	0.00	0.95	B
C	0.0	0.00	0.25	0.0	0.00	0.95	737.7	0.02	0.95	C
D	0.0	0.00	0.25	0.0	0.00	0.95	946.5	0.02	0.95	D
E	4495.3	0.10	0.25	2841.2	0.07	0.95	0.0	0.00	0.95	E
F	4303.5	0.10	0.25	3816.1	0.09	0.95	0.0	0.00	0.95	F
G	0.0	0.00	0.25	400.9	0.01	0.95	0.0	0.00	0.95	G
H	0.0	0.00	0.25	0.0	0.00	0.95	1112.0	0.03	0.95	H
I	5145.2	0.12	0.25	7704.7	0.18	0.95	0.0	0.00	0.95	I
J	3127.3	0.07	0.25	25138.2	0.58	0.95	1.0	0.00	0.95	J
K	10277.4	0.24	0.25	0.0	0.00	0.95	0.0	0.00	0.95	K
Total	36844.6	0.85	0.25	44110.5	1.01	0.95	4087.3	0.09	0.95	Total

		Oakland County Storm Design													
Runoff Entering Manhole No.	To Downstream Manhole No.	Area Designated For Added Area	A	C	(AxC)	Accumulative Totals of Equivalent Areas	t	I	Q	D	S	L	v	Q	
			Increment of Area (acres) Added	Imperviousness	Equivalent Area		15 min	10 yr.	Quantity of Rainfall (cfs)	Diameter (inch) of Pipe Out of Manhole	Slope (%) of individual Gradient	Length (ft) of Line Between M.H.'s	Velocity (ft/s) Flowing Full		Time (min) of Flow to Next M.H.
COA	MH6	A	0.03	0.95	0.03	0.03	15.00	2.29	0.07	6 in.	2.00%	27	4.04	0.11	0.79
IN7	MH6	B	0.31	0.46	0.15	0.15	15.00	2.29	0.34	12 in.	0.32%	8	2.57	0.05	2.02
MH6	MH5	-	-	-	-	0.18	15.11	2.28	0.41	12 in.	1.00%	112	4.54	0.41	3.56
COB	COC	C	0.02	0.95	0.02	0.02	15.00	2.29	0.05	6 in.	1.00%	47	2.86	0.27	0.56
COC	MH5	D	0.02	0.95	0.02	0.04	15.27	2.27	0.09	6 in.	2.00%	23	4.04	0.09	0.79
IN8	MH5	E	0.17	0.52	0.09	0.09	15.00	2.29	0.21	12 in.	0.32%	31	2.57	0.20	2.02
MH5	CB4	-	-	-	-	0.31	15.52	2.25	0.70	12 in.	0.32%	93	2.57	0.60	2.02
CB4	CB3	F	0.19	0.58	0.11	0.42	16.13	2.21	0.93	12 in.	1.50%	96	5.56	0.29	4.36
CB3	CB2	G	0.01	0.95	0.01	0.43	16.41	2.19	0.94	12 in.	3.00%	85	7.86	0.18	6.17
COD	CB7	H	0.03	0.95	0.02	0.02	15.00	2.29	0.05	6 in.	3.50%	118	5.35	0.37	1.05
CB7	CB2	I	0.29	0.67	0.20	0.22	15.37	2.26	0.50	12 in.	2.00%	155	6.42	0.40	5.04
CB2	MH1	J	0.65	0.87	0.57	1.22	16.60	2.17	2.65	12 in.	2.00%	10	6.42	0.03	5.04
MH1	EX1	-	-	-	-	1.22	16.62	2.17	2.65	12 in.	2.00%	28	6.42	0.07	5.04
EX1	EX2	K	0.24	0.25	0.06	1.28	16.69	2.17	2.77	18 in.	0.61%	33	4.64	0.12	8.20

Part D: Water Quality Control (Rate)

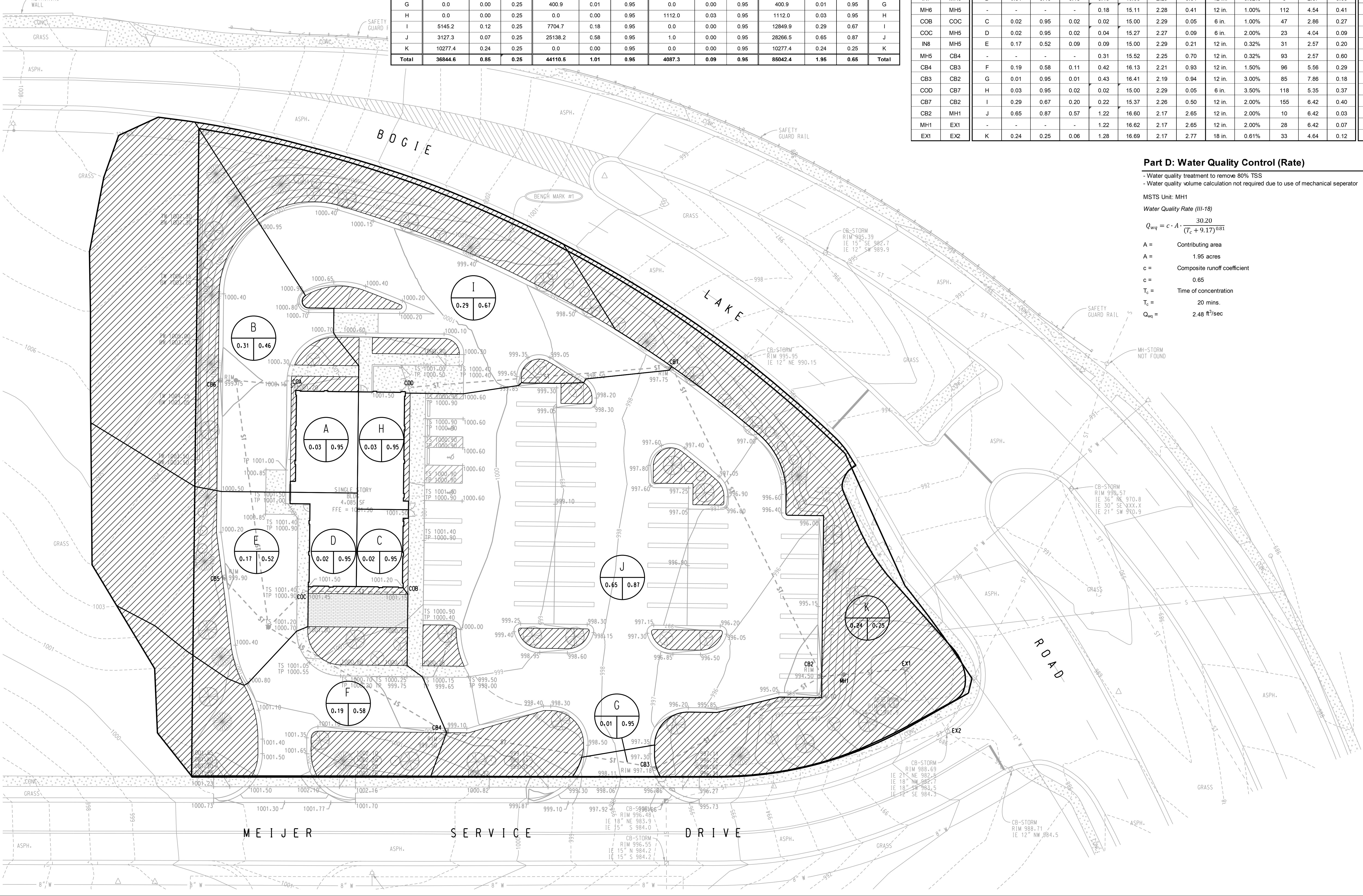
- Water quality treatment to remove 80% TSS
- Water quality volume calculation not required due to use of mechanical separator

MSTS Unit: MH1

Water Quality Rate (III-18)

$$Q_{wq} = c \cdot A \cdot \frac{30.20}{(T_c + 9.17)^{0.81}}$$

- A = Contributing area
A = 1.95 acres
c = Composite runoff coefficient
c = 0.65
T_c = Time of concentration
T_c = 20 mins.
Q_{wq} = 2.48 ft³/sec



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CIVIL ENGINEERING · LAND SURVEYING
SITE PLANNING

15th ANNIVERSARY
2004 - 2023

PHASE: P.SPA
JOB NO.: 230601

C303

CULVER'S

NORTHEAST 1/4 SEC. 20
TOWNSHIP 3N, RANGE 8E
WHITE LAKE TWP., MI

DRAINAGE AREA MAP

DRAWN: BRZEZINSKI
DESIGNED: QUADERER
CHECKED: CREW
FIELD: CREW CB / RO

03-18-24 PRELIMINARY SPA
02-08-24 PRELIMINARY SPA
01-04-24 PRE APPLICATION MEETING
10-19-23 PRE APPLICATION MEETING

NO. DATE REVISION OR ISSUE

STATE OF MICHIGAN
CHRISTOPHER J. BRZEZINSKI
ENGINEER
LICENSE NO. 6201050063
PROFESSIONAL SEAL



WATER MAIN QUANTITIES:		
ITEM	UNIT	QUANTITY
2" TYPE 'K' COPPER PIPE	LF	96
2" CORPORATION STOP	EA	1
2" CURB STOP	EA	1

UTILITY CROSSING SCHEDULE:

UC1	F.I.N. GRADE: 995.73 BOT STORM: 990.51 TOP SAN: 988.55	UC3	F.I.N. GRADE: 1000.43 BOT SAN: 993.42 TOP WATER: 991.92
UC2	F.I.N. GRADE: 1000.30 BOT STORM: 996.55 TOP SAN: 993.65	UC4	F.I.N. GRADE: 1000.62 BOT STORM: 996.96 TOP WATER: 994.62

SANITARY SEWER NOTES:

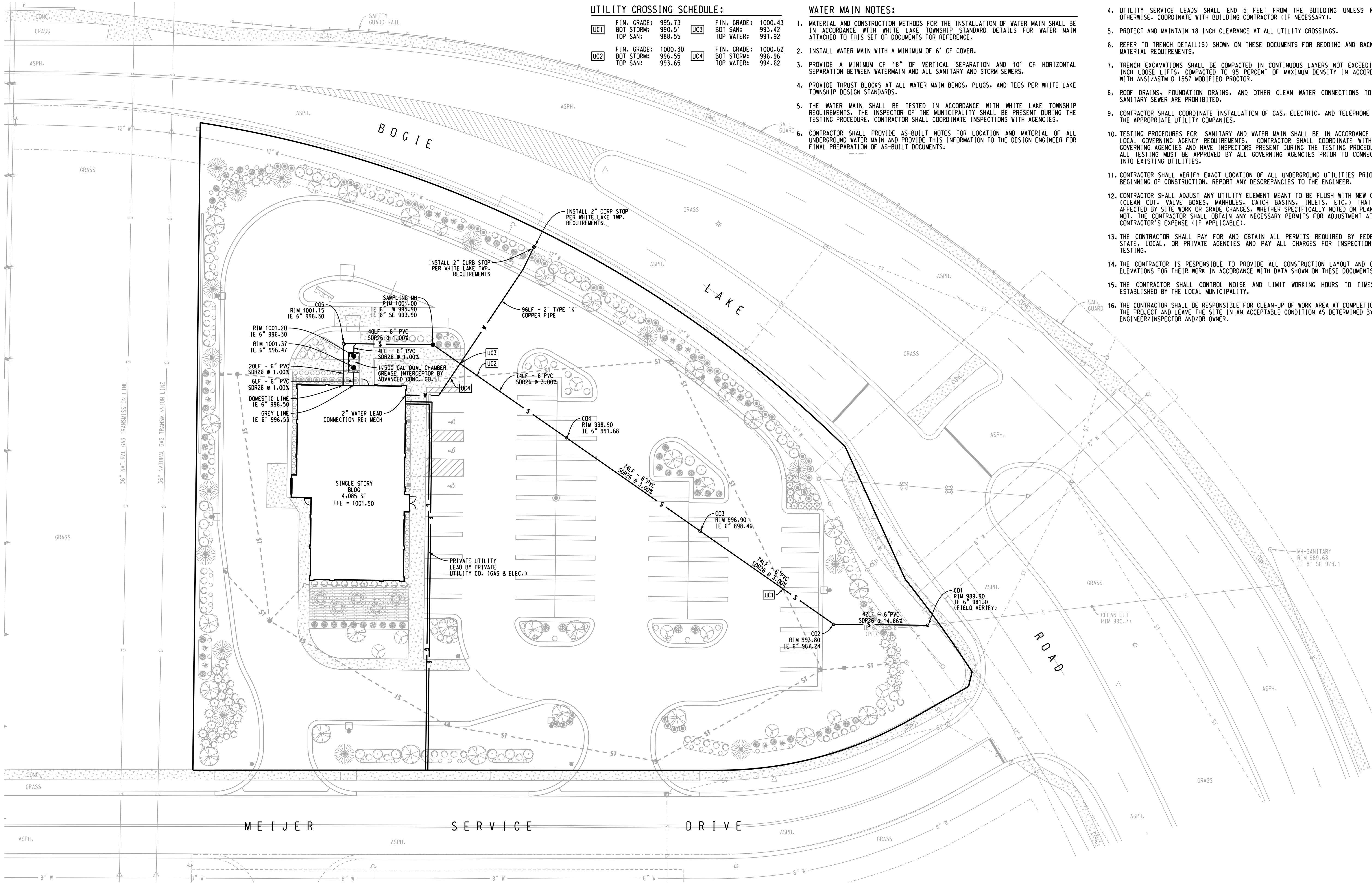
- MATERIAL AND CONSTRUCTION METHODS FOR THE INSTALLATION OF SANITARY SEWER SHALL BE IN ACCORDANCE WITH WHITE LAKE TOWNSHIP STANDARD DETAILS FOR SANITARY SEWER ATTACHED TO THIS SET OF DOCUMENTS FOR REFERENCE.
- ALL SANITARY SEWER PIPE SHALL BE PVC SDR 26 AND MEET OR EXCEED ASTM D-3034 FOR HEAVY WALL PIPE UNLESS OTHERWISE NOTED.
- TESTING PROCEDURE OF NEW SANITARY LINE SHALL BE IN ACCORDANCE WITH WHITE LAKE TOWNSHIP REQUIREMENTS. CONTRACTOR TO COORDINATE INSPECTIONS WITH AGENCIES.
- CONTACT MISS DIG (811) 72 HOURS BEFORE CONSTRUCTION FOR LOCATION OF ALL UNDERGROUND UTILITIES.

WATER MAIN NOTES:

- MATERIAL AND CONSTRUCTION METHODS FOR THE INSTALLATION OF WATER MAIN SHALL BE IN ACCORDANCE WITH WHITE LAKE TOWNSHIP STANDARD DETAILS FOR WATER MAIN ATTACHED TO THIS SET OF DOCUMENTS FOR REFERENCE.
- INSTALL WATER MAIN WITH A MINIMUM OF 6' OF COVER.
- PROVIDE A MINIMUM OF 18" OF VERTICAL SEPARATION AND 10' OF HORIZONTAL SEPARATION BETWEEN WATERMAIN AND ALL SANITARY AND STORM SEWERS.
- PROVIDE THRUST BLOCKS AT ALL WATER MAIN BENDS, PLUGS, AND TEES PER WHITE LAKE TOWNSHIP DESIGN STANDARDS.
- THE WATER MAIN SHALL BE TESTED IN ACCORDANCE WITH WHITE LAKE TOWNSHIP REQUIREMENTS. THE INSPECTOR OF THE MUNICIPALITY SHALL BE PRESENT DURING THE TESTING PROCEDURE. CONTRACTOR SHALL COORDINATE INSPECTIONS WITH AGENCIES.
- CONTRACTOR SHALL PROVIDE AS-BUILT NOTES FOR LOCATION AND MATERIAL OF ALL UNDERGROUND WATER MAIN AND PROVIDE THIS INFORMATION TO THE DESIGN ENGINEER FOR FINAL PREPARATION OF AS-BUILT DOCUMENTS.

GENERAL UTILITY NOTES:

- ALL WORKMANSHIP AND MATERIALS FOR WATER MAIN, SANITARY, AND STORM SEWER SHALL CONFORM TO THE LATEST STANDARDS AND SPECIFICATIONS OF ALL LOCAL GOVERNING AGENCIES HAVING JURISDICTION. IN CASE OF DISCREPANCIES, THE CONTRACTOR SHALL COORDINATE WITH THE AGENCIES TO RESOLVE THESE ISSUES.
- CONTRACTOR SHALL CONTACT "MISS DIG" (811) FOR LOCATION OF EXISTING UTILITIES WITHIN THE WORK AREA THREE (3) WORKING DAYS PRIOR TO START OF CONSTRUCTION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR DEWATERING AND STABILIZING (IF REQUIRED) ALL TRENCH EXCAVATIONS TO ACCOMPLISH WORK INDICATED ON PLANS AND TO ACHIEVE REQUIRED COMPACTION OPERATIONS AS INDICATED IN THE PROJECT SPECIFICATIONS OR ON THESE DOCUMENTS. DEWATERING, IF DETERMINED NECESSARY BY THE CONTRACTOR, WILL BE CONSIDERED INCIDENTAL TO THE INSTALLATION COST OF UTILITIES OR STRUCTURES.
- UTILITY SERVICE LEADS SHALL END 5 FEET FROM THE BUILDING UNLESS NOTED OTHERWISE. COORDINATE WITH BUILDING CONTRACTOR (IF NECESSARY).
- PROTECT AND MAINTAIN 18 INCH CLEARANCE AT ALL UTILITY CROSSINGS.
- REFER TO TRENCH DETAIL(S) SHOWN ON THESE DOCUMENTS FOR BEDDING AND BACKFILL MATERIAL REQUIREMENTS.
- TRENCH EXCAVATIONS SHALL BE COMPACTED IN CONTINUOUS LAYERS NOT EXCEEDING 8 INCH LOOSE LIFTS, COMPACTED TO 95 PERCENT OF MAXIMUM DENSITY IN ACCORDANCE WITH ANSI/ASTM D 1557 MODIFIED PROCTOR.
- ROOF DRAINS, FOUNDATION DRAINS, AND OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER ARE PROHIBITED.
- CONTRACTOR SHALL COORDINATE INSTALLATION OF GAS, ELECTRIC, AND TELEPHONE WITH THE APPROPRIATE UTILITY COMPANIES.
- TESTING PROCEDURES FOR SANITARY AND WATER MAIN SHALL BE IN ACCORDANCE WITH LOCAL GOVERNING AGENCY REQUIREMENTS. CONTRACTOR SHALL COORDINATE WITH ALL GOVERNING AGENCIES AND HAVE INSPECTORS PRESENT DURING THE TESTING PROCEDURES. ALL TESTING MUST BE APPROVED BY ALL GOVERNING AGENCIES PRIOR TO CONNECTION INTO EXISTING UTILITIES.
- CONTRACTOR SHALL VERIFY EXACT LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO BEGINNING OF CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER.
- CONTRACTOR SHALL ADJUST ANY UTILITY ELEMENT MEANT TO BE FLUSH WITH NEW GRADE (CLEAN OUT, VALVE BOXES, MANHOLES, CATCH BASINS, INLETS, ETC.) THAT ARE AFFECTED BY SITE WORK OR GRADE CHANGES, WHETHER SPECIFICALLY NOTED ON PLANS OR NOT. THE CONTRACTOR SHALL OBTAIN ANY NECESSARY PERMITS FOR ADJUSTMENT AT THE CONTRACTOR'S EXPENSE (IF APPLICABLE).
- THE CONTRACTOR SHALL PAY FOR AND OBTAIN ALL PERMITS REQUIRED BY FEDERAL, STATE, LOCAL, OR PRIVATE AGENCIES AND PAY ALL CHARGES FOR INSPECTION AND TESTING.
- THE CONTRACTOR IS RESPONSIBLE TO PROVIDE ALL CONSTRUCTION LAYOUT AND GRADE ELEVATIONS FOR THEIR WORK IN ACCORDANCE WITH DATA SHOWN ON THESE DOCUMENTS.
- THE CONTRACTOR SHALL CONTROL NOISE AND LIMIT WORKING HOURS TO TIMES AS ESTABLISHED BY THE LOCAL MUNICIPALITY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEAN-UP OF WORK AREA AT COMPLETION OF THE PROJECT AND LEAVE THE SITE IN AN ACCEPTABLE CONDITION AS DETERMINED BY THE ENGINEER/INSPECTOR AND/OR OWNER.



Item A.

SEAL

CHARTERED PROFESSIONAL ENGINEER
CHRISTOPHER J. BRZEZINSKI
LICENSE NO. 6201050063
STATE OF MICHIGAN

03-18-24 PRELIMINARY SPA
02-08-24 PRELIMINARY SPA
01-04-24 PRE APPLICATION MEETING
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NO. DATE SUBJECT
REVISION OR ISSUE

DRAWN: BRZEZINSKI
DESIGNED: QUADERER
CHECKED: QUADERER
FIELD CREW: CB / RO

NORTHEAST 1/4 SEC 20
TOWNSHIP N, RANGE SE
WHITE LAKE TWP., MI

DATE: 8/12/2024 TIME: 12:52:11 PM

DATE: 8/12/2024 TIME: 12:52:11 PM

Griggs Quaderer, Inc.
8308 OFFICE PARK DRIVE
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CIVIL ENGINEERING - LAND SURVEYING
SITE PLANNING

