



ZONING BOARD OF APPEALS MEETING
LOCATION: TOWNSHIP ANNEX, 7527 HIGHLAND ROAD, WHITE LAKE, MICHIGAN 48383
THURSDAY, APRIL 24, 2025 – 6:30 PM

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

AGENDA

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **PLEDGE OF ALLEGIANCE**
4. **APPROVAL OF AGENDA**
5. **APPROVAL OF MINUTES**
 - A. [March 27, 2025](#)
6. **CALL TO THE PUBLIC**
7. **OLD BUSINESS**
8. **NEW BUSINESS**
 - A. [Applicant: Michael Epley](#)
[6075 Carroll Lake Road](#)
[Commerce Township, MI 48382](#)
[Location: 10365 Degrand Street](#)
[White Lake, Michigan 48386 identified as 12-27-451-012](#)
[Request: The applicant proposes to construct an addition onto a single-family home, requiring variances from Section 3.1.5. – Minimum Lot Width, Section 3.1.5.E. – Minimum Lot Area, Section 3.1.E. – Minimum Side Yard Setback, Section 3.1.E. – Maximum Lot Coverage, and Section 7.27 – Nonconforming Lots of Record.](#)
 - B. [Applicant: Steve Mitchell](#)
[9049 Longcroft Drive](#)
[White Lake, MI 48386](#)
[Location: 9049 Longcroft Drive](#)
[White Lake, Michigan 48386 identified as 12-35-481-001](#)
[Request: The applicant proposes to construct an addition onto a single-family home, requiring variances from Section 3.1.6. – Minimum Lot Width, Section 3.1.6. – Minimum Lot Area, Section 3.1.6. – Minimum Side Yard Setback, Section 3.1.6. – Maximum Lot Coverage, and Section 7.27 – Nonconforming Lots of Record.](#)
 - C. [Applicant: Joshua Tauriainen](#)
[58415 10 Mile Road](#)
[South Lyon, MI 48178](#)
[Location: 8285 Highland Road](#)
[White Lake, MI 48386 identified as 12-13-455-024](#)
[Request: The applicant is seeking to redevelop an existing site for the purpose of operating a used car dealership, requiring variances from Section 5.11.Q. – Off-Street Parking Space Layout, Standards, Construction and Maintenance; Section 5.11.M. – Maximum Allowable Off-Street Parking; Section 5.19.E. – Interior Landscaping Requirements; and Section 5.19.G. – Parking Lot Landscaping.](#)



9. OTHER BUSINESS

10. NEXT MEETING DATE: May 22, 2025

11. 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-7 at least five days in advance of the meeting.** An attempt will be made to provide reasonable accommodations.

**WHITE LAKE TOWNSHIP
ZONING BOARD OF APPEALS
MARCH 27, 2025**

CALL TO ORDER

Chairperson Spencer called the meeting to order at 6:30 P.M. She led the Pledge of Allegiance.

Roll was called:

ROLL CALL

Present:

Jo Spencer, Chairperson
Steve Anderson, Township Board Liaison
Clif Seiber
Tony Madaffer

Absent:

Debby Dehart, Planning Commission Liaison
Niklaus Schillack, Vice Chairperson

Also Present:

Andrew Littman, Staff Planner
Nick Spencer, Building Official
Hannah Kennedy-Galley, Recording Secretary

APPROVAL OF AGENDA

MOTION by Member Anderson, seconded by Member Seiber, to remove case A from the agenda and approve the agenda as amended. The motion carried with a voice vote: (4 yes votes).

APPROVAL OF MINUTES

A. January 23, 2025

MOTION by Member Anderson, seconded by Member Madaffer to approve the minutes as presented. The motion carried with a voice vote: (4 yes votes).

CALL TO THE PUBLIC

None.

NEW BUSINESS

- A. ~~Applicant: Richard and Ashley Boday
3105 Ridge Road
White Lake, MI 48383
Location: **3105 Ridge Road**
White Lake, Michigan 48383 identified as 12-18-101-010
Request: The applicant requests to build a deck, which would be attached to an existing single family home, and an accessory structure, requiring variances from Section 3.1.6 — Maximum Lot Coverage, Section 3.1.6 — Minimum Lot Width, Section 3.1.6 — Minimum~~

~~Lot Area, Section 3.1.6 – Minimum Side Yard Setback, and Section 7.27 – Nonconforming Lots of Record.~~

- B. Applicant: Dale Leighton
809 Worchester Drive
Fenton, MI 48430
Location: **448 Burgess Drive**
White Lake, Michigan 48386 identified as 12-27-427-009
Request: The applicant requests to build an addition above a garage attached to its single-family home, requiring variances from Section 3.1.5 – Minimum Lot Area, Section 3.1.5 – Minimum Lot Width, Section 7.23 – Nonconforming Structures, and Section 7.27 – Nonconforming Lots of Record.

Chairperson Spencer noted for the record that 21 owners within 300 feet were notified. 0 letters were received in favor, 0 letters were received in opposition, and 0 letters were returned undeliverable from the U.S. Postal Service.

Staff Planner Littman reviewed his report.

Member Anderson asked staff if the addition would encroach more on the non-conformity of the current home. Staff Planner Littman said the cubic content would be increased.

Member Anderson asked staff if renderings were included with the applicant's package. Staff Planner Littman said no.

Member Seiber asked staff if the applicant would be able to put eaves on the overhang in the side yard. Building Official Spencer said nothing can encroach more than 5' into the side yard setback.

Rob Priebe, 448 Burgess, said he recently purchased the home to be closer to family. He wanted to enlarge the home with an addition to provide space for his family. He presented a rendering of the proposed addition to the ZBA.

Member Seiber asked the applicant how big the addition's overhang would be. Mr. Priebe said 1'. Member Seiber said gutters and downspouts would not be allowed to encroach past 5' in the side yard setback.

Member Seiber asked the applicant if he was adding another bedroom. Mr. Priebe said no, the existing bedroom will be renovated into a bathroom.

Chairperson Spencer opened the public hearing at 6:54 P.M. Seeing none, she closed the public hearing at 6:54 P.M.

The ZBA discussed the standards from Article 7, Section 37 of the ClearZoning Ordinance:

- A. Practical Difficulty
 - Chairperson Spencer said the lot is non-conforming.
- B. Unique Situation
 - Chairperson Spencer said the lot is non-conforming.
- C. Not Self-Created
 - The ZBA agreed the applicant did not plat the lot.
- D. Substantial Justice
 - Member Seiber said the applicant's front yard setback was greater than the homes that surround it.
- E. Minimum Variance Necessary
 - Chairperson Spencer said it was the minimum variance necessary.

MOTION by Member Seiber to approve the variances requested by Dale Leighton from Article 3.1.5 and Article 7.28 of the Zoning Ordinance for Parcel Number 12-27-427-009, identified as 448 Burgess Drive, in order to construct a second-story addition onto a single-family home. Variances from Article 3.1.5 are granted to allow for construction on a lot that is 4,066 square feet less than the minimum lot area, and 40 feet less than the minimum lot width, required in the RI-C zoning district. In addition, a variance from Article 3.1.5 is granted to allow the second-story addition to encroach 4 feet into the required southeast side yard setback. Lastly, a variance from Article 7.28 of the Zoning Ordinance is granted to allow for the increase in cubic content of a nonconforming structure. This approval is conditional on the following:

- The applicant must obtain all necessary permits from the White Lake Township Building Division
- In no event shall any overhang or eavestrough project closer than five feet to the side yard lot lines.
- An as-built survey shall be required to verify the overhang setbacks in the side yard lot lines.

Member Anderson supported, and the motion carried with a voice vote: (4 yes votes). (Seiber/yes, Anderson/yes, Madaffer/yes, Spencer/yes).

- C. Applicant: Allied Signs, Inc.
33650 Giftos Drive
Clinton Township, MI 48035
Location: Kroger
10951 Highland Road
White Lake, MI 48386 identified as 12-22-301-004
Request: The applicant requests to add signage onto an existing non-residential building, requiring variances from Section 5.9.J.ii.a – Maximum Size of Wall Signs in a Non-Residential District, Section 5.9.J.ii.b – Maximum Number of Wall Signs in a Non-Residential District, and Section 7.23 – Nonconforming Structures.

Chairperson Spencer noted for the record that 19 owners within 300 feet were notified. 0 letters were received in favor, 0 letters were received in opposition, and 0 letters were returned undeliverable from the U.S. Postal Service.

Staff Planner Littman reviewed his report.

Member Seiber asked staff if the previous variances granted in 2024 expire. Building Official Spencer confirmed. Member Seiber reviewed the motion for the removal of the three signs from the March 2024 motion. The temporary banners have not been removed, nor have the wall signs.

Bob Bongiorno, Allied Signs, was present to speak on behalf of the case. Kroger would like additional signage square footage. He said some signs will be eliminated, and others will be enlarged. Kroger is undergoing a national rebranding, which calls for the signs to be rebranded. He said the signage is hard to read from Highland Road. He said the "Murray's Cheese" sign will be removed. He said the grocery pick-up signs are important to navigate customers through the site. He said he needs 96 sq ft additional to enlarge the current non-conforming "Kroger" signs and for the grocery pick-up signs. The "Starbucks" sign will be reduced in size.

Member Anderson expressed concern about the removal of the signs being followed through. Mr. Bongiorno said Kroger is hurting for employees and that may be why the banners are still up.

Member Seiber said he understood the need for enlarging the Kroger sign on the Highland Road frontage, but struggled with the enlargement of the Kroger sign facing Elizabeth Lake Road. The sign facing Elizabeth Lake Road is proposed to be bigger than the sign facing Highland Road. Mr. Bongiorno said signage looks smaller when placed higher on a façade.

Member Anderson asked if the "Kroger" signs will be lit. Mr. Bongiorno confirmed.

Member Anderson asked if the "Marketplace" portion of the "Kroger" sign could be moved. Mr. Bongiorno said it could, but it might make the sign more crowded and harder to read.

Member Seiber asked how many sides are on the building's front facing Highland Road. Mr. Bongiorno said six. Member Seiber asked staff if directional signs count towards sign allowances. Staff Planner Littman confirmed. The variances would result in five signs on the Highland Road frontage, and four on the Elizabeth Lake Road frontage.

Chairperson Spencer opened the public hearing at 7:27 P.M.

Mary Earley, 5925 Pine Ridge Court, said she counted eight signs on the store today. She said the pickup signs are redundant. She is opposed to the applicant's request.

Building Official Spencer said staff will put together a letter about the removal of the temporary signs.

Member Seiber said the building is large, and saw the need for signage on the Highland Road frontage, but did not see the need for the signs on the Elizabeth Lake Road frontage. He said he would table the request until the temporary signs are removed.

Member Seiber MOVED to postpone the appeal of Allied Signs to a date after the existing temporary signs are removed for Parcel Number 12-22-301-014, identified as 10951 Highland Road, to consider comments stated during this public hearing, and for the applicant to resize the western building signage to 200 sq ft or less.

Member Anderson supported, and the motion carried with a roll call vote: (4 yes votes) (Seiber/yes, Anderson/yes, Spencer/yes, Madaffer/yes).

OTHER BUSINESS

None.

NEXT MEETING DATE: April 24, 2025

ADJOURNMENT

MOTION by Member Madaffer, seconded by Member Anderson, to adjourn at 7:44 P.M. The motion carried with a voice vote: (4 yes votes).

**WHITE LAKE TOWNSHIP
ZONING BOARD OF APPEALS**

**REPORT OF THE
COMMUNITY DEVELOPMENT DEPARTMENT**

TO: Zoning Board of Appeals
FROM: Andrew Littman, Staff Planner
DATE: April 16, 2025

Agenda item: 8A

Appeal Date: February 11, 2025

Applicant: Michael Epley

Address: 6075 Carroll Lake Road
 Commerce, Michigan 48382

Location: 10365 Degrand Street
 White Lake, Michigan 48386

Zoning: R1-C Single Family Residential

Property Description

The 0.172-acre (7,492 square-foot) parcel identified as 10365 Degrand Street is located on Cedar Island Lake and zoned R1-C (Single Family Residential). The existing two-story single-family home on the property (which is 1,024 square feet in size) utilizes a private well for potable water and a septic system for sanitation.

Applicant's Proposal

The Applicant is proposing to construct a four-seasons room onto a single-family home, which is a legally nonconforming structure due to having an existing front yard setback of 29.6 feet, west side yard setback of 6.8 feet, and east side yard setback of 3.3 feet. The proposed addition in the rear would have a 5.4 side yard setback on the east side.

Planner's Report

The existing single-family home and lot are both legally nonconforming. Per Section 3.1.5.E of the Zoning Ordinance, in the R-1C zoning district, the minimum front yard setback is 35 feet and minimum side yard setback is 10 feet on each side (and 20 feet for the total of both sides). In this case, the existing single-family home has a front yard setback of 29.6 feet, west side yard setback of 6.8 feet, and east side yard setback of 3.3 feet. Moreover, while a lot must be at least 16,000 square feet in the R1-C zoning district, the subject lot is only 5,608 square feet in area.

The Applicant's proposed four-seasons room (which would be added onto the back of the home) would come 5.4 feet from the east side yard lot line, requiring a 4.6-foot side yard setback variance.

The requested variances are listed in the following table:

Variance #	Ordinance Section	Subject	Standard	Requested Variance
1	Section 3.1.5.E	Minimum Side Yard Setback	10 feet per side	4.6 feet
2	Section 3.1.5.E	Minimum Lot Area	16,000 square feet	10,392 Square feet
3	Section 3.1.5.E	Minimum Lot Width	60 feet	40 feet
4	Section 7.27	Nonconforming Lots of Record	Not developable if setback requirements not met	Developable even if setback requirements not met
5	Section 7.28.A	Nonconforming Structure	No increase in cubic content	Increase cubic content of nonconforming structure

Zoning Board of Appeals Options:

Approval: I move to approve the variances requested by Michael Epley from Section 3.1.5 and Section 7.27 of the Zoning Ordinance for Parcel Number 12-27-451-012, identified as 10365 Degrand Street, in order to build a four-seasons room addition onto an existing single-family home. Variances from Section 3.1.5 are granted to allow for construction on a lot that is 10,392 square feet less than the minimum lot area, and 40 feet less than the minimum lot width, required in the R1-C zoning district. In addition, a variance from Section 3.1.5 is granted to allow for the four-seasons room addition to encroach 4.6 feet into the required eastern side yard setback. A variance from Section 7.27 of the Zoning Ordinance is granted to allow for development on a lot that does not meet the minimum Ordinance requirements for lot area and width. Lastly, a variance from Section 7.28.A of the Zoning Ordinance is granted to allow for an increase in cubic content of a nonconforming structure. This approval will have the following conditions:

1. The Applicant shall obtain all necessary permits from the White Lake Township Building Division
2. In no event shall the projection of any roof overhang be closer than five feet to the side lot lines

3. No mechanical units, including HVAC system or generator, shall be placed closer than five feet to any side yard lot line
4. An as-built survey shall be required to verify the approved setbacks

Denial: I move to deny the variances requested by Michael Epley for Parcel Number 12-27-451-012, identified as 10365 Degrand Street, due to the following reason(s):

Postpone: I move to postpone the appeal of Michael Epley *to a date certain or other triggering mechanism* for Parcel Number 12-27-451-012, identified as 10365 Degrand Street, to consider comments stated during this public hearing.

Attachments:

1. Variance application dated February 11, 2025
2. Certificate of Survey dated January 13, 2025 (revised March 5, 2025)
3. Site plan and exterior elevations dated January 20, 2025
4. Letter of denial from the Building Official

7.37 STANDARDS

General variances: The Zoning Board of Appeals may authorize a variance from the strict application of the area or dimensional standard of this Ordinance when the applicant demonstrates all of the following conditions "A - E" or condition F applies.

- A. Practical difficulty: A practical difficulty exists on the subject site (such as exceptional narrowness, shallowness, shape or area; presence of floodplain; exceptional topographic conditions) and strict compliance with the zoning ordinance standards would unreasonably prevent the owner from using of the subject site for a permitted use or would render conformity unnecessarily burdensome. Demonstration of a practical difficulty shall have a bearing on the subject site or use of the subject site, and not to the applicant personally. Economic hardship or optimum profit potential are not considerations for practical difficulty.
- B. Unique situation: The demonstrated practical difficult results from exceptional or extraordinary circumstances or conditions applying to the subject site at the time the Ordinance was adopted or amended which are different than typical properties in the same zoning district or the vicinity.

