



## PLANNING COMMISSION MEETING

LOCATION: TOWNSHIP ANNEX, 7527 HIGHLAND ROAD, WHITE LAKE, MI 48383  
THURSDAY, MAY 04, 2023 – 7:00 PM

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

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## AGENDA

1. CALL TO ORDER
2. ROLL CALL
3. PLEDGE OF ALLEGIANCE
4. APPROVAL OF AGENDA
5. APPROVAL OF MINUTES
  - A. [April 4, 2023](#)
6. CALL TO THE PUBLIC (FOR ITEMS NOT ON THE AGENDA)
7. PUBLIC HEARING
8. NEW BUSINESS
  - A. [PA 116 Request for parcel 12-05-200-034](#)
9. CONTINUING BUSINESS
  - A. [Master Plan Update](#)
10. OTHER BUSINESS
11. LIAISON'S REPORT
12. DIRECTOR'S REPORT
13. COMMUNICATIONS
14. NEXT MEETING DATE: May 18, 2023
15. ADJOURNMENT

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

**WHITE LAKE TOWNSHIP  
PLANNING COMMISSION  
APRIL 6, 2023**

**CALL TO ORDER**

Chairperson Seward called the meeting to order at 7:00 P.M.

**ROLL CALL**

**Present:**

Matt Slicker

Mark Fine

Steve Anderson

T. Joseph Seward, Chairperson

Debby Dehart, Secretary

Peter Meagher

Rob Seeley

**Absent:**

Merrie Carlock, Vice Chairperson

Scott Ruggles, Township Liaison

**Others:**

Sean O'Neil, Community Development Director

Justin Quagliata, Staff Planner

Rowan Brady, Beckett & Raeder

Hannah Micallef, Recording Secretary

8 members of the public present.

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF AGENDA**

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

**APPROVAL OF MINUTES**

A. Minutes of March 16, 2023

**Commissioner Meagher stated there was a clerical error on page 1.**

**MOTION by Commissioner Anderson, seconded by Commissioner Fine, to approve the minutes as amended. The motion carried with a voice vote: (7 yes votes).**

**CALL TO THE PUBLIC**

John Hunt, 871 Oxhill Drive, voiced concerns regarding the drainage on a neighboring property to his.

Chairperson Seward closed the public hearing at 7:07 P.M.

**PUBLIC HEARING**

No public hearing.

**CONTINUING BUSINESS**

None.

**NEW BUSINESS**

- A. Kohl's located on the north side of Highland Road, west of Porter Road. Currently zone PB (Planned Business). Identified as 12-21-100-072 (7375 Highland Road). Consisting of approximately 9.07 acres.  
Request:
  - 1) Amended final site plan approval**
  - 2) Amended planned business development agreement approval**Applicant: Porter Holdings LLC  
N56 W 17000 Ridgewood Dr.  
Menomonee Falls, WI 53051

Staff Planner Quagliata gave a brief report on the applicant's request. The monument sign had been refaced with the new Sephora branding; the façade signs would need tonight's approval. The proposed sign on the south façade would be larger.

Will Johnson, Johnson Sign Company, was present to speak on behalf of Kohl's. The new rebranding with Kohl's & Sephora was occurring across the state. The Kohl's letters would be replaced sized of sized, and the Sephora signage would be added directly underneath it. In this instance, due to the age of the Kohl's sign, the Kohl's sign with its associated lighting would be replaced with neon to LED. The LED would be brighter, but it wouldn't be as faulty as a neon sign.

Commissioner Seeley asked Mr. Johnson if just the frame or the entire Kohl's sign would be replaced. Mr. Johnson said the entire sign.

Chairperson Seward asked if the sign was made already. Mr. Johnson said no. Chairperson Seward asked if the sign could be reduced to come into compliance. Mr. Johnson said it could be considered.

Commissioner Anderson asked staff how the signage was measured. Staff Planner Quagliata said the ordinance interpreted the square measurement of the sign as the total perimeter around the sign. The measurement was made including both the Kohl's and Sephora signs. The east façade sign would not have the Sephora added to it.

Commissioner Anderson asked staff if there was concern about setting a precedent. Director O'Neil said there wasn't a concern, and he didn't feel that the sign would make an impact along the M-59 Corridor.

Commissioner Dehart stated that she didn't feel the façade signs would make a big impact, but she had concern about how other businesses being able to request similar changes. Director O'Neil said there was always an avenue to ask for changes, it would just depend on the zoning of a subject parcel as to which board an applicant would request said changes.

**MOTION by Commissioner Meagher, seconded by Commissioner Anderson to approve the amended final site plan for Kohl's, identified as parcel number 12-21-100-072 (7375 Highland Road). Seeley/yes, Meagher/yes, Dehart/yes, Seward/yes, Anderson/yes, Fine/yes, Slicker/yes)**

**MOTION by Commissioner Seeley, seconded by Commissioner Slicker to recommend approval to the Township Board of the amended planned development agreement for Kohl's, identified as parcel number 12-21-100-072 (7375 Highland Road), as proposed. The motion CARRIED with a voice vote: (7 yes votes).**

#### OTHER BUSINESS

A. Oakland Harvesters site plan extension request

Director O'Neil clarified that the applicant would be seeking a land use approval extension as well. The Planning Division had met with the applicant and his civil engineer prior to iron out timeline details. The applicant was requesting a five-month extension.

Commissioner Anderson asked staff if a preconstruction meeting would be held to establish a timeline. Director O'Neil said that he had verbally discussed the timeline with the applicant, and his civil engineer was working with the architect to finish the final site and engineering. plans. A pre-construction meeting would be held before permits would be issued. Active construction could potentially begin as soon as this fall.

Ty Nuottila was present to speak on behalf of his request. He said he had faced many challenges due to COVID-19. He caught it himself, and was living with one lung.

Chairperson Seward asked the applicant if he had the resources to finish out the project. Mr. Nuottila agreed, and said he had a good staff working with him.

Director O'Neil said the project was almost shovel-ready, and the requested extension would not cost the Township anything.

Commissioner Slicker asked the applicant what the lead time was on building construction. Mr. Nuottila said 4-6 months.

**MOTION by Commissioner Anderson, seconded by Commissioner Fine to approve a five-month special land use and site plan extension for Oakland Harvesters, identified as vacant parcel 12-01-127-001, based on the comments received this evening. The motion CARRIED with a voice vote: (7 yes votes).**

B. 8300 Pontiac Lake Road- Conceptual Discussion

Director O'Neil said the plan had not been reviewed yet, and the applicant was seeking comments from the Planning Commission regarding his new concept.

Michael Zeer, 8300 Pontiac Lake Road, apologized for missing his previously scheduled meeting. He said over the past several months, the plans for the property had changed. The project would be the first project to develop under the Pontiac Lake Gateway District zoning. He said he reduced the variances requested from 21 variances to 10 variances. He said he had received many calls from residents within the community in support of the project. He asked the Planning Commission to be sensitive to his situation based on the size of the property and surrounding neighbors.

Commissioner Seeley asked the applicant if the new concept plan had been reviewed by the fire department. He had concerns due to the proposed height of the building and the fire department's lack of a ladder truck. Director O'Neil clarified to say that the fire department had not seen the newest concept plan.

Commissioner Anderson stated that the height of the buildings could be a key issue.

Commissioner Dehart asked if the parking to the south of the restaurant would be for both the condos and the restaurant. Mr. Zeer said the property had enough parking for the condos, and the parking to the south of the restaurant would be primarily for the restaurant. There would also be raised platform parking for the condos, which would serve as the first floor of the buildings

Commissioner Dehart asked Mr. Zeer what the potential pricing for the condos would be. Mr. Zeer said he was thinking about \$400,000-\$600,000 a unit.

Commissioner Anderson asked Mr. Zeer how many of the units would have lake views. Mr. Phillips, his engineer, said all of the 44 units would.

Commissioner Dehart asked the applicant if the building would have elevators. Mr. Zeer confirmed. Commissioner Dehart asked the applicant if beach area was proposed. Mr. Zeer said he was considering it, but there was a seawall that wrapped along the property. There could be a nice green area with picnic tables and a gazebo.

Mark DeGroff, 9766 Bonnie Briar, spoke in support of the applicant's conceptual plan. He said he would be an owner of the proposed restaurant.

Ejay Jonah, introduced himself as Mr. Zeer's partner.

Mary Earley, 5925 Pineridge Court, spoke in opposition to the applicant's conceptual plan.

Mr. Zeer stated in regards to the Airport, DNR, RCOC, and the fire department, he would make sure there was compliance. His main concern at this time was the proposed density.

Commissioner Meagher said this plan was better than the previous plan. Commissioner Dehart said she liked this plan better, but would like to see the products guaranteed as for sale condos as opposed to apartments. Commissioner Slicker said the docks spaces needed to be represented clearer. Commissioner Fine said the proposed conceptual plan was what the Township was looking for. Commissioner Anderson said he appreciated the applicant's efforts and was in support of his plan. Chairperson Seward said he didn't like the density and height of the condo buildings, but liked the restaurant location.

C. Master Plan Update

Rowan Brady stated that the Natural Features chapter would be moved to the next meeting.

A total of 1,411 people participated in the Master Plan survey, with a 70% of the surveys completed. Mr. Brady then went over the survey questions and the received responses. He revisited the recommendations from the Housing chapter.

**LIAISON'S REPORT**

Commissioner Dehart said the ZBA met last month. One case was approved, and there was a request to waive the ZBA's survey requirement, which was denied.

The Board chose McCarthy & Smith at the CMR for the Civic Center project at the March Township Board meeting. A kickoff meeting was held earlier this week.

**DIRECTOR'S REPORT**

The permit for the reconstruction of Elizabeth Lake Road should be issued soon. The bid opening was earlier today. The water main work was anticipated to begin next month. The plans for Stanley Park will need to be reviewed by the DNR. The Corridor Improvement Authority will meet again on May 4<sup>th</sup> to review their by-laws and draft CIA TIF plan.

**COMMUNICATIONS**

No communications.


**NEXT MEETING DATE:** May 4, 2023

**ADJOURNMENT**

**MOTION by Commissioner Fine, seconded by Seeley, to adjourn at 9:48 P.M. The motion CARRIED with a voice vote: (7 yes votes).**

White Lake Twp.

# Memo

**To:** White Lake Township Planning Commission  
**From:** David Hieber, Assessor   
**cc:** Sean O'Neil, Community Development Director  
**Date:** April 21, 2023  
**Re:** PA 116 Application Parcel 12-05-200-034

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The owner of the above referenced property has filed the attached application for the Farmland Open Space Preservation Program (PA 116). I have reviewed the application and determined the parcel is eligible for PA 116. The property is approximately 75 acres with 55 acres being planted for crops. The Oakland Conservation District has also reviewed the application and "concur with the property as a working farm for cash crops." (Oakland Conservation District memo attached)

The approval process requires review of both the Planning Commission and the Township Board. If the Planning Commission recommends approval the application, it will then be presented to the Township Board for their consideration.

Please be advised, the approval of this application, will not cause any financial impact to White Lake Township.





**FARMLAND AND OPEN SPACE PRESERVATION PROGRAM**

**Application for Farmland Agreement**

Part 361 of the Natural Resources and Environmental Protection Act, 1994 Act 451 as amended, more commonly known as PA 116.

Please print or type. Attach additional sheets as needed. **Please read the Eligibility and Instructions document before filling out this form.**

OFFICIAL USE ONLY	
Local Governing Body:	
Date Received	_____
Application No:	_____
State:	_____
Date Received	_____
Application No:	_____
Approved:	_____ Rejected _____

Item A.