PHASE: P. SPA
JOB NO.: 230601

1st ANNIVERSARY
2004 - 2023

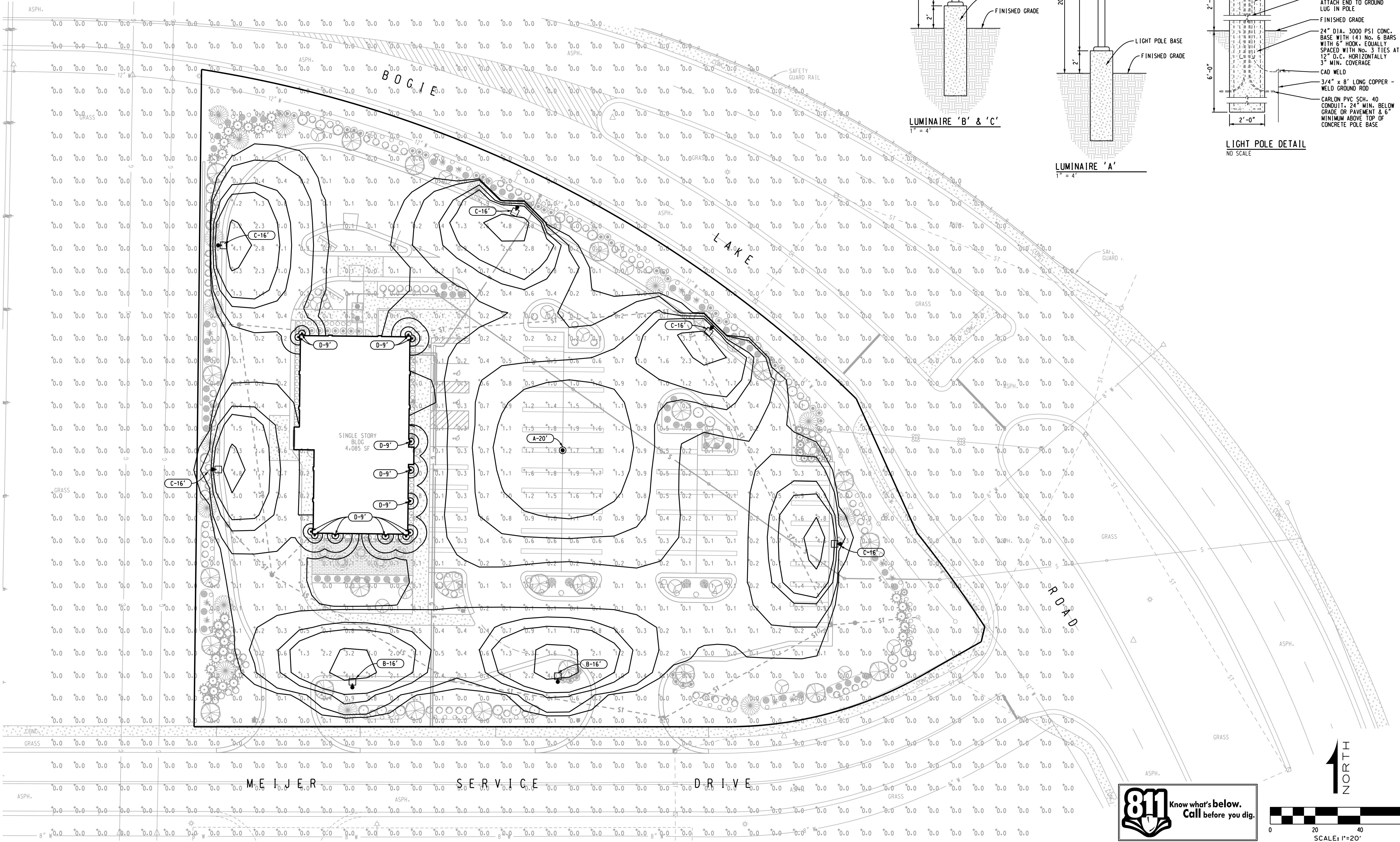
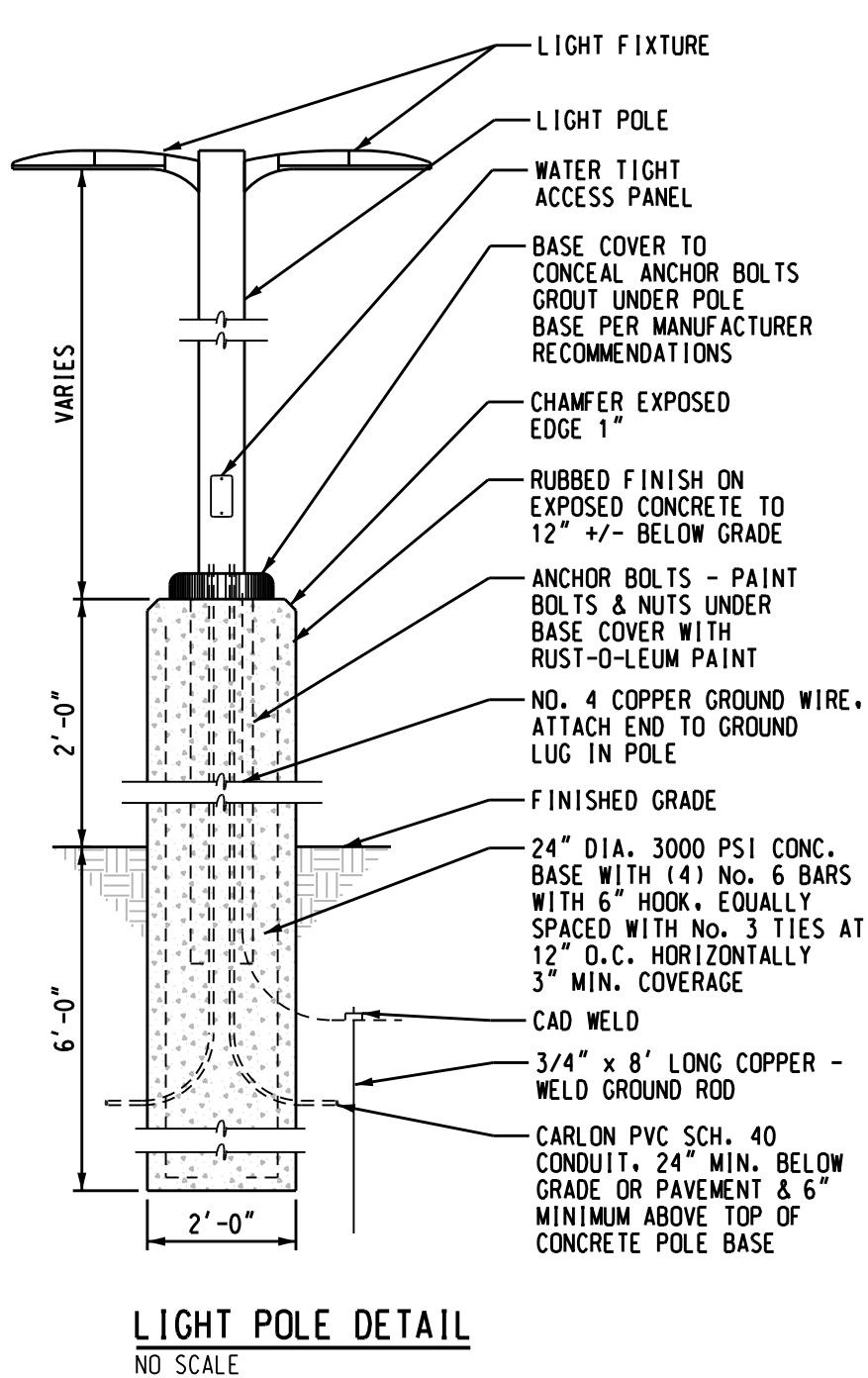
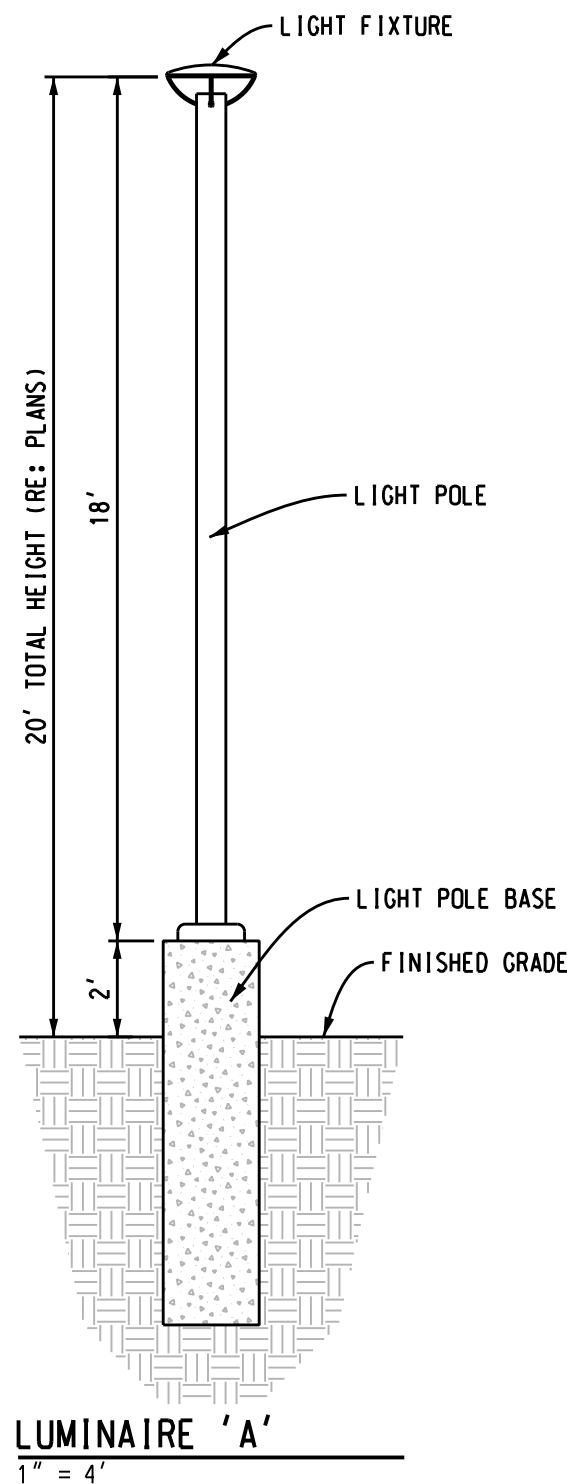
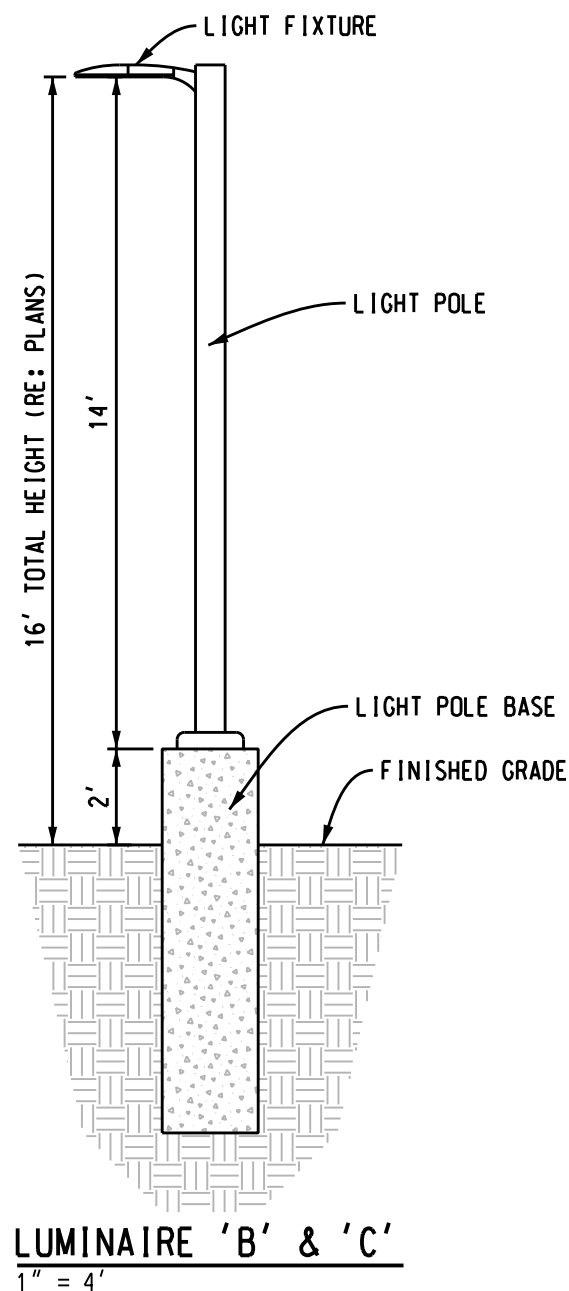
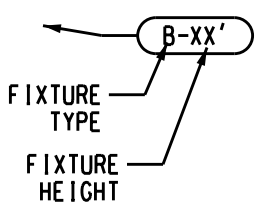
C400

LUMINAIRE SCHEDULE						
QTY	LABEL	ARRANGEMENT	MANUFACTURER	CATALOG NO.	DESCRIPTION	WATTAGE
1	A	SINGLE	LITHONIA	DSKO LED P3 30K 70CRI T5M	D-SERIES AREA SIZE 0, POLE MOUNTED, SINGLE (ONE) LIGHT FIXTURE, YOKE STYLE	69
2	B	SINGLE	LITHONIA	DSKO LED P1 30K 70CRI T3M HS	D-SERIES AREA SIZE 0, POLE MOUNTED, SINGLE (ONE) LIGHT FIXTURE, W/ HOUSE SIDE SHIELD	33.2
5	C	SINGLE	LITHONIA	DSKO LED P1 30K 70CRI BLC4	D-SERIES AREA SIZE 0, POLE MOUNTED, SINGLE (ONE) LIGHT FIXTURE, W/ HOUSE SIDE SHIELD	33.2
13	D	SINGLE	LITHONIA	OLLWU LED P1 40K 120 DOB	D-OUTDOOR LED WALL CYLINDER, WALL MOUNTED, SINGLE (ONE) LIGHT FIXTURE, UP/DOWN LIGHT	13.8

LIGHTING NOTES:

- THE FOOTCANDLES SHOWN HEREON HAVE BEEN CALCULATED AT APPROXIMATELY SIX FEET ABOVE GRADE.
- THE CATALOG DETAILS OF THE LIGHTING FIXTURE HAVE BEEN PROVIDED IN FULL BUT SEPARATELY FROM THESE SITE PLAN DOCUMENTS.

STATISTICAL AREA SUMMARY				
AVG	MAX	MIN	AVG/MIN	MAX/MIN
0.5	5.0	0.0	-	-



Griggs Quaderer, Inc.
8308 OFFICE PARK DRIVE
GRAND BLANC, MI 48499
PH: (810) 695-0154
FX: (810) 695-0158
WWW.GQINCORP.COM

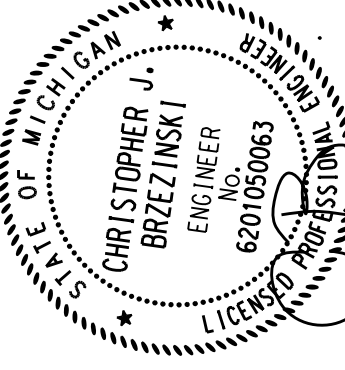


PHASE: P. SPA
JOB NO.: 230601
C401

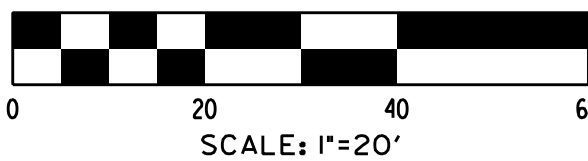
CULVER'S
BOGIE LAKE ROAD
WHITE LAKE TWP., MI
NORTHEAST 1/4 SEC. 20
TOWNSHIP 36 N. RANGE 8 E.

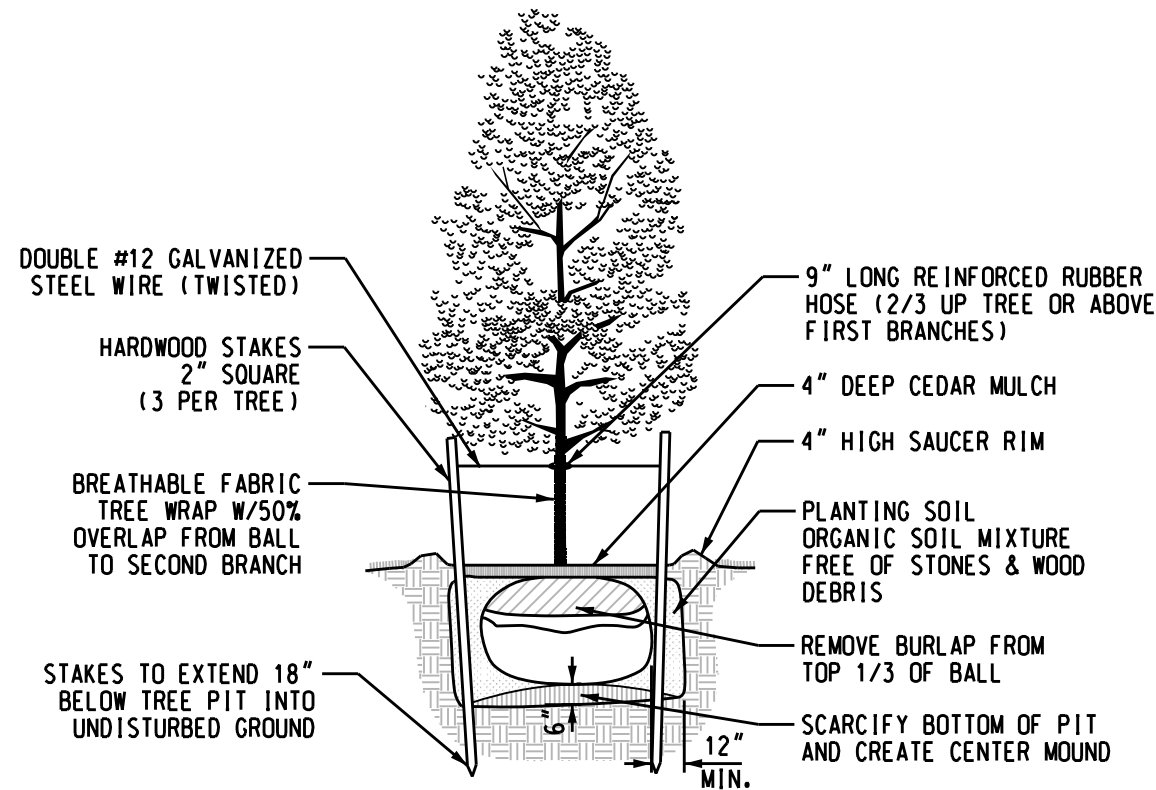
DRAWN: BRZEZINSKI
DESIGNED: QUADERER
CHECKED: CREW CB / RO

03-18-24 PRELIMINARY SPA
02-08-24 PRELIMINARY SPA
01-04-24 PRE APPLICATION MEETING
10-19-23 PRE APPLICATION MEETING



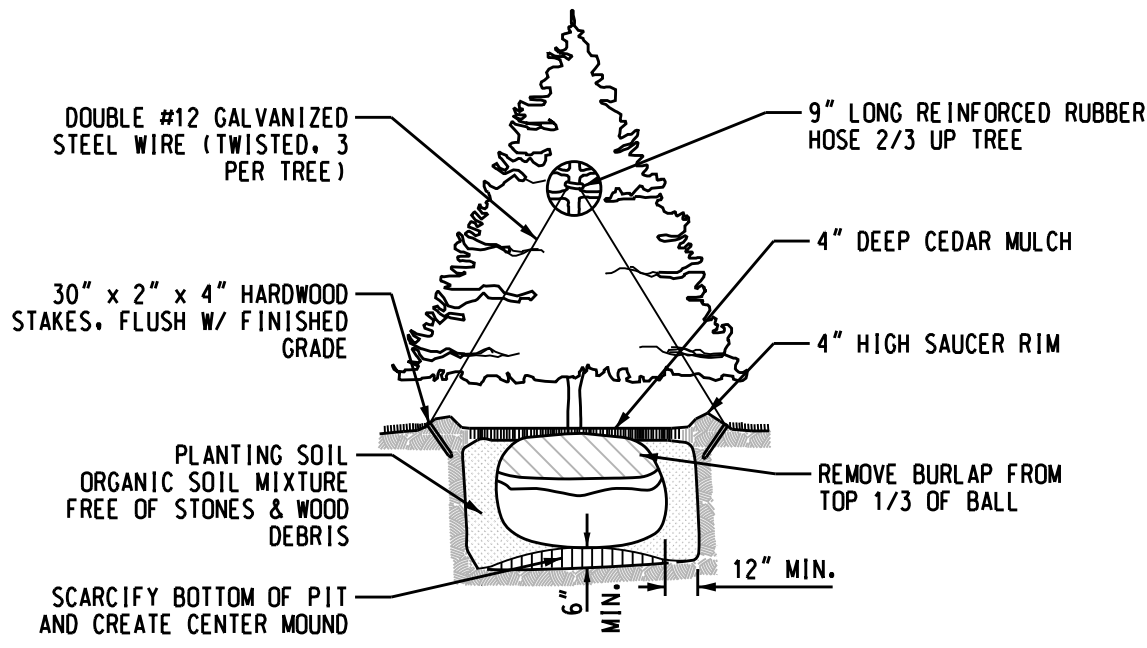
SITE PHOTOMETRIC PLAN
DATE: 3/12/2024 TIME: 1:53:42 PM





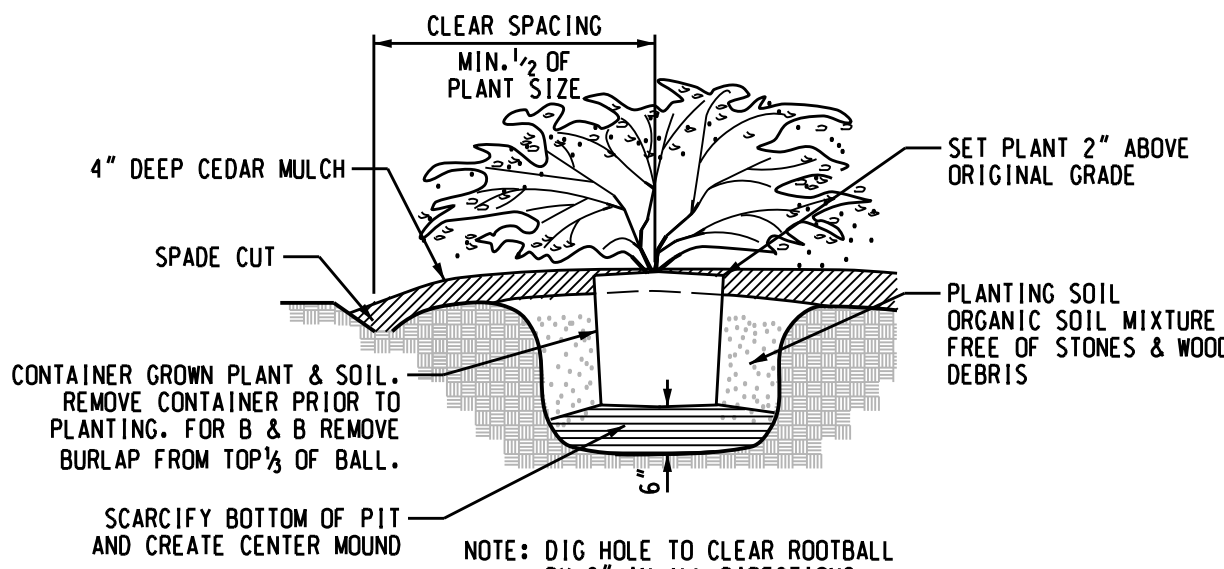
NOTE: TREE SHALL BEAR SAME RELATION TO FINISHED GRADE AS IT BORE TO PREVIOUS GRADE. RAISE ROOT BALL 1/3 HIGHER IN CLAY SOILS - BACKFILL & COVER ENTIRE BALL W/ TOPSOIL & MULCH.

TREE PLANTING DETAIL
NO SCALE

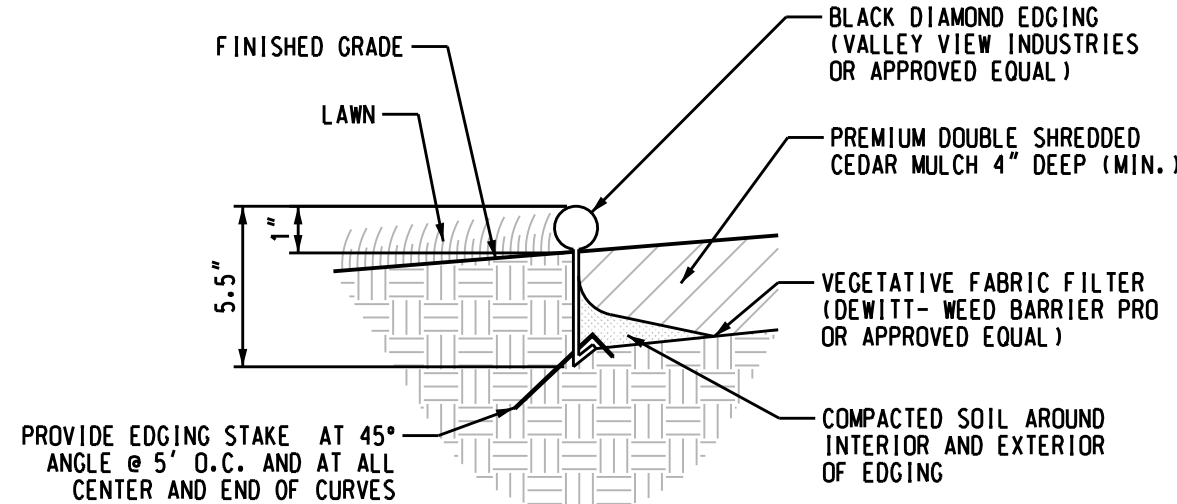


NOTE: TREE SHALL BEAR SAME RELATION TO FINISHED GRADE AS IT BORE TO PREVIOUS GRADE. RAISE ROOT BALL 1/3 HIGHER IN CLAY SOILS - BACKFILL & COVER ENTIRE BALL W/ TOPSOIL & MULCH.