- C. Not self created: The applicants problem is not self created.
- D. Substantial justice: The variance would provide substantial justice by granting the property rights similar to those enjoyed by the majority of other properties in the vicinity, and other properties in the same zoning district. The decision shall not bestow upon the property special development rights not enjoyed by other properties in the same district, or which might result in substantial adverse impacts on properties in the vicinity (such as the supply of light and air, significant increases in traffic, increased odors, an increase in the danger of fire, or other activities which may endanger the public safety, comfort, morals or welfare).
- E. Minimum variance necessary: The variance shall be the minimum necessary to grant relief created by the practical difficulty.
- F. Compliance with other laws: The variance is the minimum necessary to comply with state or federal laws, including but not necessarily limited to:
 - i. The Michigan Right to Farm Act (P.A. 93 of 1981) and the farming activities the Act protects;
 - ii. The Americans with Disabilities Act of 1990 (as amended), and the needs of handicapped individuals the Act protects, including accessory facilities, building additions, building alterations, and site improvements which may not

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

APPLICANT'S NAME: Michael Epley PHONE: 248-787-1130
 ADDRESS: 6075 Carroll Lk. Rd. Commerce Twp., MI. 48382
 APPLICANT'S EMAIL ADDRESS: mike@epleycustomdesign.com
 APPLICANT'S INTEREST IN PROPERTY: ☐ OWNER ☒ BUILDER ☐ OTHER: _____

ADDRESS OF AFFECTED PROPERTY: 10365 Degrand PARCEL # 12-27-451-012
 CURRENT ZONING: R1-C PARCEL SIZE: 5,568 SF

STATE REQUESTED VARIANCE AND ORDINANCE SECTION: Article 3.1.5

VALUE OF IMPROVEMENT: \$ 40,000 SEV OF EXISTING STRUCTURE: \$ _____

STATE REASONS TO SUPPORT REQUEST: (ATTACH WRITTEN STATEMENT TO APPLICATION)

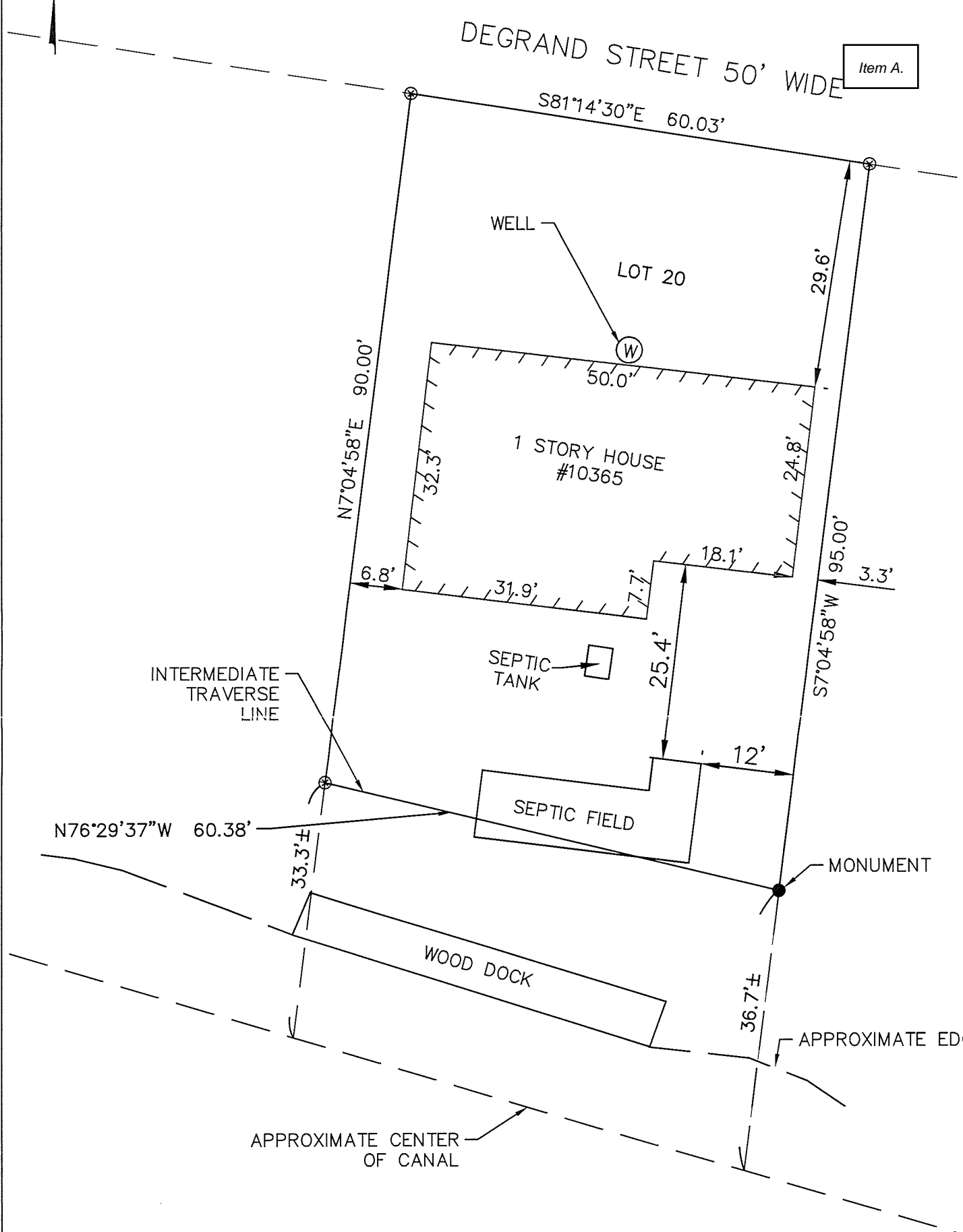
APPLICATION FEE: _____ (CALCULATED BY THE COMMUNITY DEVELOPMENT DEPARTMENT)

APPLICANT'S SIGNATURE:  DATE: 2/11/25

RECEIVED

APR 01 2025

COMMUNITY
DEVELOPMENT
DEPARTMENT



REVISED MARCH 5 2025: ADDED WELL AND SEPTIC FIELD PER HOMEOWNERS PROVIDED SKETCH

I hereby certify that I have surveyed and mapped the above or attached described parcel of land that the error of closure is no greater than 1 in 5000 and that survey is in full compliance with section No. 3 Act 132 P.A. 1970



Matthew Sheridan

REVISED MARCH 5 2025
JANUARY 13 2025
DATE

SHERIDAN LAND CONSULTING L.L.C.
MATTHEW A. SHERIDAN, P.S. - No. 58177
810-650-9604
SHERIDANM1012@YAHOO.COM

CLIENT: SUSAN KLOPMAN

PART OF: SE1/4 SECTION 27, T.3N.-R.8E., WH
OAKLAND COUNTY, MICHIGAN

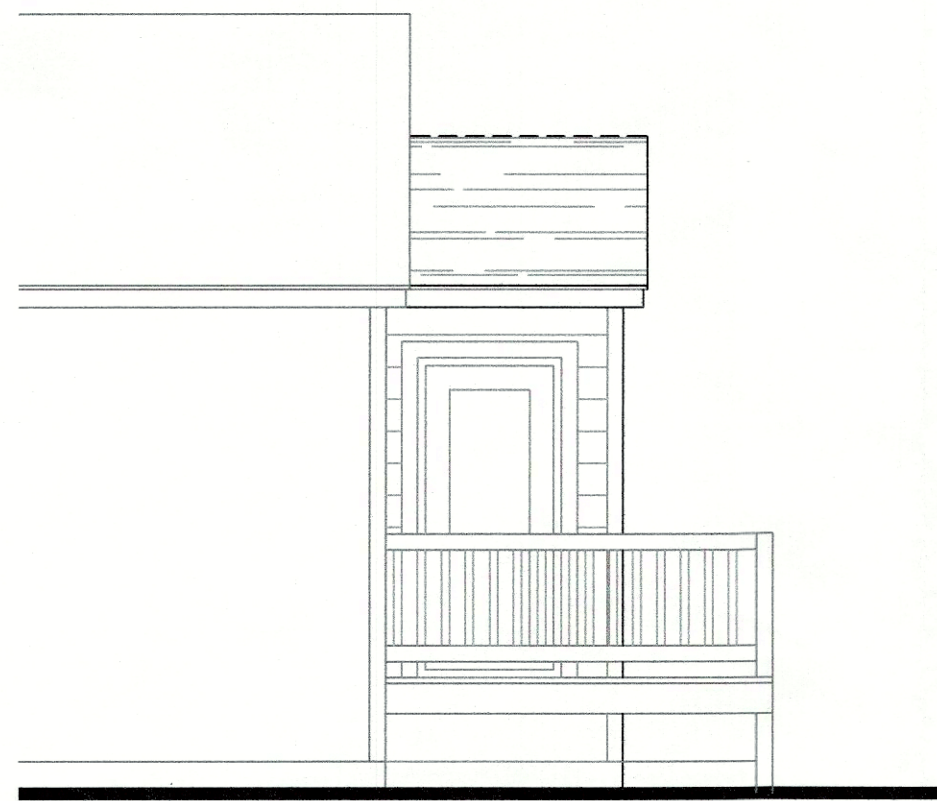
LEGEND: 0 20
[Scale bar showing 0 to 20 feet]

- FOUND MONUMENT
- SET CAPPED IRON PIPE

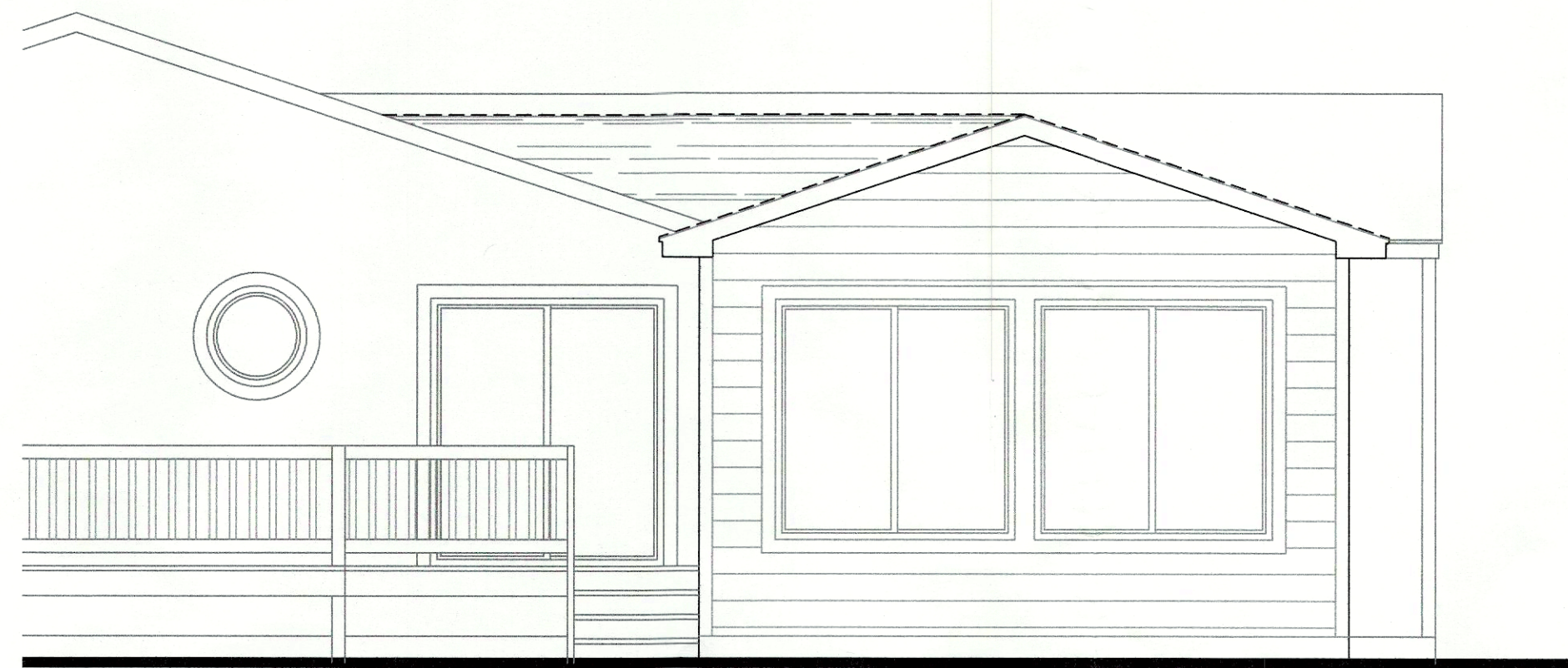
BEARING BASE:
CEDAR VIEW SUBDIVISION

JOB# 2025002

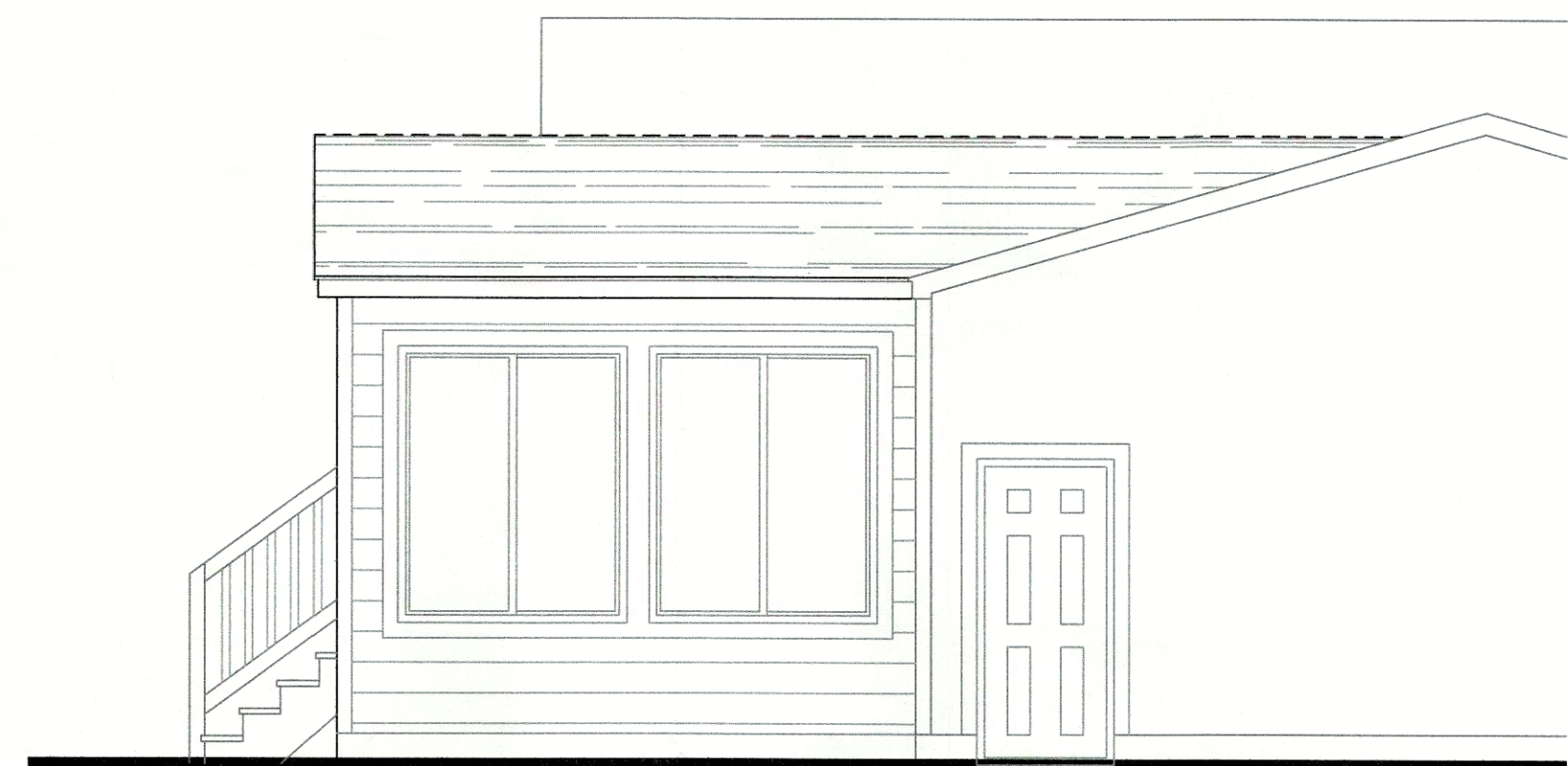
SHEET 1



WEST ELEVATION
SCALE: 1/4"=1'-0"



SOUTH (LAKESIDE) ELEVATION
SCALE: 1/4"=1'-0"



EAST ELEVATION
SCALE: 1/4"=1'-0"

REVISIONS

NO.	DATE	ADDENDUM/BULLETIN

A PROPOSED ADDITION/RENOVATION FOR:
KLOPMAN RESIDENCE
10365 DEGRAND STREET
WHITE LAKE, MICHIGAN 48386

ZACK M OSTROFF & ASSOCIATES
RESIDENTIAL COMMERCIAL DESIGNER/PLANNER
web: www.zoarchitecture.com
email: zack@zoarchitecture.com
PH.248.425.4190
MEMBER
A I B D

THIS DRAWING AS AN INSTRUMENT OF SERVICE IS AND SHALL REMAIN THE PROPERTY OF THE DESIGNER AND SHALL NOT BE USED IN ANY WAY WITHOUT THE PERMISSION OF THE DESIGNER.
THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS AT THE SITE BEFORE PROCEEDING WITH EACH PHASE OF HIS WORK.

SHEET TITLE
EXTERIOR ELEVATIONS

SHEET SCALE
AS NOTED

PROJECT NO.
25-007

DATE
01.20.25

SHEET NUMBER
A-2

Rik Kowall, Supervisor
Anthony L. Noble, Clerk
Mike Roman, Treasurer



Trustees
Scott Ruggles
Steve Anderson
Andrea C. Voorheis
Liz Fessler Smith

WHITE LAKE TOWNSHIP

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

Susan Klopman
10365 Degrand
White Lake, MI 48386

Re: 4 Seasons Room Addition

Based on the submitted plans, the proposed 4 seasons room addition does not satisfy the White Lake Township Clear Zoning Ordinance for R1-C zoning district.

Article 3.1.5 of the White Lake Township Clear Zoning Ordinance: Requires a minimum side yard setback of 10 ft each side and total of 20 ft, minimum lot width of 100 ft, minimum lot area of 16,000 sq ft, and maximum lot coverage of 25% when sanitary sewage is served by a septic field.

The existing lot and structure are legal non-conforming. The 5,608 sq ft, 60 ft wide lot contains a residential structure that does not meet the required side yard and front yard setbacks. The proposed addition in the rear would have a 5.4 ft side yard setback on the east side where the existing east side setback is 3.3 ft, for a combined side yard setback of 10.1 ft. The proposed lot coverage would be 30% where 25% is permitted.

Approval of the building plans is subject to a variance to the schedule of regulations, Article 7 of the White Lake Township Clear Zoning Ordinance. To be eligible for the March 27th Zoning Board of Appeals (ZBA) meeting, complete application must be submitted to the White Lake Township Planning Department no later than February 27th at 4:30 PM. ***Be advised, the certified boundary and location survey should be updated with well and septic locations, and total lot coverage in accordance with the requirements mentioned above.*** The Planning Department can be reached at (248)698-3300, ext. 5

Sincerely,

Nick Spencer, Building Official
White Lake Township

**WHITE LAKE TOWNSHIP
ZONING BOARD OF APPEALS**

**REPORT OF THE
COMMUNITY DEVELOPMENT DEPARTMENT**

TO: Zoning Board of Appeals
FROM: Andrew Littman, Staff Planner
DATE: April 14, 2025

Agenda item: 8B

Appeal Date: March 25, 2025

Applicant: Steve Mitchell

Address: 9049 Longcroft Street
White Lake, MI 48386

Location: 9049 Longcroft Street
White Lake, MI 48386

Zoning: R1-D Single Family Residential

Property Description

The 0.271-acre (11,805 square-foot) parcel identified as 9049 Longcroft Street is located on Long Lake and zoned R1-D (Single Family Residential). The existing two-story single-family home on the property (which is 3,915 square feet in size) utilizes a private well for potable water and a septic system for sanitation.

Applicant's Proposal

The Applicant is proposing to build a covered patio addition (measuring 480 square feet) onto an existing 3,915 square-foot single-family home, which is a legally nonconforming structure due to having an east side yard setback of 3.7 feet and west side yard setback of 4.6 feet. The addition is proposed at the rear of the existing residence.

Planner's Report

The existing single-family home and lot are both legally nonconforming. Per Article 3.1.6.E of the Zoning Ordinance, the minimum side yard setback in the R1-D zoning district is 10 feet on each side (and 20 feet for the total of both sides). In this case, the existing single-family home has an east side yard setback of 3.7 feet and west side yard setback of 4.6 feet. Moreover, the lot size (11,805 square feet) is deficient by 195 square feet and the lot width (75 feet) is deficient by 5 feet.

The proposed patio addition would come 5 feet from the east side yard lot line, which would require a 5-foot variance for the east side yard setback. Moreover, the addition would result in the lot coverage equaling 26.5 percent, which is 1.5 percent above the maximum lot coverage (25 percent) allowed for lots served by a private septic system. Finally, the Applicant would need to receive a variance from Section 7.28 of the Zoning Ordinance, which does not allow the cubic content of nonconforming structures to be increased.