**ALL APPLICATIONS MUST BE APPROVED BY LOCAL GOVERNING BODY ON OR BEFORE NOVEMBER 1 IN ORDER TO BE EFFECTIVE FOR THE CURRENT TAX YEAR**

I. Personal Information:

1. Name(s) of Applicant: Ruggles Frederick R  
Last First Initial

(If more than two see #15) \_\_\_\_\_  
Last First Initial

Marital status of all individual men listed on application, if more than one, indicate status after each name:

Married  Single

2. Mailing Address: 5335 Morland Hollow White Lake MI 48383  
Street City State Zip Code

3. Telephone Number: (Area Code) 248 887-8247

4. Alternative Telephone Number (cell, work, etc.): (Area Code) ( ) \_\_\_\_\_

5. E-mail address: \_\_\_\_\_

II. Property Location (Can be taken from the Deed/Land Contract)

6. County: Oakland 7. Township, City or Village: White Lake

8. Section No. 05 Town No. 3N Range No. 8E

III. Legal Information:

9. Attach a clear copy of the deed, land contract or memorandum of land contract. (See #14)

10. Attach a clear copy of the most recent tax assessment or tax bill with complete tax description of property.

11. Is there a tax lien against the land described above?  Yes  No

If "Yes", please explain circumstances: \_\_\_\_\_

12. Does the applicant own the mineral rights?  Yes  No

If owned by the applicant, are the mineral rights leased?  Yes  No

Indicate who owns or is leasing rights if other than the applicant: Sturgeon point development  
Name the types of mineral(s) involved: Oil and Gas

13. Is land cited in the application subject to a lease agreement (other than for mineral rights) permitting a use for something other than agricultural purposes:  Yes  No If "Yes", indicate to whom, for what purpose and the number of acres involved: \_\_\_\_\_

14. Is land being purchased under land contract  Yes  No: If "Yes", indicate vendor (sellers):

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

Address: \_\_\_\_\_  
Street City State Zip Code

14a. Part 361 of the Natural Resources and Environmental Protection Act, 1994 Act 451 as amended, states that the vendor (sellers) must agree to allow the land cited in the application to be enrolled in the program. Please have the land contract sellers sign below. (All sellers must sign).

Land Contract Vendor(s): I, the undersigned, understand and agree to permit the land cited in this application into the Farmland and Open Space Preservation Program.

Date

Signature of Land Contract Vendor(s) (Seller)



15. If the applicant is one of the following, please check the appropriate box and complete the following information (if the applicant is not one of the following – please leave blank):

- 2 or more persons having a joint or common interest in the land
- Corporation  Limited Liability Company  Partnership
- Estate  Trust  Association

If applicable, list the following: Individual Names if more than 2 Persons; or President, Vice President, Secretary, Treasurer; or Trustee(s); or Members; or Partners; or Estate Representative(s):

Name: \_\_\_\_\_ Title: \_\_\_\_\_

Name: \_\_\_\_\_ Title: \_\_\_\_\_

Name: \_\_\_\_\_ Title: \_\_\_\_\_

Name: \_\_\_\_\_ Title: \_\_\_\_\_

(Additional names may be attached on a separate sheet.)

IV. Land Eligibility Qualifications: Check one and fill out correct section(s)

This application is for:

- a. 40 acres or more  complete only Section 16 (a thru g);
- b. 5 acres or more but less than 40 acres  complete only Sections 16 and 17; or
- c. a specialty farm  complete only Sections 16 and 18.

16. a. Type of agricultural enterprise (e.g. livestock, cash crops, fruit, etc):

Cash Crops

b. Total number of acres on this farm 75.29

c. Total number of acres being applied for (if different than above): \_\_\_\_\_

d. Acreage in cultivation: 55

e. Acreage in cleared, fenced, improved pasture, or harvested grassland: \_\_\_\_\_

f. All other acres (swamp, woods, etc.) \_\_\_\_\_

g. Indicate any structures on the property: (If more than one building, indicate the number of buildings):

No. of Buildings 3 Residence: \_\_\_\_\_ Barn: 2 Tool Shed: \_\_\_\_\_

Silo: \_\_\_\_\_ Grain Storage Facility: \_\_\_\_\_ Grain Drying Facility: \_\_\_\_\_

Poultry House: \_\_\_\_\_ Milking Parlor: \_\_\_\_\_ Milk House: \_\_\_\_\_

Other: (Indicate) Green house

17. To qualify as agricultural land of 5 acres or more but less than 40 acres, the land must produce a minimum average gross annual income of \$200.00 per acre from the sale of agricultural products.

Please provide the average gross annual income per acre of cleared and tillable land during 2 of the last 3 years immediately preceding this application **from the sale of agricultural products (not from rental income):**

\$ \_\_\_\_\_ : \_\_\_\_\_ = \$ \_\_\_\_\_ (per acre)  
total income total acres of tillable land

18. To qualify as a specialty farm, the land must be designated by MDARD, be 15 acres or more in size, and produce a gross annual income from an agricultural use of \$2,000.00 or more. If a specialty farm, indicate average gross annual income during 2 of the last 3 years immediately preceding application from the sale of agricultural products: \$ \_\_\_\_\_

Please note: specialty farm designation may require an on-the-farm site visit by an MDARD staff person.

19. What is the number of years you wish the agreement to run? (Minimum 10 years, maximum 90 years); \_\_\_\_\_

V. Signature(s):

20. The undersigned declare that this application, including any accompanying informational material, has been examined by them and to the best of their knowledge and belief is true and correct.

Frederick R. Ruggles  
(Signature of Applicant)

\_\_\_\_\_  
(Corporate Name, If Applicable)

\_\_\_\_\_  
(Co-owner, If Applicable)

\_\_\_\_\_  
(Signature of Corporate Officer)

2/24/2023  
(Date)

\_\_\_\_\_  
(Title)

**ALL APPLICATIONS MUST BE APPROVED BY LOCAL GOVERNING BODY ON OR BEFORE NOVEMBER 1 IN ORDER TO BE EFFECTIVE FOR THE CURRENT TAX YEAR.**

**RESERVED FOR LOCAL GOVERNMENT USE: CLERK PLEASE COMPLETE SECTIONS I & II**

I. Date Application Received: \_\_\_\_\_ (Note: Local Governing Body has 45 days to take action)

Action by Local Governing Body: Jurisdiction: \_\_\_\_\_  
 County  Township  City  Village

This application is  approved,  rejected Date of approval or rejection: \_\_\_\_\_

(If rejected, please attach statement from Local Governing Body indicating reason(s) for rejection.)

Clerk's Signature: \_\_\_\_\_

Property Appraisal: \$ \_\_\_\_\_ is the current fair market value of the real property in this application.

II. Please verify the following:

\_\_\_\_ Upon filing an application, clerk issues receipt to the landowner indicating date received.

\_\_\_\_ Clerk notifies reviewing agencies by forwarding a copy of the application and attachments

\_\_\_\_ If rejected, applicant is notified in writing within 10 days stating reason for rejection and the original application, attachments, etc. are returned to the applicant. Applicant then has 30 days to appeal to State Agency.

\_\_\_\_ If approved, applicant is notified and the original application, all supportive materials/attachments, and letters of review/comment from reviewing agencies (if provided) are sent to:

**MDARD-Farmland and Open Space Program, PO Box 30449, Lansing 48909**

**\*Please do not send multiple copies of applications and/or send additional attachments in separate mailings without first contacting the Farmland Preservation office.**

<p>Please verify the following regarding Reviewing Agencies (Sending a copy to reviewing agencies is required):</p> <p><b>COPY SENT TO:</b></p> <p>____ County or Regional Planning Commission</p> <p>____ Conservation District</p> <p>____ Township (if county has zoning authority)</p>	<p><b>Before forwarding to State Agency, FINAL APPLICATION SHOULD INCLUDE:</b></p> <p>____ Copy of Deed or Land Contract (most recent showing <u>current ownership</u>)</p> <p>____ Copy of most recent Tax Bill (must include <u>tax description</u> of property)</p> <p>____ Map of Farm</p> <p>____ Copy of most recent appraisal record</p> <p>____ Copy of letters from review agencies (if available)</p> <p>____ Any other applicable documents</p>
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Questions? Please call Farmland Preservation at 517-284-5663

Map of Farm with Structures and Natural Features:

- A. Show boundary of land cited in application. (Grid below is designed to represent a 5280 ft<sup>2</sup> (1 mile<sup>2</sup>) Section)
- B. Show all buildings (house(s), barn(s), etc.); also label roads and other avenues of travel (i.e. utility access, etc.).
- C. Outline and designate the current uses of the property (crops, pasture, forest, swamp, etc.).
- D. Clear copies of map(s) provided by USDA Farm Service Agency are acceptable, but please label any roads visible on map, structures and their use, etc.

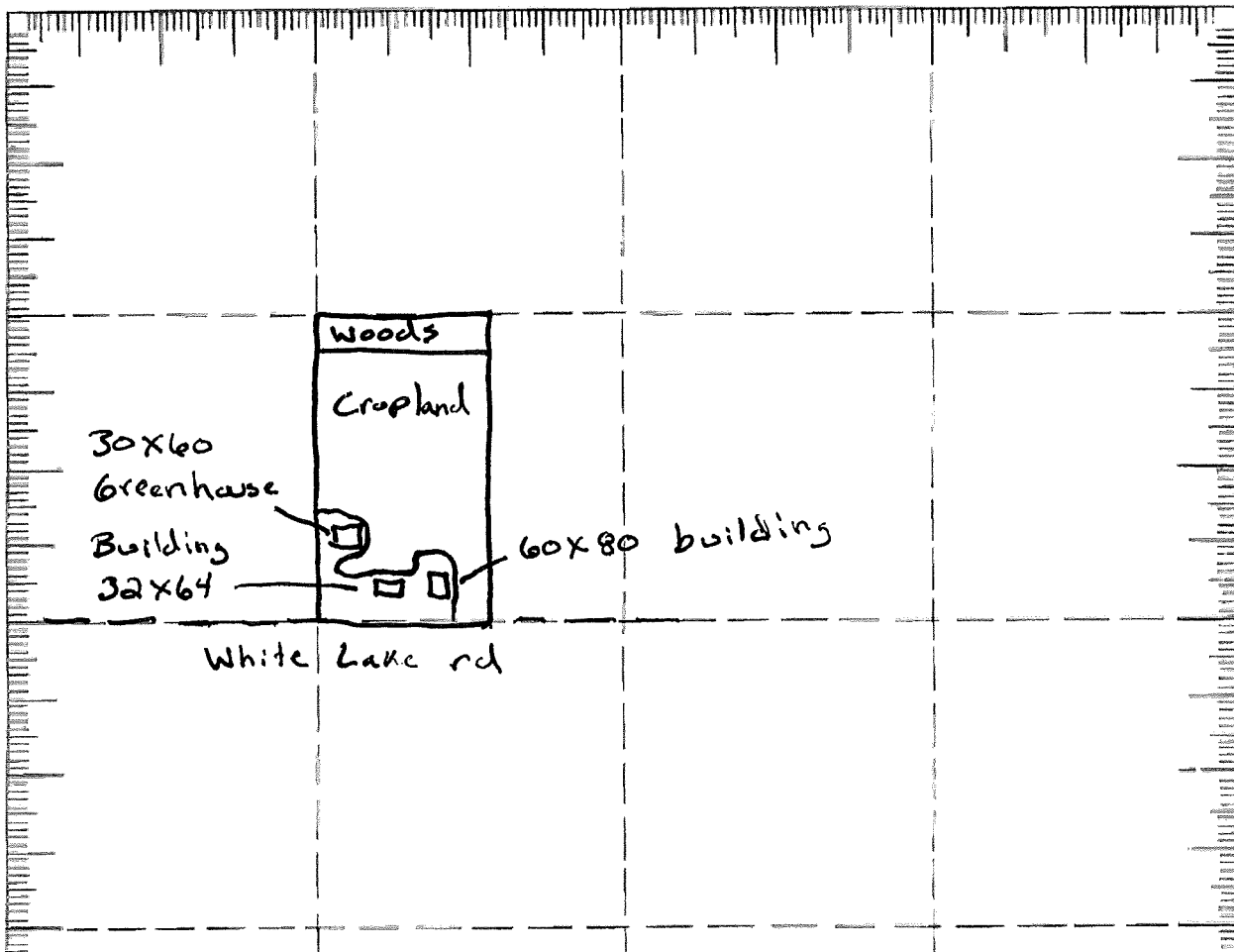
**Note:** Any residential structures housing persons not directly associated with the farm operation must be excluded from the application. Please indicate if a building falls in this category and provide the appropriate property description for its exclusion. Unless the appropriate description is included, your application cannot be processed.

County Oakland

Township White Lake

T 3N R 8E Section 05

↑ North





Item A.



