



PLANNING COMMISSION MEETING

LOCATION: TOWNSHIP ANNEX, 7527 HIGHLAND ROAD, WHITE LAKE, MI 48383
THURSDAY, JANUARY 05, 2023 – 7:00 PM

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

AGENDA

1. CALL TO ORDER
2. ROLL CALL
3. PLEDGE OF ALLEGIANCE
4. APPROVAL OF AGENDA
5. APPROVAL OF MINUTES
 - A. December 1st, 2022
6. CALL TO THE PUBLIC (FOR ITEMS NOT ON THE AGENDA)
7. PUBLIC HEARING
 - A. **9400 Gale Rezoning Request**
Location: Property described as parcel number 12-11-401-003 (9400 Gale Road), located east of Teggerdine Road, west of Lynn Drive, consisting of approximately 42.53 acres.
Request: **The applicant requests to rezone the parcel from AG (Agricultural) to SF (Suburban Farms) or any other appropriate zoning district.**
Applicant: Jeff Lauzon
2105 Sunnybrook
Commerce, MI 48382
8. CONTINUING BUSINESS
9. NEW BUSINESS
10. OTHER BUSINESS
 - A. Election of Officers
 - B. Liasion Assignments
11. PLANNING CONSULTANT'S REPORT
12. DIRECTOR'S REPORT
13. COMMUNICATIONS
14. NEXT MEETING DATE: January 19, 2023 & February 2, 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**

Township Annex, 7527 Highland Road
White Lake, MI 48383
December 1, 2022 @ 7:00 PM

CALL TO ORDER

Commissioner Anderson called the meeting to order at 7:01 PM and led the Pledge of Allegiance. Roll was called.

ROLL CALL

Steve Anderson
Pete Meagher
Debby Dehart
T. Joseph Seward
Scott Ruggles
Robert Seeley
Merrie Carlock
Mark Fine

Absent: Matt Slicker

Also Present: Sean O’Neil, Community Development Director
Lisa Kane, Recording Secretary
Rowan Brady, Project and Technology Planner with Beckett & Raeder

Visitors: No members of the public were present

APPROVAL OF AGENDA

Commissioner Seeley moved to approve the agenda of the December 1, 2022 Planning Commission Meeting.
Commissioner Seward supported and the MOTION CARRIED with a voice vote: 8 yes votes.

APPROVAL OF MINUTES

- a. Regular meeting minutes of October 20, 2022

Commissioner Carlock moved to approve the Minutes of October 20, 2022.
Commissioner Dehart supported and the MOTION CARRIED with a voice vote: 8 yes votes.

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

None

PUBLIC HEARING

None

CONTINUING BUSINESS

None

NEW BUSINESS

A. Master Plan Update Kickoff

Director O'Neil introduced the kickoff for the Master Plan Update and Rowan Brady, Project and Technology Planner with Beckett & Raeder.

Mr. Brady asked each of the commissioners to introduce themselves.

The board deliberated how to get an increase of public participation for the surveys.

Mr. Brady presented the framework that will guide the process in developing the Master Plan.

Director O'Neil stated that the last review of the Master Plan was in 2011 and this process should be complete in one year. Public notification of meetings will be posted pursuant to the Public Act 33 of 2008, the Michigan Planning Enabling Act.

OTHER BUSINESS

A. 2023 Meeting Dates

Commissioner Seeley moved to approve the 2023 Meeting Dates.

Commissioner Carlock supported and the MOTION CARRIED unanimously with a voice vote: 8 yes votes

LIAISON'S REPORT

Commissioner Ruggles stated that he was not able to attend the last Township Board meeting. The Board will meet on December 15 to discuss the RFP. The next regular Township Board meeting is on December 20, 2022.

Commissioner Dehart stated that the Zoning Board of Appeals heard four cases at the last meeting, however there was not a meeting in November.

Commissioner Carlock reported that the Parks and Rec Board has applied for the Sparks grant. The tree lighting event is Friday, December 2 at 5pm at Fisk Farm.