The requested variances are listed in the following table:

Variance #	Ordinance Section	Subject	Standard	Requested Variance
1	Section 3.1.6.E	Minimum Side Yard Setback	10 feet per side	5 feet for east side yard setback
2	Section 3.1.6.E	Minimum Lot Area	12,000 square feet	195 square feet
3	Section 3.1.6.E	Minimum Lot Width	80 feet	5 feet
4	Section 3.1.6.E	Maximum Lot Coverage	25 percent	1.5 percent
5	Section 7.27	Nonconforming Lots of Record	Only developable if setbacks are met	Developable even if setback requirements are not met
6	7.28.A	Nonconforming structure	No increase in cubic content	Increase cubic content of nonconforming structure

Zoning Board of Appeals Options:

Approval: I move to approve the variances requested by Steve Mitchell from Section 3.1.6, Section 7.27, and Section 7.28 of the Zoning Ordinance for Parcel Number 12-35-481-001, identified as 9049 Longcroft Drive, in order to construct a covered patio addition onto an existing single-family home. Variances from Section 3.1.6 are granted to allow for construction on a lot that is 195 square feet less than the minimum lot area, and 5 feet less than the minimum lot width, required in the R1-D zoning district. In addition, variances from Section 3.1.6 are granted to allow the covered patio addition to encroach 5 feet into the required east side yard setback and for the lot coverage to exceed the maximum percentage allowed by 1.5 percent. A variance from Section 7.27 of the Zoning Ordinance is also granted to allow for development on a lot that does not meet the minimum Ordinance requirements for lot area and width. Lastly, a variance from Article 7.28 of the Zoning Ordinance is granted to allow for an increase in cubic content of a nonconforming structure. This approval will have the following conditions:

1. The Applicant shall obtain all necessary permits from the White Lake Township Building Division
2. In no event shall the projection of any roof overhang be closer than five feet to the side lot lines

3. No mechanical units, including HVAC system or generators, shall be placed closer than five feet to any side yard lot line
4. An as-built survey shall be required to verify the approved setbacks

Denial: I move to deny the variances requested by Steve Mitchell for Parcel Number 12-35-481-001, identified as 9049 Longcroft Drive, due to the following reason(s):

Postpone: I move to postpone the appeal of Steve Mitchell *to a date certain or other triggering mechanism* for Parcel Number 12-35-481-001, identified as 9049 Longcroft Drive, to consider comments stated during this public hearing.

Attachments:

1. Variance application dated March 24, 2025
2. Certified boundary survey dated March 24, 2025
3. Certified boundary survey dated November 18, 2020
4. Plans for covered patio
5. Letter of denial from the building department dated March 20, 2025

7.37 STANDARDS

General variances: The Zoning Board of Appeals may authorize a variance from the strict application of the area or dimensional standard of this Ordinance when the applicant demonstrates all of the following conditions "A - E" or condition F applies.

- A. Practical difficulty: A practical difficulty exists on the subject site (such as exceptional narrowness, shallowness, shape or area; presence of floodplain; exceptional topographic conditions) and strict compliance with the zoning ordinance standards would unreasonably prevent the owner from using of the subject site for a permitted use or would render conformity unnecessarily burdensome. Demonstration of a practical difficulty shall have a bearing on the subject site or use of the subject site, and not to the applicant personally. Economic hardship or optimum profit potential are not considerations for practical difficulty.
- B. Unique situation: The demonstrated practical difficult results from exceptional or extraordinary circumstances or conditions applying to the subject site at the time the Ordinance was adopted or amended which are different than typical

- C. Not self created: The applicants problem is not self created.
- D. Substantial justice: The variance would provide substantial justice by granting the property rights similar to those enjoyed by the majority of other properties in the vicinity, and other properties in the same zoning district. The decision shall not bestow upon the property special development rights not enjoyed by other properties in the same district, or which might result in substantial adverse impacts on properties in the vicinity (such as the supply of light and air, significant increases in traffic, increased odors, an increase in the danger of fire, or other activities which may endanger the public safety, comfort, morals or welfare).
- E. Minimum variance necessary: The variance shall be the minimum necessary to grant relief created by the practical difficulty.
- F. Compliance with other laws: The variance is the minimum necessary to comply with state or federal laws, including but not necessarily limited to:
 - i. The Michigan Right to Farm Act (P.A. 93 of 1981) and the farming activities the Act protects;
 - ii. The Americans with Disabilities Act of 1990 (as amended), and the needs of

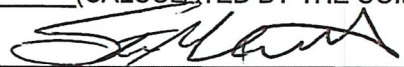
**CHARTER TOWNSHIP OF WHITE LAKE
ZONING BOARD OF APPEALS APPLICATION**
Community Development Department, 7525 Highland Road,
White Lake, Michigan, 48383
(248) 698-3300 x5

APPLICANT'S NAME: Steve Mitchell PHONE: 586-846-6951
ADDRESS: 9049 Longcroft, White Lake, MI. 48386
APPLICANT'S EMAIL ADDRESS: smitch98@gmail.com
APPLICANT'S INTEREST IN PROPERTY: ☒ OWNER ☐ BUILDER ☐ OTHER: _____

ADDRESS OF AFFECTED PROPERTY: 9049 Longcroft PARCEL # 12 - 35-481-001
CURRENT ZONING: Residential PARCEL SIZE: 75x165x60x155 - ~11,800 square feet

STATE REQUESTED VARIANCE AND ORDINANCE SECTION: Article 3.1.6 Minimum side set back
Variance to the schedule of regulations, Article 7
VALUE OF IMPROVEMENT: \$ 5,000 SEV OF EXISTING STRUCTURE: \$ 361,480

STATE REASONS TO SUPPORT REQUEST: (ATTACH WRITTEN STATEMENT TO APPLICATION)

APPLICATION FEE: \$385⁰⁰ (CALCULATED BY THE COMMUNITY DEVELOPMENT DEPARTMENT)
APPLICANT'S SIGNATURE:  DATE: 3/24/25

RECEIVED

MAR 25 2025

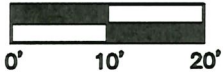
COMMUNITY
DEVELOPMENT
DEPARTMENT

NOTE:

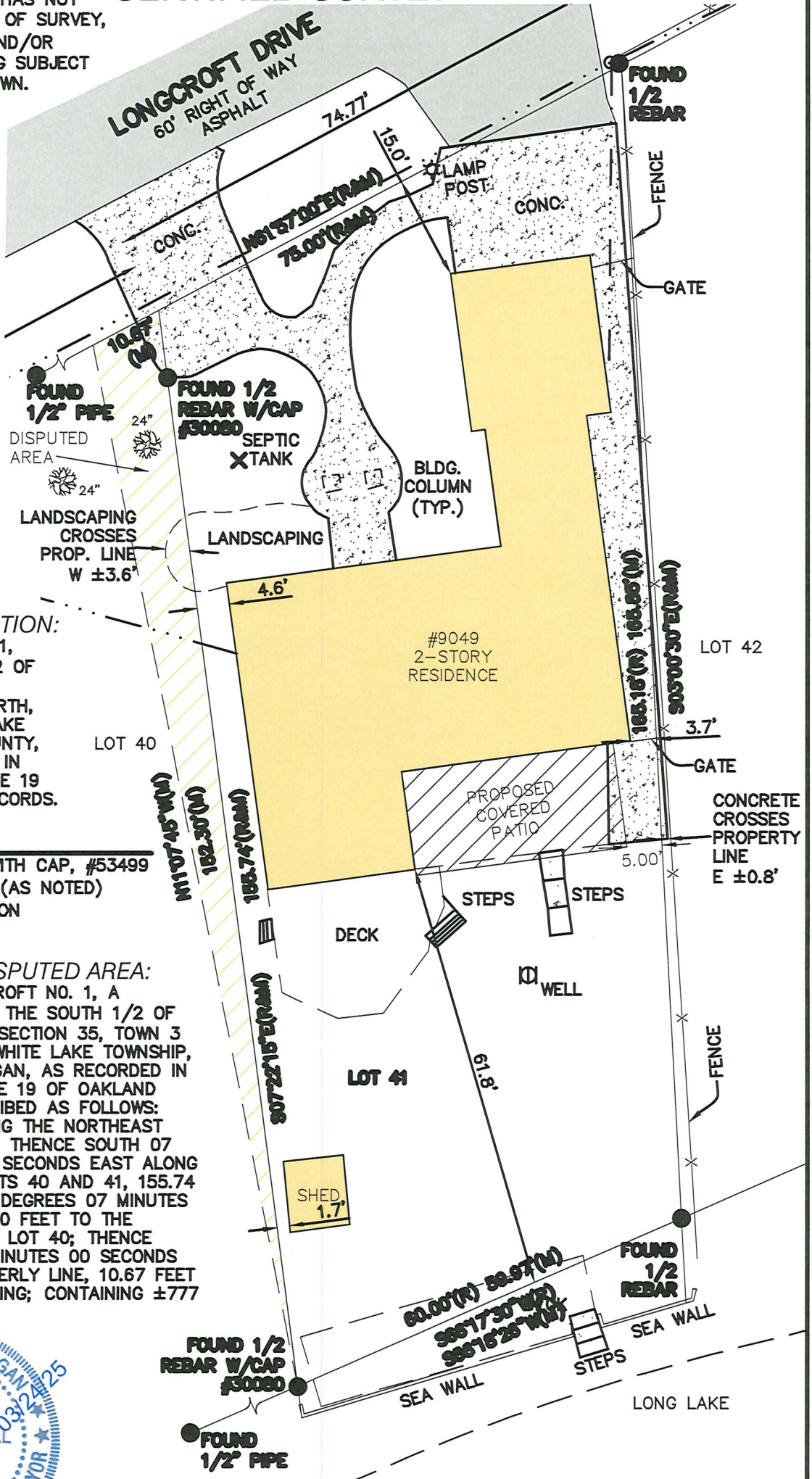
A CURRENT TITLE POLICY HAS NOT BEEN FURNISHED AT TIME OF SURVEY, THEREFORE EASEMENTS AND/OR ENCUMBRANCES AFFECTING SUBJECT PARCEL MAY NOT BE SHOWN.



SCALE: 1"=20'



CERTIFIED SURVEY



PROPERTY DESCRIPTION:

LOT 41, LONGCROFT No. 1,
PART OF THE SOUTH 1/2 OF
THE SOUTHEAST 1/4 OF
SECTION 35, TOWN 3 NORTH,
RANGE 8 EAST, WHITE LAKE
TOWNSHIP, OAKLAND COUNTY,
MICHIGAN, AS RECORDED IN
LIBER 67 OF PLATS, PAGE 19
OF OAKLAND COUNTY RECORDS.

LEGEND

- SET 1/2" REBAR WITH CAP, #53499
● FOUND MONUMENT (AS NOTED)
(M) MEASURED DIMENSION
(R) RECORD DIMENSION

DESCRIPTION OF DISPUTED AREA:

PART OF LOT 40, LONGCROFT NO. 1, A
SUBDIVISION OF PART OF THE SOUTH 1/2 OF
THE SOUTHEAST 1/4 OF SECTION 35, TOWN 3
NORTH, RANGE 8 EAST, WHITE LAKE TOWNSHIP,
OAKLAND COUNTY, MICHIGAN, AS RECORDED IN
LIBER 67 OF PLATS, PAGE 19 OF OAKLAND
COUNTY RECORDS, DESCRIBED AS FOLLOWS:
POINT OF BEGINNING BEING THE NORTHEAST
CORNER OF SAID LOT 40, THENCE SOUTH 07
DEGREES 22 MINUTES 15 SECONDS EAST ALONG
THE COMMON LINE OF LOTS 40 AND 41, 155.74
FEET; THENCE NORTH 11 DEGREES 07 MINUTES
45 SECONDS WEST, 152.30 FEET TO THE
NORTHERLY LINE OF SAID LOT 40; THENCE
NORTH 61 DEGREES 57 MINUTES 00 SECONDS
EAST ALONG SAID NORTHERLY LINE, 10.67 FEET
TO THE POINT OF BEGINNING; CONTAINING ±777
SQUARE FEET OF LAND.



I CERTIFY THAT THE REQUIREMENTS FOR 1970 PA 132, MCL 54.213 HAVE BEEN MET, AND THAT THE RELATIVE POSITIONAL PRECISION IDENTIFIED FOR THIS SURVEY AND SHOWN ON THE MAP ARE WITHIN THE LIMITS ACCEPTED BY THE PRACTICE OF PROFESSIONAL SURVEYING.

D Jackson

DANIEL J. JACKSON, P.S. NO. 53499

SULLIVAN
URVEYING

PROFESSIONAL SURVEYING

330-548-1050

sullivan surveying19@gmail.com

CERTIFIED TO: STEVE MITCHELL

DATE: MARCH 24, 2025

SHEET: 1 OF 1

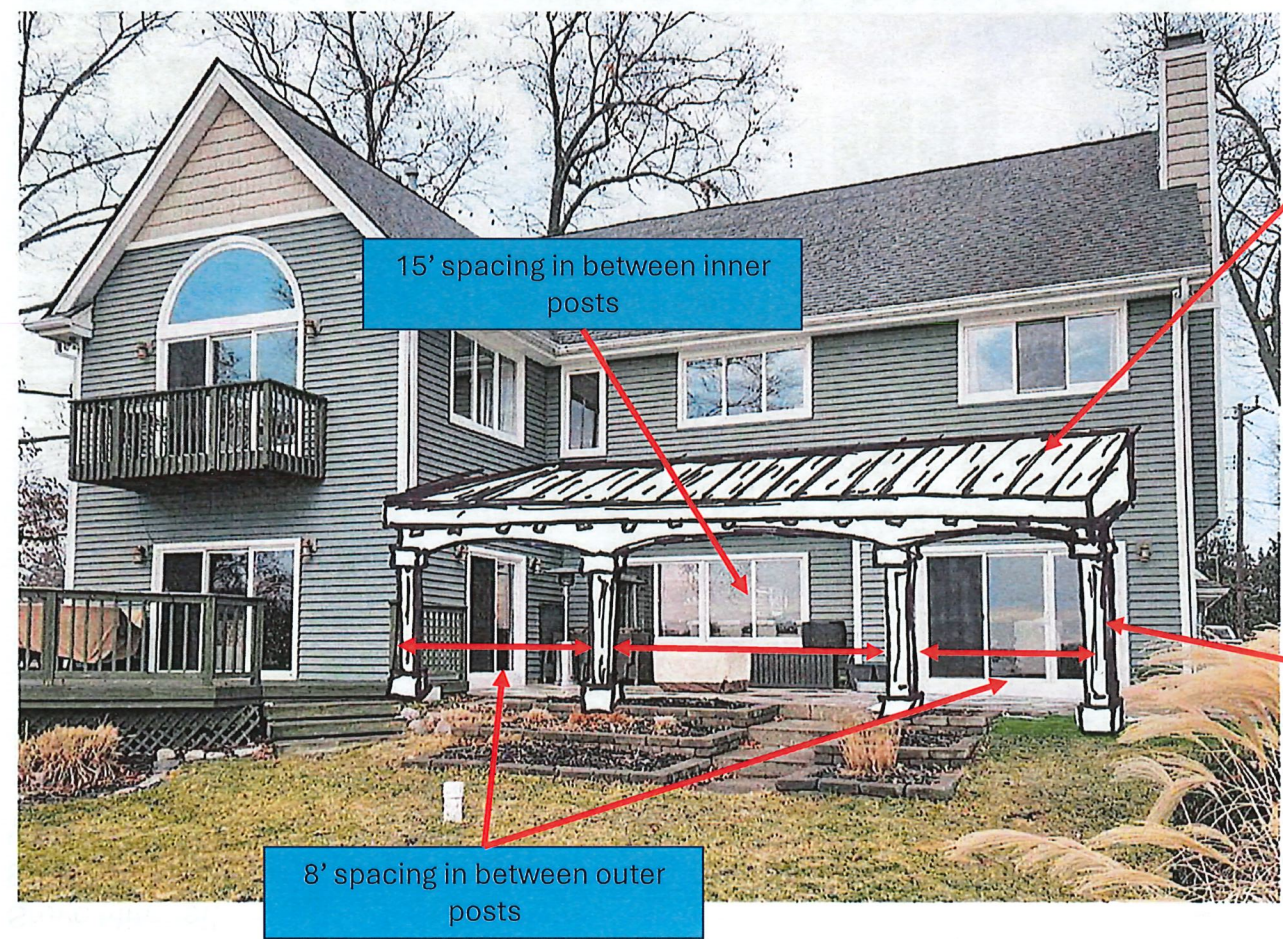
SCALE: 1" = 20'

JOB NO.: 9049 LONGCROF

23

Steve Mitchell
9049 Longcroft
White Lake, MI. 48386

Roof over existing Patio Project



15' spacing in between inner posts

Standing Seam Metal roofing panels with hidden fasteners – on 7/16in. OSB Roof sheathing. 100% coverage of ice & water shield to enable 2:12 pitch – 24” on center trusses

4 - 6x6 treated posts on top of 48” cement footings (minimum diameter for footing?)