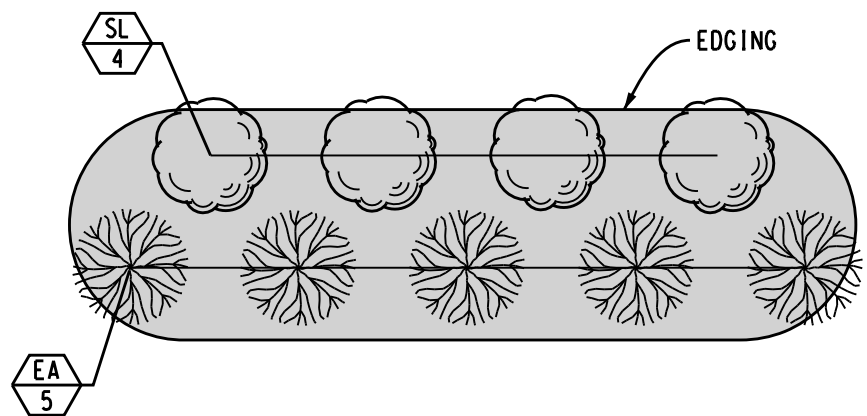
EVERGREEN TREE DETAIL
NO SCALE



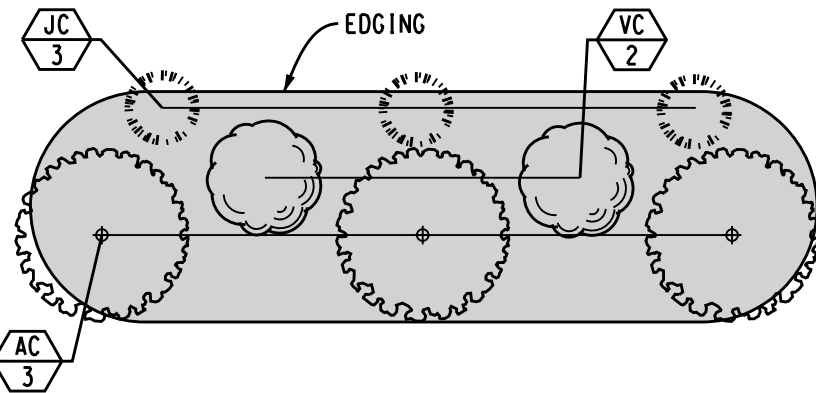
SHRUB PLANTING DETAIL
NO SCALE



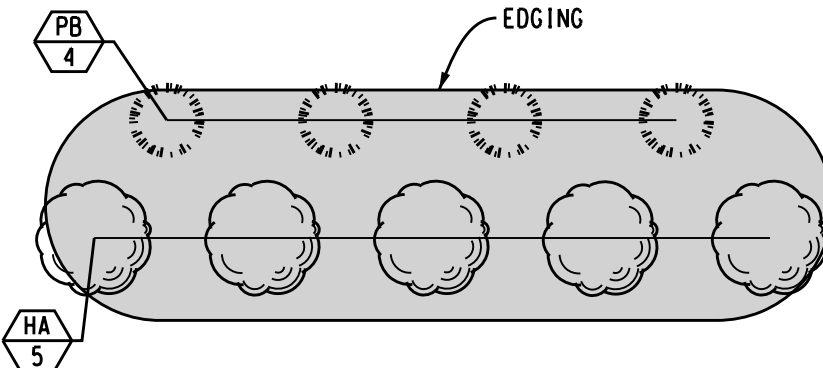
CEDAR MULCH AND EDGING DETAIL
NO SCALE



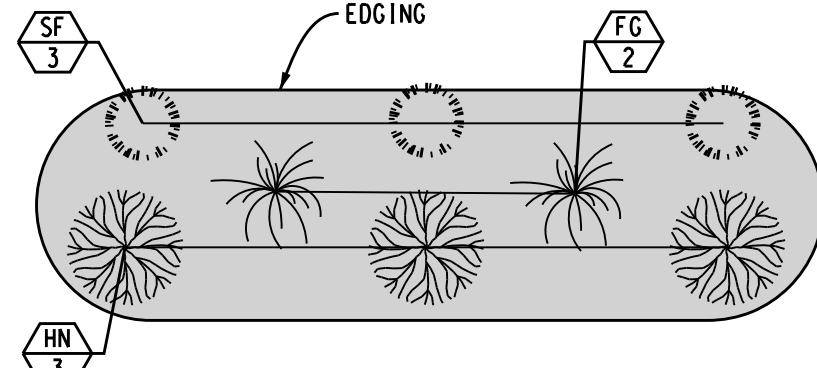
LANDSCAPE BED 'A' DETAIL
NO SCALE (TYP. 4 PLACES)



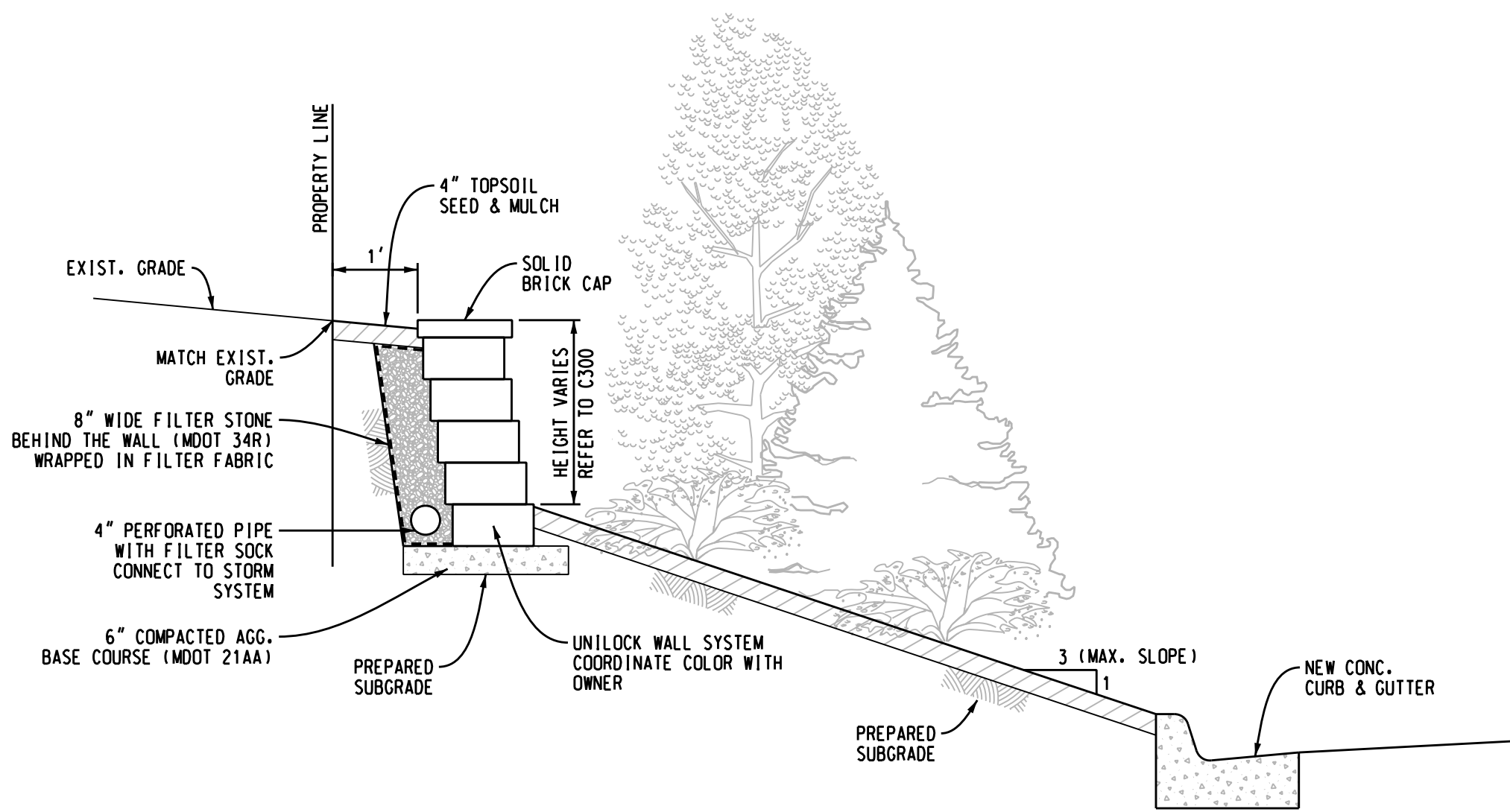
LANDSCAPE BED 'B' DETAIL
NO SCALE (TYP. 7 PLACES)



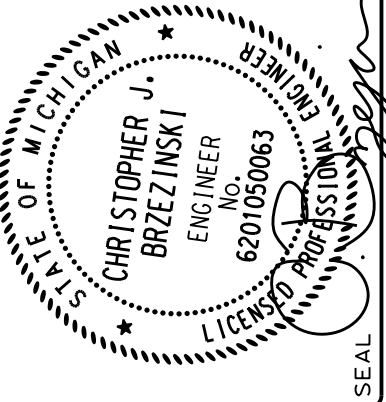
LANDSCAPE BED 'C' DETAIL
NO SCALE (TYP. 7 PLACES)



LANDSCAPE BED 'D' DETAIL
NO SCALE (TYP. 6 PLACES)



CROSS SECTION
NO SCALE



NO.	DATE	SUBJECT	REVISION OR ISSUE
03-18-24	PRELIMINARY SPA		
02-08-24	PRELIMINARY SPA		
01-04-24	PRE APPLICATION MEETING		
10-19-23	PRE APPLICATION MEETING		

DRAWN	DESIGNED	CHECKED	FIELD
	BRZEZINSKI	QUADERER	CREW CB / RO

CULVER'S

BOGIE LAKE ROAD
WHITE LAKE TWP., MI

NORTHEAST 1/4 SEC. 20
TOWNSHIP, RANGE 8E

DATE: 8/12/2024 TIME: 2:53:23 PM

SITE LANDSCAPE DETAILS

Griggs Quaderer, Inc.

8308 OFFICE PARK DRIVE
GRAND BLANC, MI 48499

PH: (810) 695-0154
FX: (810) 695-0158

WWW.GQINCORP.COM

CIVIL ENGINEERING - LAND SURVEYING

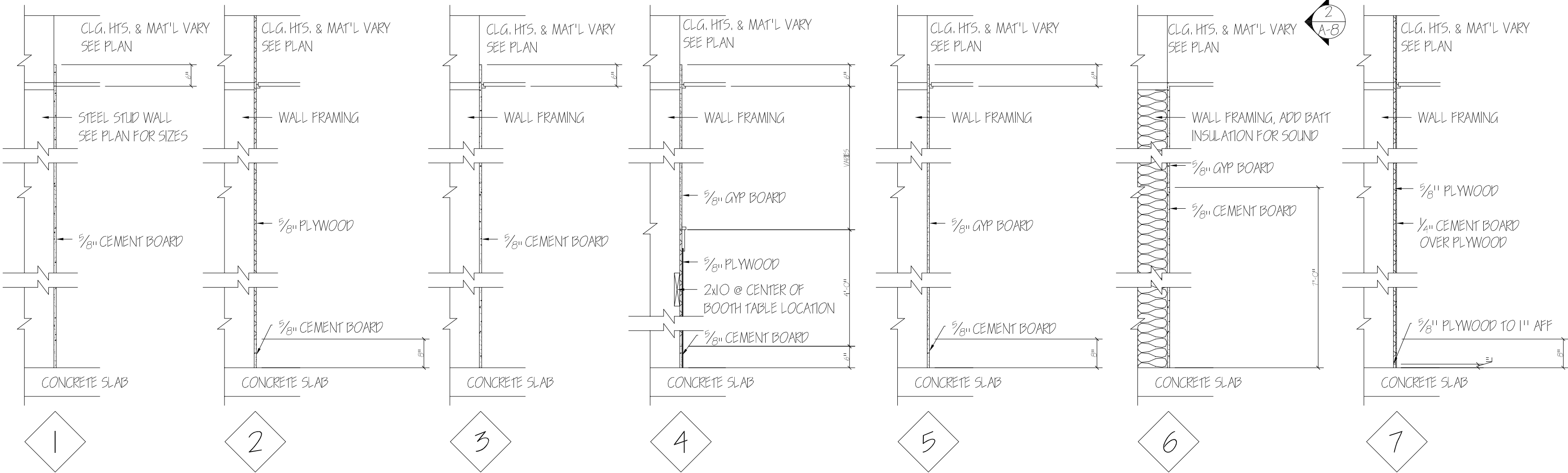
SITE PLANNING

JOB NO.: 230601

PHASE: P. SPA

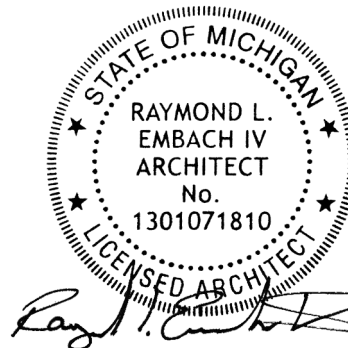
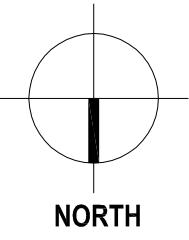
C501

WALL TYPE DETAILS
SCALE: 1/2" = 1'-0"



- GENERAL NOTES:
- DIMENSIONS SHOWN ARE TO FACE OF STUD UNLESS NOTED OTHERWISE.
 - ALL INTERIOR GYPSUM TO RECEIVE PAINT OR VMC SHOULD BE TAPED, SEALED, AND SANDED TO RECEIVE FINISH.

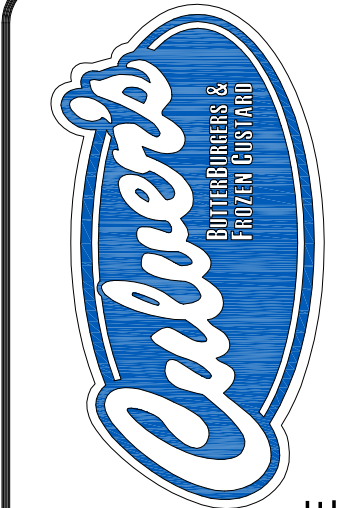
DIMENSIONED FLOOR PLAN
SCALE: 1/4" = 1'-0"



drawn by : RLE
date : 02-08-24
job number : 2345
approved by : RLE
revisions : 03-15-24

sheet : **A-2.0**
of :

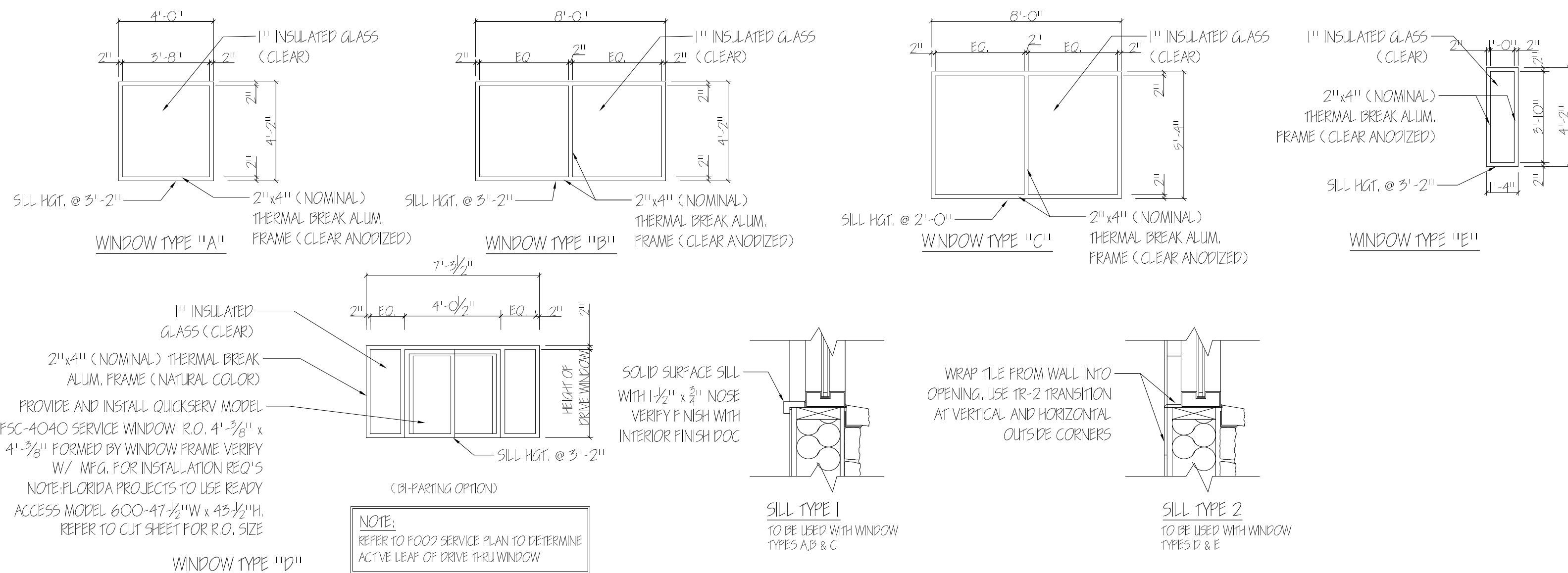
PROPOSED NEW BUILDING FOR
CULVER'S RESTAURANT
BOOGIE LAKE ROAD, WHITE LAKE TWP., MI
NORTHEAST 1/4, SEC. 20, TOWN-3N, RANGE-8E



DIMENSIONED
FLOOR
PLAN



WINDOW TYPES



DOOR SCHEDULE

DOOR:					FRAME:		HARDWARE GROUP	NOTES
NO.	WIDTH	HGT.	MAT'L	TYPE	MATERIAL	TYPE		
1	2 @ 36"	84"	ALUM	A	ALUM	A	1	
2	2 @ 36"	84"	ALUM	A	ALUM	B	2	
3	36"	84"	ALUM	A	ALUM	C	3	
4	42"	84"	ALUM	B	ALUM	D	4	
5	36"	84"	HPL	C	ALUM	E	5	OPTIONAL ARM PULL
6	36"	84"	HPL	C	ALUM	E	5	OPTIONAL ARM PULL
7	28"	60"	HPL	E	ALUM	E, 2'-8"	6	
8	36"	60"	HPL	E	ALUM	E, 3'-4"	6	
9	36"	84"	HPL	D	ALUM	E	7	GLASS FOR DOOR PROVIDED BY GC
10	34"	84"	HPL	C	ALUM	E	8	
11	-	-	-	-	ALUM	E	-	DOOR OPTIONAL

NOTE: SEE PROTOTYPE SHEET T-1 FOR NATIONAL ACCOUNT INFORMATION

HARDWARE GROUPS

GROUP #	DOOR	QTY	DESCRIPTION	CATALOG #	FINISH	MFG	GROUP #	DOOR	QTY	DESCRIPTION	CATALOG #	FINISH	MFG
EXTERIOR DOUBLE DOOR	1	1	CONT. HINGE	1124D	62B	IVES	BEAR EXTERIOR DOOR	4	4	1 CONT. HINGE	2244D	62B	IVES
		1	REMOVABLE MILLION	5654	62B	VON DUPON			1	1 RM CYLINDER	20-057	62B	SCHLAGE
		2	PANIC HARDWARE	35A-NL-CP-388-299	62B	VON DUPON			1	90 DEG OFFSET PULL	819CHD 10" O	630	IVES
		2	RM CYLINDER	20-057	62B	SCHLAGE			1	PUSH BAR	55A	62B	VON DUP
		2	90 DEG OFFSET PULL	819CHD 10" O	630	IVES			1	LOCK GUARD	L612	630	IVES
		2	OH STOP	1005	650	GLYNN			1	SURFACE CLOSER	411 SHU19H	689	LCN
		2	SURFACE CLOSER	4111 PDA	689	LCN			1	GASKETING	C429A	AA	ZERO
		2	MOUNTING PLATE	4110-18	689	LCN			1	DOOR SWEEP	32BA	AA	ZERO
		2	BLADE STOP SPACER	4110-61	689	LCN			1	DOOR SWEEP	39A	AA	ZERO
		2	MEETING STILE	8195AA	AA	ZERO			1	THRESHOLD	65A-MSLA-10	A	ZERO
	2	DOOR SWEEP	39A	AA	ZERO		1	RAIN DRIP	142A	A	ZERO		
	1	THRESHOLD	625A-MSLA-10	A	ZERO								
*NOTES - PERIMETER WEATHERSTRIPPING BY DOOR / FRAME MFG.							*NOTE - MOUNT 429A HEAD SEAL PRIOR TO MOUNTING CLOSURE, KICK PLATES BOTH SIDES						

* NOTES - PERIMETER WEATHERSTRIPPING BY DOOR/ FRAME MFG.

#	DOOR	QTY	DESCRIPTION	CATALOG #	FINISH	MFG
2	2	2	CONT. HINGE	112ND	62B	IVES
		2	PUSH-IN PULL BAR (SET)	90CMCH-10"-NS	650	IVES
		2	OH STOP	100S	680	GILLYNN
		2	SURFACE CLOSER	4H EPD	689	LGN
		2	MOUNTING PLATE	41IO-18	689	LGN
		2	BLADE STOP SPACER	41IO-61	689	LGN

#	5	5/6	3	HINGE		
		1	1	PUSHPLATE	#53 x U552D	MARLITE
		1	1	PULLPLATE	#552SB x U552D	BURNS
		1	1	SURFACE CLOSER	4OII	LGN
		2	2	KICK PLATE	8" x 34" ALUM 62B	ROCKWOOD
		1	1	WALL STOP	521F-U552D	PCI
		1	1	ARM PULL	NPM 628II	NEMCO

*NOTE - MOUNT 429A HEAD SEAL PRIOR TO MOUNTING CLOSER. KICK PLATES BOTH SIDES

							*NOTE - ARM PULL IS OPTIONAL. VERIFY WITH FRANCHISEE.					
GROUP #	DOOR	QTY	DESCRIPTION	CATALOG #	FINISH	MFG	GROUP #	DOOR	QTY	DESCRIPTION	CATALOG #	MFG
SECONDARY ENTRY DOOR	3	1	CONT. HINGE	1124D	628	IVES	6	7.8	2	HINGE		
		1	PANIC HARDWARE	35A-10 OF 35B-299	628	VON DUPRIN						
		1	RIM CYLINDER	20-057	628	SCHLAGE						
		1	90 DEG OFF SET PULL	819CHD 10" O	630	IVES						
		1	OH STOP	1005	630	LYNN						
		1	SHUFACE CLOSER	414PDA	688	CLINI						
PR STALL DOOR		1	SPRING HINGE TO HOLD DOOR 90 DEGREE OPEN						1	WALL STOP	321T-1553D	DCI
							*NOTE- INSTALL SPRING HINGE TO HOLD DOOR 90 DEGREE OPEN					

*NOTE - ARM PULL IS OPTIONAL, VERIFY WITH FRANCHISEE

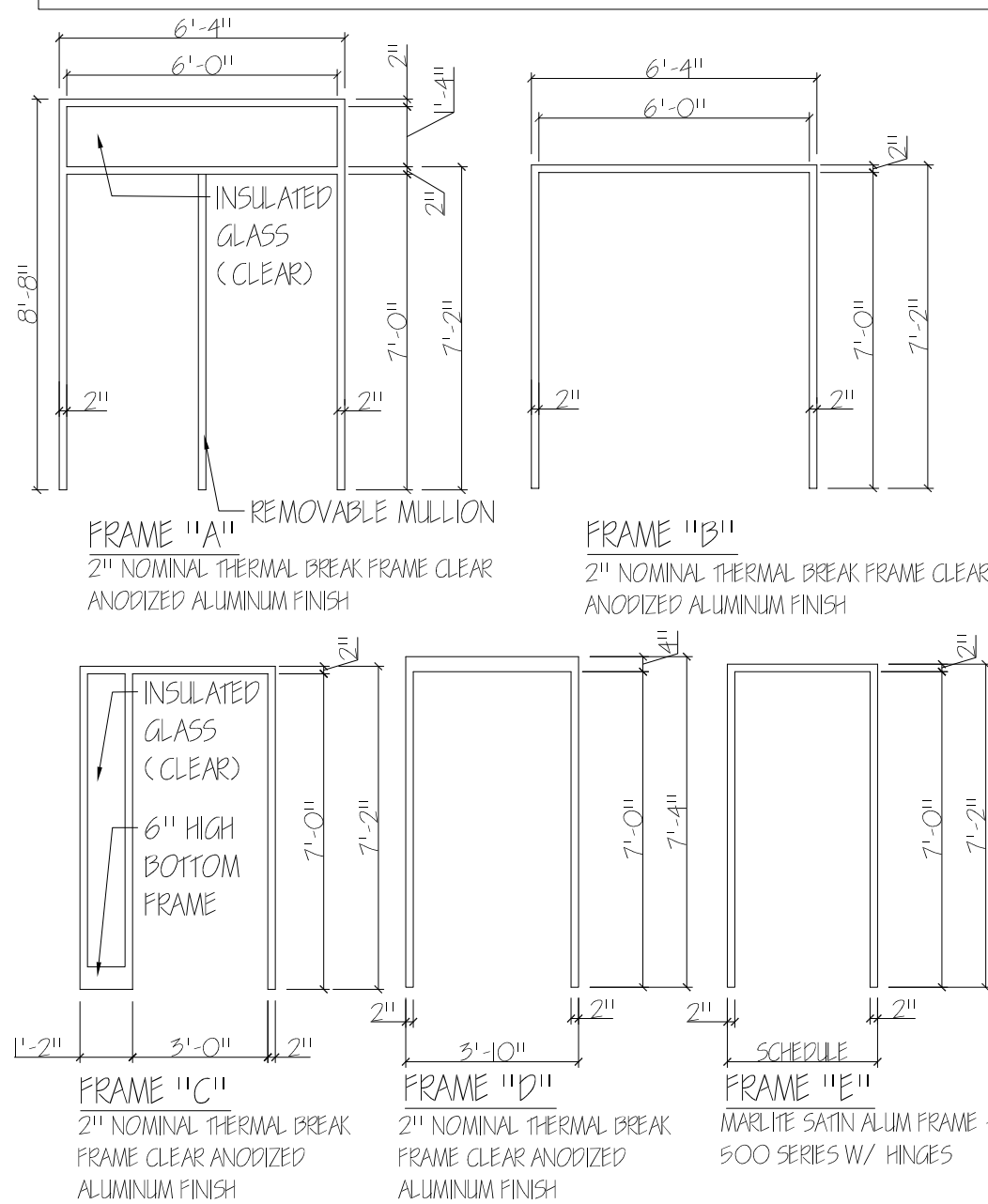
	1	MOUNTING PLATE	410-18	689	LCN	OFFICE DOOR	GROUP #	DOOR	QTY	DESCRIPTION	CATALOG #	MFG
	1	BLADE STOP SPACER	410-61	689	LCN		7	9	3	HINGE		MARKLITE
	1	DOOR SWEEP	59A	A	ZERO				1	STOREROOM LOCK	QCL 270.M.626.S4.A785.SC30	STANLEY
	1	THRESHOLD	625A-MSLA-10	A	ZERO				1	WALL STOP	521H-US92D	DCI
*NOTE - PERIMETER WEATHERSHIELD BY DOOR/FRAME MFG.												

group #	room	day	prescription	cash/cost #
---------	------	-----	--------------	-------------

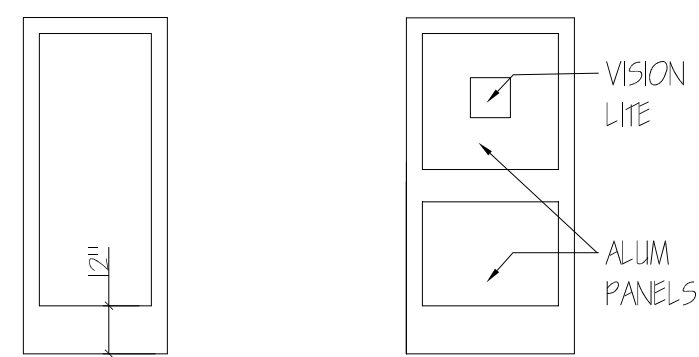
FOR AUTOMATIC FRONT ENTRY DOOR OPTION: ADD LCN SURF AUTO OPERATOR 4642 WMS AND WALL MOUNT ACTUATOR B310-B551 AND REMOVE (1) SURFACE CLOSER,(1) MOUNTING PLATE, AND (1) BLADE STOP SPACER FOR DOORS 1 & 2.				GROUP #	DOOR	QTY	DESCRIPTION	CATALOG #	MFG
TEMP PR DOOR	8	10	3	HINGE				MARLETT	
			1	PRIVACY LOCK	QCL240.M.626.3A.47B5.5C.6			STANLEY	
			2	KICK PLATE	8" x 34" ALUM 62B			ROCKWOOD	
			4	WALL STOP	3715.14.20			KEL	

FOR AUTOMATIC FRONT ENTRY DOOR OPTION: ADD LCN SURF AUTO OPERATOR 4642 WMS
AND WALL MOUNT ACTUATOR 8310-8531 AND REMOVE (1) SURFACE CLOSER, (1)
MOUNTING PLATE, AND (1) BLADE STOP SPACER FOR DOORS 1 & 2.