- Common Land Unit**  
 [Yellow outline] Common Land Unit\*  
 [Dashed line] Tract Boundary  
 [Blue line] Section Lines
- Wetland Determination Identifiers**  
 [Red circle] Restricted Use  
 [Yellow triangle] Limited Restrictions  
 [Green square] Exempt from Conservation Compliance Provisions  
 [Red outline] Areas of Concern as of 3/14/22
- Cropland vs Noncropland**

**This box is applicable ONLY for certification maps. Options only valid if checked.**

Shares - 100% OP

<input type="checkbox"/> Certified Organic	<input type="checkbox"/> All Crops - Non-Irrigated
<input checked="" type="checkbox"/> CORN - YEL/GR	<input type="checkbox"/> WHEAT - GR (SRW or SWW)
<input type="checkbox"/> SOYS - COM/GR	<input type="checkbox"/> ALFALFA - FG or GZ
<input type="checkbox"/> DRY BEANS - DE	<input type="checkbox"/> MIXFG - FG or GZ

**2022 Program Year**  
 CLU Date: April 8, 2022  
 2020 NAIP Imagery

**Farm 2775**  
**Tract 1431**

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Areas of Concern represent potential wetland violations (CW, CW+Yr, CWTE, MIW, MWM, WX) included in the NRCS Certified Wetland Determination dataset. Refer to your original determination (CPA-026 and attached maps) for exact boundaries or contact USDA Natural Resources Conservation Service (NRCS). Alternate year NAIP imagery may be displayed for tracts located in other states or along state boundaries.



**Oakland Conservation District**

7150 Dixie Highway, Suite 2  
Clarkston, Michigan 48346  
Tel 248-922-7822  
Email [OaklandConservation@gmail.com](mailto:OaklandConservation@gmail.com)



**RECEIVED**

**APR 17 2023**

**WHITE LAKE TOWNSHIP  
ASSESSING OFFICE**

White Lake Township

7585 Highland Rd

White Lake, Mi. 48383

Dear David Hieber (Assessor):

The Oakland Conservation District has visited the property of Frederick Ruggles on White Lake Rd for an application for a PA116 of the Natural Resources and Environmental Protection Act.

This parcel is in section 5 T3N R8E. The Oakland Conservation District concurs with the property as a working farm for cash crops. We agree with the 55 acres of cropland for agricultural purposes.

Sincerely,

Patrick Costello

Oakland Conservation District Board Chair

*The Oakland Conservation District is dedicated to promoting sound environmental stewardship in Oakland County by providing residents with reliable information and technical assistance regarding the management and use of our natural resources.*

*All programs of the Oakland Conservation District on a nondiscriminatory basis without regard to race, color, national origin, gender, religion, age, disability, political beliefs, sexual orientation, and marital status.*

e-recorded

LIBER 50752 PAGE 589

0112778

Item A.

OAKLAND COUNTY TREASURERS CERTIFICATE  
I HEREBY CERTIFY that there are no TAX LIENS or TITLES held by the state or any individual against the within description and all TAXES on same are paid for five years previous to the date of this instrument as appears by the records in the office except as stated.  
Reviewed By: RL

Jun 09, 2017

5.00 E-FILE

Sec. 135, Act 206, 1893 as amended  
ANDREW E. MEISNER, County Treasurer

Not Examined

LIBER 50752 PAGE 589  
\$21.00 DEED - COMBINED  
\$4.00 REMONUMENTATION  
\$5.00 AUTOMATION  
\$3,594.80 TRANSFER TX COMBINED  
06/09/2017 04:59:14 PM RECEIPT# 66749  
PAID RECORDED - Oakland County, MI  
Lisa Brown, Clerk/Register of Deeds



WARRANTY DEED - INDIVIDUAL FORM

AB 82039 (1)

Nancy A. McMullan as Successor Trustee of the Ralph F. Ruggles Trust w/a/d May 7, 1999, whose address is 826 Lilac Lane, Naperville, IL, 60540, conveys and warrants to Frederick R. Ruggles, whose address is 5335 Murland Hollow, White Lake, MI, 48383 the following property located in the Township of White Lake, Oakland County, Michigan:

See Attached Exhibit "A"

(6401 White Lake Rd.)

for the full consideration of \$418,000.00, subject to easements and restrictions of record and liens for real estate taxes not yet due and payable. This property may be located within the vicinity of farmland or a farm operation. Generally accepted agricultural and management practices, which may generate noise, dust, odors, and other associated conditions may be used and are protected by the Michigan Right to Farm Act. The grantor grants to the grantee the right to make "ALL" division(s) under Section 108 of the land division act, Act No. 288 of the Public Acts of 1967.

Dated: 5-31, 2017

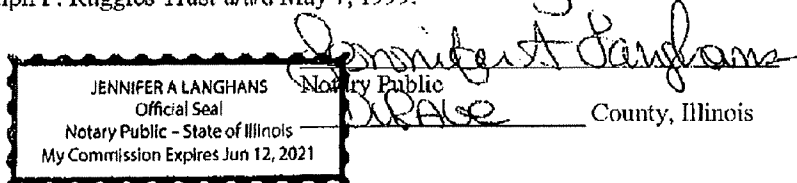
Ralph F. Ruggles Agreement of Trust dated May 7, 1999

By: Nancy McMullan  
Nancy A. McMullan, Successor Trustee

Acknowledged before me in DuPage County, Illinois, on May 31, 2017 by Nancy A. McMullan as Successor Trustee of the Ralph F. Ruggles Trust w/a/d May 7, 1999.

My commission expires:

06-12-2021



This instrument drafted by:  
Scott Broshar P41006  
2875 W. Liberty Rd.  
Ann Arbor, MI 48103

When recorded return to:  
Grantee  
5335 Murland Hollow

Recording Fee: \$30.00 plus \$5.00 tax certificate ✓  
Tax Parcel: 12-05-200-034, not allocated  
AB File No.: 82039  
Transfer Tax: \$3,594.80 ✓

Send tax bills to:  
Grantee

Exhibit "A"

Legal Description

Land situated in the Township of White Lake, Oakland County, Michigan described as:

The East 76 acres of the Northeast fractional 1/4, except the South 422.50 feet of the West 66.00 feet, Section 5, T3N, R8E, White Lake Township, Oakland County, Michigan, also excepting part of the Northeast fractional 1/4 of Section 5, T3N, R8E, White Lake Township, Oakland County, Michigan, being more particularly described as beginning at a point on the East and West 1/4 Section line of Section 5, distant South 89°03'40" West 1078.07 feet from the East 1/4 corner of Section thence continuing on the East and West 1/4 Section line, South 89°03'40" West 50.00 feet; thence North 00°08'42" East 60.01 feet; thence North 89°03'40" East 50.00 feet; thence South 00°08'42" West 60.01 feet to the Point of Beginning.

Tax I.D. 12-05-200-034, not allocated

6401 White Lake Rd.  
White Lake, MI 48383



# THIS IS NOT A TAX BILL

L- Item A.

## Notice of Assessment, Taxable Valuation, and Property Classification

This form is issued under the authority of P.A. 206 of 1893, Sec. 211.24 (c) and Sec. 211.34c, as amended. This is a model assessment notice to be used by the local assessor.

<b>FROM CHARTER TOWNSHIP OF WHITE LAKE</b> David Hieber 7525 HIGHLAND ROAD WHITE LAKE MI 48383-2900	<b>PARCEL IDENTIFICATION</b> PARCEL CODE NUMBER: <b>Y -12-05-200-034</b> PROPERTY ADDRESS: <b>6401 WHITE LAKE RD</b> <b>WHITE LAKE, MI 48383-1140</b>
NAME AND ADDRESS OF OWNER OR PERSON NAMED ON ASSESSMENT ROLL: RUGGLES, FREDERICK R 5335 MURLAND HOLW WHITE LAKE MI 48383-1344	<b>PRINCIPAL RESIDENCE EXEMPTION</b> % Exempt As "Homeowners Principal Residence": <b>.00%</b> % Exempt As "Qualified Agricultural Property": <b>100.00%</b> % Exempt As "MBT Industrial Personal": <b>.00%</b> % Exempt As "MBT Commercial Personal": <b>.00%</b> Exempt As "Qualified Forest Property": <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Exempt As "Development Property": <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

**ACCORDING TO MCL 211.34c THIS PROPERTY IS CLASSIFIED AS: 102 (AGRICULTURAL-VACANT)**

**PRIOR YEAR'S CLASSIFICATION: 102 (AGRICULTURAL-VACANT)**

The change in taxable value will increase/decrease your tax bill for this year by approximately: <b>\$927</b>	PRIOR AMOUNT YEAR: 2022	CURRENT TENTATIVE AMOUNT YEAR: 2023	CHANGE FROM PRIOR YEAR TO CURRENT YEAR
1. TAXABLE VALUE (Current amount is tentative):	182,460	208,850	26,390
2. ASSESSED VALUE:	455,420	507,130	51,710
3. TENTATIVE EQUALIZATION FACTOR: 1.000			
4. STATE EQUALIZED VALUE (Current amount is tentative):	455,420	507,130	51,710
5. There WAS/WAS NOT a transfer of ownership on this property in 2022. <b>WAS NOT</b>			

**The 2023 Inflation rate Multiplier is: 1.05**

**Legal Description:** T3N, R8E, SEC 5 E 76 ACRES OF NE 1/4 EXC S 422.50 FT OF W 66 FT, ALSO EXC BEG AT PT DIST S 89-03-40 W 1078.07 FT FROM E 1/4 COR, TH S 89-03-40 W 50 FT, TH N 00-08-42 E 60.01 FT, TH N 89-03-40 E 50 FT, TH S 00-08-42 W 60.01 FT TO BEG 75.29 A 8-10-92 FR 006 5-15-20 CORR

**March Board of Review Appeal Information:**

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the State Tax Commission's website at [www.michigan.gov/taxes](http://www.michigan.gov/taxes). Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

**The Board of Review will meet on: Tuesday, March 7th from 9:00 a.m. to Noon for an informational meeting.**  
**Monday, March 13th from 9:00 a.m. to Noon and 1:00 p.m. to 4:00 p.m. and**  
**Wednesday, March 15th from 1:00 p.m. to 4:00 p.m. and 6:00 p.m. to 9:00 p.m.**  
**At the Township Hall, 7525 Highland Road, White Lake, MI 48383.**  
**NOTE: In person appeals are by appointment only. PLEASE CALL (248) 698-3300 ext. 3, NO LATER THAN MARCH 3rd TO SCHEDULE AN APPOINTMENT.**

NOT LESS THAN 14 DAYS before the meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes were calculated on the Taxable Value (see line 1 above). The Taxable Value number entered in the "Change from Prior Year to Current Year" column, does not indicate a change in your taxes. This number indicates the change in Taxable Value.

State Equalized Value is the Assessed Value multiplied by the Equalized Factor, if any. State Equalized Value must approximate 50% of the market value.

IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2022, your 2023 Taxable Value will be the same as your 2023 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2022, your 2023 Taxable Value is calculated by multiplying your 2022 Taxable Value by 1.05 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2023 Taxable Value cannot be higher than your 2023 State Equalized Value.

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a Michigan Tax Tribunal form or a form approved by the Michigan Tax Tribunal. Michigan Tax Tribunal forms are available at [www.michigan.gov/taxtrib](http://www.michigan.gov/taxtrib).

Filing a protest at the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a Michigan Tax Tribunal form or a form approved by the Michigan Tax Tribunal. Michigan Tax Tribunal forms are available at [www.michigan.gov/taxtrib](http://www.michigan.gov/taxtrib).

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

May 4<sup>th</sup>, 2023

Regarding: White Lake Township Master Plan Discussion Agenda

*i*  
initiative

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

# 1. BACKGROUND & REGIONAL TRENDS

## INTRODUCTION

White Lake Township’s Master Plan presents an opportunity to set the course for sustainable growth and development in the Township over the next decade. This 2023 Master Plan Update occurs at a favorable time: following a decade of rapid growth, the pace of growth is slowing down; the household compositions are changing; the population is aging; housing preferences are diversifying; value for natural features and open spaces is exponentially growing in a 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 coordinated 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 vision.