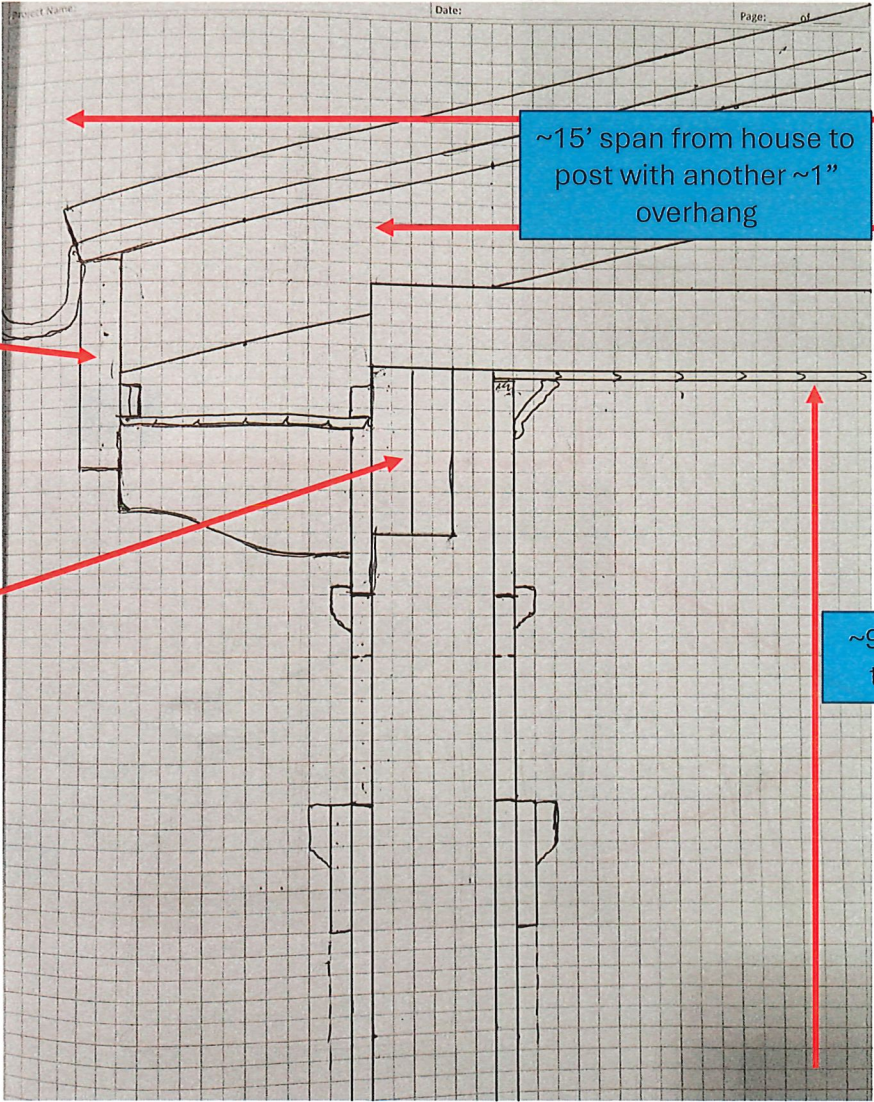
8' spacing in between outer posts

Steve Mitchell
9049 Longcroft
White Lake, MI. 48386

Roof over existing Patio Project

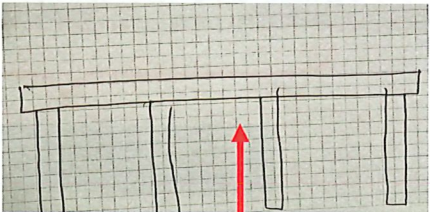
2x10 Fascia
board (treated)

2x10 Treated Beams
(2) to enable larger
span between
center posts – set
onto notched post



~15' span from house to
post with another ~1"
overhang

~9' Roof underside
to Patio surface



(larger spacing between
center posts) - 2x10
Beams (2)

Steve Mitchell
9049 Longcroft
White Lake, MI. 48386

Roof over existing Patio Project



Existing

Roof covering over Patio



Rik Kowall, Supervisor
 Anthony L. Noble, Clerk
 Mike Roman, Treasurer



Trustees
 Scott Ruggles
 Steve Anderson
 Andrea C. Voorheis
 Liz Fessler Smith

WHITE LAKE TOWNSHIP

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

March 20, 2025

Steve Mitchell
 9049 Longcroft
 White Lake, MI 48386

Re: Proposed covered porch

Based on the submitted plans, the proposed residential structure addition does not satisfy the White Lake Township Clear Zoning Ordinance for R1-D zoning district.

Article 3.1.6 of the White Lake Township Clear Zoning Ordinance: Requires a minimum side yard setback 10 feet each side and total of 20 ft, minimum lot size of 12,000 sq ft, minimum lot width of 80 ft, and maximum lot coverage of 25%.

The existing lot and residential structure are legal non-conforming. The approximate 11,800 sq ft, 75 ft wide lot contains a residential structure with an east side yard setback of 3.7 ft and west side setback of 4.6 ft. The new roof structure addition is proposed to have a 5 ft east side yard setback. While the plan does not indicate the total lot coverage, it should be noted that the addition may put the total lot coverage above 25%.

Approval of the building plans is subject to a variance to the schedule of regulations, Article 7 of the White Lake Township Clear Zoning Ordinance. To be eligible for the April 24th Zoning Board of Appeals (ZBA) meeting, complete application must be submitted to the White Lake Township Planning Department no later than March 27th at 4:30 PM. ***Be advised, a certified boundary and location survey showing existing and proposed structures, setbacks, well and septic locations, and total lot coverage will be required by the ZBA. The survey must be submitted to the Planning Department a minimum of 3 weeks prior to the meeting.*** The Planning Department can be reached at (248)698-3300, ext. 5

Sincerely,

Nick Spencer, Building Official
 White Lake Township

WHITE LAKE TOWNSHIP ZONING BOARD OF APPEALS

REPORT OF THE COMMUNITY DEVELOPMENT DEPARTMENT

TO: Zoning Board of Appeals
FROM: Andrew Littman, Staff Planner
DATE: April 14, 2025

Agenda item: 8C

Appeal Date: March 25, 2025

Applicant: Joshua Tauriainen

Address: 58415 Ten Mile Road
South Lyon, MI 48178

Location: 8285 Highland Road
White Lake, MI 48386

Zoning: GB General Business

Property Description

The 6.2-acre parcel identified as 8285 Highland Road is located just southwest of the M-59/Pontiac Lake Road intersection and zoned GB (General Business).

Applicant's Proposal

The Applicant is proposing to redevelop a site along Highland Road for the purpose of operating a used car dealership. The site was previously occupied by a General RV Center but has been vacant for more than five years.



Source: Oakland County Property Gateway

There are three existing structures on the site, all of which are planned to be restored and utilized for operations. Building 1 (nearest Highland Road) is 5,050 square feet and will be utilized as a sales office. Building 2 is 6,500 square feet and is proposed to be a vehicle maintenance and prep space. Building 3 is 1,400 square feet and will be utilized for storage.

The Applicant will be in front of the Planning Commission on April 17, 2025 seeking special land use approval.

Planner's Report

The Applicant is seeking the following three variances:

- **Variance #1** (off-street parking space layout, standards, construction and maintenance)

Section 5.11.Q.xviii of the Zoning Ordinance states that “concrete curb and gutter shall be provided around the perimeter of all parking areas. Parking space length shall be measured to the face of curb.” The Applicant seeks complete relief from this Ordinance requirement. In a supplementary letter provided with the ZBA application, the Applicant wrote that “the project is a rehabilitation of an existing parking lot that currently does not have any curb and gutter. The existing parking lot will be milled 2” and repaved with 2” of new paving that will be placed over the existing paving surface. New greenspace islands will be created by removing areas of existing pavement to reduce the area of impervious surface on the site.”

- **Variance #2** (maximum allowable off-street parking)

Per Section 5.11.M of the Zoning Ordinance, the maximum allowable number of parking spaces for motor vehicle sales and service establishments is 1 parking space per each 200 square feet of usable floor space of sales room, plus 5 for each one auto service stall in the service room.

Building 1, the sales office and showroom, is proposed to have 4,100 square feet of usable floor area. Building 2, the location of the vehicle maintenance and prep space, is planned to have a total of 6 stalls. Therefore, under the general standards of the Zoning Ordinance, the maximum allowable number of parking spaces would be 50 total parking spaces. However, it should be noted that upon a finding made by the Planning Commission, parking may be provided in an amount not to exceed 125 percent of the maximum allowable parking, which would be 63 parking spaces.

The Applicant is seeking a variance for 156 additional parking spaces. In the supplementary letter provided with the ZBA application, the Applicant wrote that “in order for this site to operate as a Car Dealership the requested 206 parking spaces will be needed to allow for customer parking, employee parking and for stock (for sale) vehicle parking.”

- **Variance #3** (interior landscaping)

For every new development that requires site plan review (except for condominiums), Section 5.19.E of the Zoning Ordinance requires internal landscaping areas equal to at least 15 percent of the total lot area. These internal landscaping areas must provide 1 large deciduous, small ornamental deciduous, or evergreen tree and 5 shrubs for every 300 square feet of required interior landscaping area.

Sheet L-1 of the Applicant's plans show the interior landscaping calculations. Fifteen percent of the total lot area (273,120 square feet) equals 40,968 square feet. Therefore, 137 trees (40,968 / 300) and 683 shrubs ((40,968 / 300) x 5) are required. The Applicant's landscape plan shows 137 total trees but only 288 shrubs, which is deficient by 395 shrubs.

As justification for this variance, the Applicant wrote the following in the supplementary letter provided with its ZBA application:

"This is a redevelopment site with limited planting areas. The detention ponds have available areas for the shrubs but have naturalized with grasses, trees, and shrubs. Adding shrubs to this area will have minimal benefit and be disruptive to the existing vegetation. 161 shrubs exist in this area that are over 24". If all shrubs were counted, the requirement would be met."

The requested variances are listed in the following table:

Variance #	Ordinance Section	Subject	Standard	Requested Variance
1	Section 5.11.Q.xviii	Off-Street Parking Space Layout, Standards and Construction	Curb and gutter required around perimeter of parking areas	To <u>not</u> require curb/gutter around perimeter of parking areas
2	Section 5.11.M	Maximum Allowable Off-Street Parking	50 parking spaces	156 additional parking spaces
3	Section 5.19.E	Interior Landscaping	683 shrubs	395 fewer shrubs

Zoning Board of Appeals Options:

Approval: I move to approve the variances requested by Joshua Tauriainen from Section 5.11.Q.xviii, Section 5.11.M, and Section 5.19.E of the Zoning Ordinance for Parcel Number 12-13-455-024, identified as 8285 Highland Road, in connection with the redevelopment of this site for the purpose of operating a used car dealership. A variance from Section 5.11.Q.xviii is granted to relieve the Applicant from the requirement to install concrete curb and gutter around the perimeter of all parking areas. A variance from Section 5.11.M is granted to allow for 156 additional parking spaces above the maximum allowed for motor vehicle and service establishments. Lastly, a variance from Section 5.19.E is granted to allow for 395 fewer shrubs in the development's interior landscaping.

Denial: I move to deny the variances requested by Joshua Tauriainen for Parcel Number 12-13-455-024, identified as 8285 Highland Road, due to the following reason(s):

Postpone: I move to postpone the appeal of Joshua Tauriainen *to a date certain or other triggering mechanism* for Parcel Number 12-13-455-024, identified as 8285 Highland Road, to consider comments stated during this public hearing.

Attachments:

1. Variance application dated April 2, 2025
2. Preliminary/Final Site Plan dated March 3, 2025
3. Responses to Ordinance requirements provided by Applicant
4. Warranty Deed
5. Township staff and consultant reviews of plans

7.37 STANDARDS

General variances: The Zoning Board of Appeals may authorize a variance from the strict application of the area or dimensional standard of this Ordinance when the applicant demonstrates all of the following conditions "A – E" or condition F applies.

- A. Practical difficulty: A practical difficulty exists on the subject site (such as exceptional narrowness, shallowness, shape or area; presence of floodplain; exceptional topographic conditions) and strict compliance with the zoning ordinance standards would unreasonably prevent the owner from using of the subject site for a permitted use or would render conformity unnecessarily burdensome. Demonstration of a practical difficulty shall have a bearing on the subject site or use of the subject site, and not to the applicant personally. Economic hardship or optimum profit potential are not considerations for practical difficulty.
- B. Unique situation: The demonstrated practical difficult results from exceptional or extraordinary circumstances or conditions applying to the subject site at the time the Ordinance was adopted or amended which are different than typical properties in the same zoning district or the vicinity.

C. Not self created: The applicants problem is not self created.

D. Substantial justice: The variance would provide substantial justice by granting the property rights similar to those enjoyed by the majority of other properties in the vicinity, and other properties in the same zoning district. The decision shall not bestow upon the property special development rights not enjoyed by other properties in the same district, or which might result in substantial adverse impacts on properties in the vicinity (such as the supply of light and air, significant increases in traffic, increased odors, an increase in the danger of fire, or other activities which may endanger the public safety, comfort, morals or welfare).

E. Minimum variance necessary: The variance shall be the minimum necessary to grant relief created by the practical difficulty.

F. Compliance with other laws: The variance is the minimum necessary to comply with state or federal laws, including but not necessarily limited to:

- i. The Michigan Right to Farm Act (P.A. 93 of 1981) and the farming activities the Act protects;
- ii. The Americans with Disabilities Act of 1990 (as amended), and the needs of handicapped individuals the Act protects, including accessory facilities, building additions, building alterations, and site improvements which may not otherwise meet a strict application of the standards of this Ordinance.

ZONING BOARD OF APPEALS APPLICATION

Community Development Department, 7525 Highland Road,
White Lake, Michigan, 48383
(248) 698-3300 x5

Item C.

APPLICANT'S NAME: Joshua Tauriainen PHONE: 248-245-3656

ADDRESS: 58415 10 Mile Rd, South Lyon, MI 48178

APPLICANT'S EMAIL ADDRESS: joshuat0505@gmail.com

APPLICANT'S INTEREST IN PROPERTY: ☒ OWNER ☐ BUILDER ☐ OTHER: _____

ADDRESS OF AFFECTED PROPERTY: 8285 Highland Rd., White Lake, MI 48386 PARCEL # 12 - 13-455-024

CURRENT ZONING: GB - General Business PARCEL SIZE: 6.27 Ac.

STATE REQUESTED VARIANCE AND ORDINANCE SECTION: Sec. 5.11.Q.xviii

Sec. 5.11.M

Sec. 5.19.E

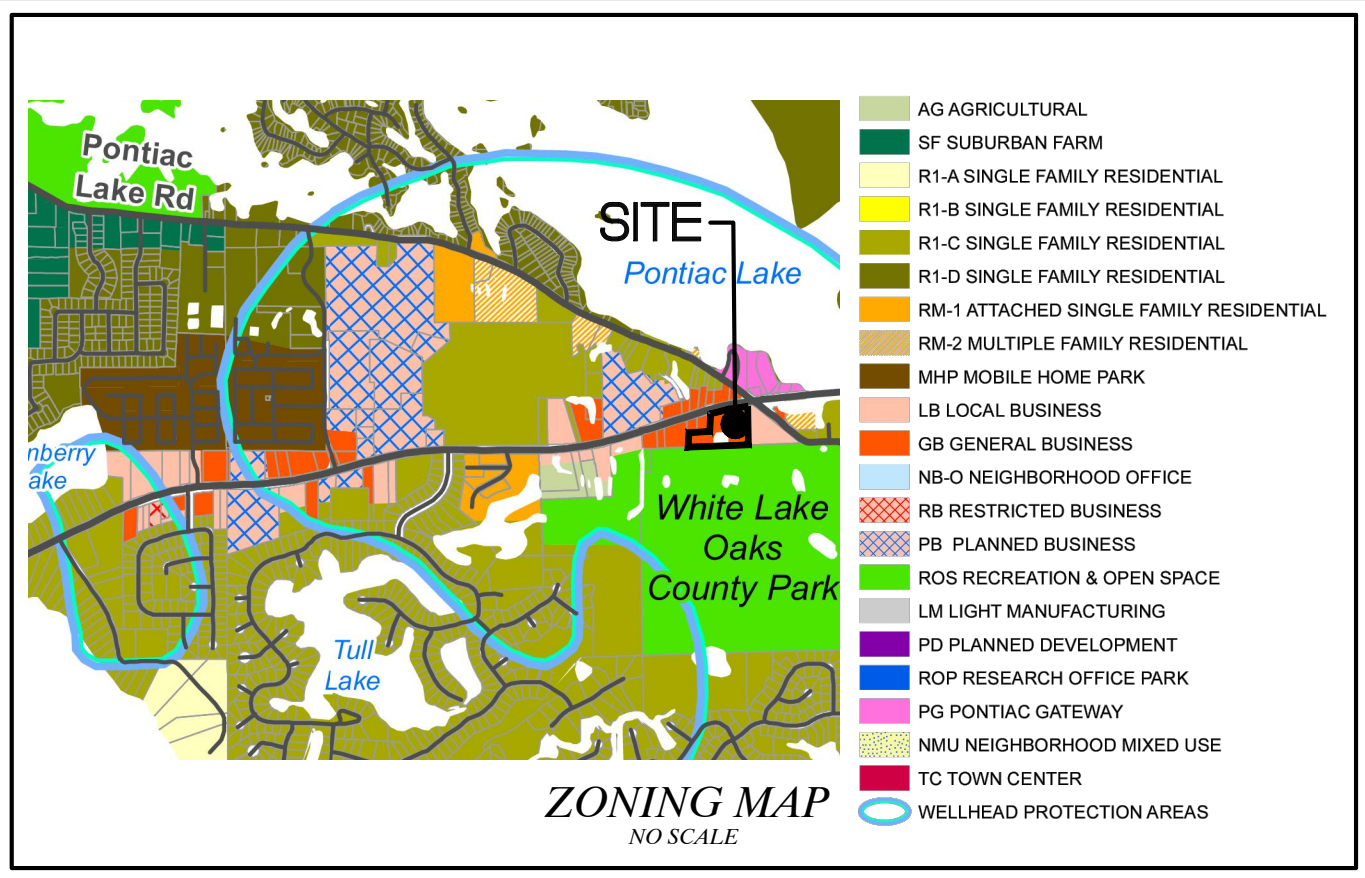
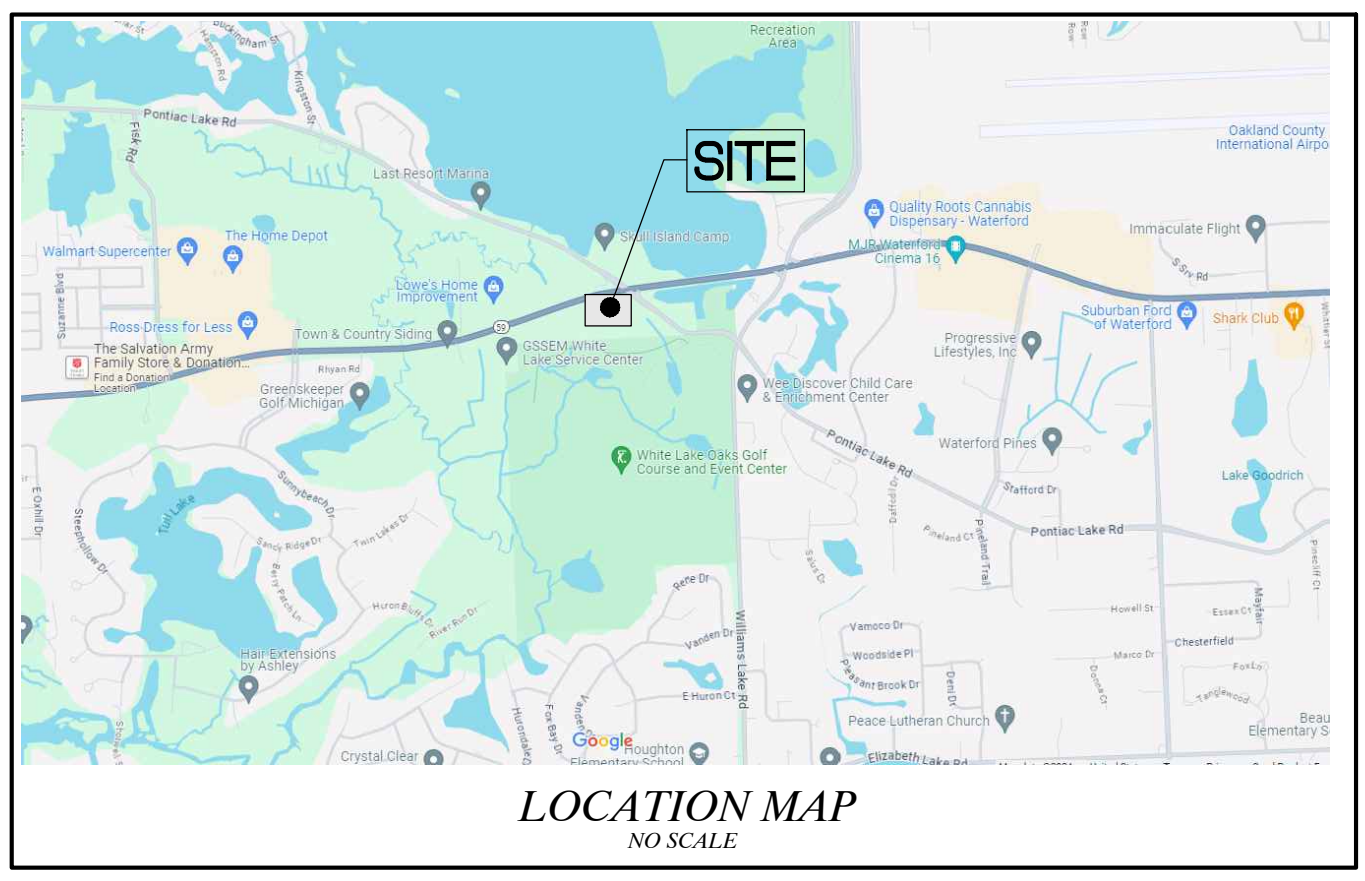
VALUE OF IMPROVEMENT: \$ n/a SEV OF EXISTING STRUCTURE: \$ n/a