DIRECTOR'S REPORT

Director O'Neil reported that the Board will consider the RFP on December 15, 2022 for CMR Construction Management to take physical oversight of construction for the new Township Hall and Public Safety Building at the Civic Center Campus. There are separate architects for each project but they have

coordinated so that the buildings will have a cohesive appearance. Black Rock has obtained approval from Board but has not applied for with the ZBA as of yet. Cosmos Carwash is moving ahead. Comfort Care Assisted Living has submitted plans for review and will be back to the Planning Commission in the near future. Avalon received approval from the Board but needs to provide some revised plans.

COMMUNICATIONS

NEXT MEETING DATES: December 15, 2022
January 5, 2023

ADJOURNMENT

**Commissioner Fine moved to adjourn the meeting at 8:36 PM
Commissioner Dehart supported and the MOTION CARRIED with a voice vote: 8 yes votes**

DRAFT

Director's Report

Project Name: 9400 Gale Rezoning Request
 Description: Rezoning Request
 Date on Agenda this packet pertains to: January 5th, 2023

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

Contact	Consultants & Departments	Approval	Denial	Approved w/Conditions	Other	Comments
Sean O'Neil	Community Development Director	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Based on comments from the Staff Planner
Justin Quagliata	Staff Planner	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	See letter dated 12/14/2022

WHITE LAKE TOWNSHIP PLANNING COMMISSION

REPORT OF THE COMMUNITY DEVELOPMENT DEPARTMENT

TO: Planning Commission

FROM: Sean O’Neil, AICP, Community Development Director
Justin Quagliata, Staff Planner

DATE: December 14, 2022

RE: 9400 Gale Road (Parcel Number 12-11-401-003)
Rezoning – Review #1

Jeff Lauzon has requested the rezoning of approximately 42.53 acres located at 9400 Gale Road from AG (Agricultural) to SF (Suburban Farms). The site is located east of Teggerdine Road, west of Lynn Drive and contains approximately 1,112.29 feet of frontage on Gale Road.

The Future Land Use Map from the Master Plan designates the subject site in the Residential Resort category, with most development within this category occurring as individual homes in platted or condominium subdivisions. Connections to the Township community-wide pathway system are required as an integral part of all developments. Taking existing development into consideration, the net density of Residential Resort areas is planned to range between 2.0 and 3.0 dwellings per acre.

FUTURE LAND USE MAP



Zoning

The subject site is currently zoned AG, which requires a minimum of 300 feet of lot width and five (5) acres of lot area. The requested SF zoning district requires a minimum of 165 feet of lot width and two (2) acres of lot area. With approximately 1,112.29 feet of lot width on Gale Road and 42.53 acres of lot area, the site meets the minimum standards for both lot area and lot width of the existing AG and proposed SF zoning districts. The following table illustrates the lot width and lot area standards for the existing AG and proposed SF zoning districts:

ZONING DISTRICT	LOT WIDTH	LOT AREA
AG	300 feet	5 acres
SF	165 feet	2 acres

ZONING MAP



Physical Features

The site was previously utilized for excavation and removal of sand, gravel, and/or stone. The Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map indicates floodplain is not present on the site.

Access

The site fronts on Gale Road, which along most of the subject property is a gravel public road designated a local road by the National Functional Classification System (NFCS) utilized by the Road Commission for Oakland County (RCOC). Approximately 165 feet of the parcel’s road frontage (easterly) is on the paved portion of Gale Road.