### What is a Master Plan?

The Michigan Planning Enabling Act (PA 33 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 policy document that guides decisions about future development based on existing conditions and trends, community needs and preferences, and planning best practices. The plan is intended to represent the community consensus and serves as a guide for decision-making regarding the Township’s future. The Michigan Planning Enabling Act (MPEA) also requires every municipality to review its Master Plan every five years to determine if an update is required. 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 2023 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

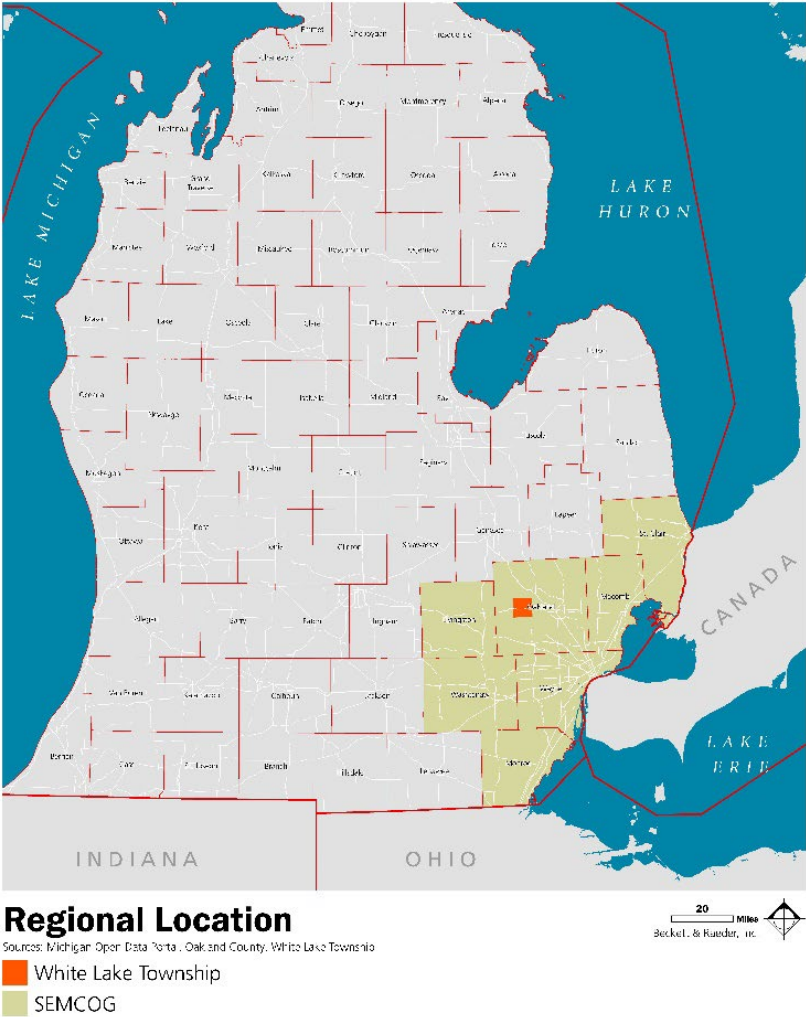
The Master Plan is not a binding agreement but rather a planning framework. The Zoning Ordinance, on the other hand, is local land use law. The Zoning Ordinance is a set of regulations that provide the details for how and where development can locate to exacting specifications. Thus, the Zoning Ordinance implements the Master Plan; and, as outlined in MPEA, a direct relationship between the two documents is required. For example, if it emerges through community engagement and research that 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.

### REGIONAL CONTEXT

White Lake Township is located in central Oakland County in the western lakes area and is a suburban community within the Detroit metropolitan area, with the southeasternmost area of the Township located 19 miles northwest of the Detroit city limits. The Township is spread over 38 square miles with a population of 30,950 in 2020.<sup>1</sup> The development pattern in the Township is determined by the availability of public utilities and is a mix of both urban and rural character.

Whit Lake Township is a part of the Southeast Michigan Council of Governments (SEMCOG) region that consists of Oakland, Livingston, Macomb, Monroe, St. Clair, Washtenaw, and Wayne Counties. The Township is bordered by Springfield Township to the north, Waterford Township tn the east, Commerce Township to the south, and Highland Township tn the west. West Bloomfield Township meets White Lake Township at its southeast corner, forming the “Four Towns” area along Union Lake and Cooley Lake Roads, with Commerce and Waterford Townships.

Map XX: Regional Location



<sup>1</sup> United States Census Bureau, Decennial Census, 2020

The Township is bisected by State Highway M-59 running east-west through the Township. The M-59 thoroughfare continues about 10 miles west to connect the Township with the US-23, which runs north to Flint and south to Brighton and Ann Arbor and continues west through metro Detroit to find a terminus at Chesterfield & Harrison Townships. Interstate 75 (I-75), which runs north to Flint and south to Detroit, can be accessed about three miles northeast.

With an abundance of greenspace and year-round recreation opportunities (25% of the land use in the Township), the Township's slogan "Four Seasons Playground," is well suited. The Township is also part of the region around the Huron River that has been established as the "Huron River Valley" by Oakland County, which expands recreational access regionally.

## BRIEF HISTORY OF WHITELAKE TOWNSHIP

Located along the eastern shoreline of Lake Michigan, White Lake is a natural harbor lake.<sup>2</sup> Potawatomi, Chippewa, and Ottawa Native Americans lived, traveled and camped on the shores of the lake which they called "white" or "clear", due to the presence of marl deposits (an earthy material rich in carbonate minerals, clays, and silt—whitish gray or brownish in color), leading to the origin of the name of the lake and subsequently the Township.<sup>3,4,5</sup>

White Lake Township was organized as a Township in Oakland County in 1836; Prior to that, there were two villages: White Lake Settlement and Oxbow Lake Village.<sup>6</sup> The White Lake Settlement was located in the area of White Lake and Ormond Roads. The first settlers arrived around the White Lake area in the 1820s; At that time, and for several years to follow, an indigenous encampment was located on the shores of White Lake and White Lake Road began as a well-used trail of the Native Americans.<sup>7</sup> The first settler, Harley Olmsted, came to the White Lake Settlement from Monroe County, New York, in 1830, and built the first house in 1832.<sup>8</sup> Oxbow Lake Village, located on what is now Elizabeth Lake Road near Oxbow Lake, was started by Erastus Hopkins, who bought 320 acres in 1833 when he came to Michigan from New York.<sup>9</sup> Harley Olmsted, Erastus Hopkins, and other early settlers and established churches, schools, post offices, and other business operations.

Agriculture was the early predominant land use and economic driver in the White Lake Settlement and Oxbow Lake Village. However, the arrival of a stagecoach line routed through White Lake Road to run between Grand Rapids and Detroit as early as 1836, with stops at the White Lake Settlement beginning in 1837, opened new opportunities for regional trade.<sup>10</sup> One of the area's most significant events was the lumbering era, the impetus for the settlement of the White Lake community.<sup>11</sup> Building on the

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<sup>2</sup> White Lake Area Chamber of Commerce, White Lake Area History, <https://www.whitelake.org/discover-white-lake/white-lake-area-history/>

<sup>3</sup> White Lake Historical Society, History, <https://www.whitelakehistory.org/history>

<sup>4</sup> White Lake Area Chamber of Commerce, White Lake Area History, <https://www.whitelake.org/discover-white-lake/white-lake-area-history/>

<sup>5</sup> Geology Science, <https://geologyscience.com/rocks/sedimentary-rocks/marl/>

<sup>6</sup> White Lake Historical Society, History, <https://www.whitelakehistory.org/history>

<sup>7</sup> White Lake Citizens League, Lake History, <http://wlcl.org/history2.shtml>

<sup>8</sup> White Lake Historical Society, History, <https://www.whitelakehistory.org/history>

<sup>9</sup> White Lake Historical Society, History, <https://www.whitelakehistory.org/history>

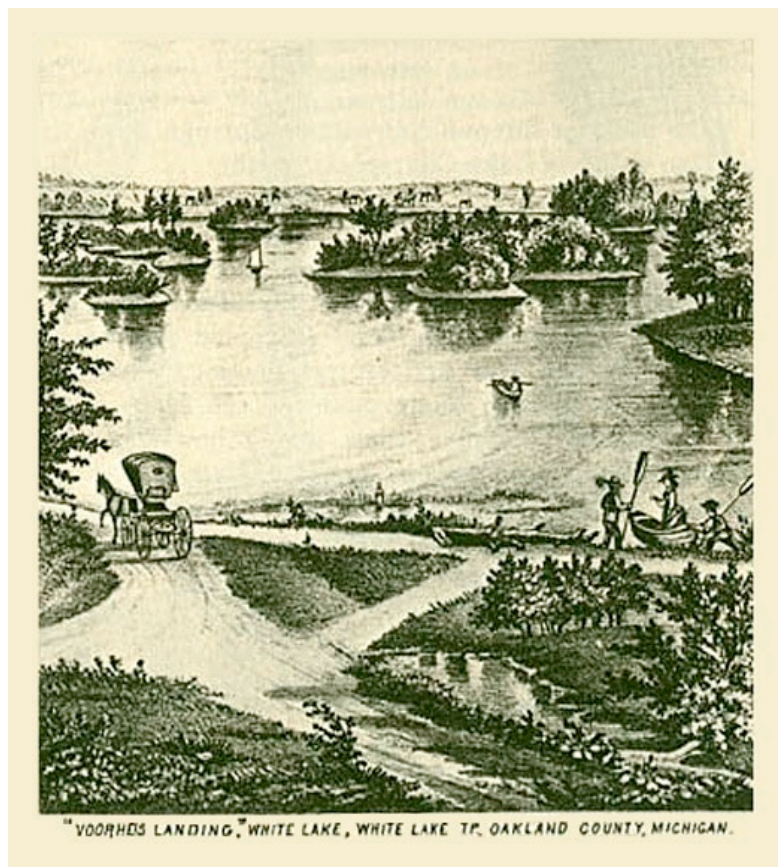
<sup>10</sup> White Lake Historical Society, History, <https://www.whitelakehistory.org/history>

<sup>11</sup> White Lake Environmental History Project, A Brief History of The White Lake Area, [http://restoringwhitelake.com/wlpac\\_wlareahistory.php](http://restoringwhitelake.com/wlpac_wlareahistory.php)



longstanding history of lumber trade around the White Lake and Duck Lake the Hopkins Mills (grist mill and sawmill) was established in Oxbow Village.<sup>12</sup>

Figure XX: "Voorheis' Landing", White Lake Township



Source: White Lake Citizens League

The turn of the 20<sup>th</sup> century and the Industrial Revolution established Detroit as an industrial and manufacturing base and the suburbs around the White Lake were beneficiaries of the resulting population and economic growth. During this period, the population in White Lake Township exponentially grew from 1,114 (1930) to 22,608 (1990) and correspondingly, the residential development in the Township also increased.<sup>13</sup> In addition, to being a sought-after residential suburb of Detroit, the Township's popularity in the region was furthered by the abundance of recreational opportunities offered around its 21 named lakes.<sup>14</sup> As a community within the White Lake Area, also known as the "The Riviera of the West," the Township became a popular destination for tourists and families.<sup>15</sup> Progressing into the 21<sup>st</sup> century the Township carried forward its rich agricultural history in the rural parts of the Township while exhibiting its industrial character in the more urbanized areas while continuing its legacy as a recreational destination in Southeast Michigan.

<sup>12</sup> White Lake Historical Society, History, <https://www.whitelakehistory.org/history>

<sup>13</sup> White Lake Historical Society, History, <https://www.whitelakehistory.org/history>

<sup>14</sup> White Lake Historical Society, History, <https://www.whitelakehistory.org/history>

<sup>15</sup> White Lake Environmental History Project, A Brief History of The White Lake Area, [http://restoringwhitelake.com/wlpac\\_wlareahistory.php](http://restoringwhitelake.com/wlpac_wlareahistory.php)

Figure XX: The White Lake Inn



Source: The White Lake Inn

## PLANNING EFFORTS IN WHITELAKE TOWNSHIP

White Lake Township has engaged in multiple planning efforts in the past and the following section is a description of these efforts.