FRAME TYPES

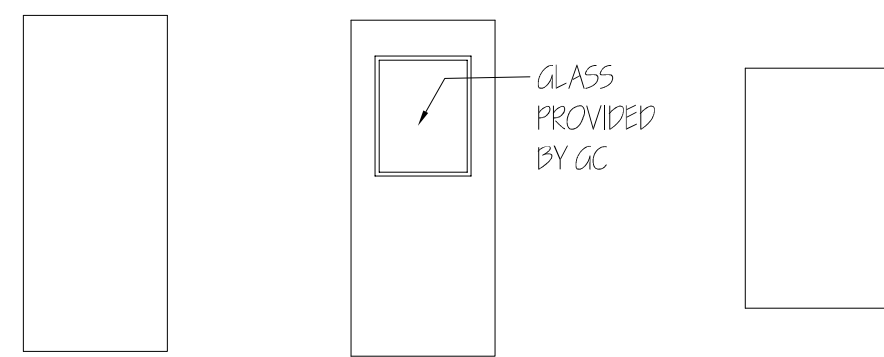


DOOR TYPES



TYPE "A"
1' x 84" CLEAR ANODIZED
MINUM FINISH, 5/8"
PERED INSULATING GLASS
@ DOOR 1, SINGLE LEAF
DOOR 2

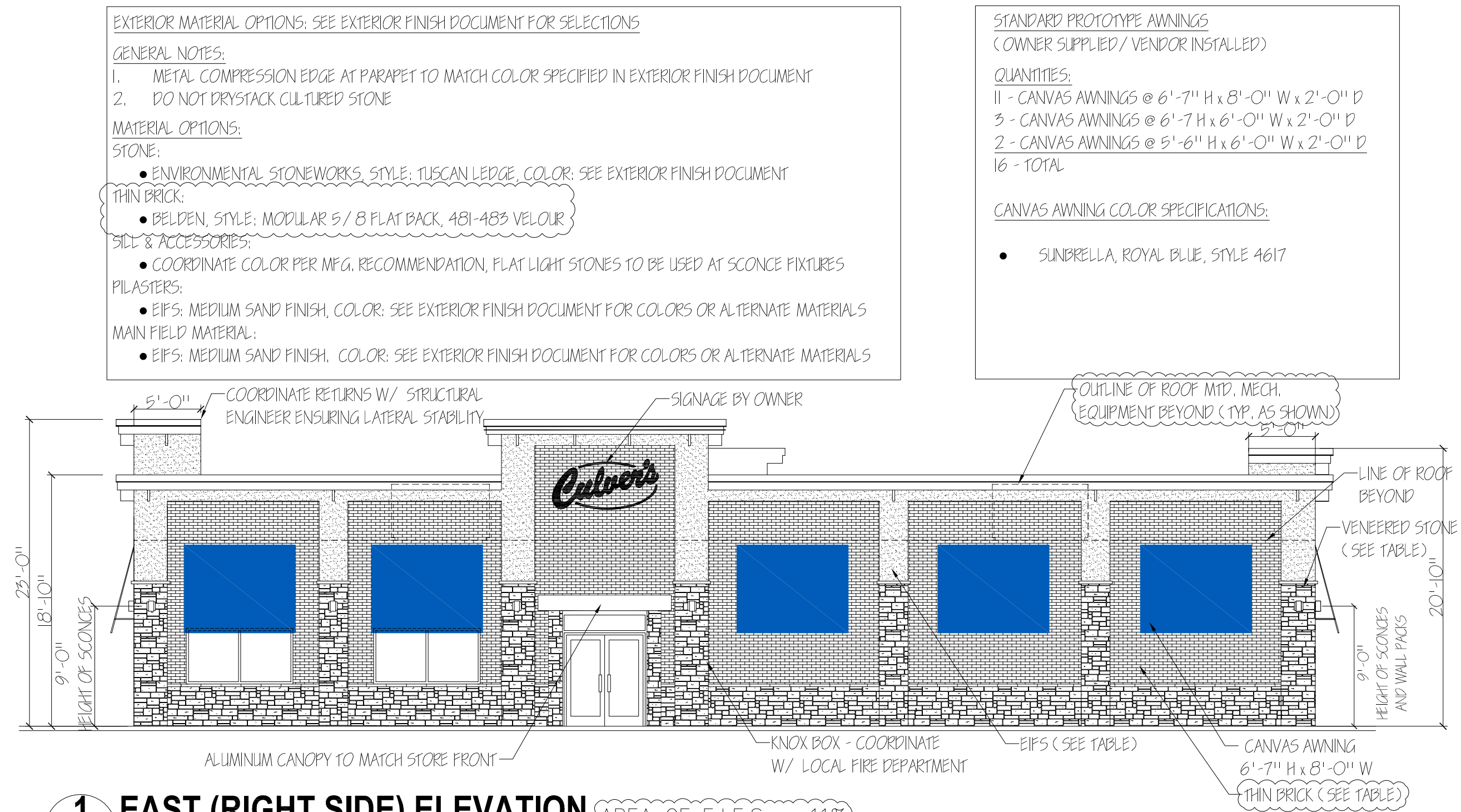
TYPE "B"
42" x 84" INSULATED CLEAR
ANODIZED ALUM DOOR W/ 10"x10"
VISION LITE AND INTERNAL PRIVACY
FLAP



TYPE "C"
MARLITE 36" x 84" HIGH
PRESSURE LAMINATE (HPL)
DOOR FACED W/ WILSONART
WA10-776-60 KENSINGTON
MAPLE

TYPE "D"
MARLITE 36" x 84" HIGH
PRESSURE LAMINATE (HPL)
DOOR FACED W/ WILSON
WA10-776-60 KENSINGTON
MAPLE W/ TEMPERED CLEAR
GLASS LITE

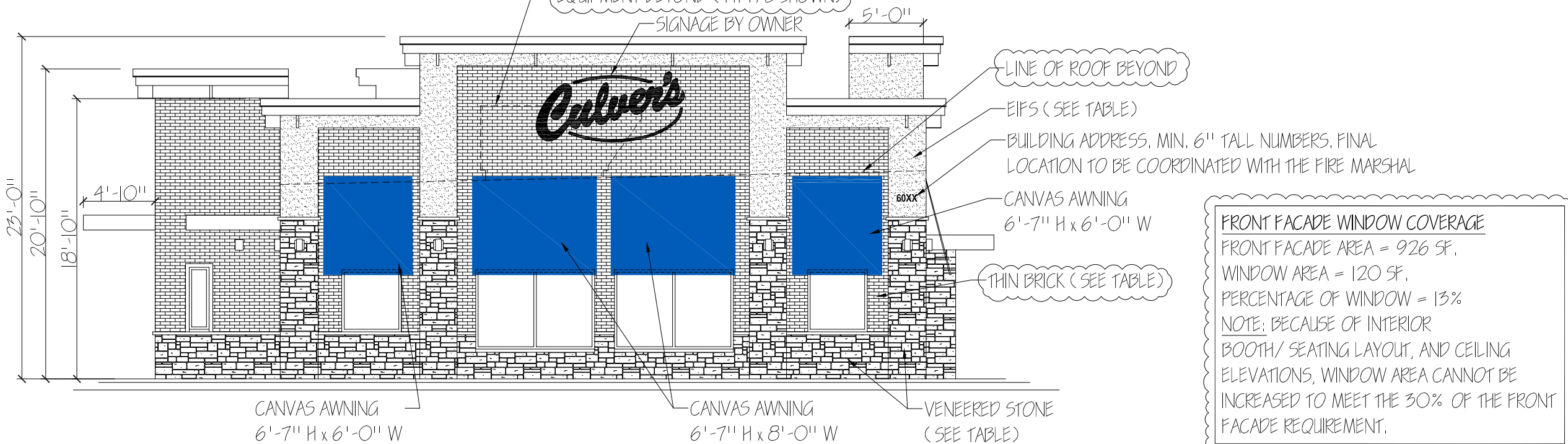
TYPE "E"
MARLITE 36" x 60" HIGH
PRESSURE LAMINATE (HPL)
DOOR FACED W/ WILSONART
WA 10-776-60 KENSINGTON
MAPLE