Utilities

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

Staff Analysis

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

- A. *Consistency with the goals, policies and future land use map of the White Lake Township Master Plan, including any subarea or corridor studies. If conditions have changed since the Master Plan was adopted, the consistency with recent development trends in the area. The Future Land Use Map from the Master Plan designates the subject site in the Residential Resort category, which aligns with the proposed SF zoning district.*
- B. *Compatibility of the site's physical, geological, hydrological and other environmental features with the host of uses permitted in the proposed zoning district. If the property is rezoned to SF, it would not directly or indirectly have a substantial adverse impact on the natural resources of the Township.*
- C. *Evidence the applicant cannot receive a reasonable return on investment through developing the property with one (1) of the uses permitted under the current zoning. No such evidence has been submitted.*
- D. *The compatibility of all the potential uses allowed in the proposed zoning district with surrounding uses and zoning in terms of land suitability, impacts on the environment, density, nature of use, traffic impacts, aesthetics, infrastructure and potential influence on property values. The majority of the permitted and special land uses in the SF district are compatible with the surrounding uses and the nature of the uses anticipated in the Township Master Plan. Only the Township Assessor may provide comment on property values.*
- E. *The capacity of Township utilities and services sufficient to accommodate the uses permitted in the requested district without compromising the "health, safety and welfare" of the Township. The site is in an area intended to be serviced by sanitary sewer. The Community Development Department defers to the Director of Public Services and Township Engineering Consultant on this matter.*
- F. *The capability of the street system to safely and efficiently accommodate the expected traffic generated by uses permitted in the requested zoning district. Pursuant to Section 6.3.E of the zoning ordinance, the requirement for submittal of a rezoning traffic study was waived by the Community Development Department. Future requests for development, if submitted, may require submittal of a traffic analysis.*
- G. *The apparent demand for the types of uses permitted in the requested zoning district in relation to the amount of land in the township currently zoned and available to accommodate the demand. Evidence of the demand in the Township for additional SF zoned property has not been submitted. However, the location is appropriate for property zoned as such, given the traffic, residential units, and general density in the area.*

- H. *The boundaries of the requested rezoning district are reasonable in relationship to its surroundings, and construction on the site will be able to meet the dimensional regulations for the zoning district listed in the Schedule of Regulations.* Construction on the site is not proposed at this time. Factors that may impact future development of the site, such as, but not limited to, soils, topography, site layout, stormwater/drainage, and utilities would be considered at the time of a development proposal.
- I. *The requested zoning district is considered to be more appropriate from the township's perspective than another zoning district.* The uses allowed in the SF district are appropriate for the site.
- J. *If the request is for a specific use, is rezoning the land more appropriate than amending the list of permitted or special land uses in the current zoning district to allow the use?* The request is not for a specific use.
- K. *The requested rezoning will not create an isolated and unplanned spot zone.* The site is surrounded by Recreation and Open Space zoning to the north and west, and AG, R1-C (Single-Family Residential), and R1-D (Single-Family Residential) zoning to the east and south.
- L. *The request has not previously been submitted within the past one (1) year, unless conditions have changed or new information has been provided.* This request is a new application.
- M. *An offer of conditions submitted as part of a conditional rezoning request shall bear a reasonable and rational relationship to the property for which rezoning is requested.* This standard is not applicable.
- N. *Other factors deemed appropriate by the Planning Commission and Township Board.* The Planning Commission and Township Board could also consider other factors which may be relevant to the rezoning request.

The applicant indicated he would file a land division application with the Assessing Department if the rezoning is approved. Demonstration the remainder parcel and resulting parcels comply with the minimum lot area and width requirements of the SF district would need to be provided.

Planning Commission Options

The Planning Commission may recommend approval or denial of the rezoning request, or it may recommend a different zoning designation than proposed by the applicant to the Township Board. The proposed rezoning is compatible with the Master Plan and surrounding land uses. **Staff recommends approval of rezoning from AG (Agricultural) to SF (Suburban Farms).**

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

APPLICATION TO REZONE PROPERTY

Date: 11-22-2022

Applicant: Jeff Lauzon

Address: 2105 Sunnybrook, Commerce MI. 48382

Phone No.: 248-444-8203 Fax No.: _____

E-mail: j_lauzon@msn.com

Applicant's Interest in Property: Owner

Property Owner: Gale Road Development, LLC

Owner's Address: 2105 Sunnybrook, Commerce MI. 48382

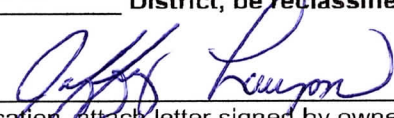
Phone No.: 248-444-8203 Fax No.: _____

Location of Property: 9400 Gale Road, White Lake

Sidwell No(s): 12-11-401-003

Total area of change: 42.98 acres

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

Applicant's Signature: 
(If owner does not sign application, attach letter signed by owner, requesting zoning change.)