STATE REASONS TO SUPPORT REQUEST: (ATTACH WRITTEN STATEMENT TO APPLICATION)

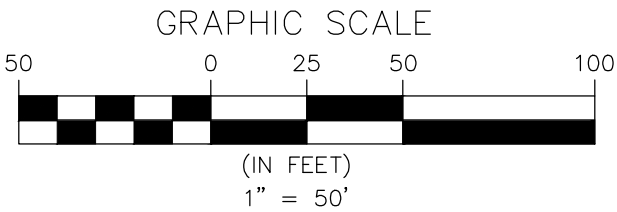
APPLICATION FEE: _____ (CALCULATED BY THE COMMUNITY DEVELOPMENT DEPARTMENT)

APPLICANT'S SIGNATURE:  DATE: 4-2-25

PRELIMINARY/FINAL SITE PLANS FOR:
WHITE LAKE MOTORS
MICHIGAN AUTOMOTIVE GROUP
CHARTER TOWNSHIP OF WHITE LAKE, OAKLAND COUNTY, MICHIGAN



SHEET INDEX	
NO.	SHEET TITLE
C-1	COVER SHEET
C-2	BOUNDARY AND TOPOGRAPHICAL SURVEY
C-3	DEMOLITION PLAN
C-4	OVERALL SITE AND EXISTING UTILITY PLAN
C-5	PAVING AND GRADING PLAN
C-6	EMERGENCY VEHICLE ROUTE
M-1	ADA RAMP DETAILS
AS-BUILT PLANS - (NOT FOR CONSTRUCTION)	
AB-1	"AS-BUILT" 1-18-2021 (BY KIEFT ENGINEERING, INC.)
AB-2	"AS-BUILT" 1-18-2021 (BY KIEFT ENGINEERING, INC.)
AB-3	"AS-BUILT" 1-18-2021 (BY KIEFT ENGINEERING, INC.)
LANDSCAPE PLANS	
NO.	SHEET TITLE
L-1	LANDSCAPE PLAN
L-2	LANDSCAPE DETAILS
ARCHITECTURAL PLANS	
NO.	SHEET TITLE
A01	EXISTING/PROPOSED FLOOR PLAN
A02	EXISTING ELEVATIONS
A03	EXISTING FLOOR PLAN
A04-A05	EXISTING ELEVATIONS
A06-A07	PROPOSED ELEVATIONS
PHOTOMETRIC PLANS	
NO.	SHEET TITLE
1-3	PHOTOMETRIC PLANS



LANDSCAPE PLANS PROVIDED BY:
ALLEN DESIGN
LAND PLANNING / LANDSCAPE ARCHITECTURE
557 CARPENTER
NORTHVILLE, MICHIGAN 48167
PHONE: 248.467.4668

TOWNSHIP NOTES:

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

APPLICANT:
WHITE LAKE MOTORS, MICHIGAN AUTO GROUP
CONTACT: MARK SHAMOUN
48260 FRANK STREET
WIXOM, MI 48393
EMAIL: MSHAMOUN@YAHOO.COM
PHONE: 248-225-3039



SEIBER KEAST LEHNER
ENGINEERING | SURVEYING
CLINTON TOWNSHIP OFFICE
1700 CLINTON TOWNSHIP, MI 48038
586-415-7050
FARMINGTON HILLS OFFICE
39920 FARMINGTON HILLS, MI 48331
248-306-3331

1. REV PER TWP	01-06-20
2. REV PER TWP	03-03-25



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

PROJECT NAME:
WHITE LAKE MOTORS
SHEET TITLE:
COVER SHEET

JOB NO.:
24-084

SHEET
C-1

SCHEDULE A, EXHIBIT A DESCRIPTION (PER COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER: 1002130, COMMITMENT DATE: NOVEMBER 17, 2023).

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE TOWNSHIP OF WHITE LAKE, OAKLAND COUNTY, STATE OF MICHIGAN, AND IS DESCRIBED AS FOLLOWS:

TOWN 3 NORTH, RANGE 8 EAST, SECTION 13, HURON RIVER SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN LIBER 57 OF PLATS, PAGE 55 OF OAKLAND COUNTY RECORDS, LOT 1, ALSO PART OF LOT 2, ALSO PART OF VACATED OLD HIGHLAND ROAD, ALSO PART OF SOUTHEAST 1/4, ALL DESCRIBED AS: BEGINNING AT THE DISTANCE NORTH 88 DEGREES 58 MINUTES 56 SECONDS EAST 980.48 FEET FROM SOUTH 1/4 CORNER, THENCE NORTH 04 DEGREES 08 MINUTES 57 SECONDS EAST 454.82 FEET, THENCE ALONG CURVE TO RIGHT, RADIUS 5679.65 FEET, CHORD BEARS NORTH 78 DEGREES 20 MINUTES 25 SECONDS EAST 310.12 FEET, DISTANCE OF 310.16 FEET, THENCE SOUTH 00 DEGREES 14 MINUTES 00 SECONDS WEST 510.36 FEET, THENCE SOUTH 88 DEGREES 56 SECONDS WEST 334.60 FEET TO BEGINNING, ALSO PART OF THE SOUTHEAST 1/4 BEGINNING AT POINT DISTANCE NORTH 88 DEGREES 58 MINUTES 56 SECONDS EAST 1315.08 FEET FROM SOUTH 1/4 CORNER, THENCE NORTH 00 DEGREES 14 MINUTES 00 SECONDS EAST 510.36 FEET, THENCE SOUTH 03 DEGREES 14 MINUTES 47 SECONDS EAST 510.62 FEET, THENCE SOUTH 88 DEGREES 58 MINUTES 56 SECONDS WEST 31 FEET TO THE BEGINNING, ALSO OF HURON RIVER SUBDIVISION, PART OF LOTS 2, 3 AND 4, ALSO PART OF SOUTHEAST 1/4, ALL DESCRIBED AS BEGINNING AT POINT DISTANCE NORTH 88 DEGREES 58 MINUTES 56 SECONDS EAST 577.80 FEET, FROM 1/4 CORNER, THENCE NORTH 01 DEGREES 14 MINUTES 00 SECONDS WEST 190.10 FEET, THENCE NORTH 88 DEGREES 58 MINUTES 56 SECONDS EAST 127.91 FEET, THENCE SOUTH 4 FEET, THENCE NORTH 87 DEGREES 52 MINUTES 09 SECONDS EAST 158.72 FEET, THENCE NORTH 02 DEGREES 15 MINUTES 42 SECONDS WEST 106.01 FEET, THENCE NORTH 88 DEGREES 29 MINUTES 50 SECONDS EAST 20.32 FEET, THENCE NORTH 02 DEGREES 10 MINUTES 17 SECONDS WEST 124.56 FEET, THENCE ALONG CURVE TO RIGHT, RADIUS 5679.65 FEET, CHORD BEARS NORTH 75 DEGREES 52 MINUTES 59 SECONDS EAST 146.13 FEET, DISTANCE 146.13 FEET, THENCE SOUTH 04 DEGREES 08 MINUTES 57 SECONDS WEST 454.82 FEET, THENCE SOUTH 88 DEGREES 58 MINUTES 56 SECONDS WEST 402.68 FEET TO BEGINNING.

PARCEL ID#:
12-13-455-024

FLOOD ZONE:
SITE IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF 0.2% ANNUAL CHANCE FLOODPLAIN) PER FEMA MAP NO. 26125C0337F, DATED 09/29/2006.

WETLANDS:
THERE ARE NO APPARENT WETLANDS ON SITE PER NATIONAL WETLANDS INVENTORY MAPPER.

BEARINGS ARE BASED ON MICHIGAN STATE PLANE COORDINATES (NAD83), SOUTH ZONE, INTERNATIONAL FEET, GROUND DISTANCES. VERTICAL DATUM IS BASED ON NAVD88.

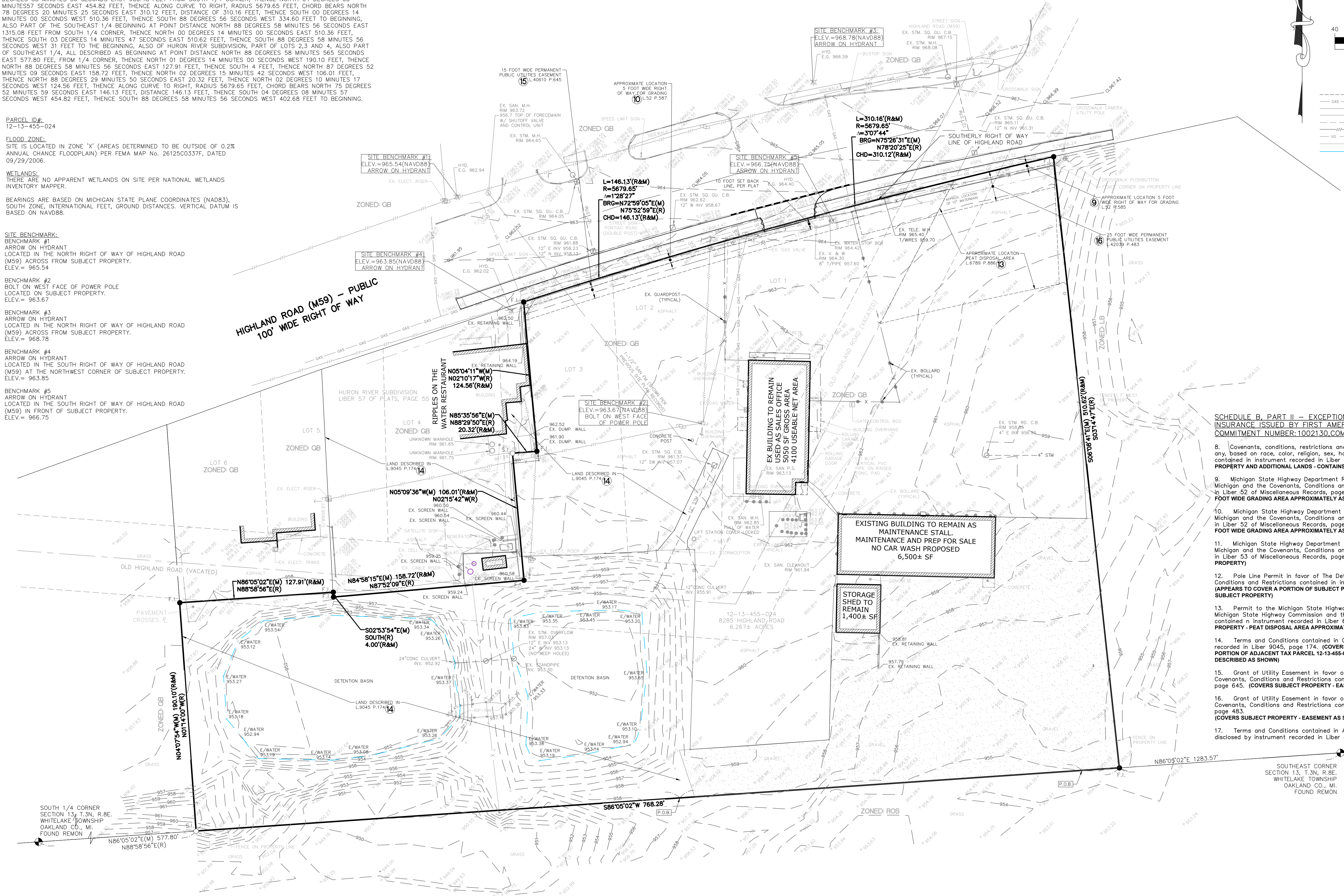
SITE BENCHMARK:
BENCHMARK #1
ARROW ON HYDRANT
LOCATED IN THE NORTH RIGHT OF WAY OF HIGHLAND ROAD (M59) ACROSS FROM SUBJECT PROPERTY.
ELEV. = 965.54

BENCHMARK #2
BOLT ON WEST FACE OF POWER POLE
LOCATED ON SUBJECT PROPERTY.
ELEV. = 963.67

BENCHMARK #3
ARROW ON HYDRANT
LOCATED IN THE NORTH RIGHT OF WAY OF HIGHLAND ROAD (M59) ACROSS FROM SUBJECT PROPERTY.
ELEV. = 968.78

BENCHMARK #4
ARROW ON HYDRANT
LOCATED IN THE SOUTH RIGHT OF WAY OF HIGHLAND ROAD (M59) AT THE SOUTHWEST CORNER OF SUBJECT PROPERTY.
ELEV. = 963.85

BENCHMARK #5
ARROW ON HYDRANT
LOCATED IN THE SOUTH RIGHT OF WAY OF HIGHLAND ROAD (M59) IN FRONT OF SUBJECT PROPERTY.
ELEV. = 966.75



SCHEDULE B, PART II - EXCEPTIONS (PER COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER: 1002130, COMMITMENT DATE: NOVEMBER 17, 2023):

- Covenants, conditions, restrictions and other provisions but omitting restrictions, if any, based on race, color, religion, sex, handicap, familial status or national origin as contained in instrument recorded in Liber 669, page 100. (APPEARS TO COVER SUBJECT PROPERTY AND ADDITIONAL LANDS - CONTAINS USE RESTRICTIONS)
- Michigan State Highway Department Release of Right of Way in favor of the State of Michigan and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 52 of Miscellaneous Records, page 585. (COVERS EXISTING M-59 RIGHT OF WAY - 5 FOOT WIDE GRADING AREA APPROXIMATELY AS SHOWN)
- Michigan State Highway Department Release of Right of Way in favor of the State of Michigan and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 52 of Miscellaneous Records, page 587. (COVERS EXISTING M-59 RIGHT OF WAY - 5 FOOT WIDE GRADING AREA APPROXIMATELY AS SHOWN)
- Michigan State Highway Department Release of Right of Way in favor of the State of Michigan and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 53 of Miscellaneous Records, page 9. (APPEARS TO COVER LAND EAST OF SUBJECT PROPERTY)
- Pole Line Permit in favor of The Detroit Edison Company and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 1926, page 528. (APPEARS TO COVER A PORTION OF SUBJECT PROPERTY. ROUTE OF LINES LOCATED EAST OF SUBJECT PROPERTY)
- Permit to the Michigan State Highway Commission for Peat Disposal in favor of the Michigan State Highway Commission and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 6789, page 886. (COVERS A PORTION OF SUBJECT PROPERTY - PEAT DISPOSAL AREA APPROXIMATELY AS SHOWN)
- Terms and Conditions contained in Grant of Easement as disclosed by instrument recorded in Liber 9045, page 174. (COVERS A PORTION OF SUBJECT PROPERTY AND COVERS A PORTION OF ADJACENT TAX PARCEL 12-13-455-021. SEPTIC SYSTEM LOCATION NOT DEFINED, LAND DESCRIBED AS SHOWN)
- Grant of Utility Easement in favor of the Charter Township of White Lake and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 40610, page 645. (COVERS SUBJECT PROPERTY - EASEMENT AS SHOWN)
- Grant of Utility Easement in favor of the Charter Township of White Lake and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 42039, page 483. (COVERS SUBJECT PROPERTY - EASEMENT AS SHOWN)
- Terms and Conditions contained in Agreement for Deferral of Water Charges as disclosed by instrument recorded in Liber 43276, page 432. (COVERS SUBJECT PROPERTY)



NOTE:
ALL EXISTING UTILITIES HAVE BEEN FIELD LOCATED WHERE VISIBLE. UNDERGROUND LOCATIONS HAVE BEEN TAKEN FROM RECORD DOCUMENTS AND NO GUARANTEE CAN BE MADE TO THE COMPLETENESS, EXACTNESS OR CORRECTNESS OF LOCATIONS. THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF EXISTING UTILITIES AND RELOCATE AS NECESSARY TO AVOID CONFLICTS WITH NEW CONSTRUCTION.