1 EAST (RIGHT SIDE) ELEVATION

AREA OF E.I.F.S. = 11%

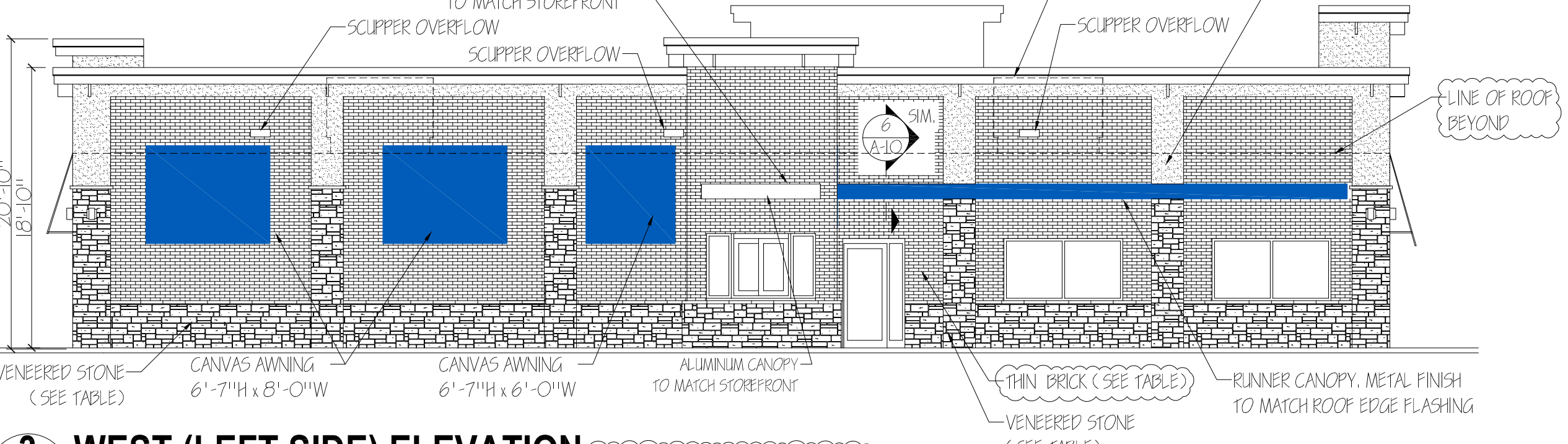
A-3 SCALE: $\frac{1}{8}" = 1'-0"$



2 SOUTH (FRONT) ELEVATION

AREA OF E.I.F.S. = 13%

A-3 SCALE: $\frac{1}{8}" = 1'-0"$

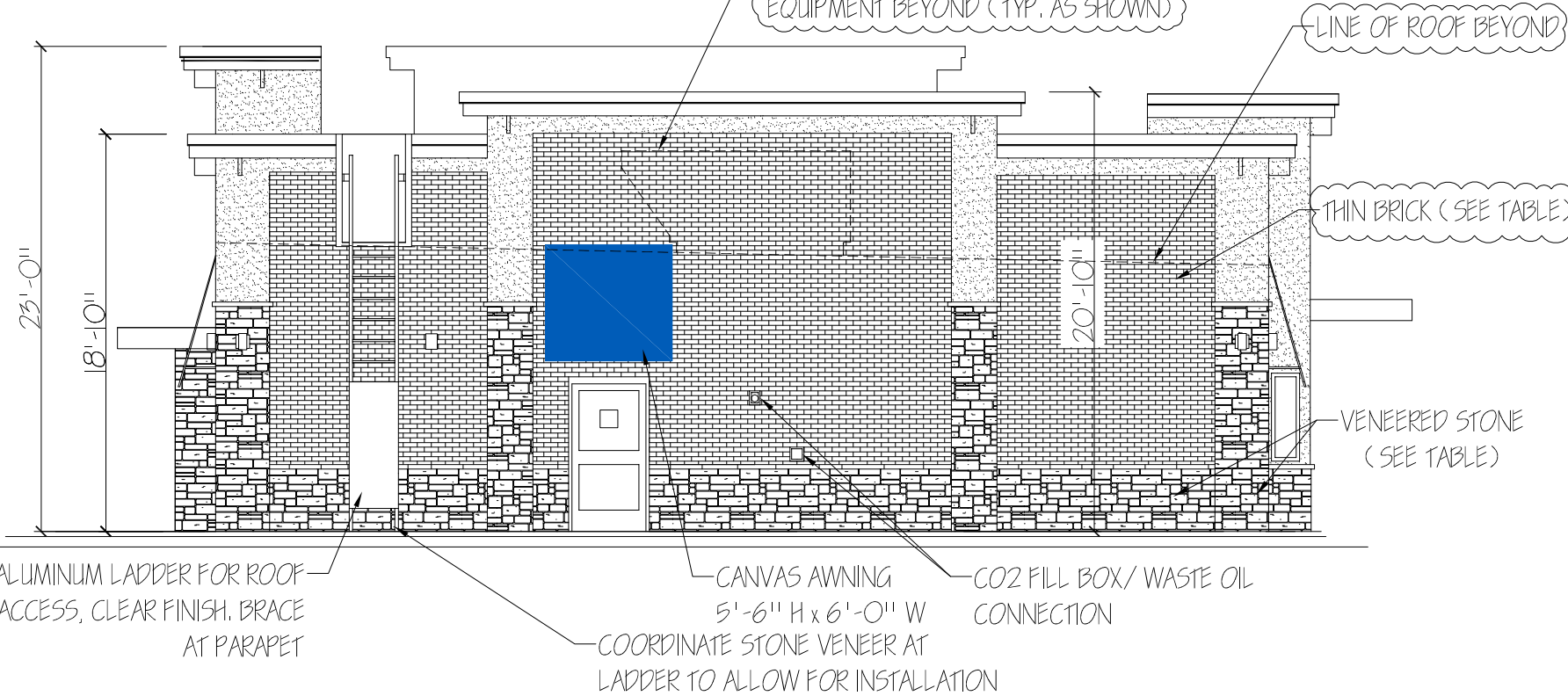


3 WEST (LEFT SIDE) ELEVATION

AREA OF E.I.F.S. = 13%

A-3 SCALE: $\frac{1}{8}" = 1'-0"$

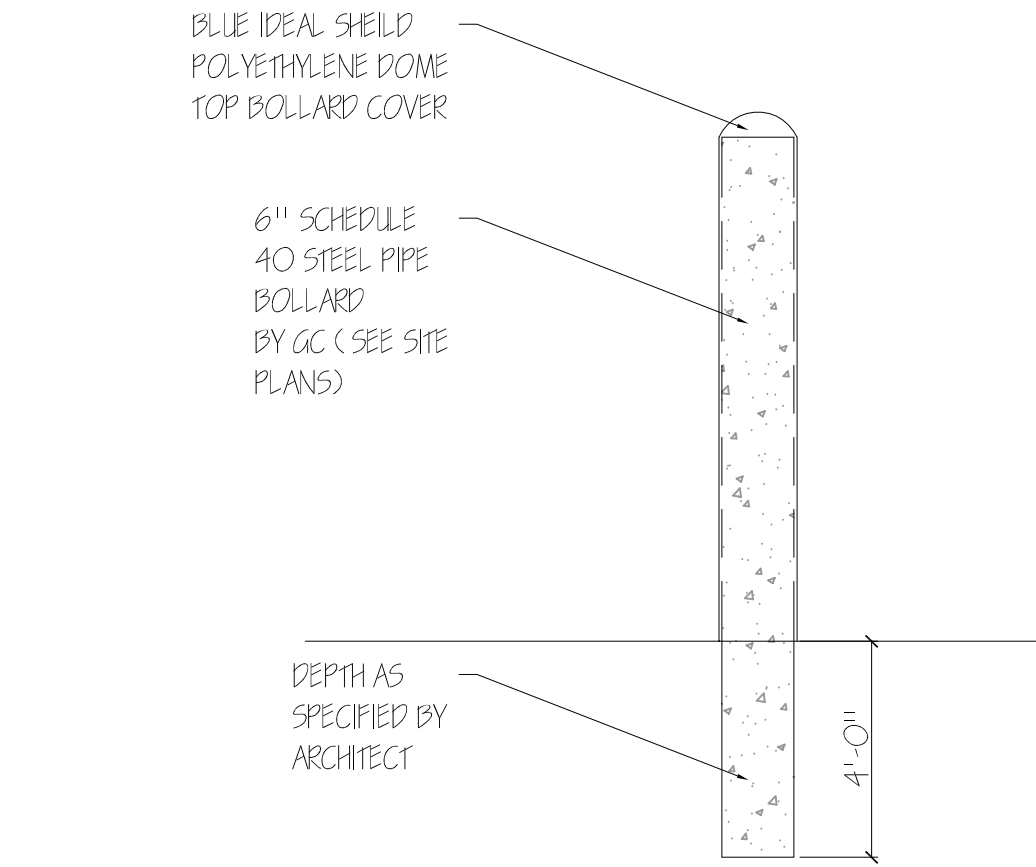
% EFIS



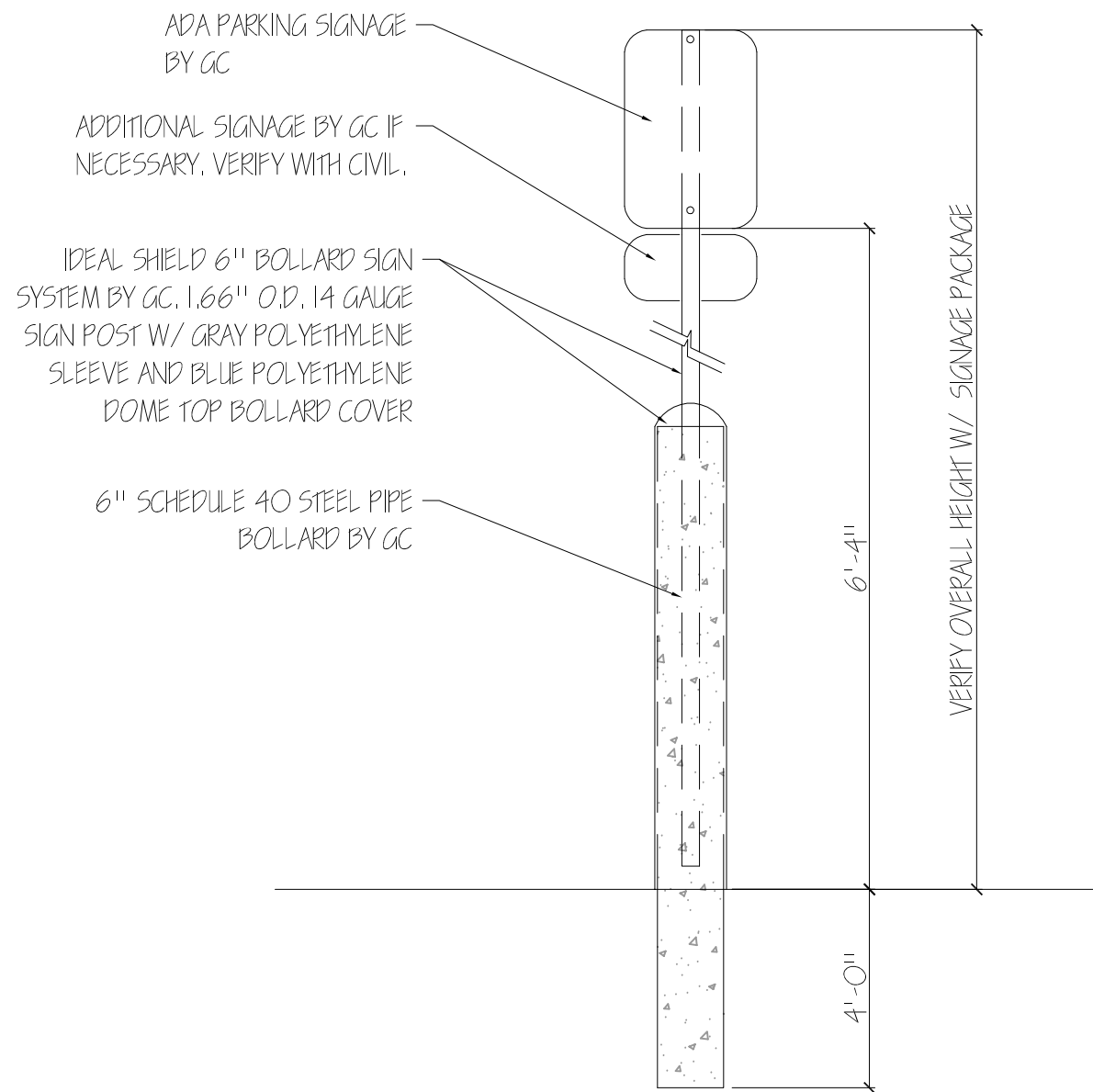
4 NORTH (REAR) ELEVATION

AREA OF E.I.F.S. = 10%

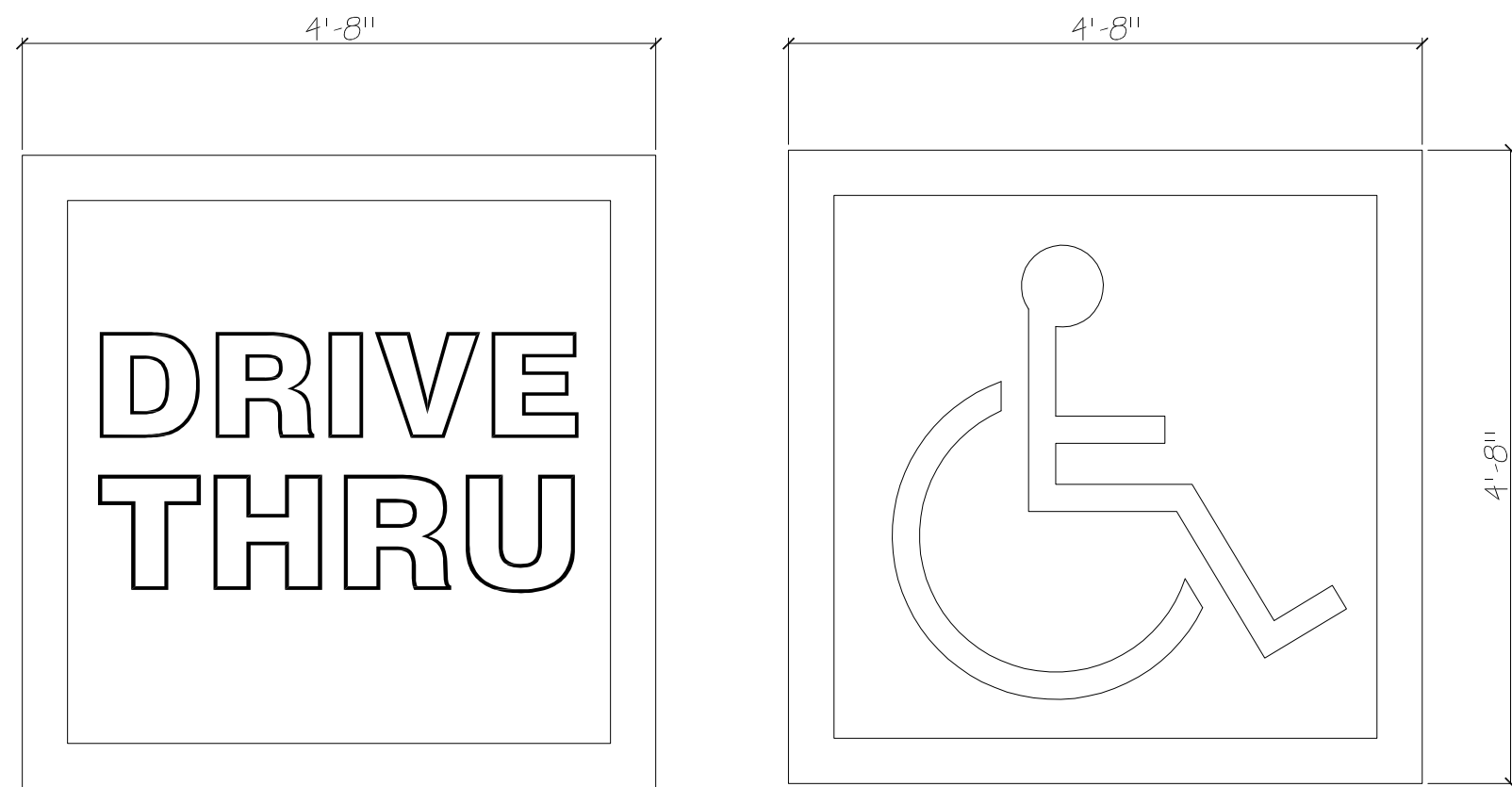
A-3 SCALE: $\frac{1}{8}" = 1'-0"$



1 BOLLARD (TYP.)
C-1 SCALE: 3/4" = 1'-0"

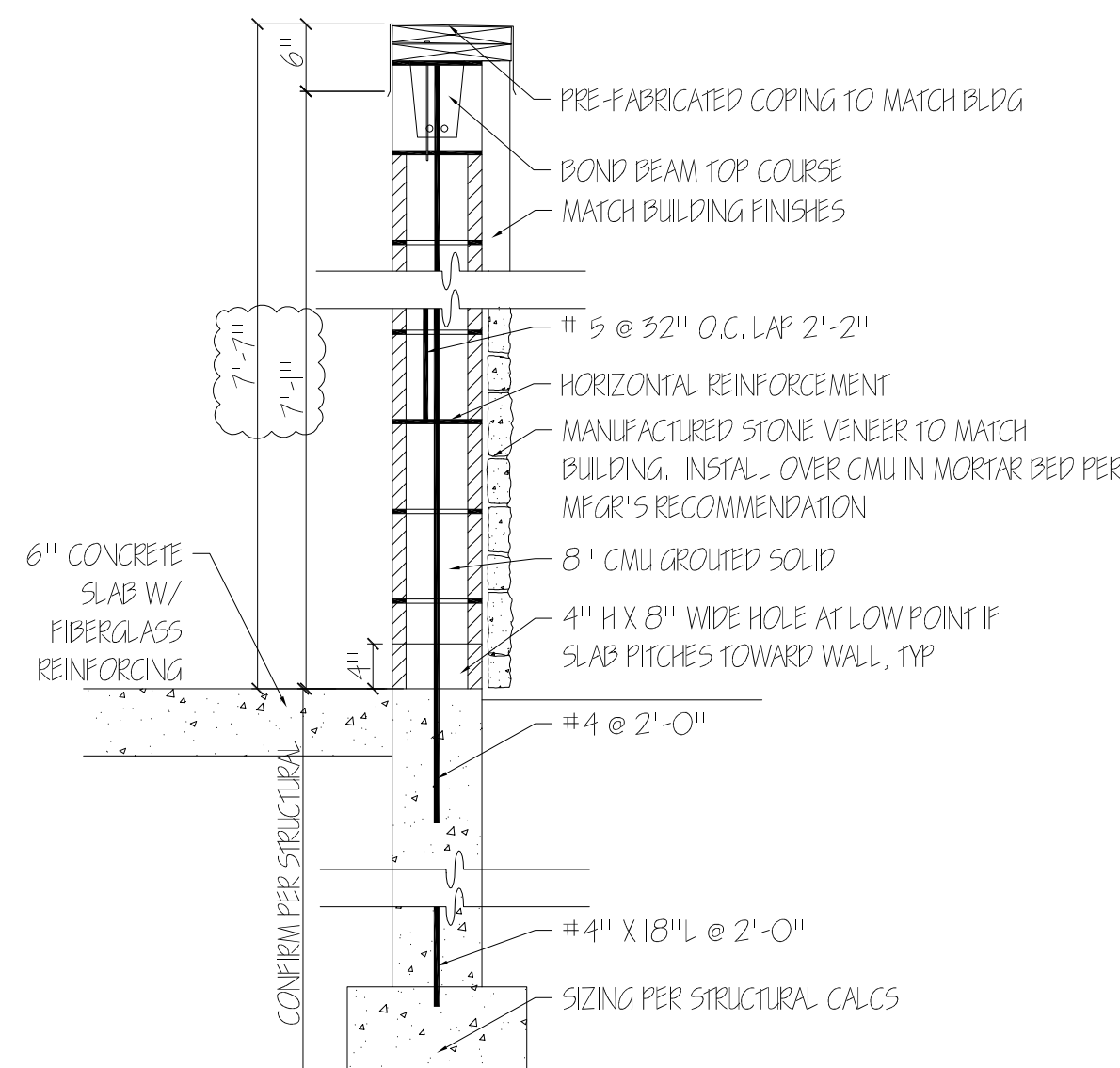


3 BOLLARD SIGN SYSTEM
C-1 SCALE: 3/4" = 1'-0"

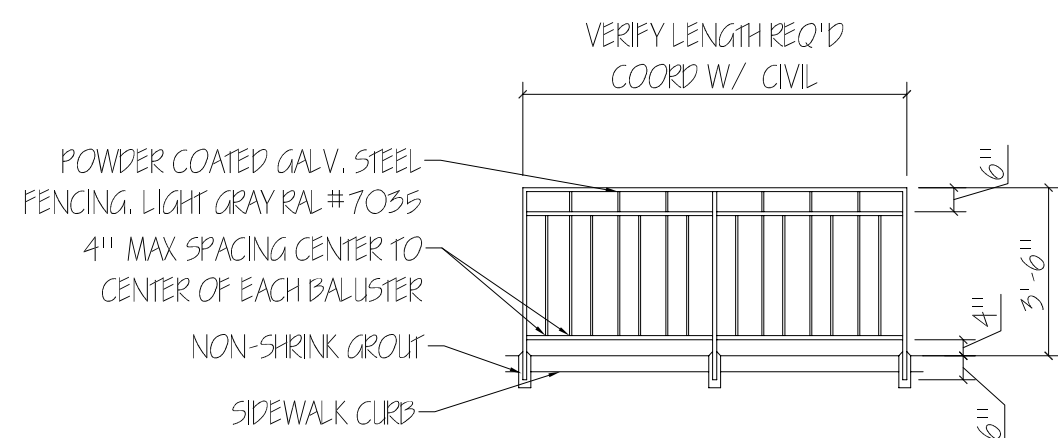


NOTE: ALL PARKING LOT SYMBOLS TO HAVE WHITE TEXT AND BORDER WITH BLUE BACKGROUND

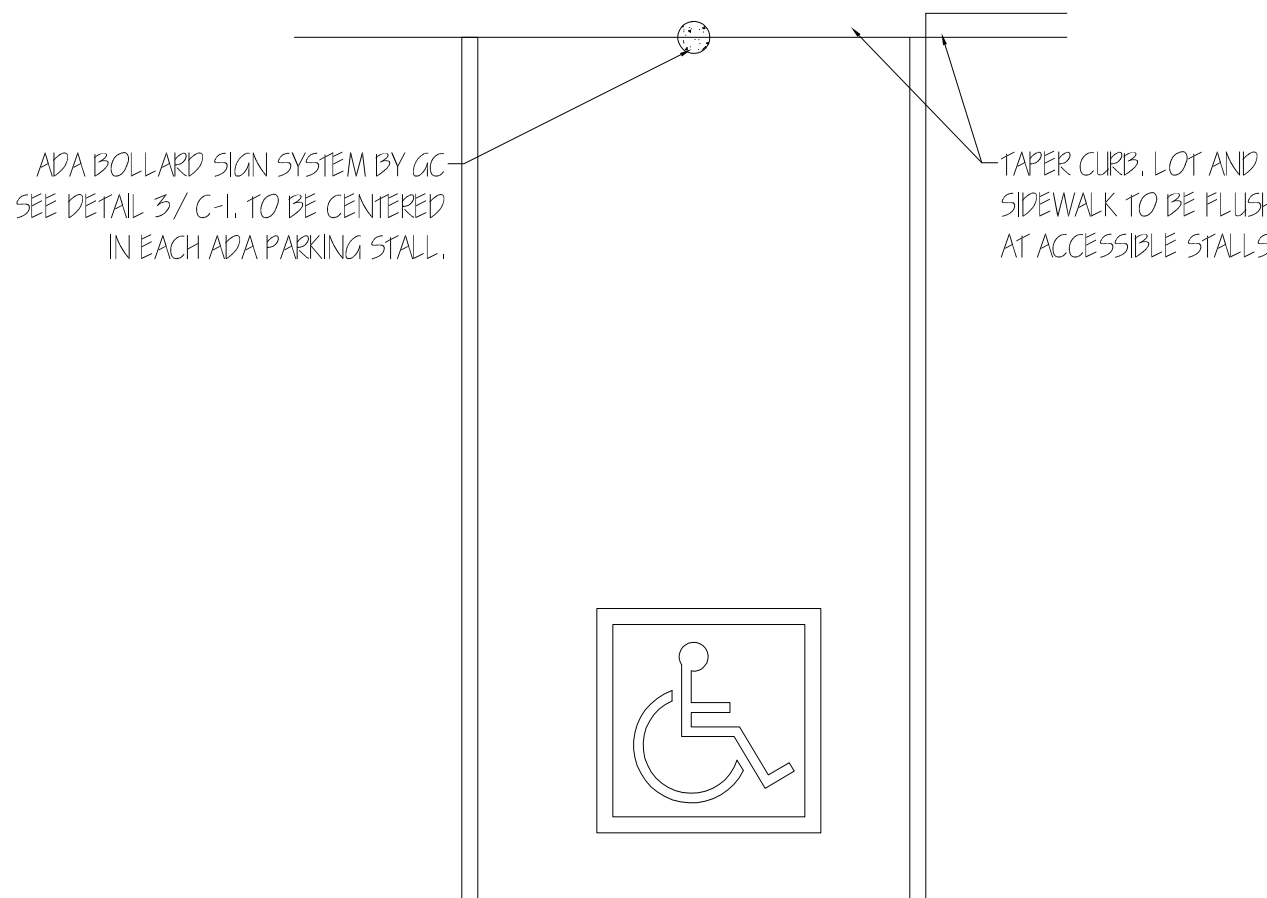
2 PAINTED SYMBOL STANDARDS
C-1 SCALE: 3/4" = 1'-0"



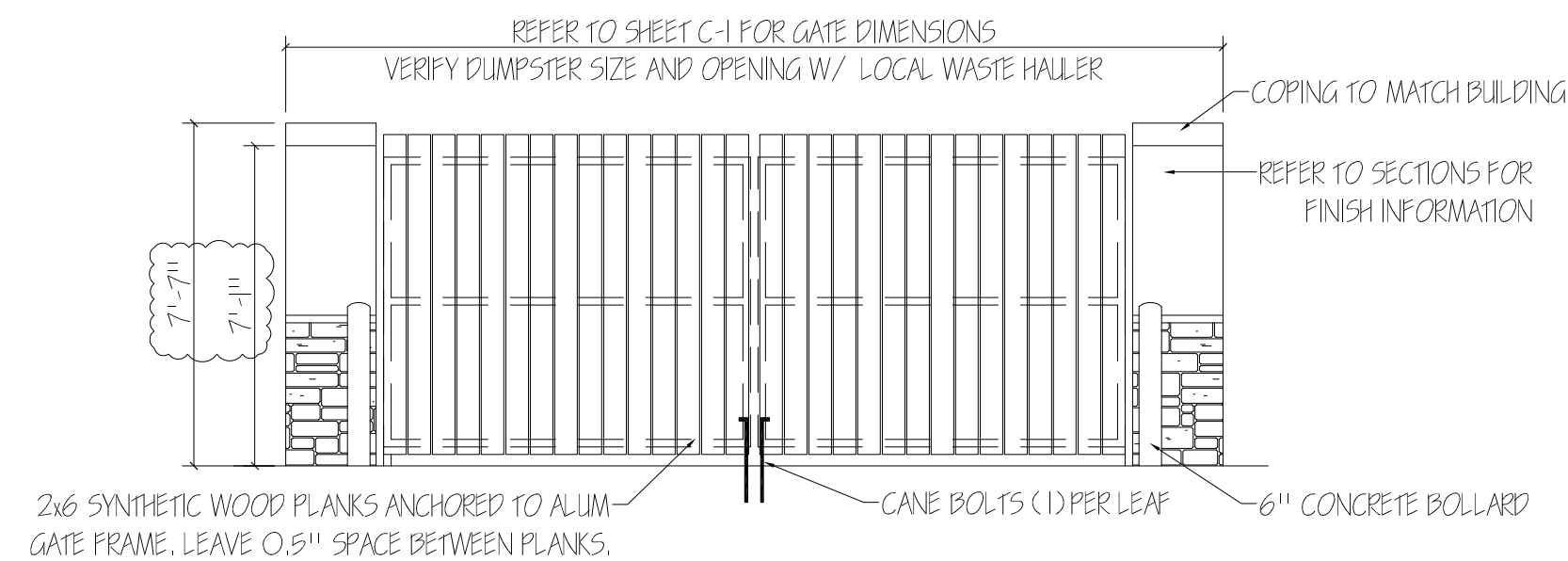
5 SECT. - DUMPSTER ENCLOSURE
C-1 SCALE: 3/4" = 1'-0" (ATTACHED TO BUILDING)



8 ELEV. GUARD RAIL
C-1 SCALE: 1/4" = 1'-0"

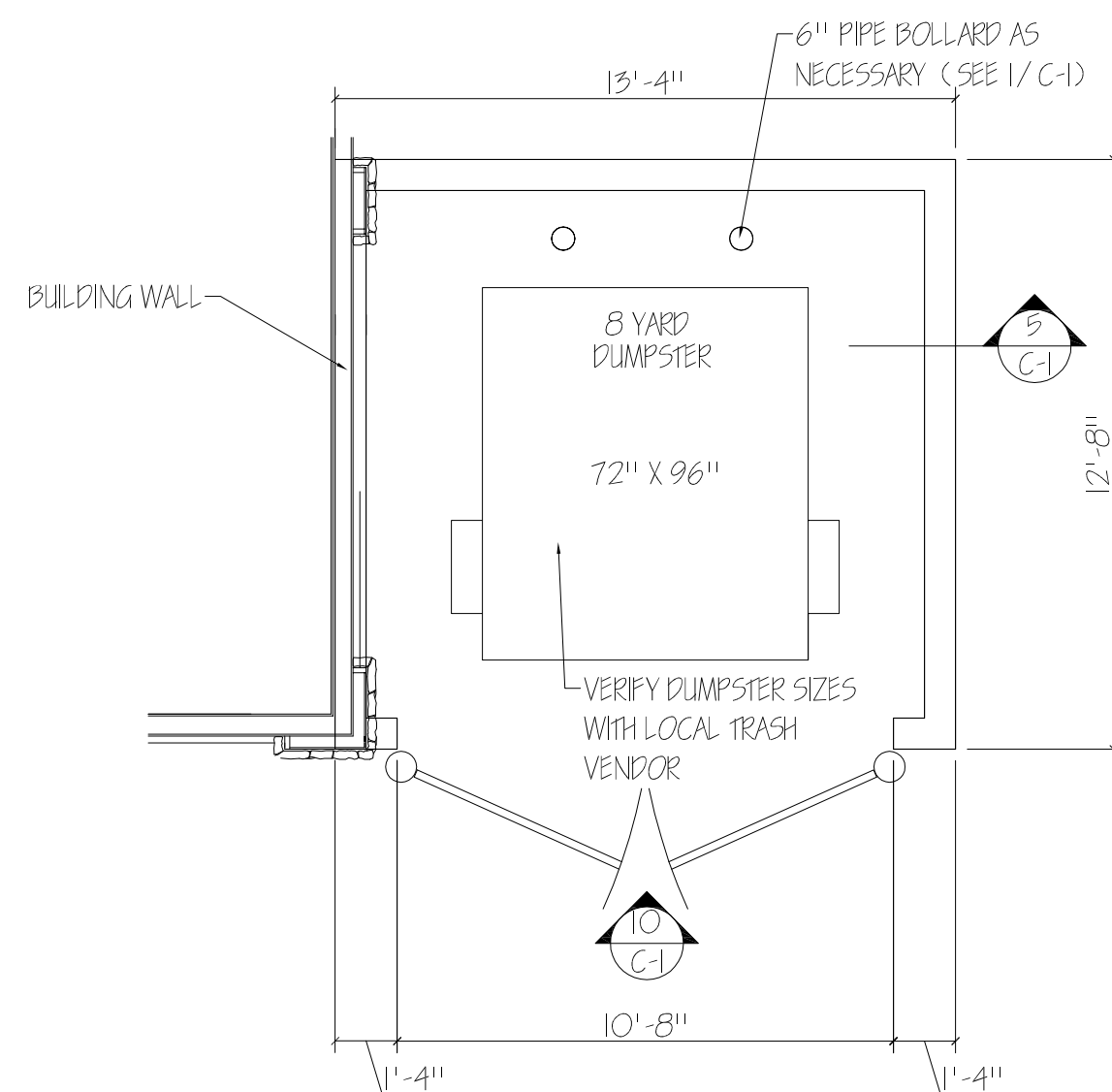


9 TYP. ADA STALL
C-1 SCALE: 1/4" = 1'-0"

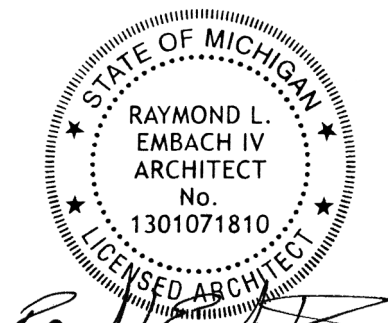


10 ELEV. DUMPSTER ENCLOSURE
C-1 SCALE: 1/4" = 1'-0"

<p>NATIONAL ACCOUNTS PROGRAM:</p> <p>1. CRESCENT ELECTRIC SUPPLY COMPANY; INTERIOR AND EXTERIOR LIGHTING, LIGHTING CONTROLS, DISTRIBUTION GEAR, DEVICES, COVER PLATES, AND LIGHT POLES/ HEADS.</p> <p>NATIONAL ACCOUNT SUPPORT: advers@cesco.com CONTACT FOR SITE PHOTOMETRIC PLAN</p> <p>TYPICAL SITE LIGHTING SPECS:</p> <p>LA ○ LITHONIA D-SERIES SIZE 3 LED FLOOD LIGHT, (FOR OPTIONAL FLAG POLE)</p> <p>TYPICAL PARKING LOT LIGHTING SPECS: (VERIFY WITH CRESCENT ELECTRIC)</p> <p>P1 □ PARKING LOT FIXTURE LITHONIA D-SERIES SIZE 1, DSXLED, VERIFY EXACT SPECS AND POLE HEIGHT WITH SITE PHOTOMETRICS AND CITY REQUIREMENTS NOT SHOWN, VERIFY WITH CIVIL PLANS</p>	<p>GENERAL NOTES:</p> <p>1. SEE PROJECT SPECIFIC SITE, BUILDING, AND CIVIL PLANS FOR ACTUAL CONDITIONS AND SIGNAGE LOCATIONS.</p> <p>2. COORDINATE PATIO AND LANDSCAPE LIGHTING WITH OWNER.</p> <p>3. CONTRACTOR TO VERIFY SIGNAGE REQUIREMENTS WITH ASSIGNED SIGN VENDOR PRIOR TO ROUGH-INS.</p> <p>4. PARKING LOT LIGHTING, MAIN BUILDING SIGNAGE, AND MENU BOARD SIGNAGE TO BE CONTROLLED SEPARATELY. SEE SHEET E-6 FOR EXTERIOR LIGHT SWITCHING</p> <p>5. DETAILS LISTED ARE SUGGESTED STANDARD DETAILS. ARCHITECT AND ENGINEER FOR EACH PROJECT ARE RESPONSIBLE TO MODIFY AS NECESSARY TO COMPLY WITH LOCAL CODES OR CONDITIONS.</p>	<p>SUGGESTED LANDSCAPE GUIDELINES:</p> <p>1. LANDSCAPING SHOULD UTILIZE PLANTINGS NATIVE TO THE LOCATION AND BLEND WITH THE DOMINANT EXISTING OR PLANNED CHARACTER OF THE SITE.</p> <p>2. LANDSCAPING SHOULD BE PROVIDED AT PERIMETER OF BUILDING TO HELP ANCHOR STRUCTURE TO SITE AND SCREEN MATERIAL TRANSITION TO FOUNDATION.</p> <p>3. SHRUBS OR TREES THAT ARE LOCATED IN FRONT OF THE BUILDING OR SITE SIGNAGE SHOULD BE NO TALLER THEN 4 FEET IN HEIGHT.</p> <p>4. DRIVE THRU AREAS WITH SITE LINES TO UTILITY BOXES OR OTHER SIMILAR ELEMENTS SHOULD BE SCREENED WITH PLANTINGS.</p> <p>5. GRASS, VEGETATIVE GROUND COVER, MULCH, OR ROCK SHALL BE USED IN ALL OPEN SPACE INCLUDING PARKING LOT BUMPOUTS AND ISLANDS.</p> <p>6. PERIMETER OF PATIO SHOULD HAVE PLANTINGS OR LANDSCAPE FEATURE TO HELP SCREEN VIEW OF PARKING LOT.</p> <p>7. ANY WATER FEATURES SHOULD BE PONDLESS AND POTENTIAL LIABILITY SHOULD BE CONSIDERED FOR ANY SIMILAR LANDSCAPE FEATURES.</p>
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6 DUMPSTER PLAN - ATTACHED
C-1 SCALE: 1/4" = 1'-0"



drawn by : RLE
date : 02-08-24
job number : 2345
approved by : RLE
revisions : 03-15-24

sheet : **AC-1**
of: 41

WHITE LAKE TOWNSHIP

NOTICE OF PUBLIC HEARING

Notice is hereby given of a public hearing by the White Lake Township Planning Commission on **Thursday, May 2, 2024, at 6:30 P.M.** at the White Lake Township Annex, 7527 Highland Road, White Lake, Michigan, 48383 to consider an additional building to be constructed within the **Planned Business Development District**. Item A.

Property described as parcel number 12-20-276-035, located on the north side of Highland Road (M-59) and west of Bogie Lake Road, with a project area on the parcel consisting of approximately 1.69 acres, currently zoned (PB) Planned Business District.

The purpose of this public hearing is to receive public comment on the proposed preliminary site plan for the above Planned Business District zoned property, consisting of a 4,085 square foot building with a drive thru restaurant.

Persons interested are requested to be present. Pertinent information relative to this rezoning request is on file at the Community Development Department and may be examined at any time during the Township's regular business hours; Monday through Friday, 8:00 a.m. through 5:00 p.m. Persons interested may visit the Community Development Department, contact the Community Development Department by telephone at 248-698-3300, ext. 5, or attend the Public Hearing on the date specified. Written comments are also welcome at 7525 Highland Road, White Lake, MI 48383. Individuals with disabilities requiring auxiliary aids or services should contact the Clerk's Office at least 5 days before the hearing. 42

Sean O'Neil, AICP
Community Development Director

Director's Report

Project Name: 8357 Pontiac Lake Road

Description: Rezoning Request

Date on Agenda this packet pertains to: May 2, 2024

☒ Public Hearing☐ Special Land Use☒ Initial Submittal☒ Rezoning☐ Revised Plans☐ Other: _____☐ Preliminary Approval☐ Final Approval

Contact	Consultants & Departments	Approval	Denial	Approved w/Conditions	Other	Comments
Sean O'Neil	Community Development Director	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Based on comments from the Staff Planner
Justin Quagliata	Staff Planner	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	See letter dated 04/23/2024

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: April 23, 2024

RE: 8357 Pontiac Lake Road (Parcel Number 12-13-454-002)
Rezoning – Review #1

Kathryn Chipman has requested the rezoning of approximately 0.41 acre located at 8357 Pontiac Lake Road from R1-C (Single-Family Residential) to RM-1 (Attached Single-Family). The site is located on the south side of Pontiac Lake Road, north of Highland Road (M-59) and contains approximately 51.05 feet of frontage on Pontiac Lake Road.

The Future Land Use Map from the 2024 Master Plan designates the subject site in the Suburban Residential category, which is intended to provide large lot, low density residences with open space preservation in residential subdivisions. The density of Suburban Residential areas is planned to range between 0.5 and 3.0 dwelling units per acre (du/a).

FUTURE LAND USE MAP



- | | |
|--|---|
| Recreation / Open Space | Neighborhood Commercial |
| Agriculture / Rural Residential | Commercial Corridor |
| Suburban Residential | Pontiac Lake Gateway |
| Neighborhood Residential | Production / Technology |
| Manufactured Residential | |

Zoning

The subject site is currently zoned R1-C, which requires a minimum of 100 feet of lot width and 16,000 square feet of lot area. The requested RM-1 zoning district requires a minimum of 100 feet of lot width and 10,000 square feet of lot area for the first unit with each additional unit requiring additional lot area (as promulgated by Section 3.1.8.E of the Zoning Ordinance). With approximately 51.05 feet of lot width on Pontiac Lake Road and 0.41 acre of lot area, the site does not comply with the lot width requirement of the existing and proposed zoning districts. However, the site meets the minimum standard for lot area of the existing and proposed zoning districts. The following table illustrates the lot width and lot area standards for the existing R1-C and proposed RM-1 zoning districts:

ZONING DISTRICT	LOT WIDTH	LOT AREA
R1-C	100 feet	16,000 square feet
RM-1	100 feet	10,000 square feet, plus additional area based on the number of units

ZONING MAP



Physical Features

A single-family house and shed occupy the center/northern portion of the parcel. Relative to topography, there is a depression of several feet in the southern portion of the property. The Michigan Department of Environment, Great Lakes, and Energy (EGLE) Wetland Map indicates the presence of potential wetland in the southern portion of the parcel. Prior to any development in this area, a wetland delineation would be required. The Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map indicates floodplain is not present on the site.

Access

The site fronts on Pontiac Lake Road, which along the subject property is a paved, public road designated a local road by the National Functional Classification System (NFCS) utilized by the Road Commission for Oakland County (RCOC). The most recent (2022) traffic count information from the Southeast Michigan Council of Governments (SEMCOG) Regional Traffic Count Database for Pontiac Lake Road, from Highland Road to Teggerdine Road, showed a total of 2,400 vehicles in a 24-hour period. It is staff's understanding Pontiac Lake Road between Kingston Steet and Margie Drive will be paved by the RCOC in 2026. It is likely paving the aforementioned portion of Pontiac Lake Road will result in increased traffic.

Utilities

The property is currently not served by public utilities; however, sanitary sewer is available to serve the site.

Staff Analysis

In considering any petition for an amendment to the zoning map, the Planning Commission and Township Board must consider the following criteria from Section 7.13 of the Zoning Ordinance in making its findings, recommendations, and decision:

- A. *Consistency with the goals, policies and future land use map of the White Lake Township Master Plan, including any subarea or corridor studies. If conditions have changed since the Master Plan was adopted, the consistency with recent development trends in the area.* The Future Land Use Map from the 2024 Master Plan designates the subject site in the Suburban Residential category, which does not align with the proposed RM-1 zoning district. However, the proposed rezoning is compatible with surrounding land uses (see Item K on Page 5).
- B. *Compatibility of the site's physical, geological, hydrological and other environmental features with the host of uses permitted in the proposed zoning district.* If the property is rezoned to RM-1, it would not directly or indirectly have a substantial adverse impact on the natural resources of the Township.
- C. *Evidence the applicant cannot receive a reasonable return on investment through developing the property with one (1) of the uses permitted under the current zoning.* No such evidence has been submitted.
- D. *The compatibility of all the potential uses allowed in the proposed zoning district with surrounding uses and zoning in terms of land suitability, impacts on the environment, density, nature of use, traffic impacts, aesthetics, infrastructure and potential influence on property values.* The permitted principal uses in the RM-1 district are compatible with the surrounding uses and the nature of the uses anticipated in the Township Master Plan. Only the Township Assessor may provide comment on property values.