Please Print Name: Jeffrey Lauzon

Required Attachments:

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

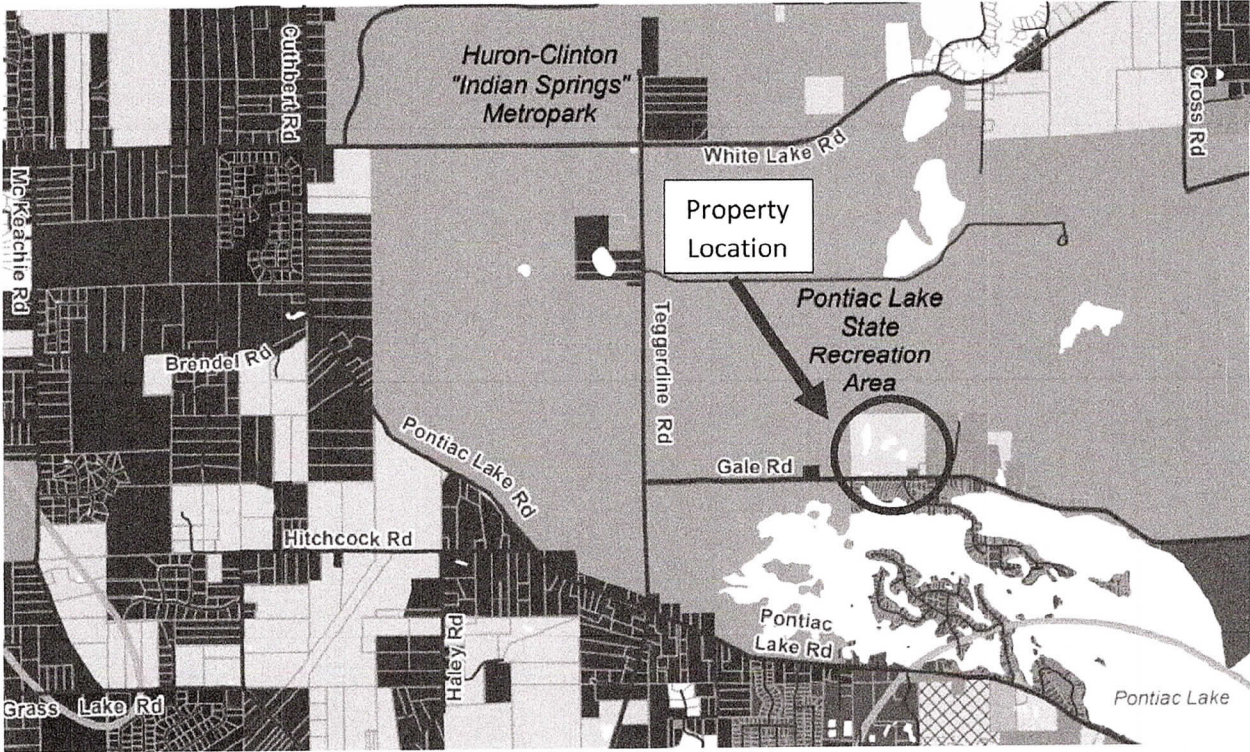
Legal Description