SEIBER KEAST LEHNER
ENGINEERING | SURVEYING
CLINTON TOWNSHIP OFFICE
17000 CLINTON TOWNSHIP MI 48038
586-416-7060
FARMINGTON HILLS OFFICE
39020 FARMINGTON HILLS MI 48331
248-306-3331

1.	REV PER TWP	01-06-20
2.	REV PER TWP	03-03-25

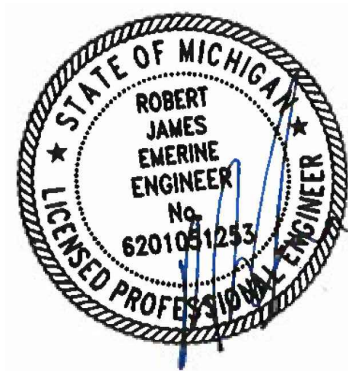


CLIENT:
**WHITE LAKE MOTORS,
MICHIGAN AUTO GROUP**
48260 FRANK STREET
WIXOM, MI 48393

WHITE LAKE MOTORS
BOUNDARY AND TOPOGRAPHICAL
SURVEY

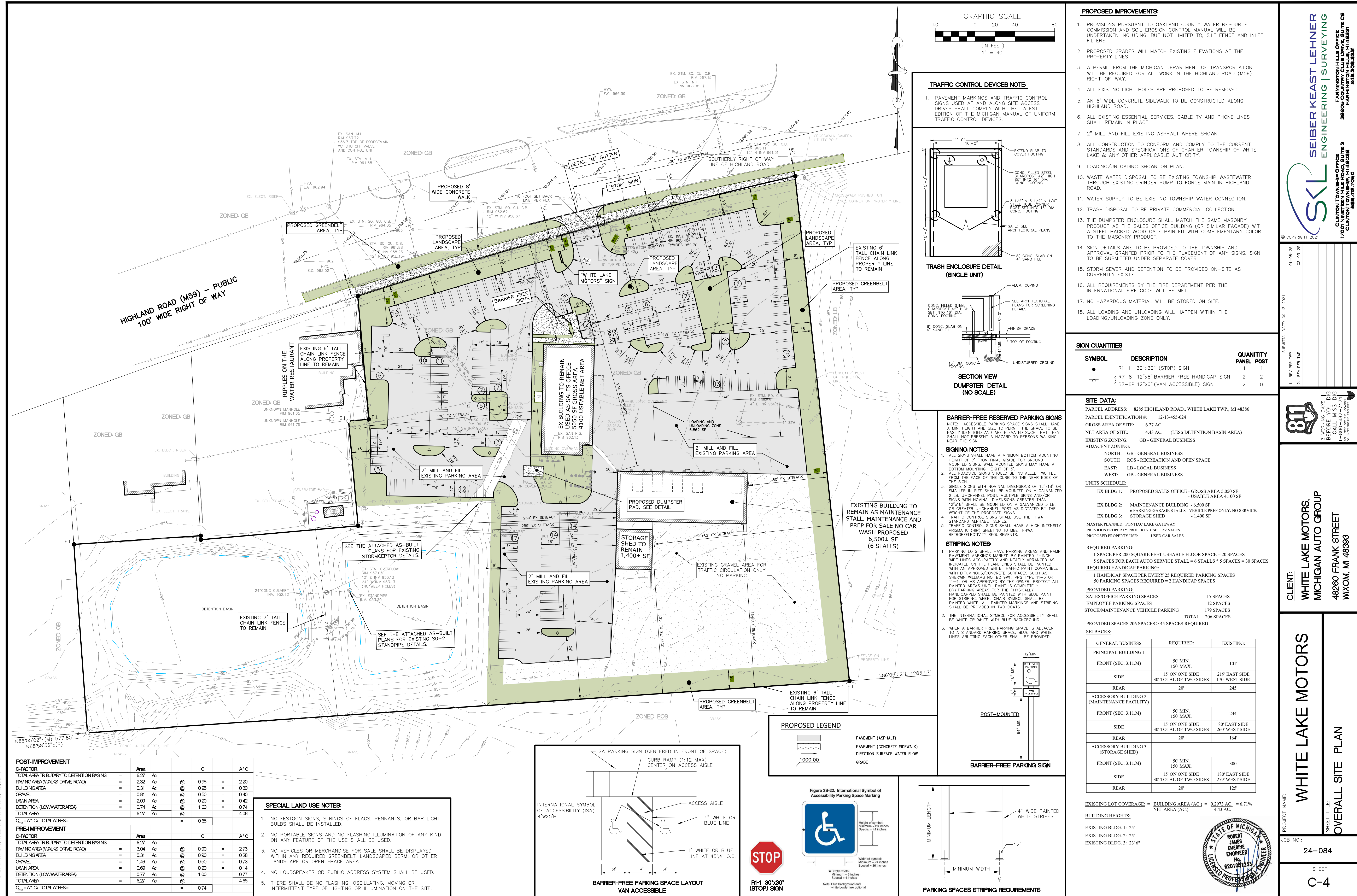
JOB NO.:
24-084

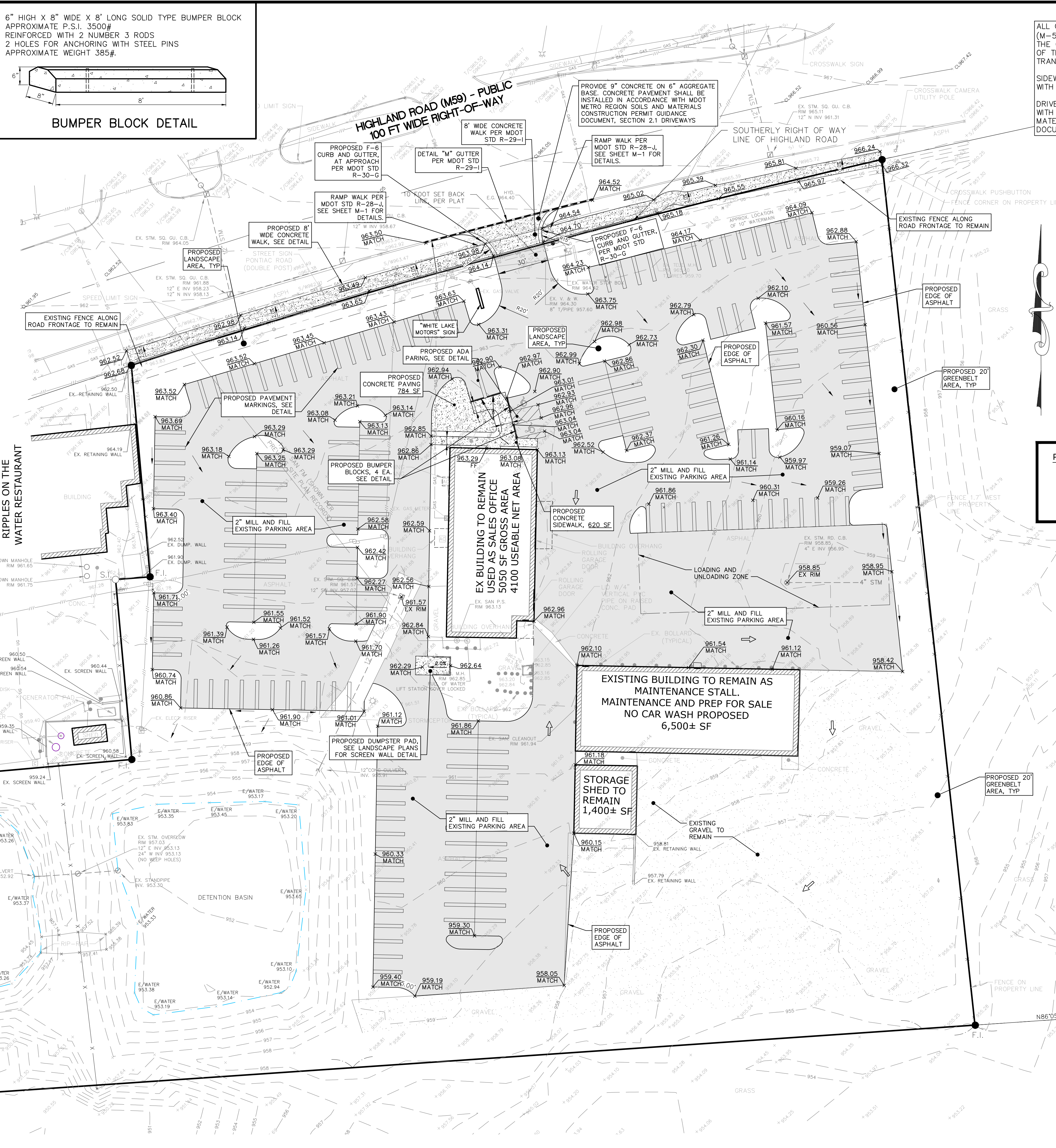
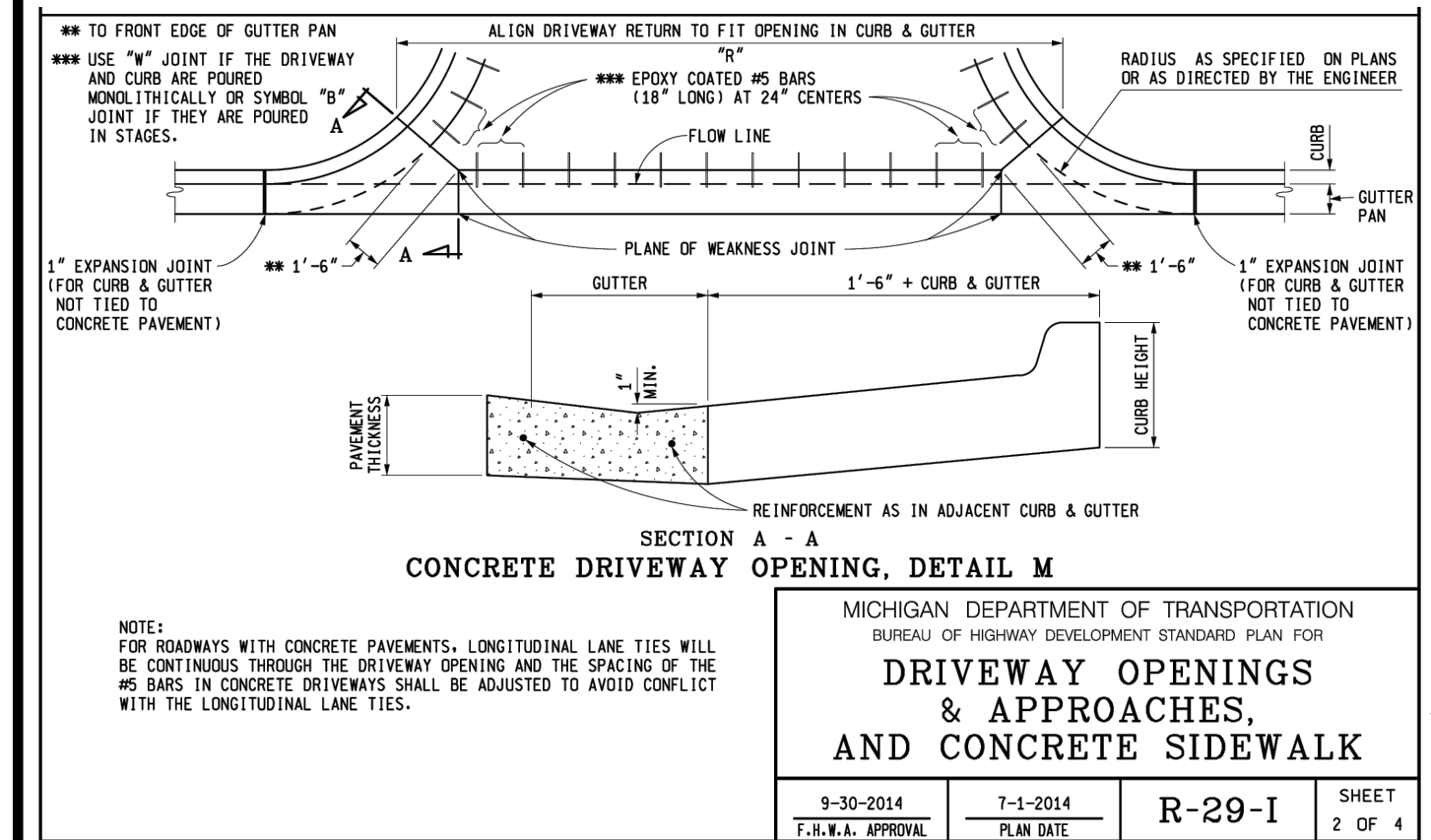
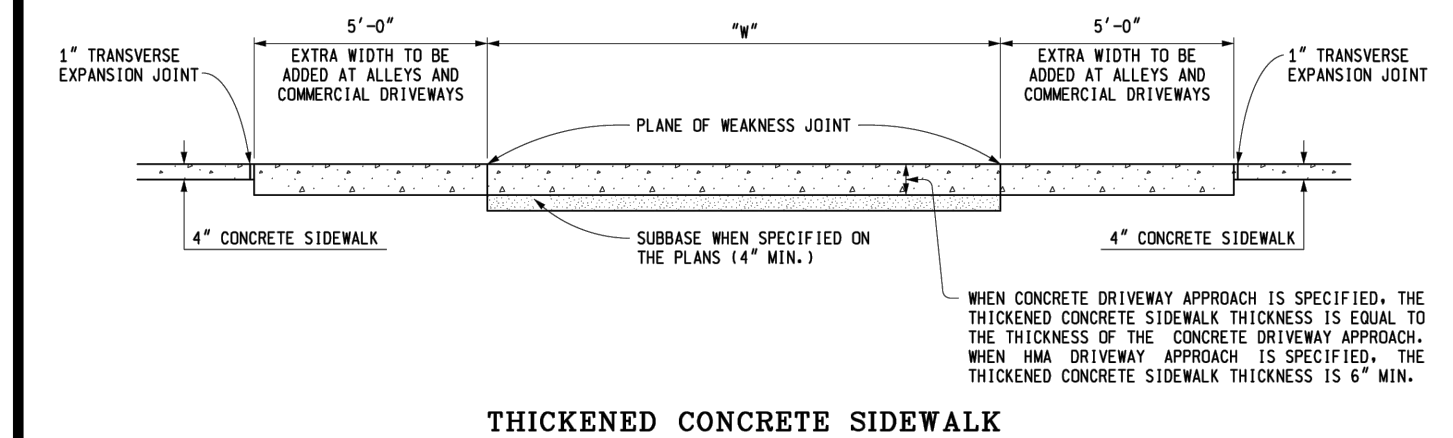
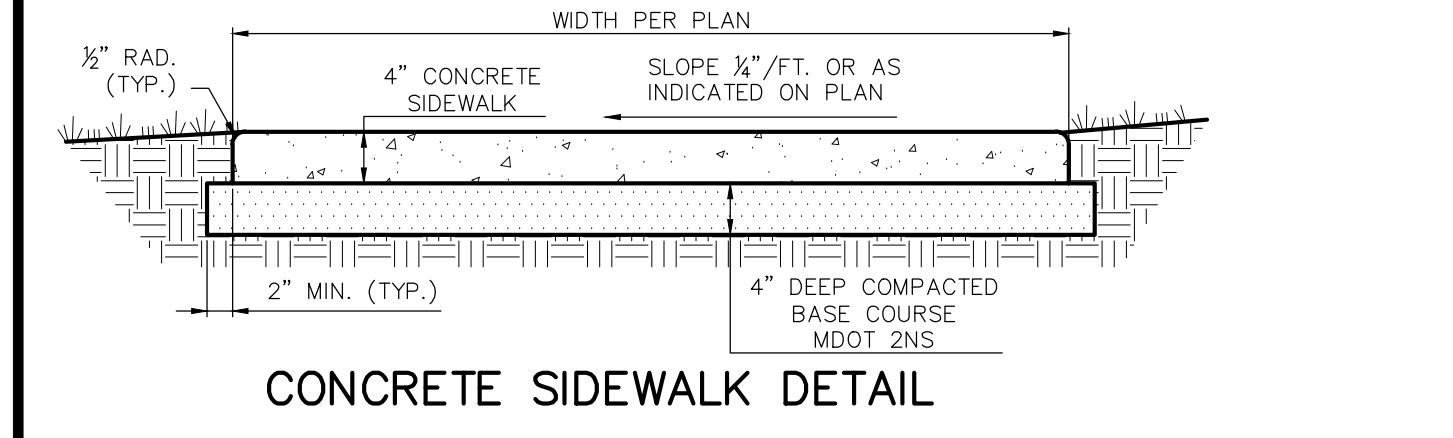
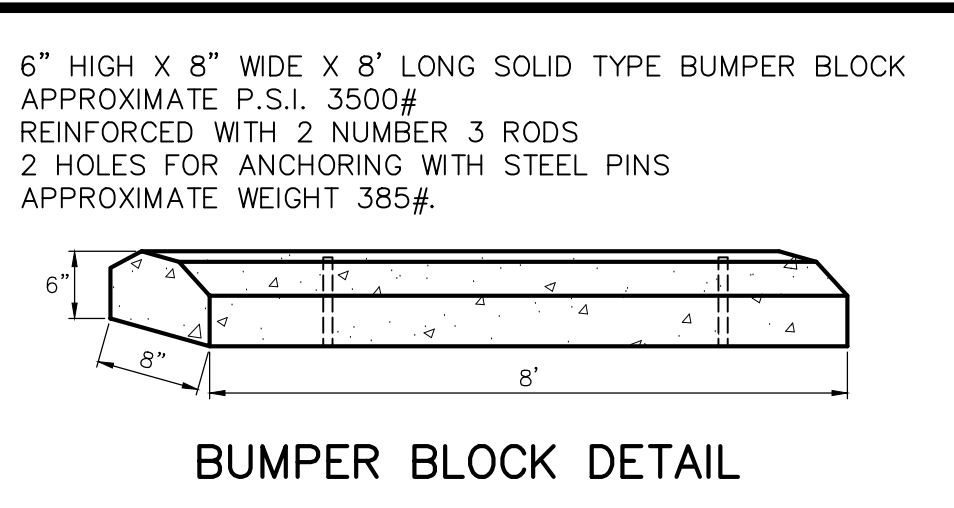
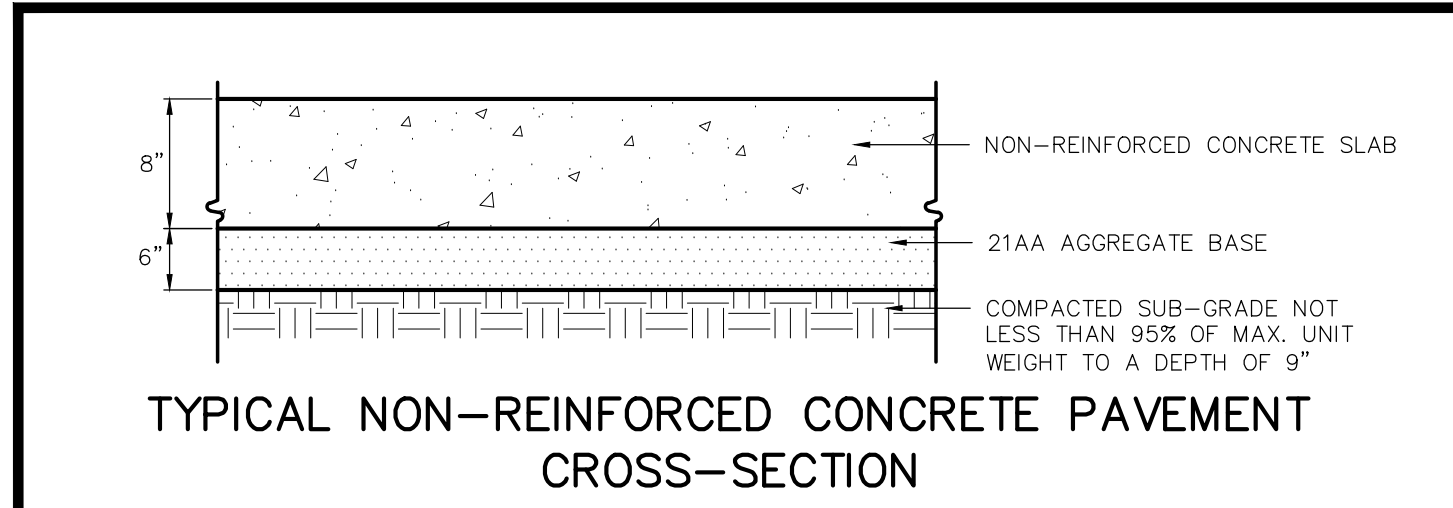
SHEET
C-2



JOB NO.:
24-084

SHEET
C-3

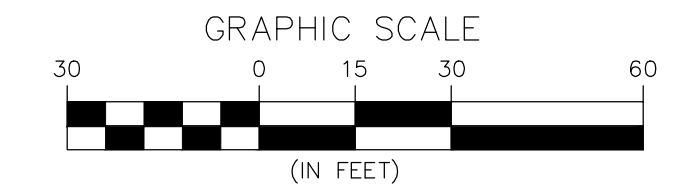




ALL CONSTRUCTION WITHIN HIGHLAND ROAD (M-59) RIGHT-OF-WAY SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF THE MICHIGAN DEPARTMENT OF TRANSPORTATION.