- E. *The capacity of Township utilities and services sufficient to accommodate the uses permitted in the requested district without compromising the "health, safety and welfare" of the Township.* The site is in an area intended to be serviced by sanitary sewer. The Community Development Department defers to the Director of Public Services and Township Engineering Consultant on this matter.
- F. *The capability of the street system to safely and efficiently accommodate the expected traffic generated by uses permitted in the requested zoning district.* **A rezoning traffic study (RTS) shall be provided as described in Section 6.3 of the Zoning Ordinance. Staff recommends the Planning Commission postpone action on the proposed rezoning request until a RTS is submitted for staff and consultant review.**
- G. *The apparent demand for the types of uses permitted in the requested zoning district in relation to the amount of land in the township currently zoned and available to accommodate the demand.* Evidence of the demand in the Township for additional RM-1 zoned property has not been submitted. However, the location is appropriate for property zoned as such, given the traffic, residential units, and general density in the area.
- H. *The boundaries of the requested rezoning district are reasonable in relationship to its surroundings, and construction on the site will be able to meet the dimensional regulations for the zoning district listed in the Schedule of Regulations.* Redevelopment of the site is not proposed at this time. Factors that may impact future redevelopment of the site, such as, but not limited to, soils, topography, site layout, landscape and screening, stormwater/drainage, and utilities would be considered during site plan review.
- I. *The requested zoning district is considered to be more appropriate from the township's perspective than another zoning district.* The permitted principal uses allowed in the RM-1 district are appropriate for the site. Some of the special land uses allowed in the RM-1 district are appropriate for the site.
- J. *If the request is for a specific use, is rezoning the land more appropriate than amending the list of permitted or special land uses in the current zoning district to allow the use?* The Applicant indicated desire to utilize the property, and its access to Pontiac Lake on the north side of Pontiac Lake Road, as a launch point to shuttle children to Gale Island for their Skull Island Camp business. The Applicant would also like to use their Puppy Pirates property at 8330 Highland Road as a drop-off/pick-up point for the camp. Childcare centers require special land use approval from the Planning Commission in the RM-1 zoning district. The Puppy Pirates site plan would also need to be amended to facilitate the required site improvements on that property. It should be noted at the August 16, 2018 Planning Commission meeting (when the special land use for the Puppy Pirates commercial kennel was discussed), the Applicant stated the Puppy Pirates property would not be used for the Skull Island Camp business. At the time staff noted concern with pedestrians crossing Pontiac Lake Road. One of the special land use review criteria states particular attention shall be paid to minimizing child-vehicle interfacing, and the proposed use shall be of a nature that will make vehicular and pedestrian traffic no more hazardous than is normal for the district involved.

- K. The requested rezoning will not create an isolated and unplanned spot zone. The site is bordered by R1-C zoning to the north and east, RM-2 (Multiple-Family) zoning to the west, and GB (General Business) zoning to the south. In terms of residential development, RM-1 and RM-2 are compatible zoning districts. The proposed rezoning is within context of the surrounding neighborhood.*
- L. The request has not previously been submitted within the past one (1) year, unless conditions have changed or new information has been provided. This request is a new application.*
- M. An offer of conditions submitted as part of a conditional rezoning request shall bear a reasonable and rational relationship to the property for which rezoning is requested. This standard is not applicable.*
- N. Other factors deemed appropriate by the Planning Commission and Township Board. The Planning Commission and Township Board could also consider other factors which may be relevant to the rezoning request.*

Rezoning the property from R1-C to RM-1 will render the current single-family use of the property nonconforming, as detached single-family dwellings are not permitted in the RM-1 district. Nonconforming uses of land and nonconforming structures cannot be altered, enlarged/increased, or extended. If a nonconforming structure or portion of a structure containing a nonconforming use becomes physically unsafe or unlawful due to lack of repairs and maintenance, and is declared by the Building Official to be unsafe or unlawful by reason of physical condition, it may be structurally altered as permitted by the Building Official to restore it to a safe condition provided the cost of such work does not exceed 50 percent of the State Equalized Valuation of such building or structure at the time such work is done.

Planning Commission Options / Recommendation

The Planning Commission may recommend approval or denial of the rezoning request, or it may recommend a different zoning designation than proposed by the Applicant to the Township Board. As submitted, the rezoning application is incomplete without provision of a RTS. **Staff recommends the Planning Commission postpone action on the proposed rezoning request until a RTS is submitted for staff and the Township's traffic engineering consultant review.**

Attachment:

1. Minutes of the August 16, 2018 Planning Commission meeting.

Rik Kowall, Supervisor
Terry Lilley, Clerk
Mike Roman, Treasurer



Item B.
Tr
Scott Ruggles
Michael Powell
Andrea C. Voorheis
Liz Fessler Smith

WHITE LAKE TOWNSHIP

7525 Highland Road • White Lake, Michigan 48383-2900 • (248) 698-3300 • www.whitelaketwp.com

WHITE LAKE TOWNSHIP PLANNING COMMISSION 7525 Highland Road White Lake, MI 48383 August 16, 2018 @ 7:00 p.m.

Mr. Anderson called the meeting to order at 7:00 p.m. and led the Pledge of Allegiance. Roll was called: Mr. Ruggles and Mr. Noble were absent.

ROLL CALL: Steve Anderson - Chairperson
Merrie Carlock
Debby Dehart
Mark Fine
Rhonda Grubb - Secretary
Anthony Noble – Excused
Peter Meagher
Scott Ruggles, Board Liaison - Excused
Joe Seward

Also Present: Sean O'Neil, AICP, Community Development Director
Aaron Potter, DPS Director
Lynn Hinton, Recording Secretary

Visitors: 7

Approval of Agenda

Mr. Meagher moved to approve the agenda as presented. Mr. Fine supported and the MOTION CARRIED with a voice vote. (7 yes votes)

Approval of Minutes

a. July 19, 2018

Mr. Fine moved to approve the minutes of July 19, 2018 as corrected. Mr. Meagher supported and the MOTION CARRIED with a voice vote. (7 yes votes)

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

Mr. Anderson opened the discussion for public comment on items not listed on the agenda.

Sandra Fitzpatrick, 9673 Bonnie Briar, White Lake, indicated that they been sharing a community lot (9510 Buckingham) with neighbors and friends since 1994. They have maintained the lot and have allowed people to come and camp overnight and they have never abused that. All of the sudden, the township has said they cannot use the lot. Their grandkids come and stay with them and now they

are told they cannot have overnight visitors on the lot. She doesn't understand why. They are looking for permission to continue using it, as they have been doing since 1994.

Mr. Anderson stated that they need to make a formal proposal and send it into the Planning Board. Mr. O'Neil indicated that the township has not changed the ordinance so his guess would be that someone may have called and complained. This group cannot give permission, but it could look at changing an ordinance. He suggested beginning the process by putting a letter together requesting that this issue be discussed and consider having the ordinance changed. The township does not grant a use variance unless it has historically done so in the past. Keep in mind that this would also change the ordinance for every other landowner too.

Ms. Fitzpatrick stated she understands the reason for the ordinance but doesn't understand when this went into effect. They were never aware they were in violation for all these years. Mr. O'Neil asked whether this was a neighbor issue, but Ms. Fitzpatrick didn't think so. She said there are only 2 neighbors and they both use the lot too. She will put together a formal letter and submit it to the Planning Department.

Public Hearing:

- a. File No. 18-021 Puppy Pirates Dog Camp
Location: Located on north side of Highland Road; just west of Pontiac Lake Road, currently zoned (GB) General Business, identified as parcel numbers 12-13-454-021 (8330 Highland Road) and 12-13-454-020 (vacant), consisting of approximately 1.28 acres.
Request: 1) Special Land Use Permit
Applicant: Mr. Mike Standerwick
8330 Highland Road
White Lake, MI 48386

Mr. O'Neil indicated that the request is to use an existing building (formerly San Juan Pools), for a dog daycare. Currently, commercial kennels are allowed as a Special Land Use in the General Business (GB) district however, kennels as we know them do not exist today. These types of uses today are more like dog hotels but the only classification this request can go in is "Kennels". Further, the style of care has changed dramatically over the years. The dogs cannot let themselves out. Our ordinance does not address this type of dog care. The commission is only considering the Special Land Use, the site plan will be reviewed administratively.

Mr. O'Neil read a portion of the ordinance pertaining to Kennels. He noted that the site abutting the land is zoned R1-C and typical outdoor runs are not allowed. A distinction can be made where animals can be walked on a leash for exercise and this can also be monitored.

Mr. Standerwick addressed the commissioners. He indicated that the backyard area is 100 ft. from the rear of the building and roughly 5,000 sq. ft. fenced in. There are two fence lines. The first fence line is 32 ft. to accommodate small dogs and the other fence line is 80 ft. deep for large dogs.

Mr. O'Neil added that there is a line that shows vegetation and the fence is adjacent to the property line. There is a narrow area that will stay and then open back up again. The existing gravel area will be for employee parking and they will leave the paved area for customers.

He referenced McKenna's letter of August 6, 2018. Their letter indicates this use could meet all the standards set forth with conditions and the Planning Commission is also charged with making findings. The site is large enough to accommodate this use but concerns with abutting residential needs to be addressed. Vehicular and pedestrian traffic would be no more hazardous than it is currently and traffic will be reasonable.

Mr. O'Neil mentioned to the applicant that there is discussion that this might be a drop off point for Skull Island, which the applicant is affiliated with. Mr. Standerwick and Ms. Chipman disagreed and said the site will only support the use discussed this evening. Mr. O'Neil that this is not approximate to a dock and he would be concerned with pedestrians crossing Pontiac Lake Road.

Also in reference to McKenna's letter of August 6, 2018, there are recommendations to replace the chain link fence with a solid one; eliminate any possible noxious use by reason of dust, noise, etc.; suggest a plan of operation and protocols of policing animals and waste removal; and connection to sewer is necessary, as per Aaron Potter, DPS Director. Any other requirements will be addressed through the site plan process administratively.

Mr. Standerwick indicated they have two buildings; the front building will be used for grooming and the rear building will be for the day care of the dogs. They have an issue with the water that they will follow up and discuss with Mr. Potter. He has talked with the groomer, who averages 7-10 dogs/day. He would like to get the grooming business up and running as soon as possible.

Mr. Standerwick continued by stating that the rear building is split into 3 rooms; the back room is 1,000 sq. ft. with a door that pulls up. They have talked about how they will operate, by having 2 to 3 people with the dogs at all times. The dogs will be let out every few hours. The hours could be 6 or 7 am until 9 or 10 pm. At this time, they have no plans for any overnight kennels. Mr. O'Neil noted for the group that overnight kennels were discussed as a possibility in the future. If the Special Land Use is passed, there has to be a time at night that dogs are in and cannot go back out. Ms. Chipman felt 10pm-6am would be reasonable. Mr. O'Neil cautioned that if they got a lot of noise complaints, they would have to come back and the Special Land Use could be revoked or partially revoked eliminating the overnight kennels. The operational plan needs to address this. Ms. Dehart asked if anyone would be there all night if the dogs stay overnight and Mr. Standerwick responded that there would not.

Mr. Potter addressed the water issue briefly and indicated the engineers are back working on the site plan for the grinder station. The dog grooming would be 3x the residential units and there is the unlikelihood of the field being able to hold up to the amount of use. He added that this site has a private well.

The other owners were present this evening as well. Michael Chipman and Katherine Chipman (sister to Mr. Standerwick).

Mr. Seward questioned the small and large fenced in areas and whether just 1 or 2 people in each area would be enough? Mr. Standerwick responded that it would depend on how the dogs get along. He has it designed to separate sizes, but he will need at least 2 people outside. Right now, the inside is one open room with two smaller rooms 18x20 ft. each. Mr. Chipman added that Camp Bow Wow has a fenced area inside the garage doors with separate exits. They personally haven't gotten that far yet into their plan. Mr. Seward asked how many dogs they anticipate and Mr. Standerwick responded 30-35, at which Mr. Seward was surprised that 2 people can handle this many dogs. Ms. Chipman noted that they, the owners will be on site in addition to the 2 employees.

Ms. Carlock asked if state agency oversees this type of use and Ms. Chipman stated there was not. Ms. Carlock asked about waste clean-up. Mr. Standerwick indicated that they would have a service take care of this.

Mr. Fine is concerned with noise bothering the neighbors. Ms. Chipman indicated she has talked to the neighbors and no one is opposed. Further, jets coming from the airport are louder than the dogs would be. Mr. Fine feels the neighbors may be ok now, but if someone moves, a new resident might not be.

Mr. Anderson stated that they have a plan of what they want, but there is no structure of the application i.e., time of operation; number of employees; what time the dogs will be outside, etc. He wants to understand exactly what the game plan is.

Mr. Chipman responded that they would request a maximum number of 50 dogs at any given time; hours of operation will be 6:00 am and the dogs will start cycling through outside at 8:00 am. Camp will close at 10:00 pm. Mr. O'Neil noted that the decibel level requirement drops at 9:00 pm. Mr. Chipman stated they may have an older dog outside at 9:30 pm. Mr. O'Neil indicated that there is a nuisance ordinance and officers will not go by decibel level, they will stand outside listening for breaches of disturbance of the peace. He does not object to the 6:00 am-10:00 pm window. The spirit is to adhere to the performance standards of the zoning ordinance.

Mr. Anderson said when looking at parking regulations versus the number of dogs at 50, this might be a problem. Mr. O'Neil thinks parking will be a problem at 50 dogs and they would have to expand the parking lot. Current review from McKenna indicates that parking is adequate for up to 30 dogs.

Ms. Dehart googled whether there was a norm for square footage per dog and it came back stating 70-100 sq. ft. per dog and 50 sq. ft. for small dogs is preferable. Since this is an indoor area she feels 70-100 sq. ft. for playing purposes is a good starting point. Having 30 dogs would equate to 2,100 sq. ft.

Mr. Anderson asked how the dogs would be housed inside, whether they are loose or in crates. Mr. Standerwick stated they have crates along the wall and they have enough for 30 dogs. When it's time for the dogs to settle down, they will be crated. Mr. Fine googled MSU Animal Welfare, which indicates kennels should provide 9 sq. ft. average per dog.

Mr. Meagher asked if they had experience with child day care and Ms. Chipman stated they have experience rotating kids at Skull Island on Pontiac Lake. He feels it would be a nuisance if he were sitting on his patio listening to 30 dogs out at once. Mr. Chipman said he currently sits on his deck and can't have a conversation when the jets fly over.

Ms. Chipman stated that they are looking to open a business and there is a serious need in this direct area. She is not looking to upset people with barking dogs. They want to run a successful business.

Ms. Dehart addressed the waste removal. If the dumpster is not emptied regularly there will be flies and odor. Mr. Standerwick noted that Waste Management picks up for Camp Bow Wow and they are checking into this.

Ms. Grubb is surprised there isn't regulation with a government agency. She hopes they have a good plan before they get started. Noise, waste and overcrowding are concerns. She would not like to see them have their Special Land Use revoked.

Mr. Seward asked if there would be any breeding and Mr. Standerwick stated there would not, at least not intentionally.

Mr. Chipman continued by stated that the grooming is their main service and the day car may be holding dogs for a few hours. A lot of them will be coming and going with grooming.

Mr. Meagher noted that the commission is in charge of the Master Plan, he questioned whether this use fits in the Planned Neighborhood designation for the area under the Master Plan. Mr. O'Neil responded that one criterium in a Special Land Use is whether it is an appropriate use. Planned Neighborhood has a commercial element, i.e., barber, nail salon, etc. He doesn't think a dog day care is inappropriate. This will be located in the loudest part of the township wedged between the airport and along the county trunk line. This would be one of the few places where it hopefully would not be a problem.

Mr. Anderson opened the public hearing at 8:17pm.

Barbara Hendricks, 341 Rail Drive, GA is in favor of the request.

With no other comments, Mr. Anderson closed the public hearing at 8:19 pm.

Ms. Carlock stated that she is not ready to do a blanket for overnight care.

Mr. Anderson asked the following questions and Mr. Standerwick answered:

Hours of operation: 6am-10pm

Maximum number of dogs at a given time: 30

Sewer connection: Refer to Aaron Potter

Overnight care: Future possibility, but not at the current time

Days of operation: 7 days per week

The site plan will be reviewed administratively and approved by staff and consultants after meeting all requirements. The pathway issue will be addressed internally in the office. Lastly, the Special Land Use attaches to the site plan and the site plan is not done yet.

Mr. Seward moved in File 18-021 Puppy Pirates Dog Camp to approve the Special Land Use with the following conditions: The hours of operation are 6:00am-10:00pm but that the dogs will not be taken out only between 8:00am-9:00pm; that no more than 30 dogs at one time in the boarding area; subject to licensing required by the State of Michigan; no overnight boarding of dogs at this time; that the kennel be open 7 days per week and subject to meeting administrative requirements of the site plan; reference the August 6, 2018 letter from McKenna Associates' recommendations; and make a finding that this is an appropriate use for the property and meets the intent of the ordinance. Mr. Meagher supported and the MOTION CARRIED with a roll call vote: Anderson – yes; Carlock – yes; Dehart – yes; Fine – yes; Grubb – yes; Meagher – yes; Seward – yes. (7 yes votes)

New Business:

a.

Review and discussion of the draft 2019-2024 Capital Improvements Plan (CIP)

Mr. O'Neil stated that this is the annual update to the CIP. Basically, they have gone through this and gathered information from the departments. There were not many changes. Most projects rolled ahead or were pushed back. Iron filtration is a new project that is up and running.

Mr. O'Neil indicated there will be a public hearing on this at the September 6, 2018 meeting. Please contact him or Jason Iacoangeli with any questions or comments or changes.

Liaison's Report:

Mr. Ruggles was not present to give a report.

Ms. Grubb reported that the Parks & Rec set the Halloween Trunk or Treats event for Saturday, October 20 at Fisk Farm, in conjunction with their event. They are fixing the pathway at Vetter Park, there is a hole that needs repair. They are also fixing cracks in the pathway at Hawley Park. Mr. Iacoangeli is getting quotes on fixing the back of the infield at Vetter Park. They are accepting bids tomorrow at 3:00 pm for the Fisk Farm pathway along Fisk Road. We allotted up to \$85k for that project which includes the pathway, fences, and driveway relocation. The township is also hoping for a grant to support acquiring Brendel campground, and we will have an answer in December. Ms. Dehart asked about the problem with horses on the trails at Bloomer Park. Ms. Carlock responded that they will bring it up at the next meeting.

Ms. Dehart did not give a Zoning Board report.

Director's Report:

Mr. O'Neil stated 4 Corners is moving ahead with utilities in the ground; the Ravines on Ormond Road will be coming in at the September 20th meeting. September 6 will be the public hearing for the CIP; and a preliminary hearing and site plan for Reserve at Twin Lakes, who revised their homes, he thinks for the better.

Communications:

Next meeting dates:

- Regular Meeting – September 6, 2018
- Regular Meeting – September 20, 2018

Adjournment

290 **Mr. Meagher moved to adjourn the meeting at 8:50 p.m. Mr. Fine supported and the MOTION**
291 **CARRIED with a unanimous voice vote. (7 yes votes)**

CHARTER TOWNSHIP OF WHITE LAKE
 COMMUNITY DEVELOPMENT DEPARTMENT
 7525 Highland Road, White Lake, Michigan 48383-2900
 248-698-3300, Ext. 163

APPLICATION TO REZONE PROPERTY

Date: MARCH 18, 2024

Applicant: KATHRYN CHIPMAN

Address: 8357 PONTIAC LAKE RD, WHITE LAKE 48386

Phone No.: 248-789-2223

Fax No.: _____

E-mail: SKULLISLANDCAMP@GMAIL.COM

Applicant's Interest in Property: OWNER

Property Owner: SAME AS ABOVE

Owner's Address: _____

Phone No.: _____

Fax No.: _____

Location of Property: 8357 PONTIAC LAKE RD

Sidwell No(s): Y-12-13-454-002

Total area of change: .41 acres

I, the undersigned (owner, attorney, or option holder) hereby request that this property now classified as RESIDENTIAL District, be reclassified as PONTIAC-LK-GATEWAY DISTRICT District.

Applicant's Signature: _____

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

Please Print Name: KATHRYN CHIPMAN

Required Attachments:

- ATTACHED 1. Legal description of the property proposed to be rezoned.
- ATT 2. Location map
- _____ 3. Rezoning sign location map
- _____ 4. Statement indicating why change is requested
- _____ 5. Review fee (check payable to the Charter Township of White Lake)

Skull Island Camp
2400 Gale Rd
White Lake, MI 48386
249-789-2223

March 18, 2024

To Whom It May Concern,

We are applying an application to rezone our property located at 8357 Pontiac Lake Rd, White Lake, MI 48386 from 'Residential' to the 'Pontiac Lake Gateway District'.

We would like to develop our above property and our adjoining property behind it located at 8330 and 8335 Highland Rd. We are simply looking for temporary parking for parents from 7:30 to 9:30 in the morning from June 10 to Aug 30 and in the afternoons from 3 to 6pm. Understand that this is just to act as a drop off and pick up area for the children.

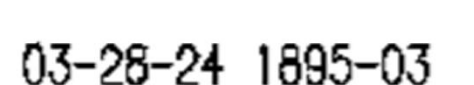
In utilizing this area it will allow us 2 emergency drop zones 8357 Pontiac Lake and 8330 Highland Rd to get the children safely off the island to shelter if needed in the case of developing dangerous weather.

Reason below.

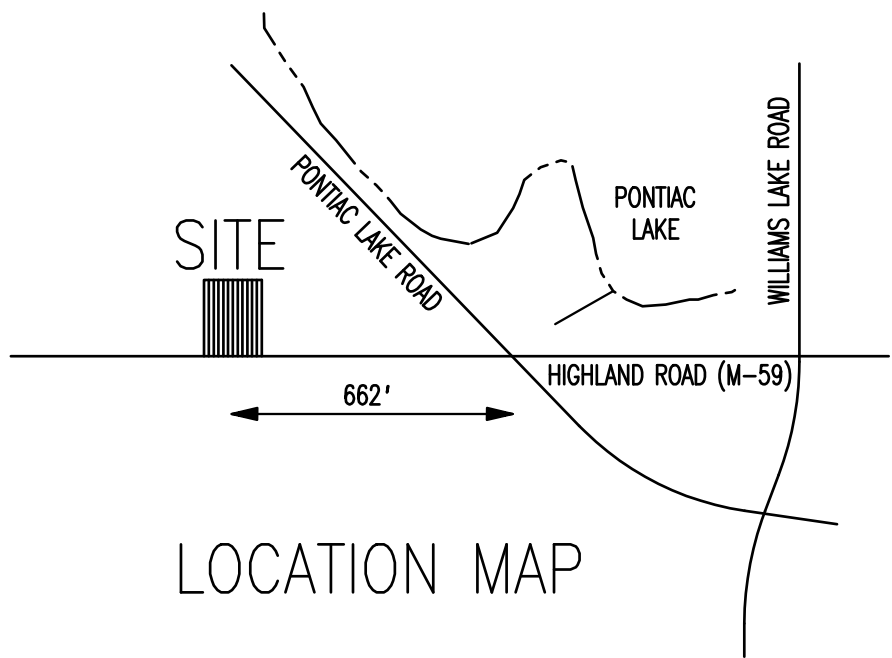
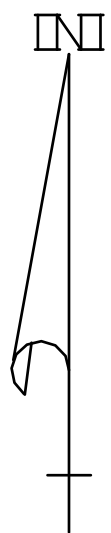
On March 2, 2024 Walts Point decided that they were no longer interested in doing business with us unless they increased our fee to \$150,000 paid in full by May 1, 2024. Please see attached letter. We scrambled and have a pending lease with Mike Zeer who owns the 8300 Pontiac Lake (old trailer park). This lease is to simply use the open land for the 12 weeks for \$45,000. Upon further discovery we have realized that in the case of tornado like weather there is no safe place for the children to be housed for their parents. This option is only a bandaid and has the elements of possibly putting children in harms way. We would like to petition the city to rather than lease another 45k away but to develop the property we have and put the money back into further development of the Gateway Project.