### 2011 | 2010–2011 White Lake Township Master Plan for Land Use<sup>16</sup>

This 2023 Master Plan Update intends to be the next iteration of the White Lake Township Master Plan for Land Use adopted in 2011. It is therefore important to evaluate the 2011 plan to determine which goals have been achieved, which goals are still relevant, and which goals haven't been achieved. For the goals that haven't been achieved, this Master Plan update presents an opportunity to evaluate potential barriers and rethink the actions required to achieve the goal(s) in the future. The 2011 Master Plan adopts seven goals themes around natural features, infrastructure, residential neighborhoods, land use, services, and recreation; the associated strategies for each goal are divided into tasks in which the Planning Commission takes the lead and those that require discussion and partnership with other Township boards and/or groups outside the Township. The goals and strategies are as follows:

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<sup>16</sup> White Lake Township, White Lake Township Master Plan for Land Use 2010–2011, 2011, [https://www.whitelaketwp.com/sites/default/files/fileattachments/planning/page/3681/complete\\_wl\\_mp\\_update\\_document\\_2012.pdf](https://www.whitelaketwp.com/sites/default/files/fileattachments/planning/page/3681/complete_wl_mp_update_document_2012.pdf)



*Goal – Natural Features: Preserve and protect natural features that define White Lake Township, including wetlands, floodplains, lakes, woodlands, and other natural features.*

- » Develop and enforce landscaping requirements to separate and buffer incompatible uses and improve views from the roadway.
- » Continually evaluate Township Zoning Ordinance provisions designed to preserve and protect woodlands and wetlands as features of new development.
- » Review and consider zoning ordinance provisions which would encourage a range of open space development designs.
- » Carefully apply zoning ordinance development standards so as to avoid requirements which result in unnecessary loss of open space.
- » Promote woodland protection by the application of standards that preserve natural features as an element of project design.
- » Restrict clear-cutting of trees prior to approval of the development.
- » Support the use of land trusts or conservancies to accept donations of land, purchase sensitive properties, and manage and protect designated open spaces.
- » Assist in the development of a local land conservancy within White Lake and institute partnerships with established conservancies in Oakland County.
- » Acquire environmentally sensitive sites identified as important elements of the Township's long-range recreation plan.

*Goal – Infrastructure: Provide appropriate infrastructure that preserves and protects White Lake Township's natural features while addressing the community's needs for efficient and safe multimodal access, sewer, and water systems.*

- » Ensure that developers of new subdivisions within designated service areas provide sewer and water utilities without added expense to the Township.
- » Target sensitive lake areas as the first priority properties to receive sanitary sewer services.
- » Direct higher-density residential development to areas served by public utilities.
- » Promote access controls and control lanes to improve roadway capacity, circulation, and safety while decreasing the need for roadway widening.
- » Additional residential development should be timed to coincide with adequate roadway, sewer, and water systems needed to support the development.
- » Establish sidewalks and pathways that support multi-modal access throughout the Township.
- » Develop a Complete Streets program that addresses circulation concerns for all users of roadways and sidewalks throughout the Township.

- » Expand the water system to provide fire hydrants in new neighborhoods and higher density developments.
- » Cuthbert Road and Grass Lake Road as designated Natural Beauty Roads to protect the rural character of these thoroughfares.
- » Review roadway conditions and traffic volumes in order to target areas which should receive priority for road improvements.
- » Continue to work with the MDOT to get traffic signals installed in appropriate locations to improve safety while maintaining traffic flow.
- » Pave existing gravel roadways, where appropriate, in order to improve roadway capacity and traffic flow, while reducing adverse impacts such as dust and noise.
- » Consider developing an additional north-south connector to increase accessibility and improve roadway circulation for the Township's commuters.

*Goal - Residential Neighborhoods: Maintain the small-town rural character of existing single family residential areas, while providing a variety of housing opportunities that support a central community core with a unique identity.*

- » Plan for the Township's higher residential densities to occur within the central gathering space and satellite neighborhood centers.
- » Design residential development standards to be directly related to the natural capacity of the land.
- » Develop and/or enhance zoning standards which encourage innovative development patterns that result in open space buffers between residential and non-residential uses.
- » Include zoning ordinance incentives to encourage preservation of open space.
- » Enhance the sense of community and improve pedestrian transportation options by connecting residential developments to schools, parks, and cultural facilities.
- » Develop pedestrian connections between residential neighborhoods.
- » Work with developers to provide recreation land and open space within developments as one way to expand the system of local park facilities.
- » Encourage the development of higher density housing, such as apartments, townhomes, senior citizen housing and mixed-use housing only in areas where infrastructure is available or would be provided by the development.
- » Require appropriate water and sewer service for higher density development.

*Goal - Shopping and Services: Encourage high-quality development and redevelopment of commercial properties intended for providing goods and services that meet the needs of current and future Township residents.*

- » Establish a mixed-use central commercial core or town center that would include a variety of medium- to high-density residential, retail, cultural, and entertainment uses, in addition to perhaps new municipal services and facilities, that features multimodal access, 24-hour/day activity, and serves as White Lake Township’s gateway to the world.
- » Promote the concentration of new retail development in sustainable community and neighborhood centers and gradually reduce the extent of the strip or linear commercial areas as they become obsolete.
- » Continually implement access management techniques, such as shared drives, service roads, internal connections, and proper driveway design, to maintain roadway capacity and safety.
- » Encourage parking in the rear and to the side of stores in order to create more pedestrian-friendly and aesthetically appealing retail developments.
- » Parking areas should be designed in order to allow for efficient access from the roadway, while also maintaining a sense of safety and security for the users.
- » Review existing code enforcement efforts to insure positive response and timely compliance with violation notices.
- » Encourage business establishments that provide goods and services residents need on a daily basis to locate in reasonable proximity to residential areas.
- » Prevent premature commercial development in outlying areas ahead of demand for new floor area and ahead of infrastructure to support the development.
- » Require all major commercial developments to locate where sewer and/or water service is existing or planned.
- » Work with the MDOT and developers to provide shared driveways whenever possible and locate new driveways in appropriate locations for safety and access, in order to implement the M-59 Access Management Plan.

*Goal - High Tech, Research & Light Industrial: Encourage high tech, research, and light industrial developments that improve the tax base and provide job opportunities to Township residents, while preserving and protecting the natural features of the Township.*

- » Allow compatible high tech, research & development uses to locate within a mixed-use town center or central gathering space.
- » Encourage high tech, research, and industrial development within planned industrial parks and discourage scattered site development that negatively impacts adjacent land uses, especially residential areas.

- » Promote establishment of high tech, research, and light industrial operations at locations where sewer and/or water service is existing or planned, and where there is appropriate road access for employees and delivery vehicles.
- » Require outdoor storage to be properly screened from public view.
- » Address the relationship between adjacent uses by developing site plan review standards that encourage service drives, combined parking and access drives, and signage which is sensitive to the primarily residential character of White Lake.
- » Review and enhance the zoning ordinance performance standards to ensure that the health and safety of Township residents is maintained while encouraging appropriate new manufacturing development.
- » Ensure that all manufacturers protect the Township’s ground and surface waters by installing primary and secondary containment vessels and leak detection equipment for all hazardous materials and that Wellhead Protection procedures are followed for new manufacturing establishments within the designated wellhead protection areas.
- » Locate manufacturing development where it blends in with the natural features of the Township in order to maintain rural character.
- » Plan for needed roadway improvements to support and enhance new light manufacturing uses.
- » Encourage a partnership between the Township and Oakland County to raise awareness of development opportunities and the attractive qualities of the Township.

*Goal - Public Services: Provide efficient public services that adequately and safely support the existing and future population of White Lake Township.*

- » Incorporate new or relocated civic functions into or adjoining a town center or central gathering space.
- » Analyze the number and size of Township fire, police, and EMS facilities and allocate new facilities to provide appropriate geographic coverage and response times.
- » Expand or relocate the Township Hall to provide the space and facilities necessary to administer Township business and properly serve residents and businesses.
- » Promote a public transportation system to increase the mobility of the elderly and physically disabled and decrease congestion on the roadways.
- » Review existing code enforcement efforts to ensure positive response and timely compliance with violation notices.

*Goal- Recreation and Open Space: Enhance the quality of life for current and future White Lake Township residents and make the community more appealing by providing a variety of recreational facilities to accommodate residents of all ages, interests, and physical abilities.*

- » Consider adopting zoning ordinance standards which will permit and encourage mechanisms to preserve and protect open space while adding to the Township’s Park land inventory.
- » Acquire land to develop small, neighborhood parks. These parks should include picnic areas, playground, and other passive uses.
- » Develop a centrally located community recreation center, perhaps in conjunction with a town center, in order to accommodate Township events and build a sense of community among the residents.
- » Consider natural features, such as wetlands, floodplains, woodlands, lakes, streams, and steep slopes, which can be appropriately incorporated into recreational opportunities.
- » Develop a system of pathways in the Township that can connect residential neighborhoods to each other and with shopping areas.

## 2022 | 2023-2028 White Lake Township Capital Improvement Plan (CIP)<sup>17</sup>

The 2023-2028 White Lake Township Capital Improvement Plan (CIP) serves as a tool to assist White Lake Township in turning long-range policy planning into real improvements on the ground. It provides a schedule of expenditures for constructing, maintaining, upgrading, and/or replacing a community’s physical inventory. The Township has several facilities in the pipeline including a new Public Safety headquarters, Township Civic Building, and a Maintenance Building totaling \$32 Million. The CIP has also budgeted for several of the improvements outlined in the Township’s Park and Recreation Master Plan, including \$1.75 Million of Township funds for the construction of Stanley Park. Other major expenses include \$2.2 Million towards Western Outlet Sanitary Extension, \$4 million towards the construction of a satellite fire station, and \$5.5 Million towards a new iron filtration and sewer connection at the Aspen Meadows well site.

## 2018 | 2018-2022 White Lake Township Parks and Recreation Master Plan<sup>18</sup>

White Lake Township Parks and Recreation Master Plan is intended to guide future Parks and Recreation programs, services, operations, and maintenance for the five-year term. In addition, the plan is intended to form the basis for future applications for recreation grant funding from the Michigan Department of Natural Resources and other granting agencies and foundations. White Lake operates four Township parks, Ferdinand C. Vetter Park, Judy Hawley Park, Hidden Pines Park, and Bloomer Park. In addition to the Township-owned parks, the public and parochial schools in White Lake provide recreation opportunities. The plan pursues long-range recreational goals and objectives through specific short-range actions on the

<sup>17</sup> White Lake Township, 2023-2028 White Lake Township Capital Improvement Plan (CIP), 2022, <https://www.whitelaketwp.com/sites/default/files/archives/White%20Lake/Board/2019/august/Draft%202020-25CIP%20edited.pdf>

<sup>18</sup> White Lake Township, 2018-2022 White Lake Township Parks and Recreation Master Plan, [https://www.whitelaketwp.com/system/files/deleted/fileattachments/parks\\_and\\_recreation/page/117/approved\\_2018-2022\\_parks\\_and\\_recreation\\_plan\\_website\\_version.pdf](https://www.whitelaketwp.com/system/files/deleted/fileattachments/parks_and_recreation/page/117/approved_2018-2022_parks_and_recreation_plan_website_version.pdf)

part of the Township, County, and State as well as private entities. The eight goals adopted in the Parks and Recreation Master Plan are as follows:

- » Goal 1. Develop a system of trails and multi-use pathways in White Lake Township.
- » Goal 2. Pursue the acquisition or expansion of local land for park and recreation facilities.
- » Goal 3. Pursue development at existing and planned future local recreation facilities.
- » Goal 4. Maximize the state, metro and county park resources and recreation opportunities that are in White Lake Township.
- » Goal 5. Promote the establishment of cooperative public/private partnerships with adjacent communities and non-profit organizations to develop or provide recreational facilities and programs.
- » Goal 6. Maintain and operate parks and recreational facilities and programming for the enjoyment of current and future residents.
- » Goal 7. Offer year-round programming and events that provide outdoor education and recreation experiences to White Lake Township residents and visitors.
- » GOAL 8. Develop a public communications program to inform residents and visitors of parks and recreation facilities and events.

## 20XX | Civic District Development Study<sup>19</sup>

The intent of the Civic District (CiDi) Development Study is to leverage the design and planning of the proposed Civic Campus with the surrounding region to create momentum that spurs development with an emphasis on creating a walkable, active small-town center that is sustainable and attractive for residents and business. The design and planning process utilized research, analysis, and community input to develop a planning approach that is uniquely targeted to White Lake Township through a series of strategies that address infrastructure, stormwater management, environment and ecology, recreation, land use, neighborhood connectivity, and development density. The recommendations are as follows:

- » Implementing a focused downtown masterplan integrated with the shopping center at Town Center Blvd. and adjacent to Brendel Lake could propel the region as an economic engine for the Township and create a unique destination that would epitomize the identity of the community.
- » Create a higher density of development at the intersection of Elizabeth Lake Road and Town Center Blvd that would be characterized as a walkable district.