SIDEWALKS SHALL BE PAVED IN ACCORDANCE WITH MDOT TYPICALS R28 AND R-29.

DRIVEWAY MATERIAL SHALL BE ACCORDANCE WITH MDOT METRO REGION SOILS AND MATERIALS CONSTRUCTION PERMIT GUIDANCE DOCUMENT, SECTION 2.1 DRIVEWAYS



DETAIL	M	N	LANE TIES	CONCRETE CYD / LFT
F1	1'-6"	1/4"	AS SHOWN	0.0484
F2	1'-6"	1/4"	OMITTED	0.0484
F3	2'-0"	1/4"	AS SHOWN	0.0610
F4	2'-0"	1/4"	OMITTED	0.0610
F5	2'-6"	1/4"	AS SHOWN	0.0737
F6	2'-6"	1/4"	OMITTED	0.0737

* EPOXY COATED #5 BARS (18" LONG) AT 24" CENTERS
OMITTED WHEN TIED TO OR CAST INTEGRAL WITH PAVEMENT

MICHIGAN DEPARTMENT OF TRANSPORTATION
BUREAU OF HIGHWAY DEVELOPMENT STANDARD PLAN FOR
CONCRETE CURB AND CONCRETE CURB & GUTTER
R-30-G
9-30-2014 F.H.W.A. APPROVAL
2-6-2014 PLAN DATE
SHEET 1 OF 2

SEIBER KEAST LEHNER ENGINEERING | SURVEYING
FARMINGTON HILLS OFFICE
39200 FARMINGTON HILLS ROAD
FARMINGTON HILLS, MI 48331
248.306.3331

SKL
© COPYRIGHT 2021

CLINTON TOWNSHIP OFFICE
17000 CLINTON TOWNSHIP ROAD
CLINTON TOWNSHIP, MI 48038
586.415.7050

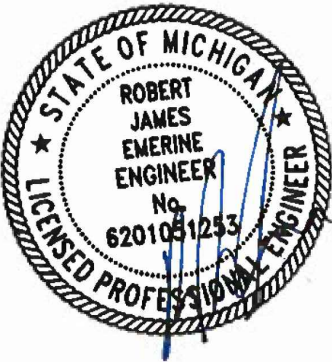
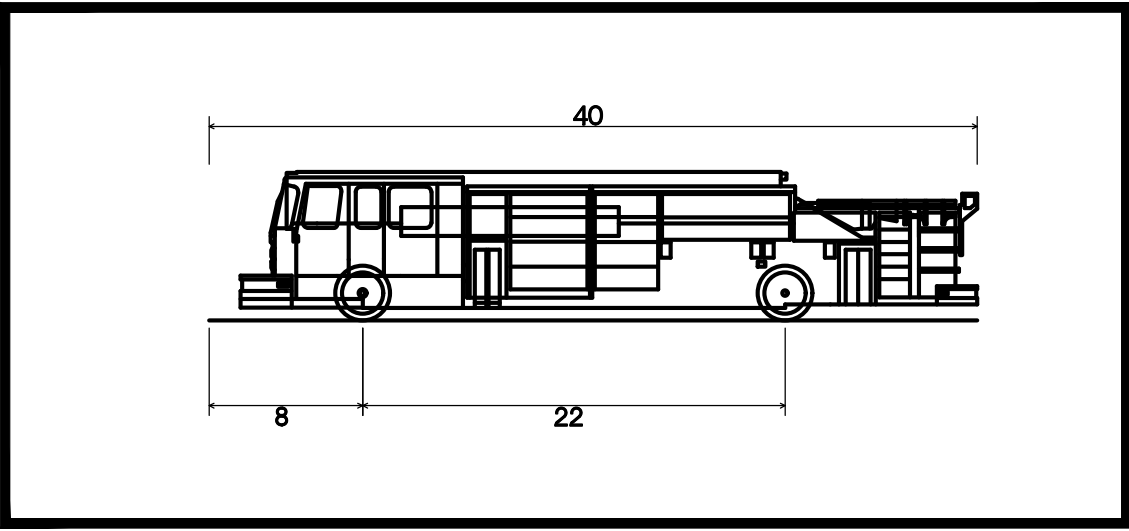
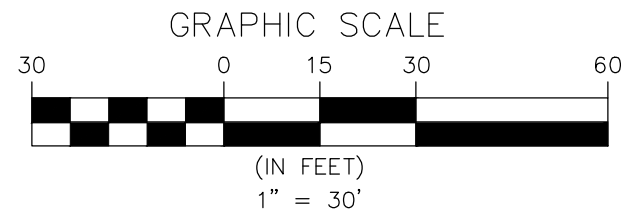
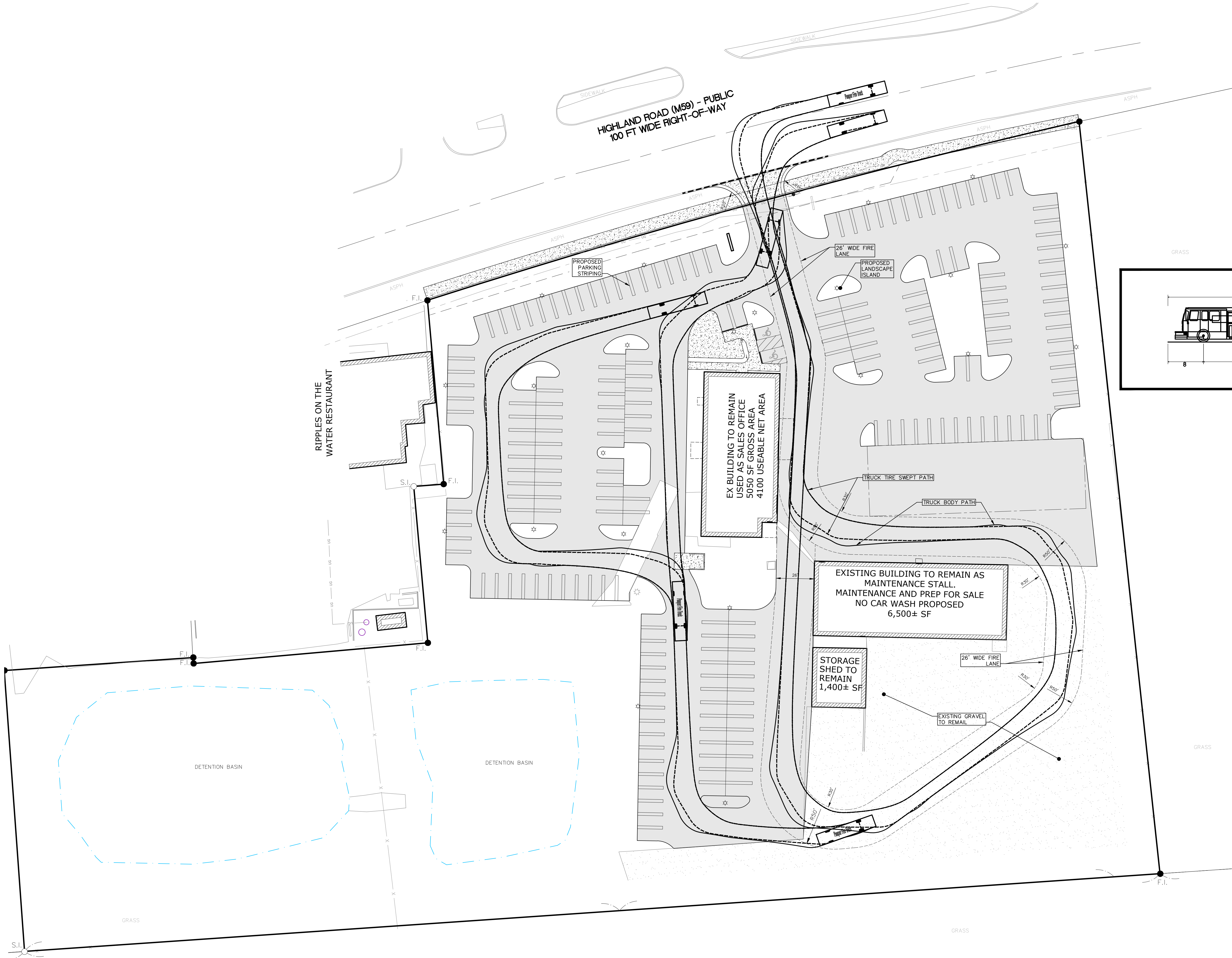
CLIENT:
WHITE LAKE MOTORS
MICHIGAN AUTO GROUP
48260 FRANK STREET
WIXOM, MI 48393

PROJECT NAME:
WHITE LAKE MOTORS
PAVING AND GRADING PLAN

SHEET NO.:
24-084

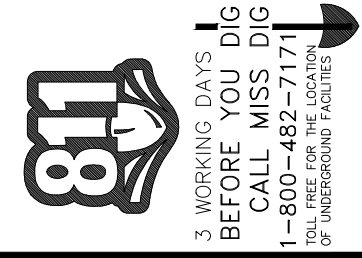
SHEET:
C-5

STATE OF MICHIGAN
ROBERT JAMES ENGINEER
No. 620101233
LICENSED PROFESSIONAL ENGINEER



SKL SEIBER KEAST LEHNER
ENGINEERING | SURVEYING
CLINTON TOWNSHIP OFFICE
1700 CLINTON TOWNSHIP, MI 48038
586-418-7050
FARMINGTON HILLS OFFICE
39920 FARMINGTON HILLS, MI 48331
248-306-3331

1. REV PER TWP	01-06-25
2. REV PER TWP	03-03-25
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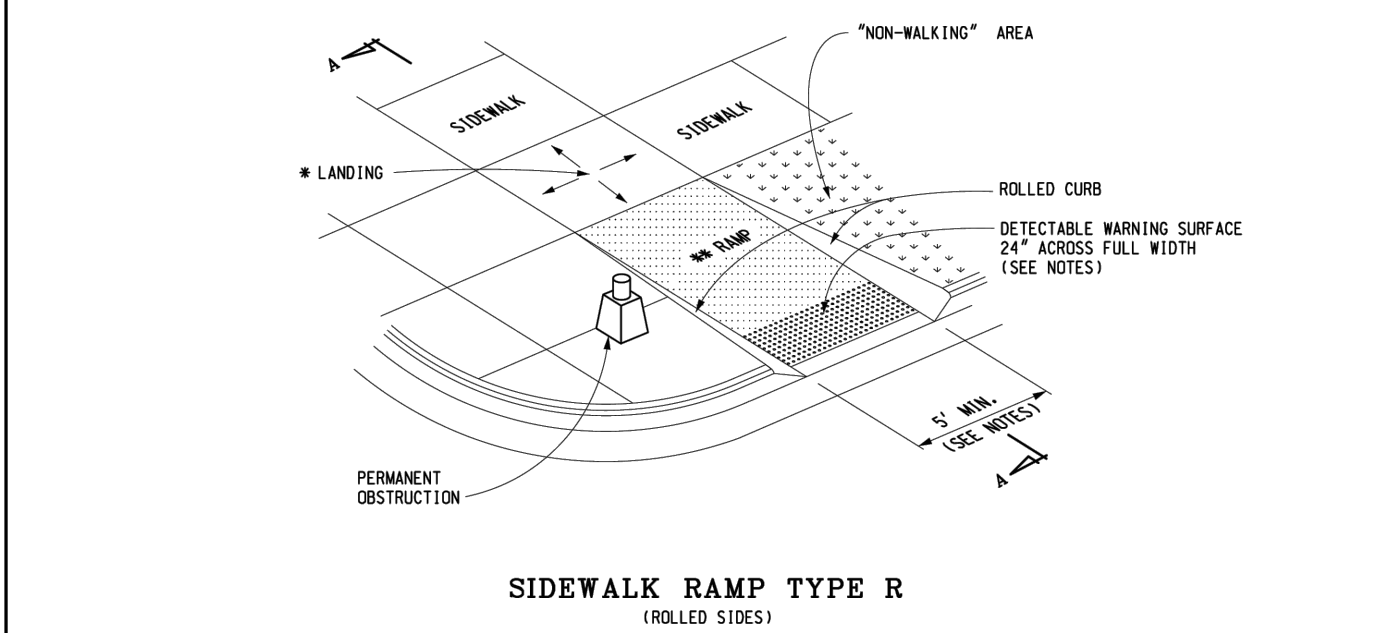
CLIENT:
WHITE LAKE MOTORS,
MICHIGAN AUTO GROUP
48260 FRANK STREET
WIXOM, MI 48393

PROJECT NAME:
WHITE LAKE MOTORS
SHEET TITLE:
EMERGENCY VEHICLE ROUTE

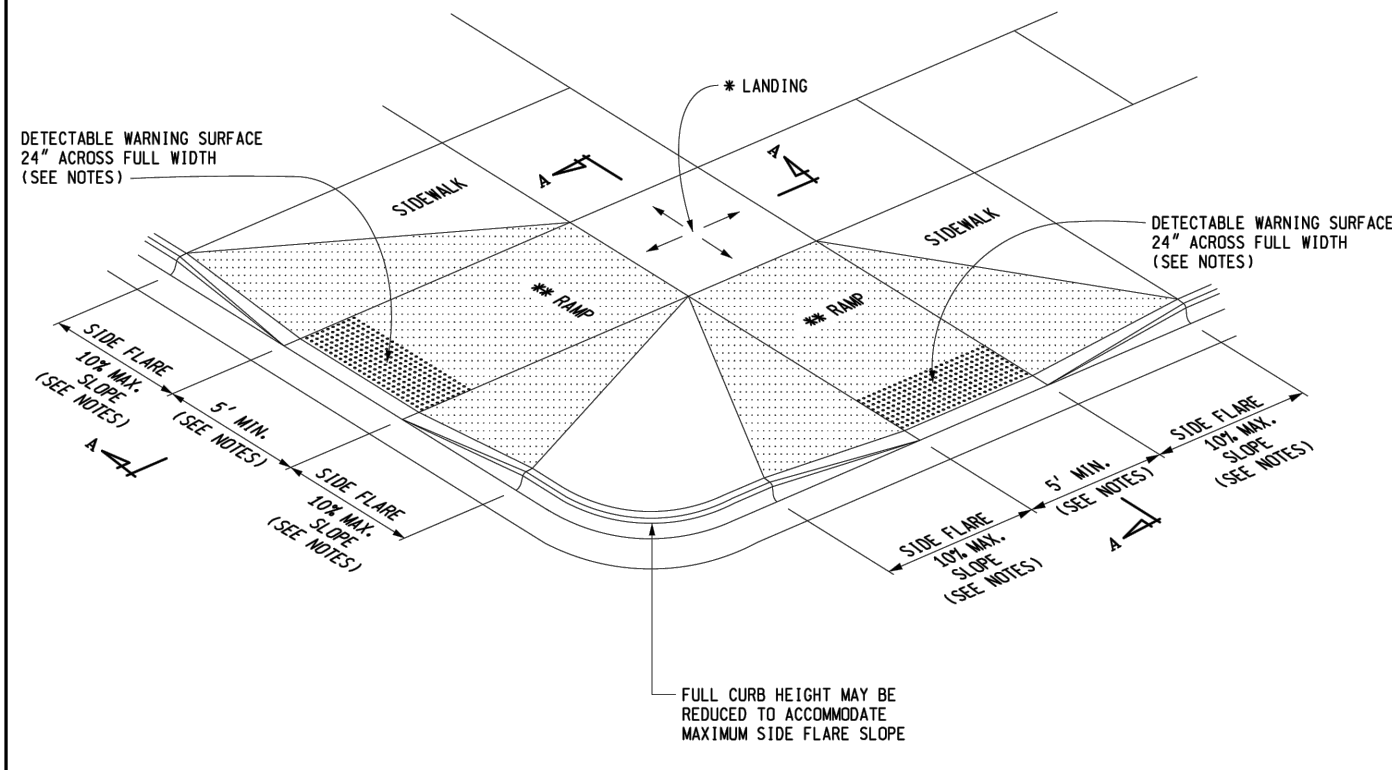
JOB NO.:
24-084

SHEET
C-6

- MAXIMUM LANDING SLOPE IS 2.0% IN EACH DIRECTION OF TRAVEL. LANDING MINIMUM DIMENSIONS 5' x 5'. SEE NOTES.
- MAXIMUM RAMP CROSS SLOPE IS 2.0%. RUNNING SLOPE 5% - 7% (6.3% MAXIMUM). SEE NOTES.