9400 GALE RD WHITE LAKE MI. 48386 +/-42.98 acres

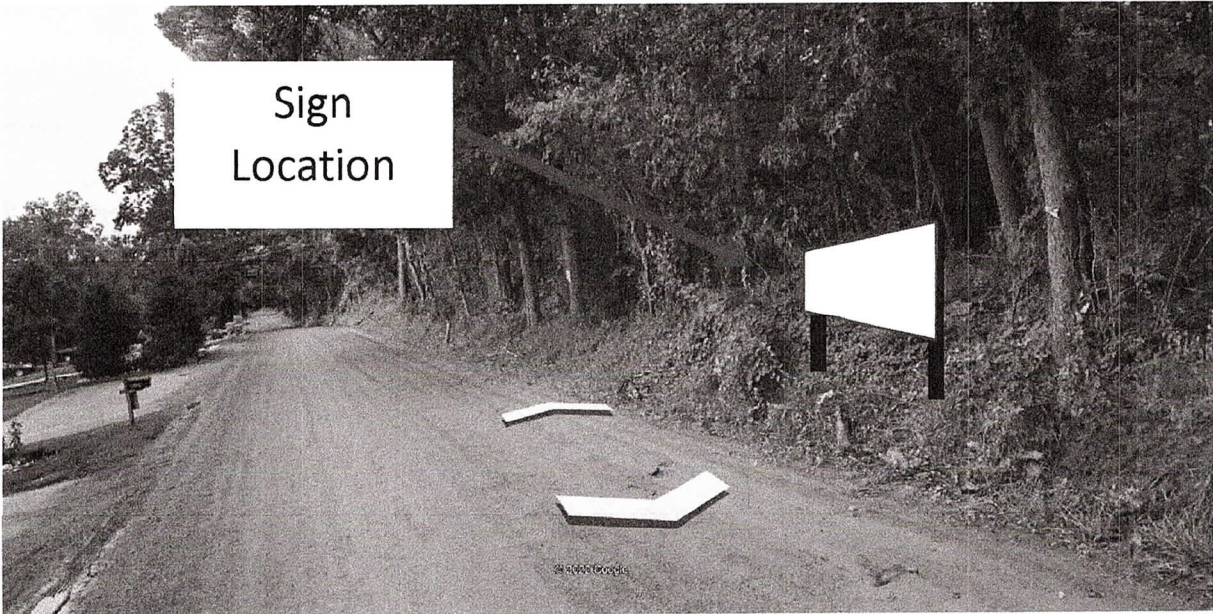
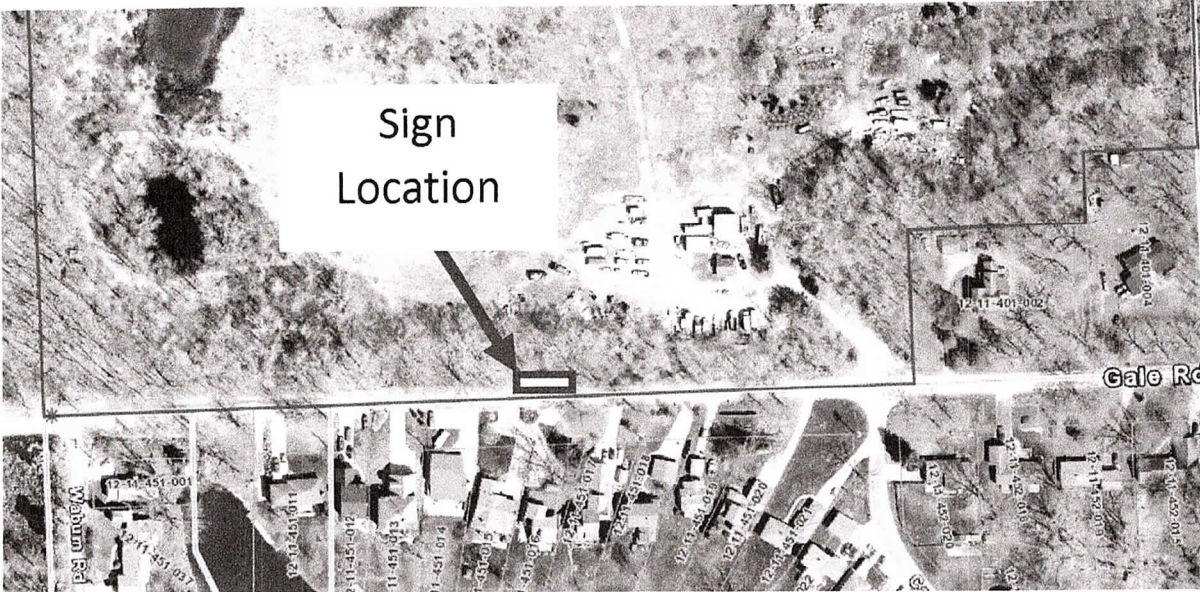
Parcel #: 12-11-401-003