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<sup>19</sup> White Lake Township, Civic District Development Study, 20XX, [https://www.whitelaketwp.com/sites/default/files/fileattachments/community\\_development/page/3921/cidi\\_development\\_study\\_-\\_final\\_draft.pdf](https://www.whitelaketwp.com/sites/default/files/fileattachments/community_development/page/3921/cidi_development_study_-_final_draft.pdf)

## REGIONAL PLANNING CONTEXT

Regional and county-wide demographic and socio-economic trends and changes influence growth and development patterns in the Township. To capture these larger regional planning trends, this section reviews the surrounding communities and their Master Plans, Oakland County's planning efforts, and SEMCOG's regional plans to determine how land use planning in neighboring jurisdictions and the region may impact White Lake Township.

### Master Plans of Neighboring Municipalities

The Township is bordered by Springfield Township to the north, Waterford Township to the east, Commerce Township to the south, and Highland Township to the west. The Future Land Uses (FLUs) and the Future Land Use Maps (FLUMs) of these four municipalities are evaluated in the table titled: "Master Plans of Neighboring Municipalities" with the purpose of ensuring compatible land usage along Township boundaries. An important consideration while reviewing the table is that the Master Plans of all four surrounding Townships are either past or approaching the end of the designated adoption period. In the event, the municipalities adopted a new Master Plan the future land use along the periphery may change, warranting a reevaluation of land use compatibility along the jurisdictional boundaries.

**Table xx: Master Plans of Neighboring Municipalities**

	Springfield Township <sup>20</sup>	Waterford Township <sup>21</sup>	Commerce Township <sup>22</sup>	Highland Township <sup>23</sup>
Location	North of White Lake Township	East of White Lake Township	South of White Lake Township	West of White Lake Township
Document Title	Springfield Township Master Plan	Waterford Township Master Plan 2003–2023	Commerce Township Master Plan	Highland Township Comprehensive Land Use Plan 2000-2020
Year Adopted	2009 Amended: 2016	2003	2015	2000
Future Land Uses Along Shared Boundary with White Lake Township	<ul style="list-style-type: none"> <li>» Low Density Residential</li> <li>» Recreation-Conservation</li> <li>» Limited Industrial</li> </ul>	<ul style="list-style-type: none"> <li>» Residential</li> <li>» Public &amp; Open Space</li> <li>» Regional Commerce / Community Business</li> </ul>	<ul style="list-style-type: none"> <li>» Single-Family Residential</li> <li>» Multiple-Family Residential</li> <li>» Public</li> </ul>	<ul style="list-style-type: none"> <li>» Parks and Recreation</li> <li>» Agricultural &amp; Rural Residential</li> <li>» Low Density Residential</li> </ul>
Comparison of Land Use	» The residential land use in White Lake Township	» The residential land use in White Lake Township	» The land use in White Lake Township along	» The Highland Recreation Area State Park

<sup>20</sup> Springfield Township, Springfield Township Master Plan, 2016, [https://cms1files.revize.com/springfieldtwp/Master\\_Plan-Amended\\_April\\_2016.pdf](https://cms1files.revize.com/springfieldtwp/Master_Plan-Amended_April_2016.pdf)

<sup>21</sup> Waterford Township, Waterford Township Master Plan 2003–2023, 2003, <https://www.waterfordmi.gov/DocumentCenter/View/349/Master-Plan-2003-2023-PDF?bidId=>

<sup>22</sup> Commerce Township, Commerce Township Master Plan, 2015, <https://commercetwp.com/PLANNING-CommerceTwp-MasterPlan2015Final-07Dec15.pdf>

<sup>23</sup> Highland Township, Highland Township Comprehensive Land Use Plan 2000-2020, 2000, [https://www.highlandtwp.net/index.php?option=com\\_content&view=article&id=43&Itemid=154](https://www.highlandtwp.net/index.php?option=com_content&view=article&id=43&Itemid=154)



<p>Along Jurisdictional Boundary</p>	<p>along the northern boundary is also low-density residential barring the Meadow Lake manufactured housing community in the northeast corner.</p> <ul style="list-style-type: none"> <li>» The recreation land use spills over the boundary with the Indian Springs Metroparks &amp; Golf course.</li> <li>» The northwest corner of White Lake Township is largely occupied by the Mack Industries of White Lake.</li> </ul>	<p>along the eastern boundary is predominantly residential with large areas of recreational land under the Pontiac Lake Recreation Area and the White Lake Oaks Golf Course.</p> <ul style="list-style-type: none"> <li>» The residential development along this periphery is denser than other areas of White Lake Township.</li> <li>» The commercial land use along Cooley Lake Rd. extends across the boundary.</li> </ul>	<p>the southern boundary is also predominantly residential.</p>	<p>occupies a larger portion of the Township south of M-59 along the western boundary of White Lake Township.</p> <ul style="list-style-type: none"> <li>» There are several recreational / campgrounds and supporting commercial uses around White Lake.</li> <li>» A mix of denser residential and commercial land uses can be observed north of M-59.</li> </ul>
<p>Considerations for White Lake Township’s FLUM</p>	<ul style="list-style-type: none"> <li>» The residential land use along the periphery must be planned carefully depending on the availability of public utilities along the boundary.</li> <li>» Recreation/Conser vation Areas should be buffered from industrial uses.</li> </ul>	<ul style="list-style-type: none"> <li>» Future residential land uses along the periphery must be planned carefully depending on the availability of public utilities.</li> <li>» Integrate neighborhood scale commercial land uses along its periphery to support the dense residential land uses.</li> </ul>	<ul style="list-style-type: none"> <li>» There are several lakes and natural features scattered along the southern boundary making more intense land uses unsuitable.</li> </ul>	<ul style="list-style-type: none"> <li>» Commercial land uses along this boundary can be consolidated to control development around White Lake.</li> </ul>

2020 | Oakland County Economic Development Strategic Plan<sup>24</sup>

The purpose of the plan is to provide the Economic Development (ED) Department with the structure, programs, and resources necessary to foster sustainable economic vitality. The plan aims to catalyze innovation, investment, and growth in Oakland County through Business vitality and diversification, Community development and planning, and Talent development and attraction. Oakland County aims to leverage its assets to build a more robust and comprehensive program that will generate short-term

<sup>24</sup> Oakland County, Oakland County Economic Development Strategic Plan, 2020, <https://www.oakgov.com/Documents/2020-10-23%20Oakland%20County%20DRAFT%20V4.pdf>

economic recovery and long-term prosperity. The plan includes several strategies that include collaboration with the business community and local authorities; White Lake Township can tap into the Strategic Plan resources to explore potential funding prospects or act as a liaison with the county for local businesses.

## 2021 | Comprehensive Economic Development Strategy for Southeast Michigan<sup>25</sup>

The Comprehensive Economic Development Strategy for Southeast Michigan (CEDs) serves as a required vehicle through which the U.S. Economic Development Administration (EDA) evaluates grants and resource requests for the seven-county SEMCOG regions, including Oakland County. The CEDs outlines the following Economic Development Strategies:

- » Creating and Marketing Quality Places
- » Anticipating Demands for Land Use
- » Investing in Critical Infrastructure
- » Fostering a Competitive Business Climate
- » Advancing Technology, Innovation, and Entrepreneurship
- » Preparing and Connecting Talent with Jobs

The Township can coordinate with the County and SEMCO to determine the current status of the CEDs and tap into potential grants and resource requests through the U.S. EDA.

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<sup>25</sup> SEMCOG, "Increasing Shared Prosperity for a Resilient Economy", 2021, [https://semcog.org/desktopmodules/SEMCOG.Publications/GetFile.ashx?filename=IncreasingSharedProsperityForAResilientEconomy\\_March2021.pdf](https://semcog.org/desktopmodules/SEMCOG.Publications/GetFile.ashx?filename=IncreasingSharedProsperityForAResilientEconomy_March2021.pdf)

## 3. Natural Features and Open Space

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

### LAND

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

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

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

Septic system development in the Township is limited by its extensive network of water bodies. The wetlands, lakes, and river areas are identified as unsuitable for septic uses. Most of the Township, in fact, is not considered suitable for septic uses, although there are small areas scattered around the Township designated as marginally suitable. It is therefore vital to regulate septic systems to ensure proper function. Regular inspection and maintenance of septic systems are essential for preserving water quality, as failing systems can pollute groundwater and nearby surface waters with human waste. The Oakland County Health Division regulates private wells and septic fields in the Township. Currently, septic inspections have to be initiated by the property owner or more commonly are requested during a home inspection during the home buying process.

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

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

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

Soil erosion and sedimentation control is the greatest pollutant by volume entering lakes and streams, increased flooding, damage to plant and animal life, and structural damage to buildings and roads. The Oakland County Water Resources Commissioner's Office regulates soil erosion control in the Township and grants soil erosion permits to development in the Township.

### Woodlands and Tree canopy

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

## WATER

### Lakes

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

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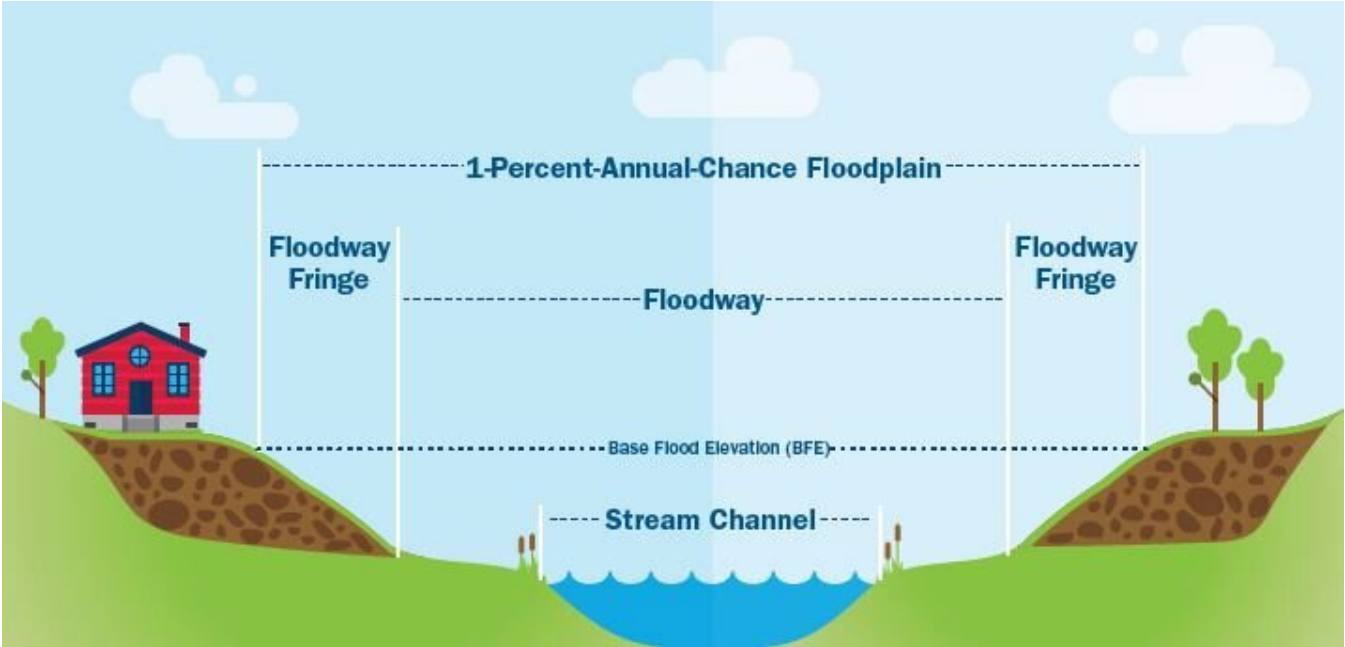
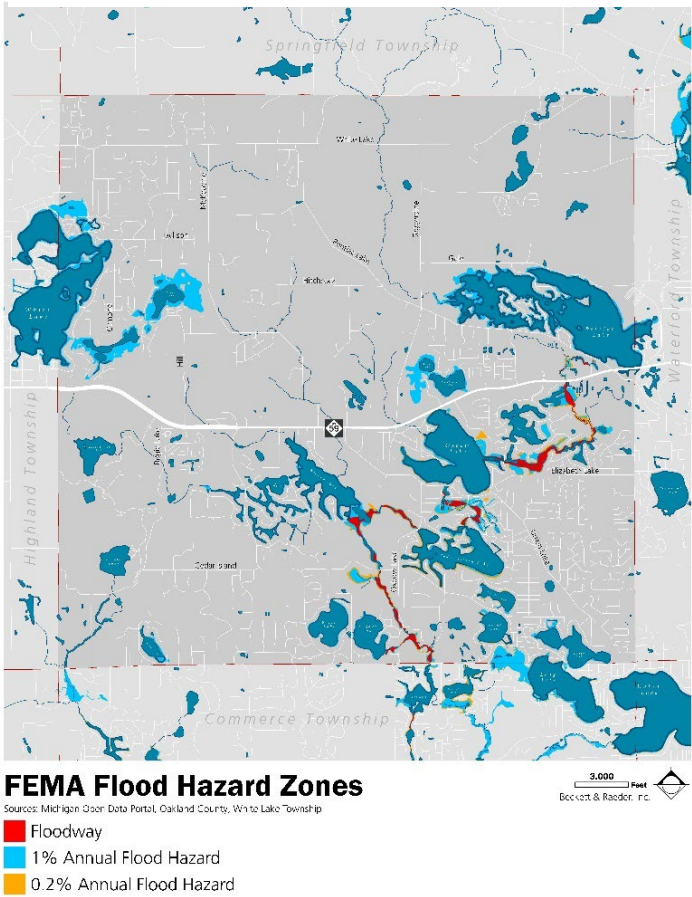
<sup>3</sup> Soil Erosion Control, Stormwater and Sewer, White Lake Township, <https://www.whitelaketwp.com/stormwater/page/soil-erosion-control>