LOCATION MAP

KATHRYN CHIPMAN
C/O PUPPY PIRATES DOG CAMP
8330 HIGHLAND ROAD
WHITE LAKE, MI 48386-2016
PH (248) 789-2223
Email: Skullislandcamp@gmail.com



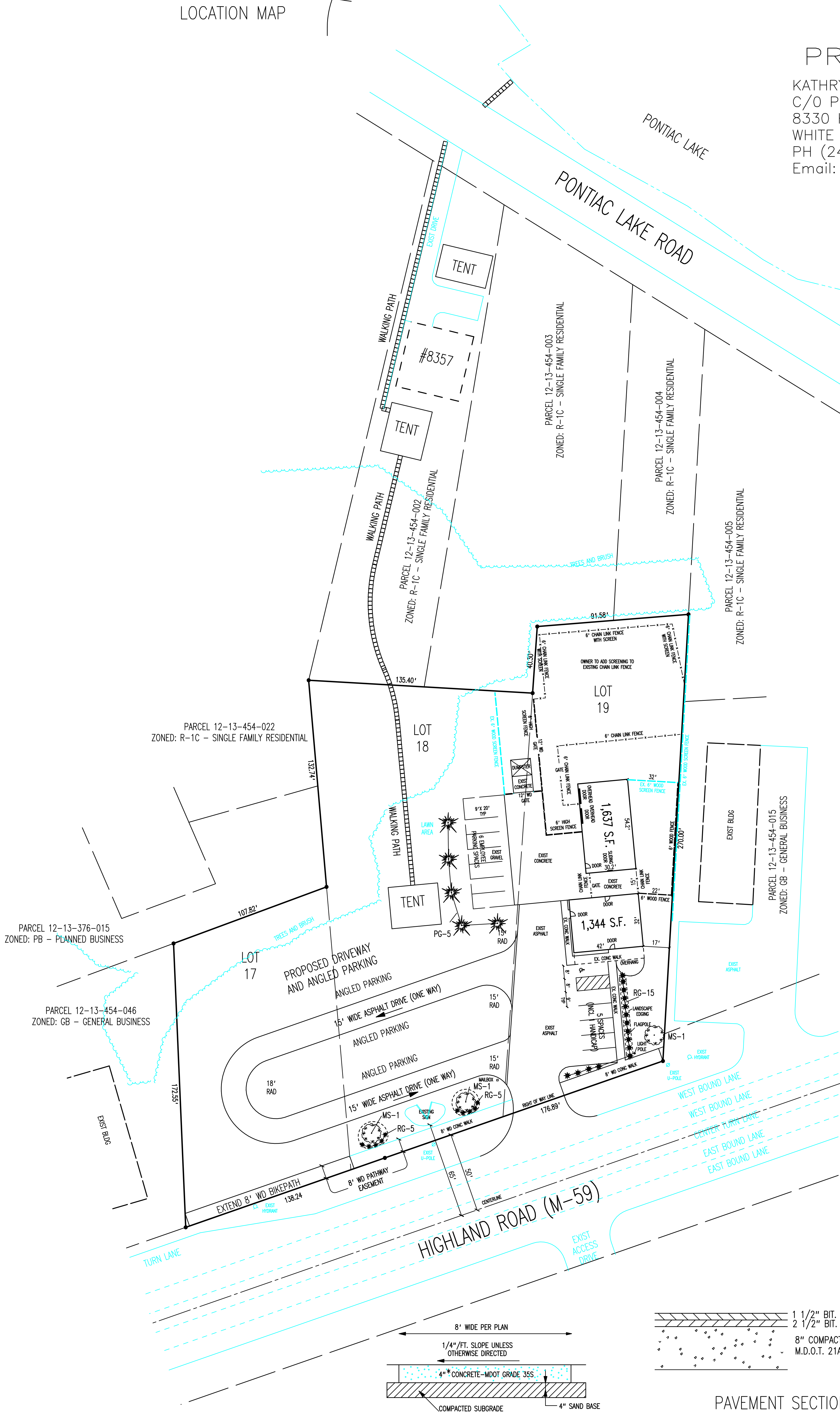
SCALE 1" = 30'



PROPOSED DRIVEWAY AND PARKING PLAN
FOR
PUPPY PIRATES DOG CAMP
8330 HIGHLAND ROAD
WHITE LAKE, MI 48386-2016
PH (248) 535-0158

PROPRIETOR:

KATHRYN CHIPMAN
C/O PUPPY PIRATES DOG CAMP
8330 HIGHLAND ROAD
WHITE LAKE, MI 48386-2016
PH (248) 789-2223
Email: Skullislandcamp@gmail.com

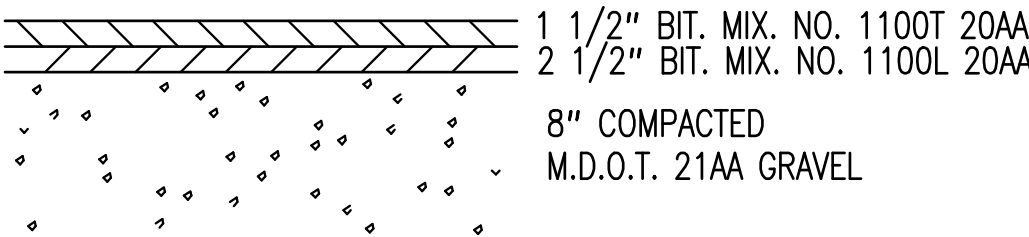


PROPERTY DESCRIPTION

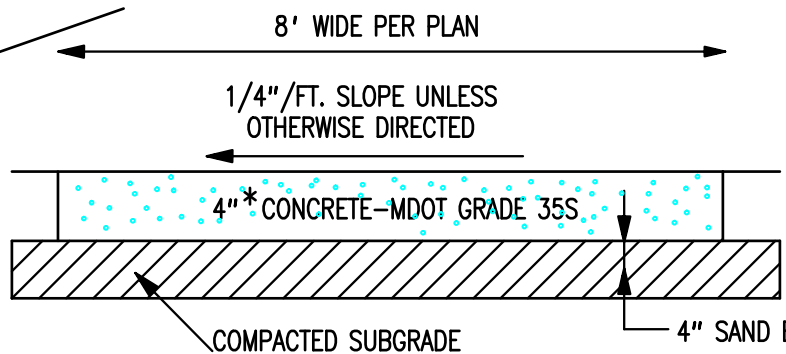
ADDRESS: 8330 HIGHLAND ROAD
PARCEL 12-13-454-047
A PART OF THE SOUTHEAST 1/4 OF SECTION 13, T-3-N R-8-E, WHITE LAKE TOWNSHIP, OAKLAND COUNTY, MICHIGAN
BEING MORE PARTICULARLY DESCRIBED AS LOTS 17, 18 AND 19 OF "HURON RIVER SUBDIVISION" AS RECORDED IN
LIBER 57 OF PLATS, OAKLAND COUNTY, MICHIGAN RECORDS, CONTAINING 1.77 ACRES, MORE OR LESS, SUBJECT TO
ANY EASEMENTS OR RESTRICTIONS OF RECORD, IF ANY.

8' WIDE PATHWAY EASEMENT

AN 8' WIDE PATHWAY EASEMENT BEING OVER THE FOLLOWING PROPERTY BEING A PART OF THE SOUTHEAST 1/4
OF SECTION 13, T-3-N R-8-E, WHITE LAKE TOWNSHIP, OAKLAND COUNTY, MICHIGAN BEING MORE PARTICULARLY
DESCRIBED AS LOTS 17, 18 AND 19 OF "HURON RIVER SUBDIVISION" AS RECORDED IN LIBER 57 OF PLATS,
OAKLAND COUNTY, MICHIGAN RECORDS, SAID 8' WIDE PATHWAY EASEMENT BEING DESCRIBED AS THE SOUTHERLY
8 FEET OF SAID LOT 17 OF "HURON RIVER SUBDIVISION".



PAVEMENT SECTION



CONCRETE SIDEWALK

WHITE LAKE TOWNSHIP

NOTICE OF PUBLIC HEARING

Item B.

Notice is hereby given the Planning Commission of the Charter Township of White Lake will hold a public hearing on **Thursday, May 2, 2024, at 6:30 P.M.** at the Township Annex, 7527 Highland Road, White Lake, Michigan 48383, to consider the following changes to the zoning map:

Property identified as Parcel Number 12-13-454-002 (8357 Pontiac Lake Road), located on the south side of Pontiac Lake Road, north of Highland Road, consisting of approximately 0.41 acres.

Applicant requests to rezone the parcel from R1-C (Single Family Residential) to RM-1 (Attached Single-Family) or any other appropriate zoning district.

Persons interested are requested to be present. Pertinent information relative to this rezoning request is on file at the Community Development Department and may be examined at any time during the Township's regular business hours; Monday through Friday, 8:00 a.m. through 5:00 p.m. Persons interested may visit the Community Development Department, contact the Community Development Department by telephone at 248-698-3300, ext. 5, or attend the Public Hearing on the date specified. Written comments are also welcome at 7525 Highland Road, White Lake, MI 48383. Individuals with disabilities requiring auxiliary aids or services should contact the Clerk's Office at least 5 days before the hearing.

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Sean O'Neil, AICP
Community Development Director

WHITE LAKE TOWNSHIP
COMMUNITY DEVELOPMENT DEPARTMENT

DATE: April 26, 2024
TO: Joe Seward, Chairperson
Planning Commission
FROM: Sean O'Neil, Community Development Director
SUBJECT: 2024 Master Plan Executive Summary



Please find attached, the final draft of the Executive Summary version of 2024 White Lake Township Master Plan. This “magazine style” document was part of the original proposal from Beckett & Raeder and will provide readers with the highlights of the plan if they do not wish to review the entire adopted Master Plan. We intend to publish both versions on the Township’s website.

The Planning Commission is being asked to provide any feedback on this document at your May 2nd meeting. If you have any questions, or require additional information, please do not hesitate to contact the office.

Thank you.



VISION

for White Lake Township

April 2024 DRAFT

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Acknowledgments

BOARD OF TRUSTEES

Rik Kowall, Supervisor

Anthony Noble, Clerk

Mike Roman, Treasurer

Michael Powell, Trustee

Scott Ruggles, Trustee

Liz Fessler Smith, Trustee

Andrea Voorheis, Trustee

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T. Joseph Seward, Chair

Merrin Carlone, Vice-Chair

Debby DeHart, Secretary

Scott Ruggles, Township Board Liaison

Mona Sevic

Pete Meagher

Steve Anderson

Matt Slicker

Robert Seeley

ADMINISTRATIVE STAFF

Sean O'Neil, AICP, Community Development Director

Justin Quagliata, Staff Planner

Hannah Kennedy-Galley, Executive Secretary

DRAFT



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VISION DRAFT for White Lake Township

INTRODUCTION

White Lake Township's Master Plan presents an opportunity to set the course for sustainable growth and development over the next decade. This 2024 Master Plan update occurs at a favorable time: following a decade of rapid growth, the pace of growth is slowing down, household compositions are changing, the population is aging, housing preferences are diversifying, value for natural features and open space is exponentially growing in this post COVID-19 pandemic era, and land use patterns are undergoing a transformation. To capture these shifting trends, this Plan is comprehensive in scope; it evaluates existing data, trends, and land use patterns to develop and coordinate strategies for managing natural features, housing, transportation, economic development, and future land use in the Township. Propelled by community input, this Master Plan establishes a vision of the future, defines community goals and objectives, and details actions and land use patterns consistent with the defined goals and visions of the Township.

What is a Master Plan?

The Michigan Planning Enabling Act (PA 203 of 2008) enables municipalities to write a Master Plan that broadly guides development to meet current and future needs and promotes the health, safety, and general welfare of its residents. A Master Plan is a long-range, comprehensive document that guides decisions about future development based on existing and forecasted conditions and trends, community needs and preferences, and plans best practices. The Plan is intended to represent the community's consensus and serve as a guide for

decision-making regarding the Township's future. The Michigan Planning Enabling Act (MPEA) also requires all municipalities to review its Master Plan every five years to determine if an update is needed. Since the adoption of White Lake Township's Master Plan for Land Use 2010-2011, changes in Township demographics and socio-economic compositions have warranted a re-evaluation of the Township's policies with respect to growth, development, and land use. To this end, White Lake Township's 2024 Master Plan update aims to chart a path for a desirable future with a strong emphasis on short- and long-term goals and action strategies.

Relationship to Zoning Ordinance

The Master Plan is not a binding agreement but rather a planning framework. The Zoning Ordinance, on the other hand, is local land use law. The Zoning Ordinance is a set of regulations that provide the details for how and where development can locate to exacting specifications. Thus, the Zoning Ordinance implements the Master Plan; and, as outlined in the MPEA, a direct relationship between the two documents is required. For example, if it emerges through community engagement and research the housing types available do not adequately serve the population, then a vision statement in the Master Plan could read "to plan for housing types that meet all the preferences of all age groups, income levels, and disabilities." To ensure that this vision is implemented, a municipality would revisit the Zoning Ordinance to determine if the land use code is preventing a particular type of development through height restrictions or lot size requirements. Only when the two documents are in sync can they be effective planning tools.

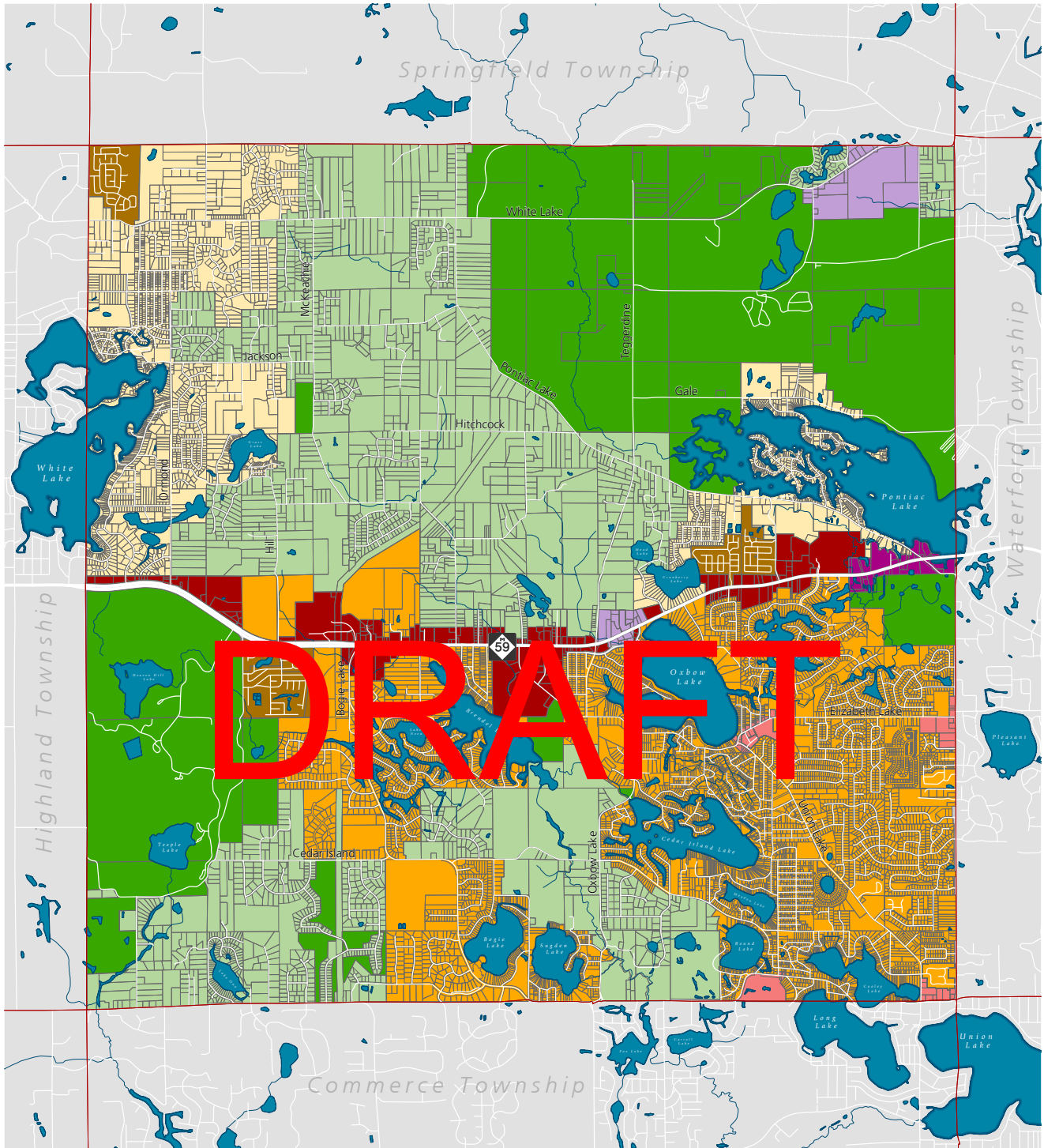


FUTURE LAND USE FRAMEWORK DRAFT



The Future Land Use Framework Map (FLUM) identifies preferred future land uses in the Township. It is a general framework, a land-use visualization of intended future uses, that guide land use and policy decisions within the Township over the next 10-20 years. It should drive changes to the Zoning Ordinance and inform development review decisions. In the FLUM, preferred locations for future development types are displayed, allowing the community to identify where certain land uses should expand or contract without committing to it by law.





Future Land Use Framework

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

3,000 Feet
Beckett & Raeder, Inc.

- | | |
|---|---|
| Recreation / Open Space | Neighborhood Commercial |
| Agriculture / Rural Residential | Commercial Corridor |
| Suburban Residential | Pontiac Lake Gateway |
| Neighborhood Residential | Production / Technology |
| Manufactured Residential | |

Future Land Use and Zoning

Future Land Use	Description	Examples of Use*	Residential Density (DU/Acre)	Corresponding Zoning District(s)
Recreation/ Open Space	Large recreation spaces including the Highland State Recreation Area, White Lakes Oaks Golf Course, Pontiac Lake State Recreation Area, and Township parks.	Parks, golf courses, ski resorts, conservation areas	N/A	ROS
Agriculture/ Rural Residential	Maintains agricultural land and rural living through large lots and limited residential development. Subdivision residential development is discouraged.	Large-lot single family, agriculture, farm-stands, cider mills	0.2	AG, SF
Suburban Residential	Provides large lot, low density residences with open space preservation in residential subdivisions. Residential lots tend to be smaller than those in the Agriculture/Rural Residential future land use classification.	Large-lot single family, parks, churches, public facilities or institutions (e.g., schools)	0.5 – 3.0	R1-A, R1-B
Neighborhood Residential	Maintains existing neighborhoods and provides for denser residential development in places where there is infrastructure to support the density and ensuring density within context of the surrounding neighborhood.	Small-lot single family, duplexes, townhomes, multi-family, parks, congregate or co-housing homes	2.0 – 8.0	R1-C, R1-D, RM-1, RM-2, PD
Manufactured Residential	Includes existing manufactured housing developments.	Manufactured housing	3.0 – 6.0	MHP
Neighborhood Commercial	Provides neighborhood scale commercial establishments that have daily goods and services for residents. Creates centers of neighborhood life, encouraging a mix of compatible retail, service, office, and residential uses in a walkable environment.	Professional services/office, personal care, restaurants, mixed-use	6.0 – 10.0; varies based on development	LB, RB, NB-O, NMU
Commercial Corridor	Provides regional goods and services to residents and non-residents. Includes large box stores and drive thrus.	Large grocery, outlet, mixed-use, restaurants	Varies based on development	PB, GB, LB, PD, TC, NMU
Pontiac Lake Gateway	Creates a welcoming gateway offering a mix of local and regional goods and services. Uniform development and design standards create a defined sense of place.	Professional services, multi-family, personal care, restaurants, entertainment	Varies based on development	PG, GB, RM-1, RM-2
Production/ Technology	Serves community's need for research facilities and light industrial opportunities.	Light manufacturing	N/A	LM, ROP

* Not an exhaustive list of uses.



DEVELOPMENT OPPORTUNITIES

Analysis of the Township's economic position, prominent industries, employment patterns, and barriers to growth can be considered alongside community engagement results to determine the "highest and best" use of available land. Determining the highest and best use of parcels prime for development or redevelopment matches these spaces with the land use and businesses in highest demand within the community. However, due to the size, shape, and surroundings of each parcel, sites may not be suitable for the most requested types of uses.

Community Insights

The White Lake Township community survey assessed resident perceptions of the local economy, including their preferences regarding commercial developments and how their economic needs fit in with other Township goals and priorities such as the preservation of natural and open spaces. It is worth emphasizing "undesirable commercial development" ranked fourth out of 11 options for respondents to identify the top three challenges facing the Township over the next decade. To address the prospect of appropriate commercial development, respondents overwhelmingly supported approaching commercial development through the revitalization of former commercial buildings that have become vacant and/or retrofitting strip malls to support new commercial activities. The preference for these approaches aligns with respondent concerns about the potential loss of open and/or natural spaces as new commercial areas are developed. Furthermore, revitalizing vacant spaces presents the opportunity to utilize existing sites instead of developing new ones.

Increased traffic was also a prominent concern in the discussion of additional commercial development.

When asked about the types of retail establishments respondents would like to see in the Township, food and beverage stores and restaurant and drinking establishments received the greatest support as uses respondents would patronize on a daily or weekly basis. Respondents specifically expressed support for the Township's development of additional restaurants and bars, farm-to-table eating establishments, family-friendly restaurants, cafes, and breweries, with each eating and drinking option receiving support from 50% or more of all survey takers.

Redevelopment Sites

On August 17, 2023 the Planning Commission hosted a workshop to gather public input on five sites of possible redevelopment. The workshop was held between 5 p.m. and 7 p.m. in the Township Annex, and approximately 100 members of the public attended.

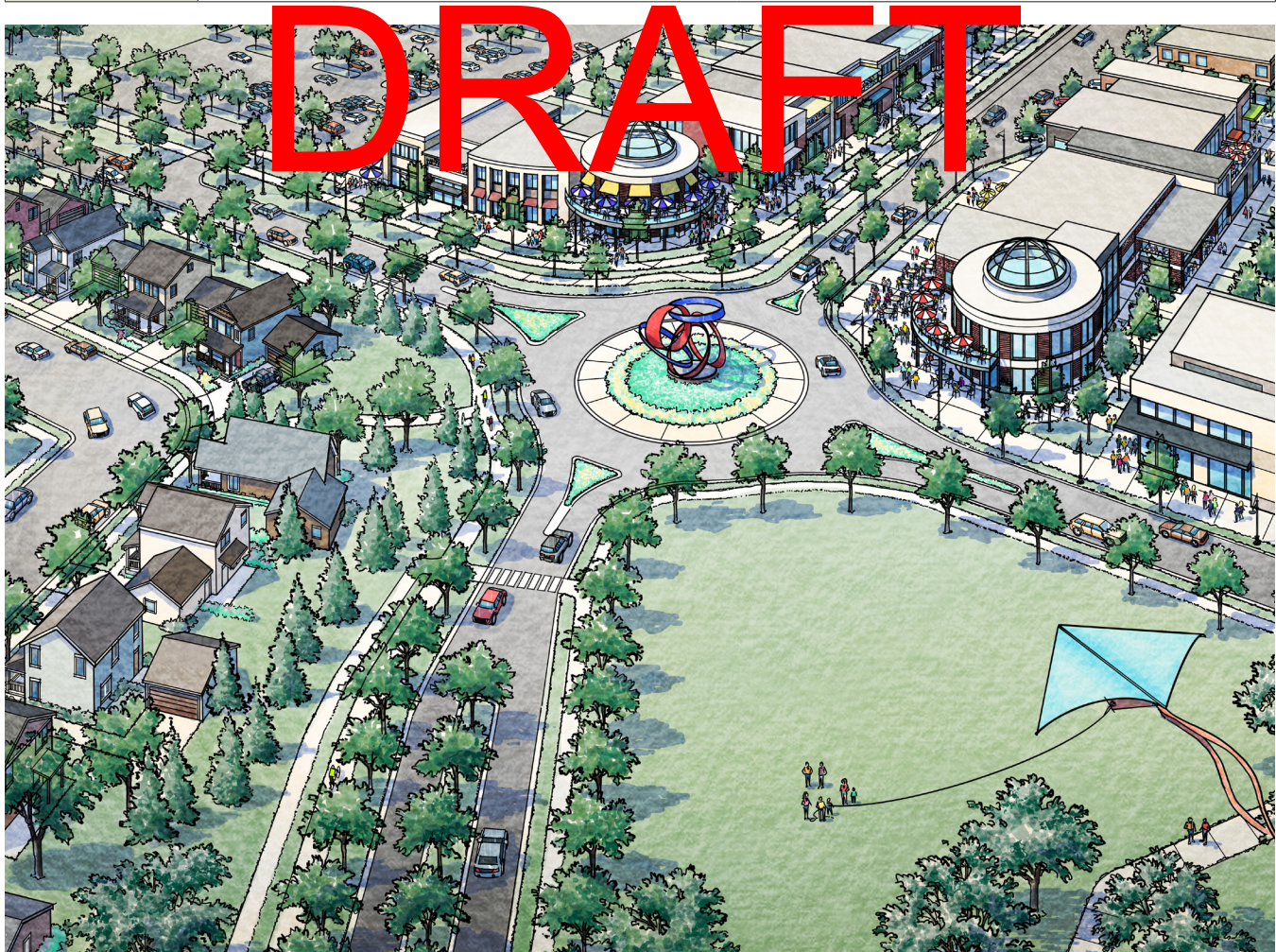
The central aim of the workshop was to begin a conversation among residents about the potential of five sites selected for consideration by the Planning Commission. Though some sites identified for this workshop are currently vacant, two sites were part of the Township's Master Plan update in 2012. Concepts for future development and use at both sites were developed during the last planning process, and both concepts were presented again during the workshop. The other three sites provided blank slates for residents to share their ideas based on the site surroundings as well as general desires for development in the area. The Planning Commission picked three of the sites as prime redevelopment opportunities for evaluation in this Master Plan.