T3N, ROE, SEC 11 THAT PART OF SE 1/4 LYING NLY OF GEN LINE OF GALE RD & WLY OF W LINE OF 'SUPERVISOR'S PLAT NO 5' EXC BEG AT PT DIST N 89-43-50 W 1190.50 FT & S 00-08-00 W 1001.50 FT FROM E 1/4 COR, TH N 89-58-39 W 150.57 FT, TH S 00-01-21 W 89.40 FT, TH N 89-58-39 W 230.00 FT, TH S 00-01-21 W 201.00 FT, TH S 89-58-39 E 380.00 FT, TH N 00-08-00 E 290.40 FT TO BEG 42.53

LOCATION MAP



Rezoning sign location map



Change Request Statement

The re-zoning request is being made to maximize the splits allowed by the Michigan Land Division Act. I am requesting a zoning change from Agriculture (5-acre Minimum) to Suburban Farm (2-acre minimum). The parent parcel is 42.98 acres and will produce (post-split) nine 4-acre+/- parcels.

Thank you



Jeff Lauzon



2.0 AC ZONING SKETCH

**WHITE LAKE TOWNSHIP
NOTICE OF PUBLIC HEARING**

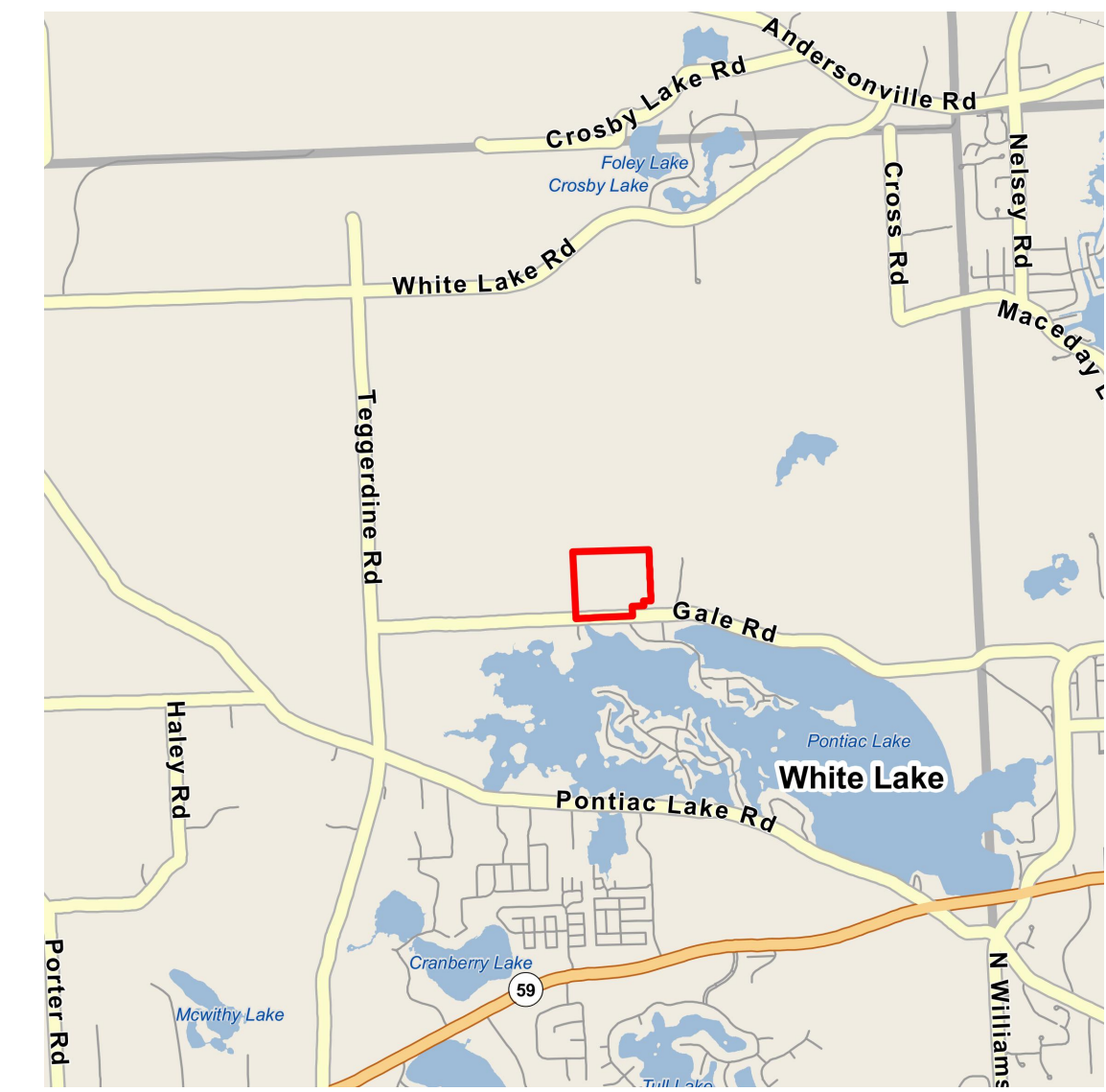
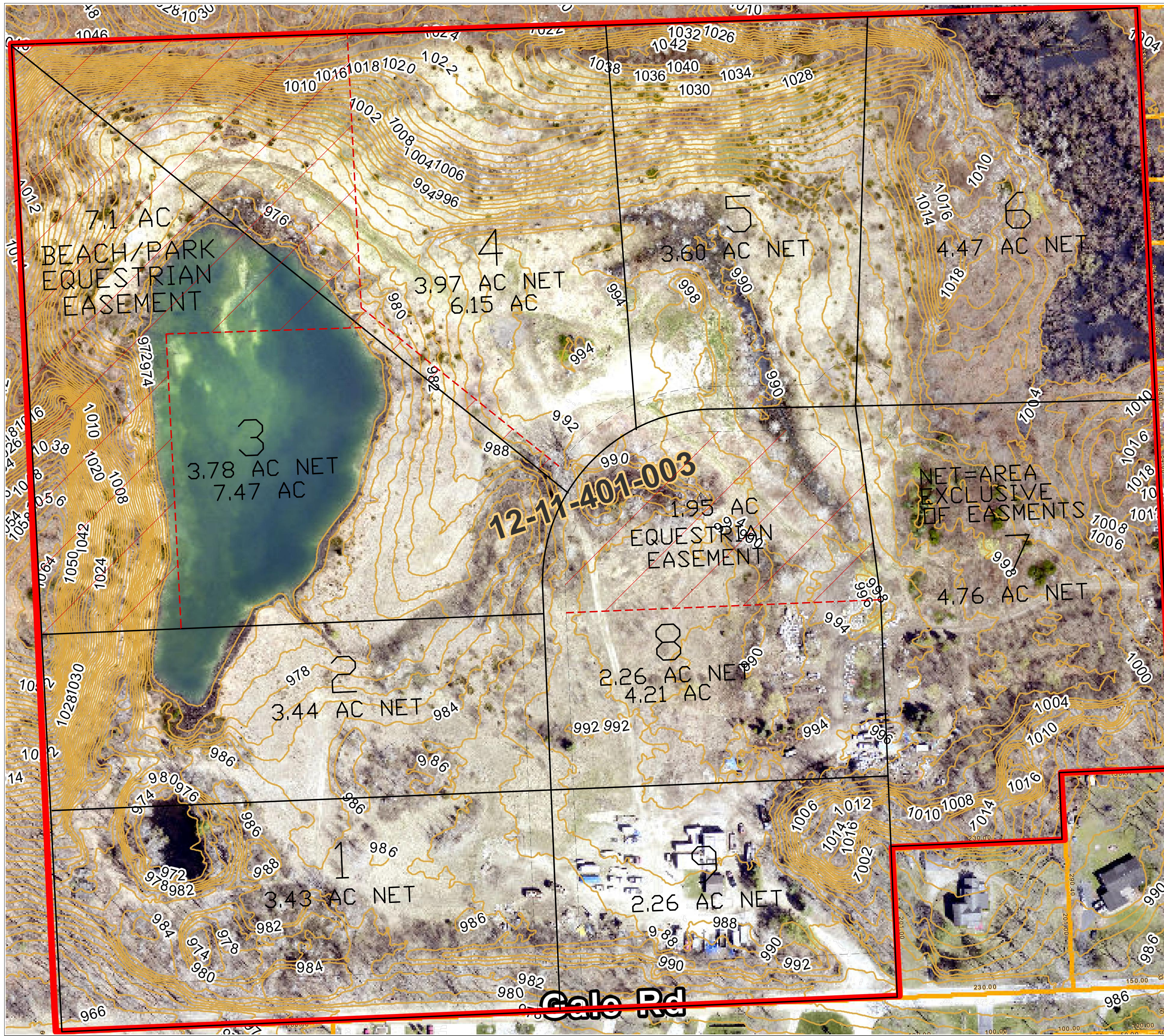
Notice is hereby given the Planning Commission of the Charter Township of White Lake will hold a public hearing on **Thursday, January 5, 2023 at 7:00 P.M.** at the Township Annex, 7527 Highland Road, White Lake, Michigan 48383, to consider the following changes to the zoning map:

Property identified as Parcel Number 12-11-401-003 (9400 Gale Road), located east of Teggerdine Road, west of Lynn Drive, consisting of approximately 42.53 acres.

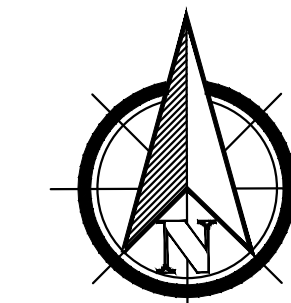
Applicant requests to rezone the parcel from AG (Agricultural) to SF (Suburban Farms) or any other appropriate zoning district.

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

Sean O'Neil, AICP
Community Development Director



VICINITY MAP
NO SCALE



SCALE 1"=60'

PARENT PARCEL:

TAX ID# 12-11-401-003
TOTAL AREA = 42.97 AC.

PROPOSED SUBURBAN FARM:

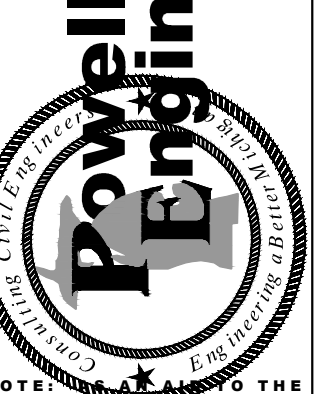
EXISTING ZONING = AG 5.0 AC MIN
PROPOSED ZONING = SF 2.0 AC MIN
TOTAL AREA = 42.97 AC

THE PARCEL DIVISION DEVELOPMENT PROPOSES TO HAVE COMMON EQUESTRIAN, BEACH, AND PARK EASEMENTS FOR THE ENJOYMENT OF THE OWNERS. A COMMON FENCED AREA FOR HORSE RIDING MAY BE PROPOSED AS PART OF THE EQUESTRIAN AREA.

A COMMON STORM WATER, ROAD, AND EQUESTRIAN MAINTENANCE AGREEMENT WILL BE REQUIRED.

Item A
Consulting Civil Engineers
"Engineering A Better Michigan"

Powell Engineering & Associates, LLC
4700 Cornerstone Drive, White Lake, Michigan 48383
P: 248.714.9895 info@powellengineeringllc.com



NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION SHOWN ON THESE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DEPTH, AND CHARACTER OF ALL UTILITIES SHOWN ON THESE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DEPTH, AND CHARACTER OF ALL UTILITIES SHOWN ON THESE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DEPTH, AND CHARACTER OF ALL UTILITIES SHOWN ON THESE PLANS.



**BEFORE YOU DIG
CALL MISS DIG
1-800-482-7171**

**GALE ROAD GRAVEL PIT
CONCEPT PLAN**
GALE ROAD TWP, OAKLAND COUNTY

ISSUE DATES

CONCEPT PLAN	07.31.25

DRAWN BBB
DESIGNED BBB
APPROVED MCP
P.E. JOB No. 22-479
SCALE AS-SHOWN
S1