### Flood Plains

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

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

Map XX: FEMA Flood Hazard Zones





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

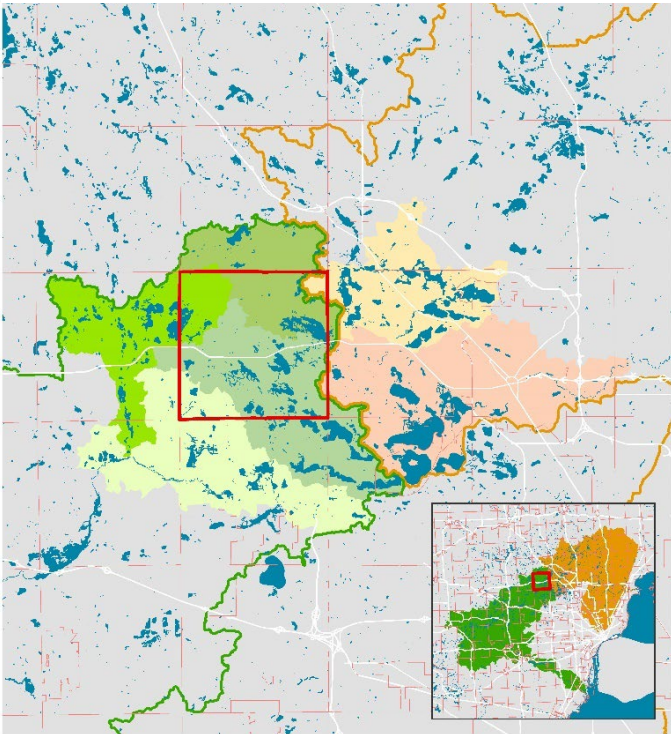
### Watersheds

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

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

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

Map XX: Watersheds



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

□ White Lake Township

Primary Watersheds	Sub-Watersheds	
■ Huron River	■ Pontiac Creek	■ Sherwood Creek
■ Clinton River	■ Loon Lake	■ Pettibone Creek
	■ Pontiac Lake	■ Hayes Creek

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

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

falls in the Upper Clinton sub-watershed, managed by the Clinton River Watershed Council, associated with the Upper Clinton Subwatershed Management Plan developed in 2005.<sup>6</sup>

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

Kent Lake/Upper Huron River Watershed Management Plan (2006) <sup>7</sup>	
<b>Concerns</b>	Nutrient and bacterial loading, decreased water quality, erosion and sedimentation, flooding, trash and litter on roadways and within stream corridors.
<b>Best Management Practices and Community Action Plans</b>	<ul style="list-style-type: none"> <li>» Ordinances, Regulations, and Standards: including such issues as local fertilizer ordinances, onsite sewage disposal system, native landscaping, natural features setbacks, soil erosion and sedimentation control improvements.</li> <li>» Coordinated Planning Activities: including such opportunities as recreation plans and integrating natural resources protection into land use planning practice.</li> <li>» Public Education and Stewardship Opportunities: include programs designed to address specific stewardship messages.</li> <li>» Municipal/Organization Housekeeping Practices: includes programs such as training and education for employees and decision-makers, identifying and eliminating illicit discharges and improved management of other public facilities.</li> <li>» Structural Improvements: includes specific construction, maintenance or repair projects associated with stormwater management and similar projects.</li> </ul>
Pettibone Creekshed Report <sup>8</sup>	
<b>Concerns</b>	Loss of biodiversity, nutrient and bacterial loading, decreased water quality, pollution from recreational uses such as duck hunting, and loss of natural features.
<b>Best Management Practices</b>	<ul style="list-style-type: none"> <li>» Inspect septic systems regularly to avoid leakage into water bodies.</li> <li>» Work with a land conservancy to establish an easement to protect natural areas from future development.</li> <li>» Establish and maintain a riparian buffer to minimize erosion and nutrient runoff.</li> </ul>
Hay Creekshed Report <sup>9</sup>	
<b>Concerns</b>	Loss of biodiversity, nutrient and bacterial loading, decreased water quality, and loss of natural features.

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

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

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

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



<p><b>Best Management Practices</b></p>	<ul style="list-style-type: none"> <li>» Inspect septic systems regularly to avoid leakage into water bodies.</li> <li>» Work with a land conservancy to establish an easement to protect natural areas from future development.</li> <li>» Maintain a 25-foot vegetated buffer, ideally made of native plants, from all waterways: ditches, creeks, lakes, and wetlands.</li> </ul>
<p>Upper Clinton Sub-watershed Management Plan<sup>10</sup></p>	
<p><b>Concerns</b></p>	<p>Nutrient and bacterial loading, decreased water quality, and sedimentation.</p>
<p><b>Best Management Practices</b></p>	<ul style="list-style-type: none"> <li>» Inspect septic systems regularly to avoid leakage into water bodies.</li> <li>» Work with a land conservancy to establish an easement to protect natural areas from future development.</li> </ul> <p>Establish and maintain a riparian buffer to minimize erosion and nutrient runoff.</p>

## Groundwater Recharge Areas

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

Since 100% of the Township’s drinking water comes from groundwater, maintaining the quality of groundwater is extremely important. The Michigan Department of Environment, Great Lakes, and Energy (EGLE) assists communities in protecting their groundwater through the Wellhead Protection Program (WHPP).<sup>12</sup> Wellhead protection areas are defined as a 10-year travel distance for contaminants around the wellhead. In other words, if a contaminant were spilled at the edge of the wellhead protection area it would take 10 years for the contamination to reach the wellhead.<sup>13</sup> White Lake Township has developed a joint Wellhead Protection Program with neighboring communities along with County and State Agencies to protect drinking water in identified protection areas through cooperative management strategies and

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

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

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

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

public education.<sup>14</sup> It is important to plan with these wellhead protection areas in mind so no potential pollutant sources, like heavy industry, are located within the wellhead protection area.

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

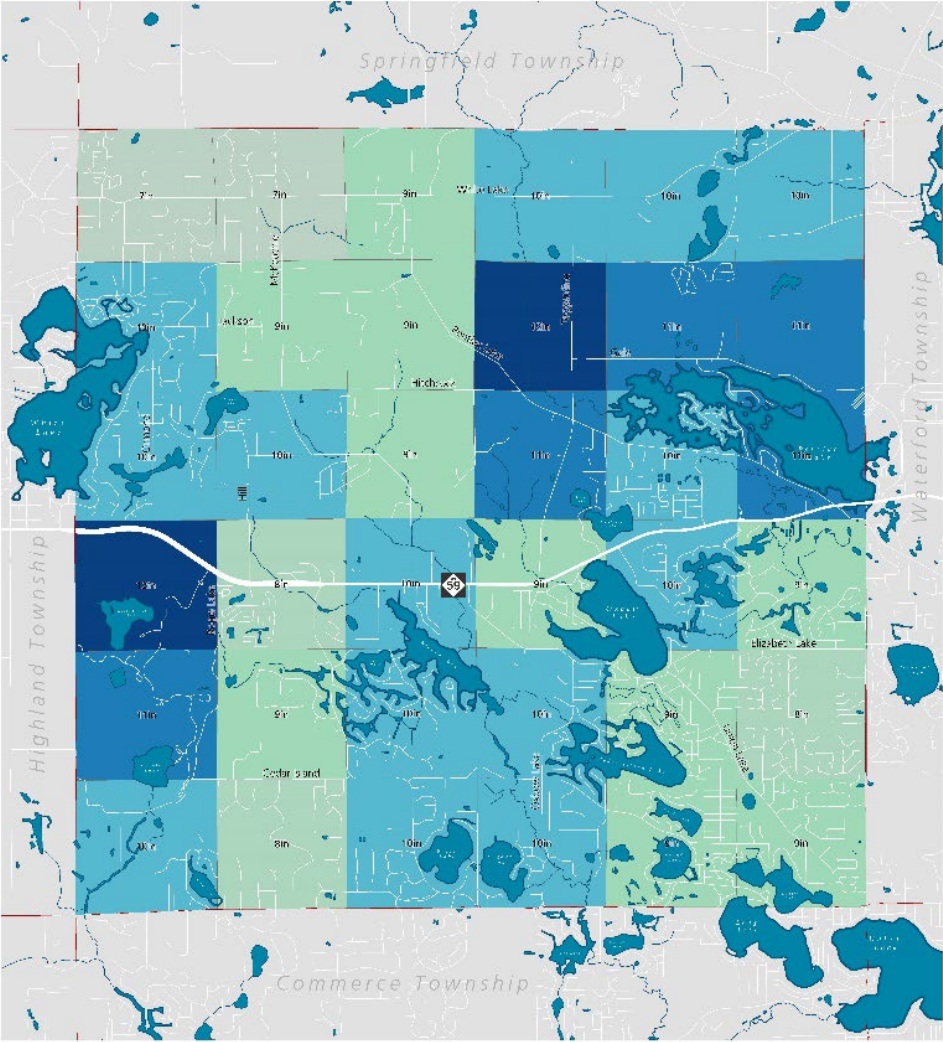
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<sup>14</sup> White Lake Township, White Lake Township Wellhead Protection Program, [https://www.whitelaketwp.com/sites/default/files/fileattachments/water/page/5011/website\\_updates\\_jun\\_2022.pdf](https://www.whitelaketwp.com/sites/default/files/fileattachments/water/page/5011/website_updates_jun_2022.pdf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