PONTIAC LAKE GATEWAY

Purpose	<p>The redevelopment concept envisions the area as a key and welcoming gateway into the community. At the northern intersection of Pontiac Lake Road and Highland Road/M-59 is a two-story mixed-use concept with frontage along the roads and the lake, with parking located in the middle. The mixed-use concept includes restaurants, retail, and residential on the second floor. This area is intended to be walkable and integrated into the shoreline of Pontiac Lake. People can access this area via foot, bike, car, or boat. Boaters can dock along the boardwalk and walk to restaurants or shops. Along Highland Road/M-59 is traditional commercial development but an emphasis is placed on fronting buildings on M-59 and locating parking in the rear. There are limited curb cuts and the properties are served by access roads at the rear. At the western edge of the gateway is a cluster of townhomes. The northern end of the gateway is maintained as undeveloped open space.</p>	
Regulated Uses	<p>Non-Residential</p> <ul style="list-style-type: none"> » Low-scale local retail along M-59 » Restaurants, local dining with no drive-thru's » Office and professional services » Boat docks, no launches 	<p>Residential / Open Space</p> <ul style="list-style-type: none"> » Townhomes, Owner Occupied » Upper Story Residential » Lakefront Open Space
Built Form	<p>Building Height: Residential - No more than two stories, or 30 feet above grade. Mixed-use buildings no more than three stories, or 42 feet above grade.</p> <p>Parking: In the rear of the buildings, minimal ingress-egress off M-59</p> <p>Road Frontage: Set back from R.O.V. is 25 feet to allow for a landscape zone with street trees and an 8 to 10' pedestrian sidewalk</p> <p>Exterior Building Materials: Primarily high-quality, durable, low-maintenance material, such as masonry, stone, brick, glass, or equivalent materials. All buildings should be completed on all sides with acceptable finishing materials. Materials such as vinyl, aluminum, and other metal siding should be avoided. Metal and portable buildings should be prohibited.</p> <p>Design: Architectural design should be consistent with pedestrian-oriented development with a minimum of 10-foot-wide sidewalks to allow for outdoor dining and seating.</p>	



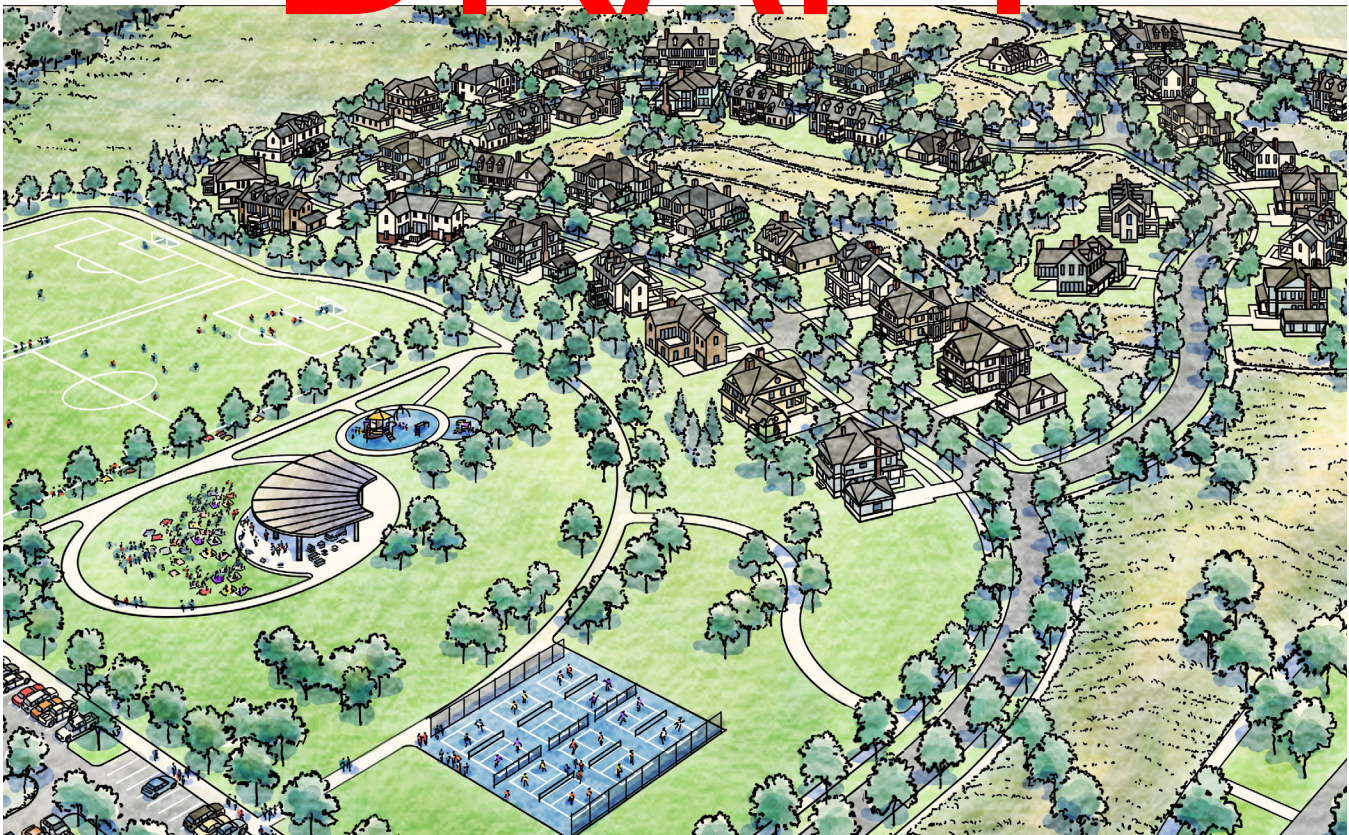
LAKES TOWN CENTER		
Purpose	Small scale mixed-use development that provides a transition between the regional shopping center east of Elizabeth Lake Road and the single-family development to the west along Elkinford Drive. Retail uses would be internalized within the development surrounded by single family residential.	
Regulated Uses	Non-Residential <ul style="list-style-type: none"> » Assisted Living Facilities » Local/Regional Retail; small scale » Child and Family Care Facilities » Independent and Congregate Care Facilities 	Residential / Open Space <ul style="list-style-type: none"> » Single Family - Detached and Attached » Upper Story Residential » Duplexes » Home Occupations
Built Form	<p>Building Height: Residential -No more than two and one-half stories, or 35 feet above grade. Mixed-use Buildings - three stories, or 42 feet above grade.</p> <p>Road Frontage: Setback along Highland Road would be 40 feet with no ingress/egress. Ingress/egress would be from Elizabeth Lake Road.</p> <p>Building Type: Small scale, retail and restaurant clustered in a walkable Village concept that allows for outdoor dining, events, and possible farmers market. Traditional single family neighborhoods would surround the retail. Upper story residential would be encouraged.</p>	



CEDAR ISLAND ROAD AND BOGIE LAKE ROAD

Purpose	<p>This redevelopment site is located in the southern part of the Township and is in close proximity to three primary/secondary schools (Lakewood Elementary School, White Lake Middle School, and Lakeland High School) as well as the Brentwood Golf Club and Banquet Center. This site's location on Bogie Lake Road provides a direct connection to M-59, making it accessible from across the Township.</p> <p>The redevelopment concept envisions this area as a community anchor in the southwest section of the Township. The main entrance to the site is along Cedar Island Road, near the intersection of Bogie Lake Road. Development would include single-family detached and attached dwellings with adequate area reserved for outdoor recreation for both active and passive activities.</p>	
Regulated Uses	Non-Residential <ul style="list-style-type: none"> » Local Business with no drive-thru's focused only on the southeast corner 	Residential / Open Space <ul style="list-style-type: none"> » Single Family; Attached and Detached » Active and Passive Recreation Areas » Home Occupations
Built Form	<p>Building Height: No more than two and one-half stories, or 35 feet above grade.</p> <p>Road Frontage: Setbacks from Bogie Lake Road would allow for a landscape zone with street trees and a shared pathway. The setback line for residential single-family homes would be 35 feet from the ROW. Access points on Bogie Lake Road and Cedar Island Road would serve an internalized street network in order to reduce traffic.</p> <p>Building Type: Traditional single family neighborhoods. Residential densities along Bogie Lake Road would be low, allowing for active. Intense residential development could be higher if developed adjacent to the recreation open space.</p>	

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GOALS & IMPLEMENTATION

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Good planning uses data and community preferences to shape a preferred course of action. In this section, findings from previous chapters of the Master Plan and community engagements are used to build an Action Plan of strategies. This Action Plan is intended to advance White Lake Township toward its goals by providing guidance for future planning efforts.

The following vision from the 2012 Master Plan was shared through the community survey at the start of the master planning process:

“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.”

When asked if this vision still aligned with their vision of White Lake, 77% of respondents stated it did. The 2012 vision is carried forward with this Master Plan. In addition to the 2012 vision, the following 10 goals were identified and shared through the community survey at the start of the master planning process. The survey asked respondents to select their top three goals; the results are detailed in the table below.

Based on community feedback, the goals were revised to the following:

- A. Invest in infrastructure and implement appropriate regulations and policy measures to preserve and protect natural features, including wetlands, floodplains, lakes, woodlands, and other natural features.
- B. Enhance the quality of life and make the community more appealing by providing a variety of recreational facilities.
- C. Maintain the small-town rural character of existing single-family residential areas while pursuing opportunities to meet the Township’s housing needs.
- D. Address the community’s needs for efficient and safe multi-modal transportation (walking, biking, automobile, etc).
- E. Support businesses providing goods and services, and implement infrastructural upgrades to meet current and future needs of Township residents.
- F. Improve the Township’s tax base and provide job opportunities by encouraging beneficial development/redevelopment projects.

Goal	All Survey Respondents	White Lake Residents
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%

Action Plan

Action Item	Applicable Goal(s)	Timeframe
Retain residents between the ages of 25 and 34 by responding to demand for more housing units, including affordable housing options.	C, E	Medium term
Support an increasing senior population by assessing and responding to the demand for additional assisted living facilities, nursing homes, and appropriate healthcare facilities.	C, E	Medium term
Accommodate the needs of the Township's disabled population by enforcing ADA compliant design.	E	Ongoing
Recognize the economic hardship that faces households earning below the ALICE threshold by encouraging affordable housing and economic opportunities.	E, F	Short term
Encourage protection of wetlands and installation of green infrastructure along FEMA zones to mitigate harm caused by flooding.	A	Short term
Designate areas around floodplain as conservation areas to limit development and impervious surfaces.	A, B	Short term
Regulate lakefront development by mandating greenbelts with native vegetation in a buffer zone between the setback and the water's edge to reduce flooding impacts.	A	Medium term
Provide information about voluntary conservation easements to residents, especially those living in environmentally-sensitive areas.	A	Short term
Encourage green infrastructure placement during site plan review process and/or planned development process.	A	Ongoing
Preserve natural and open spaces by pursuing commercial development in vacant buildings and/or retrofitting strip malls to support new commercial activities.	A, B	Medium term
Increase housing supply to meet demand for residences in the Township.	C	Medium term
Ensure aging housing stock receives appropriate maintenance and renovation to promote its habitability to the greatest extent and to avoid deterioration and demolition.	C, E	Medium term
Address increasing housing costs and the limited availability of starter homes valued between \$150k and \$250k by increasing the Township's supply of housing to match the demand.	C	Medium term

Action Item	Applicable Goal(s)	Timeframe
Accommodate future community housing preferences by matching the size and types of housing construction to needs. For example, while single-family homes remain the most prominent preference for Township residents, support attached single-family structures (such as duplexes).	C	Short term
Pursue CDBG funds to support the revitalization of housing units that are deteriorating and/or uninhabitable in order to put them back into the housing market.	C, E	Ongoing
Rezone commercial districts and corridors to allow for mixed-use developments.	C, F	Ongoing
Support commercial development by revitalizing buildings that have become vacant and/or retrofitting strip malls to support new commercial activities.	F	Medium term
Ensure redevelopment plans align with community-guided ideas at Pontiac Lake Gateway, Cedar Island and Bogie Lake Roads, and around Lakes Town Center.	F	Long term
Support efforts of the Corridor Improvement Authority to promote a sense of place, connectivity, and various activities in commercial corridors across the Township.	E,	Ongoing
Implement traffic calming techniques along Cooley Lake Road and M-59 (east of Teggerdine Road) to ease commuter congestion en route to outside communities.	D	Ongoing
Address the volume of crashes that take place at intersections along M-59 by improving road safety measures and implementing biking and pedestrian infrastructure.	D	Ongoing
Educate and share information with Township residents about implementation plans for non-motorized infrastructure that includes a signed bicycle route, bicycle lanes, and shared-use paths.	D	Ongoing
Educate and share information with Township residents about public transportation options, including upcoming changes in operation.	D, E	Ongoing

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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: April 24, 2024

RE: 8285 Highland Road (Former General RV Site)
Concept Plan – Used Car Dealership

In March the Community Development Department received a Change of Use application from Michigan Automotive Group to establish a used car dealership at 8285 Highland Road. The 6.2-acre site, formerly occupied by General RV, is located on the south side of Highland Road, west of Pontiac Lake Road and zoned GB (General Business). New and used automobile sales require special land use approval from, and a public hearing at, the Planning Commission. Additionally, as part of the Change of Use process the Zoning Ordinance requires existing buildings/properties to be improved in order to bring it into reasonable compliance with the standards of the Zoning Ordinance. The Zoning Ordinance states those improvements shall be completed prior to issuance of a Change of Use permit.

Staff has identified several items which need to be evaluated and addressed on this site, including (but not limited to):

- Building facade – the northerly building looks unsightly and needs to be improved.
- Parking lot layout, design, and construction – the parking lot is in poor condition and will be required to be resurfaced with a minimum 2-inch overlay.
 - Removal of excess asphalt/impervious surface will be required. Part of the property was previously paved without permission from the Township. Certain areas of the site would benefit from pavement removal and installation of landscaping.
- Sidewalks – remove the paved shoulder along Highland Road and construct a frontage sidewalk in conformance with the Zoning Ordinance.

- Signage – removal of nonconforming pylon sign.
- Barrier-free accessibility – building and parking need to be compliant.
- Accessory building – staff believes improvements were made without permits from the Township. Additionally, based on the size and what would be stored in the building, fire suppression may be required. The Fire Department will review this matter during site plan review.
- Exterior lighting – existing outdoor lighting is nonconforming and must be replaced with new conforming outdoor lighting. This would be reviewed via a photometric plan and catalog details from lighting fixture specification sheets (cut sheets).
- Outdoor storage – vehicles for sale must be located in compliance with Section 4.34 of the Zoning Ordinance.
- Landscape and screening – landscape improvements, such as, but not limited to: installation of a frontage greenbelt landscaped in accordance with the Zoning Ordinance; parking lot landscaping; interior landscaping.

The Township recently updated its Land Use Master Plan, and the plan contains the Pontiac Lake Gateway District focus area. This property is located within the focus area. The plan contains standards for built form and a description of appropriate land uses. A car dealership is not the type of use the Planning Commission envisioned for redevelopment of property in this area. Since the current zoning of the property allows a special land use to be requested for automobile sales, the Planning Commission should focus on the look and function of this property; this should drive high design standards and site improvements.

Planning Commission Options

No action is being requested. The Applicant is seeking feedback from the Planning Commission on the proposed use of the site.

Attachments:

1. Letter from Michigan Automotive Group requesting Planning Commission feedback.
2. Concept plan.

Dear White Lake Township Planning Commission,

I hope this letter finds you well. I am writing to formally request an informal hearing at the upcoming May 2nd meeting to discuss a potential proposal for the use of a car dealership on a property at 8285 Highland rd. White Lake Township.

We believe it is essential to engage in open dialogue and transparent communication regarding any proposed developments that could impact the township. I respectfully request that the planning commission schedule an informal hearing at the May 2nd meeting to facilitate constructive discussion and ensure that all perspectives are heard and taken into account.

By holding an informal hearing, we can provide an opportunity for the planning commission, to voice their opinions, share insights, and address any questions or concerns they may have regarding the proposed car dealership.

Please let me know if there are any specific procedures or requirements, I need to follow to formalize this request further. I am committed to working collaboratively with the planning commission and fellow community members to ensure that any potential developments align with the best interests of White Lake Township.

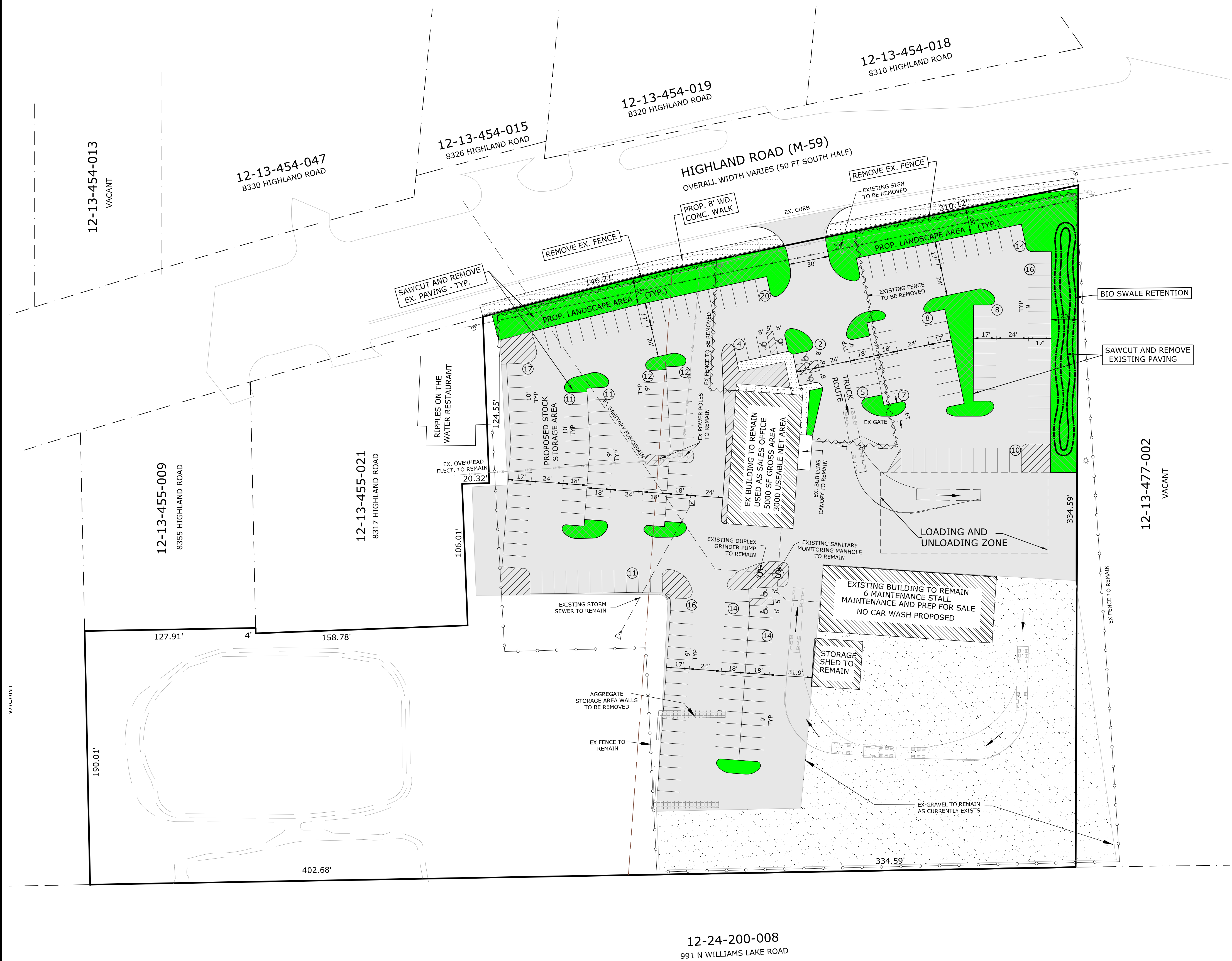
Thank you for your attention to this matter. I look forward to the opportunity to engage in meaningful dialogue and contribute to the decision-making process regarding the proposed car dealership.

Sincerely,

Josh Tauriainen. President

Michigan Automotive Group

CHANGE OF USE PLANS FOR:
WHITE LAKE MOTORS
MICHIGAN AUTOMOTIVE GROUP
CHARTER TOWNSHIP OF WHITE LAKE, OAKLAND COUNTY, MICHIGAN



LOCATION MAP
NO SCALE

PROPOSED SITE WORK:
2" ASPHALT MILL IN PLACE

SITE INFORMATION TAX #12-13-455-024:
EXISTING PROPERTY ZONING: GB - GENERAL BUSINESS
MASTER PLANNED: COMMERCIAL OFFICE
PREVIOUS PROPERTY USE: RV SALES
PROPOSED PROPERTY USE: USED CAR SALES
PROPOSED USE MEETS ORDINANCE AND MASTER PLAN

- GENERAL NOTES:**
1. ALL CONSTRUCTION TO CONFORM AND COMPLY TO THE CURRENT STANDARDS AND SPECIFICATIONS OF CHARTER TOWNSHIP OF WHITE LAKE & ANY OTHER APPLICABLE AUTHORITY.
 2. LOADING/UNLOADING SHOWN ON PLAN.
 3. WASTE WATER DISPOSAL TO BE EXISTING TOWNSHIP WASTEWATER THROUGH EXISTING GRINDER PUMP TO FORCEMAIN IN HIGHLAND ROAD.
 4. WATER SUPPLY TO BE EXISTING TOWNSHIP WATER CONNECTION.
 5. TRASH DISPOSAL TO BE PRIVATE COMMERCIAL COLLECTION.
 6. SIGN DETAILS ARE TO BE PROVIDED TO THE TOWNSHIP AND APPROVAL GRANTED PRIOR TO THE PLACEMENT OF ANY SIGNS. SIGN TO BE SUBMITTED UNDER SEPARATE COVER.
 7. STORM SEWER DETENTION TO BE PROVIDED ON-SITE AS CURRENTLY EXISTS.
 8. ALL REQUIREMENTS BY THE FIRE DEPARTMENT PER THE INTERNATIONAL FIRE CODE WILL BE MET.
 9. BOUNDARY INFORMATION PROVIDED BY CLIENT.

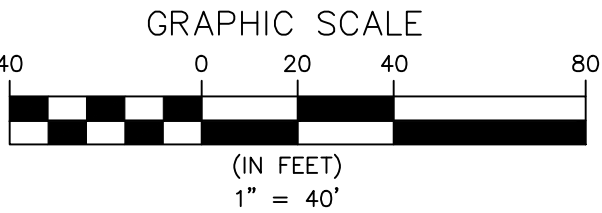
LEGAL DESCRIPTION (12-13-455-024)
T.3N, R.8E, SECTION 13 HURON RIVER SUBDIVISION LOT 1, ALSO PART OF VACANT OLD HIGHLAND ROAD, ALSO PART OF SE 1/4 ALL DESCRIBED AS BEGINNING AT POINT DISTANCE N88°58'56"E, 980.48 FEET FROM S 1/4 CORNER, THENCE N04°08'57"E, 454.82 FT, THENCE ALONG A CURVE TO THE RIGHT WITH RADIUS 5679.65 FT, LENGTH 310.16, CHORD BEARING AND DISTANCE N78°20'25"E, 310.12 FT; THENCE S00°14'00"W, 510.36 FT; THENCE S88°58'56"W, 334.60 FT TO THE POINT OF BEGINNING. ALSO PART OF THE SOUTHEAST 1/4 BEGINNING AT A POINT DISTANCE N88°58'56"E, 1315.08 FT FROM S 1/4 CORNER; THENCE N00°14'00"E, 510.36 FT; THENCE S03°14'47"E, 510.62 FT; THENCE S88°58'56"W, 31.00 FT TO POINT OF BEGINNING. ALSO INCLUDING OF HURON RIVER SUB PART OF LOTS 2, 3 & 4, ALSO PART OF SE 1/4 ALL DESCRIBED AS BEGINNING AT POINT DISTANCE N88°58'56"E, 577.80 FT FROM S 1/4 CORNER, THENCE N01°14'00"W, 190.10; THENCE N88°58'56"E, 127.91 FT; THENCE DUE SOUTH 4 FT; THENCE N87°52'09"E, 158.72; THENCE N02°15'42"W, 106.01 FT; THENCE N88°29'50"E, 20.32 FT; THENCE N02°10'17"W, 124.56 FT; THENCE ALONG A CURVE TO THE RIGHT, WITH RADIUS 5679.65, LENGTH 146.13 FT, HAVING A CHORD BEARING AND DISTANCE N75°52'59"E, 146.13 FT; THENCE S04°08'57"W, 454.82 FT; THENCE S88°58'56"W, 402.68 FT TO THE POINT OF BEGINNING.

PARKING CALCULATIONS:
EXISTING PROPERTY ZONING: GENERAL BUSINESS

REQUIRED PARKING:	
1 SPACE PER 200 SQUARE FEET USEABLE FLOOR SPACE = 15 SPACES	
5 SPACES FOR EACH AUTO SERVICE STALL = 6 STALLS * 5 SPACES = 30 SPACES	
PROVIDED PARKING:	
SALES/OFFICE PARKING SPACES	16 SPACES
EMPLOYEE PARKING SPACES	13 SPACES
STOCK MAINTENANCE VEHICLE PARKING	183 SPACES
TOTAL	212 SPACES
PROVIDED SPACES 212 SPACES > 45 SPACES REQUIRED	

CLIENT:
WHITE LAKE MOTORS, MICHIGAN AUTO GROUP
CONTACT: MARK SHAMOUN
48260 FRANK STREET
WIXOM, MI 48393
EMAIL: MSHAMOUN@YAHOO.COM
PHONE: 248-225-3939

ENGINEER SEAL



SEIBER KEAST LEHNER
ENGINEERING | SURVEYING
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CLINTON TOWNSHIP, MI 48831
586.412.7050
FARMINGTON HILLS OFFICE
39200 FARMINGTON HILLS RD
FARMINGTON HILLS, MI 48331
248.308.3331

DATE	
DESCRIPTION	
NO.	

SCALE: 1" = 40'
DESIGNED BY: AA
DATE: 04-28-2024
CHECKED BY: J.E.
JOB NO.: 24-084

CLIENT:
WHITE LAKE MOTORS,
MICHIGAN AUTO GROUP
48260 FRANK STREET
WIXOM, MI 48393

WHITE LAKE MOTORS
CONCEPT PLAN "B"
SHEET
1