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

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

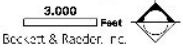
Map XX: Annual Groundwater Recharge



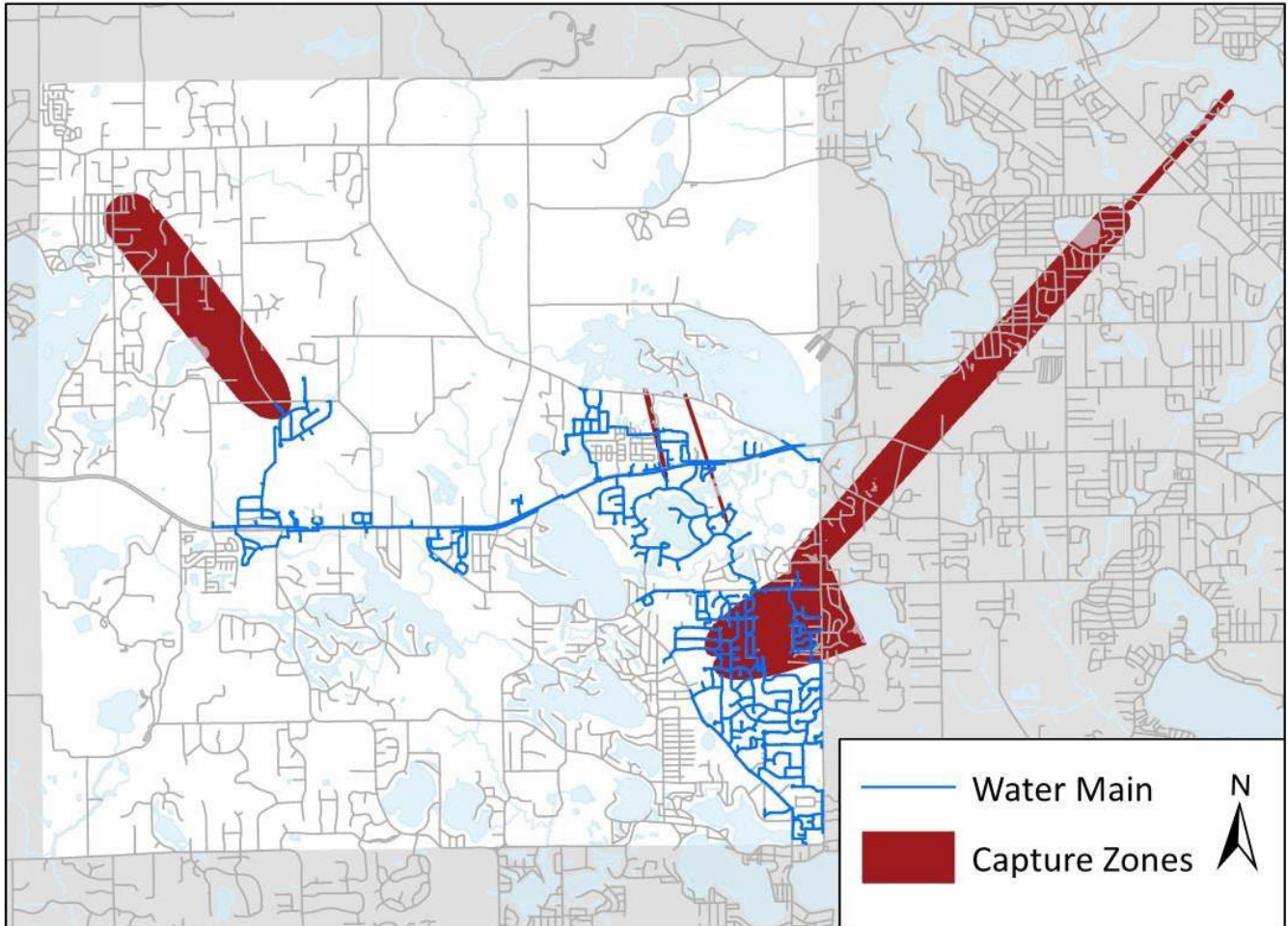
### Annual Groundwater Recharge

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

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



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



Source: White Lake Township Wellhead Protection Program

## Wetlands

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

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

## Types of Wetlands

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

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

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

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



Among the Township’s wetlands, 14% of all wetlands are emergent wetlands and nearly 55% are forested wetlands. Restorative wetlands, wetlands that were historically present and are absent or need intervention to become fully operational again, constitute about 32% of all wetlands.

To protect these fragile areas, wetlands of five acres or more, or smaller wetlands hydrologically connected to large wetlands, are strictly controlled by the Michigan Department of Environment, Great Lakes, and Energy (EGLE); any development that deposits, fills, dredges, removes, drains, or constructs on a wetland must receive a permit.<sup>17</sup>

**Table XX: Type of Wetlands**

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

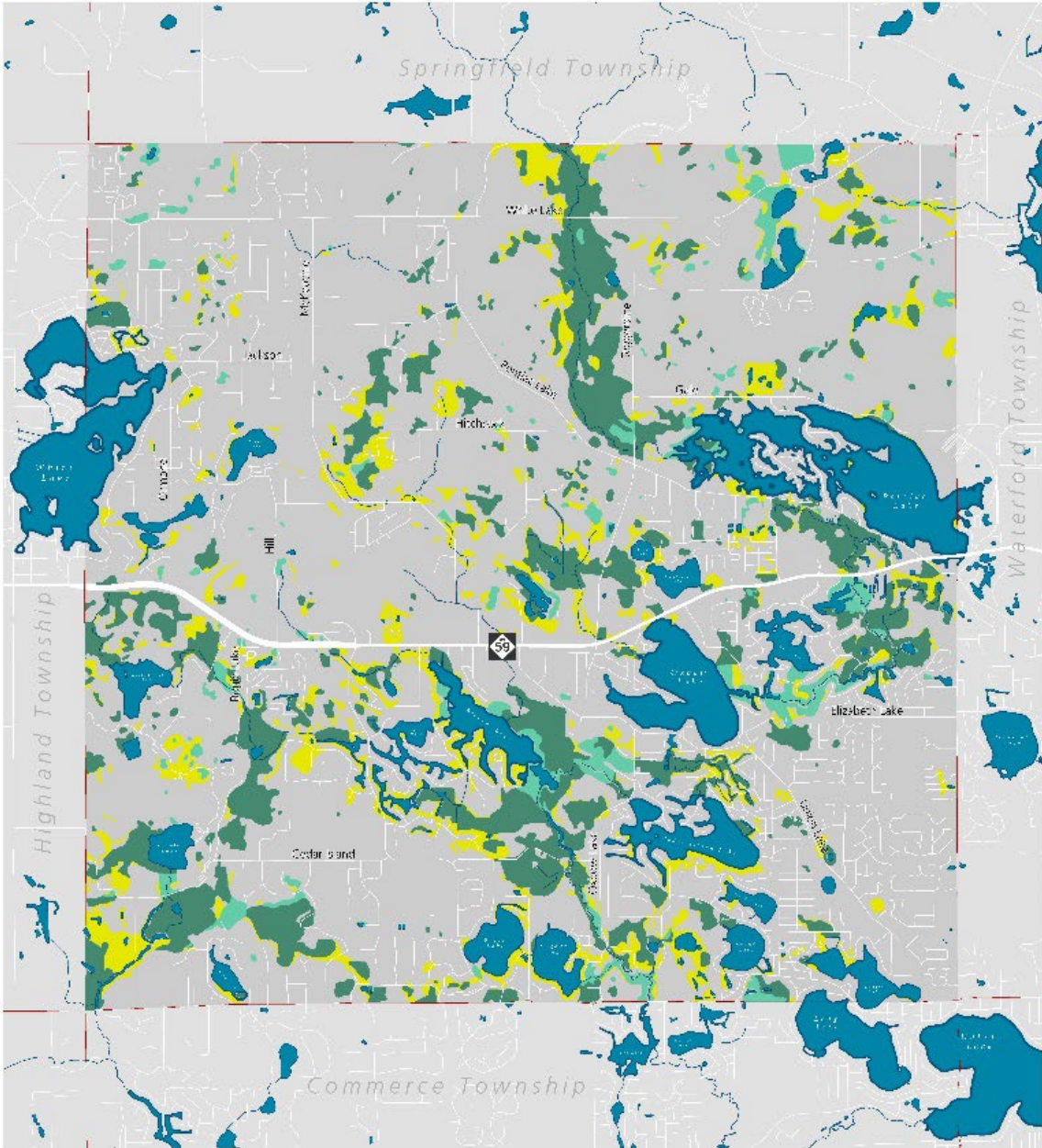
## CONSERVATION AREAS<sup>18</sup>

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

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

<sup>18</sup> Oakland County Open Data Portal

Map XX: Wetlands



### Wetlands

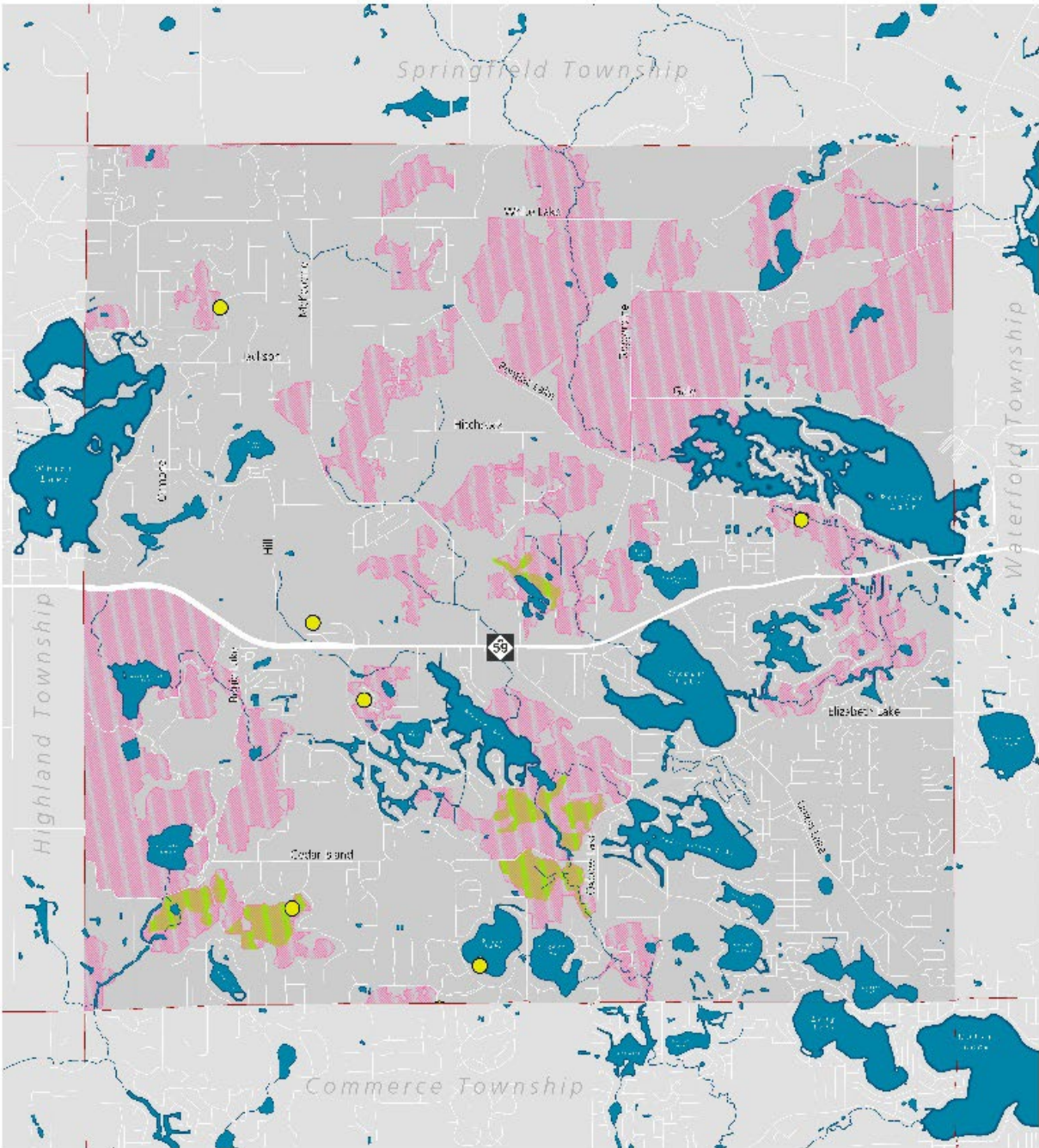
Sources: Michigan Open Data Portal, Oakland County, White Lake Township

- Emergent Wetland
- Forested Wetland
- Restorative Wetland

3,000 Feet  
Beckett & Raeder, Inc.



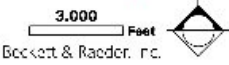
Map XX: Potential Conservation Areas



### Potential Conservation Areas

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

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






# GREEN INFRASTRUCTURE


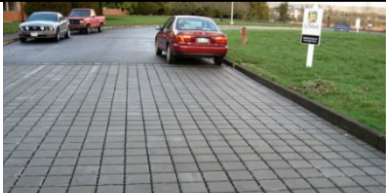


Green infrastructure planning focuses on developing a connected network of natural land, open spaces, and waterways. Green infrastructure is both a network of green space and natural areas, along with built techniques such as rain gardens and bioswales that preserve the function of the natural ecosystem.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

## Green Infrastructure Methods

Low impact development (LID) is a broad term for the set of practices that imitate natural processes to allow stormwater to infiltrate the ground as opposed to channeling it toward water bodies. The table titled “Green Infrastructure Methods” shows several examples of landscaping and low impact development practices that can be encouraged in White Lake Township. **The Township should encourage green infrastructure placement during the site plan review process and/or planned development process.**

**Table XX: Green Infrastructure Methods**

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

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

Source: United States Environmental Protection Agency