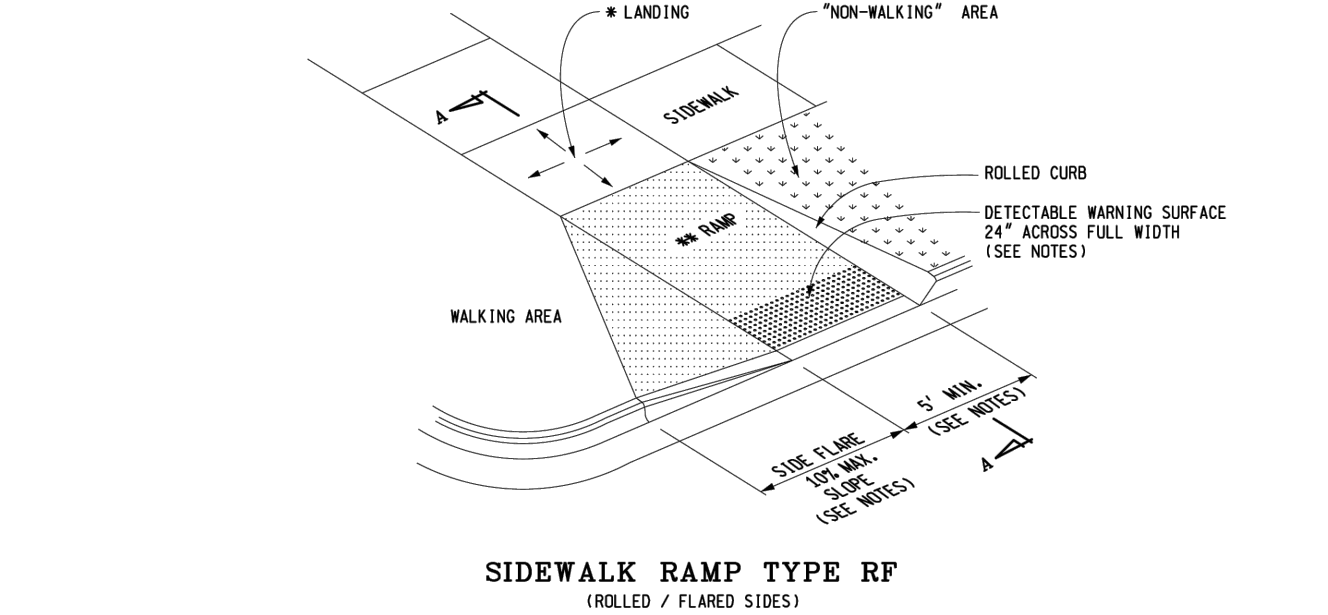
SIDEWALK RAMP TYPE R
(ROLLED SIDES)



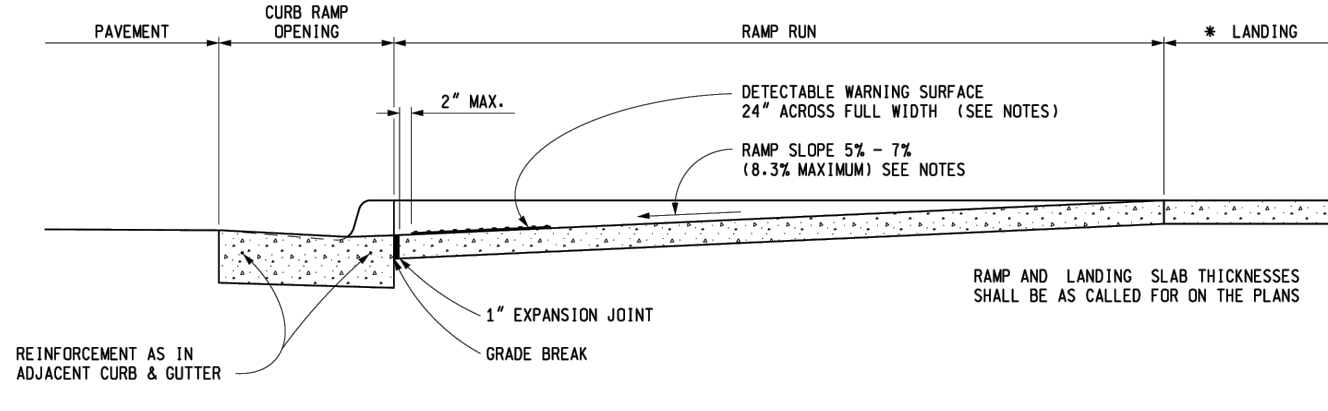
SIDEWALK RAMP TYPE F
(FLARED SIDES, TWO RAMPS SHOWN)

<p>PREPARED BY DESIGN DIVISION</p> <p>DESIGNED BY: F.J.H.W.A.</p>	DEPARTMENT DIRECTOR Kirk T. Stoude		MICHIGAN DEPARTMENT OF TRANSPORTATION BUREAU OF DEVELOPMENT STANDARD PLAN FOR	
	APPROVED BY: _____ DIRECTOR, BUREAU OF FIELD SERVICES		SIDEWALK RAMP AND DETECTABLE WARNING DETAILS	
	APPROVED BY: _____ DIRECTOR, BUREAU OF DEVELOPMENT		12-11-2017 PLAN DATE	
	F.J.H.W.A. APPROVAL		R-28-J SHEET 1 OF 1	

- MAXIMUM LANDING SLOPE IS 2.0% IN EACH DIRECTION OF TRAVEL. LANDING MINIMUM DIMENSIONS 5' x 5'. SEE NOTES.
- MAXIMUM RAMP CROSS SLOPE IS 2.0%. RUNNING SLOPE 5% - 7% (6.3% MAXIMUM). SEE NOTES.



SIDEWALK RAMP TYPE RF
(ROLLED / FLARED SIDES)



SECTION A-A
PAVEMENT SHALL END FLUSH WITH THE GUTTER PAN

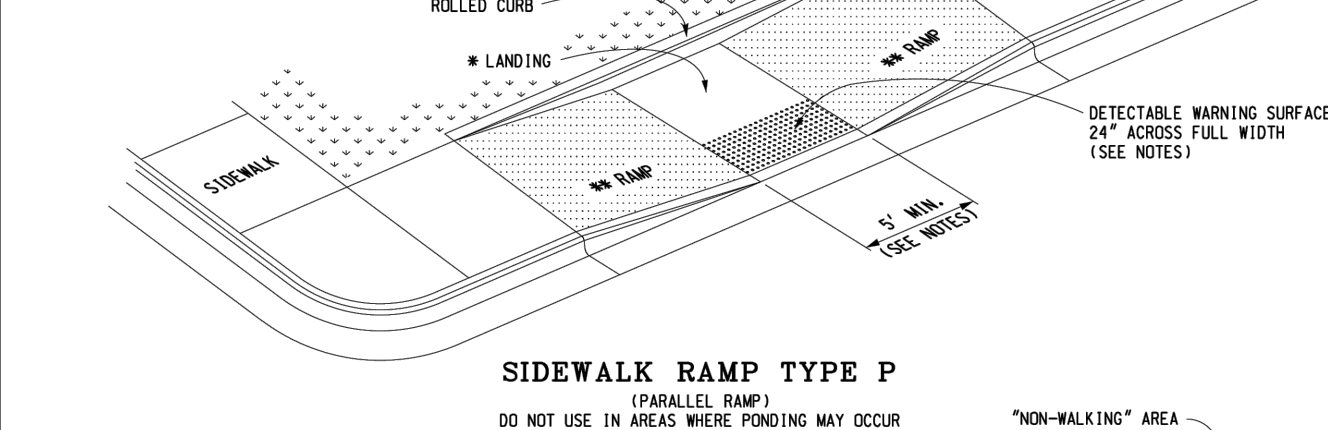
CURB TYPE	MAXIMUM RISE (INCHES)	A	B
B1	1/2	1	
B2	3/4	1	
B3	1	1	
D1	1/2	1	
D2	3/4	1	
D3	1	1	
C1	1/2	1/2	
C2	3/4	1/2	
C3	1	1/2	
C4	3/4	1/2	
C5	1	1/2	
C6	1	1/2	
F1	1/2	1/2	
F2	3/4	1/2	
F3	1	1/2	
F4	3/4	1/2	
F5	1	1/2	
F6	1	1/2	

FOR CURB TYPES SEE STANDARD PLAN R-30-SERIES

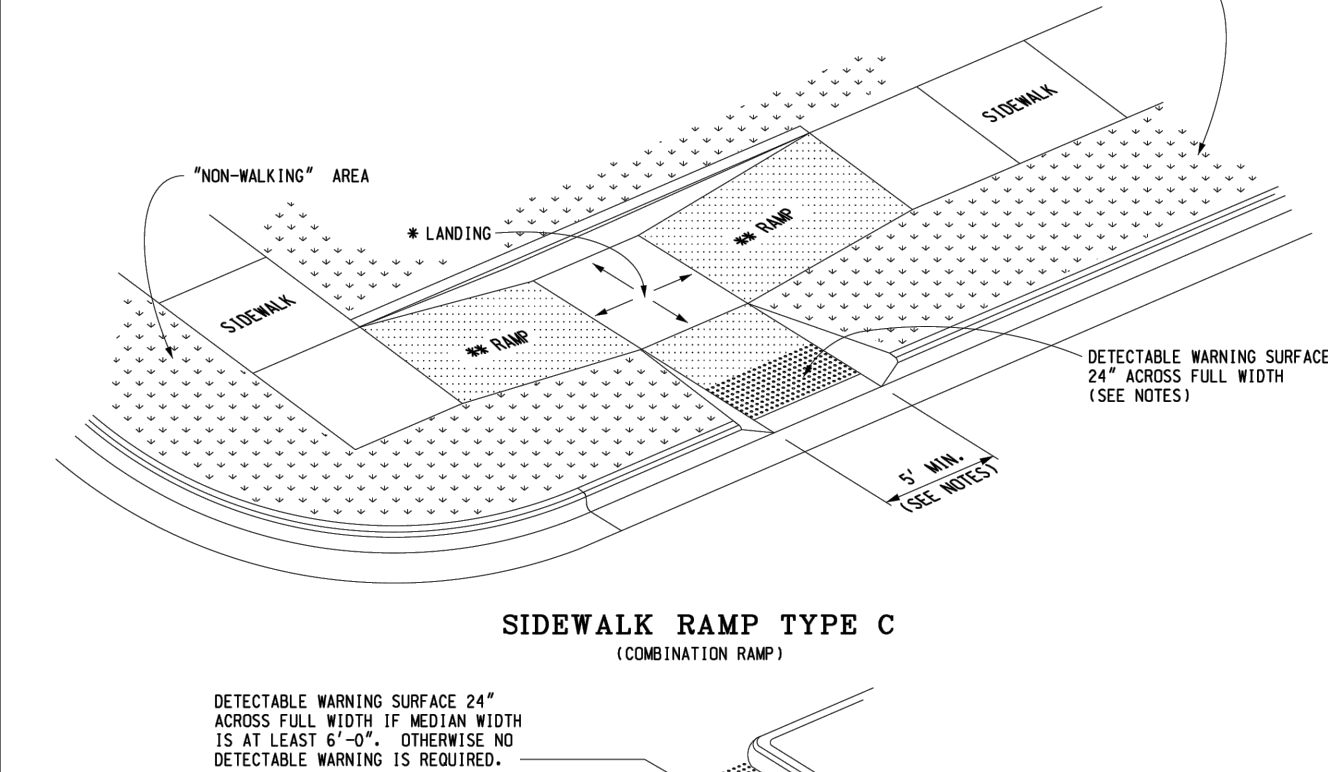
SECTION THROUGH CURB RAMP OPENING
(TYPICAL ALL RAMP TYPES)

MICHIGAN DEPARTMENT OF TRANSPORTATION BUREAU OF DEVELOPMENT STANDARD PLAN FOR	
SIDEWALK RAMP AND DETECTABLE WARNING DETAILS	
12-11-2017 PLAN DATE	
F.J.H.W.A. APPROVAL	
R-28-J SHEET 2 OF 1	

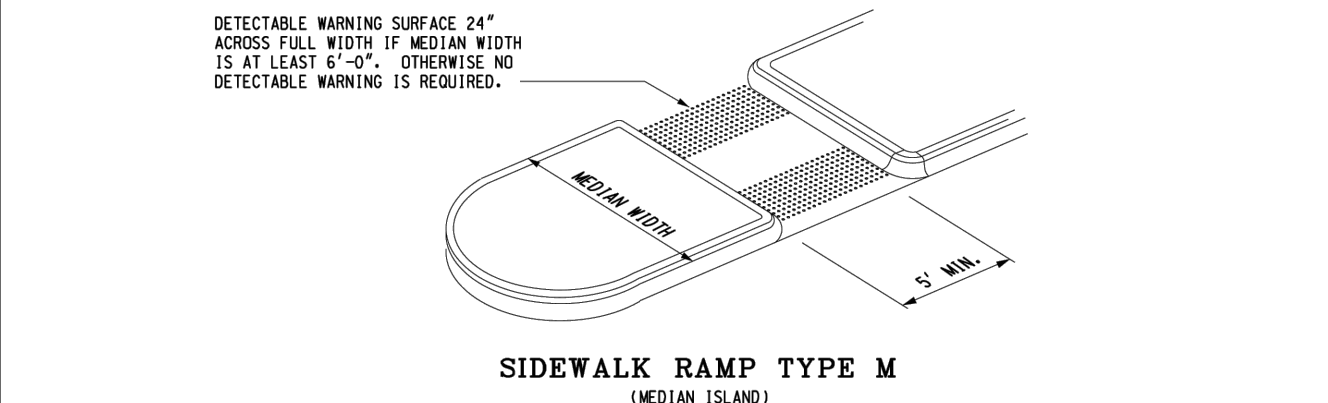
- MAXIMUM LANDING SLOPE IS 2.0% IN EACH DIRECTION OF TRAVEL. LANDING MINIMUM DIMENSIONS 5' x 5'. SEE NOTES.
- MAXIMUM RAMP CROSS SLOPE IS 2.0%. RUNNING SLOPE 5% - 7% (6.3% MAXIMUM). SEE NOTES.



SIDEWALK RAMP TYPE P
(PARALLEL RAMP)
DO NOT USE IN AREAS WHERE PONDING MAY OCCUR



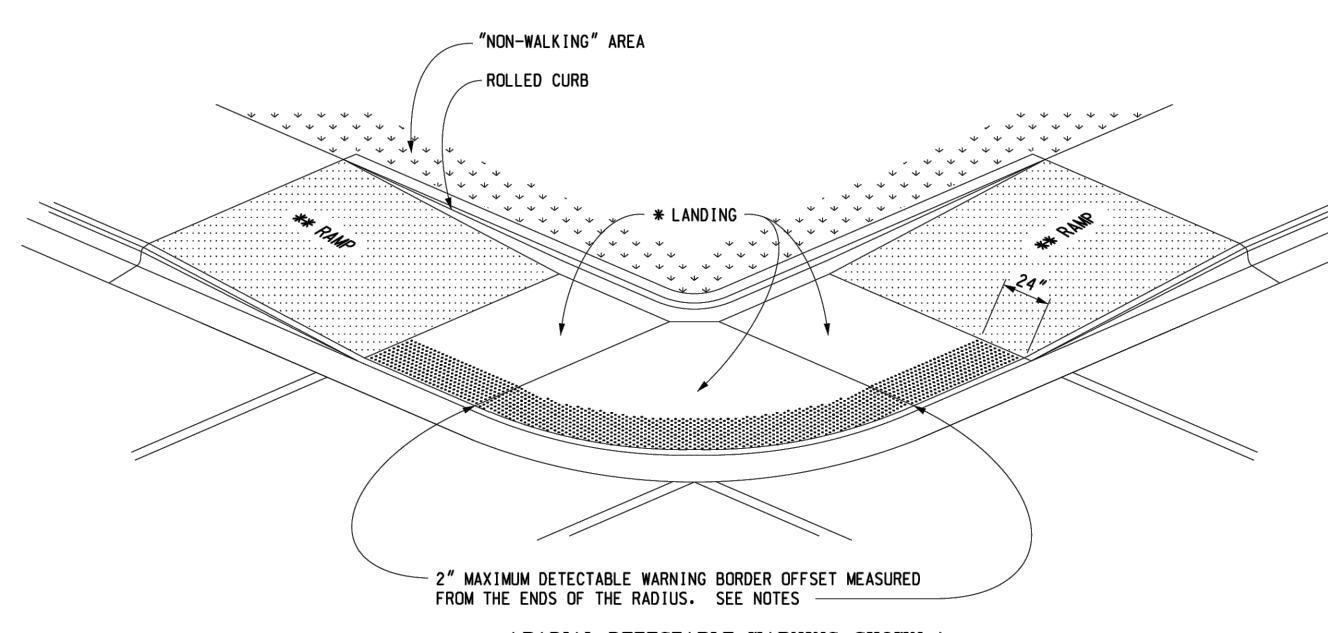
SIDEWALK RAMP TYPE C
(COMBINATION RAMP)



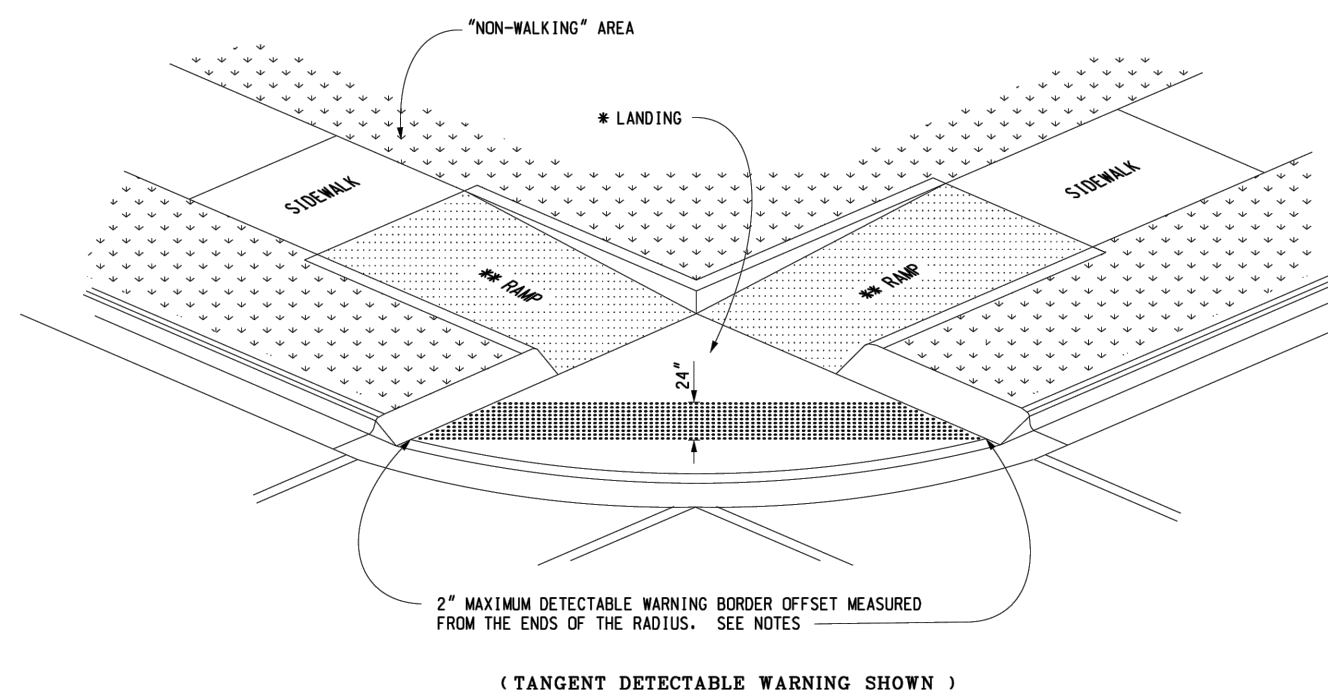
SIDEWALK RAMP TYPE M
(MEDIAN ISLAND)

MICHIGAN DEPARTMENT OF TRANSPORTATION BUREAU OF DEVELOPMENT STANDARD PLAN FOR	
SIDEWALK RAMP AND DETECTABLE WARNING DETAILS	
12-11-2017 PLAN DATE	
F.J.H.W.A. APPROVAL	
R-28-J SHEET 3 OF 1	

- MAXIMUM LANDING SLOPE IS 2.0% IN EACH DIRECTION OF TRAVEL. LANDING MINIMUM DIMENSIONS 5' x 5'. SEE NOTES.
- MAXIMUM RAMP CROSS SLOPE IS 2.0%. RUNNING SLOPE 5% - 7% (6.3% MAXIMUM). SEE NOTES.

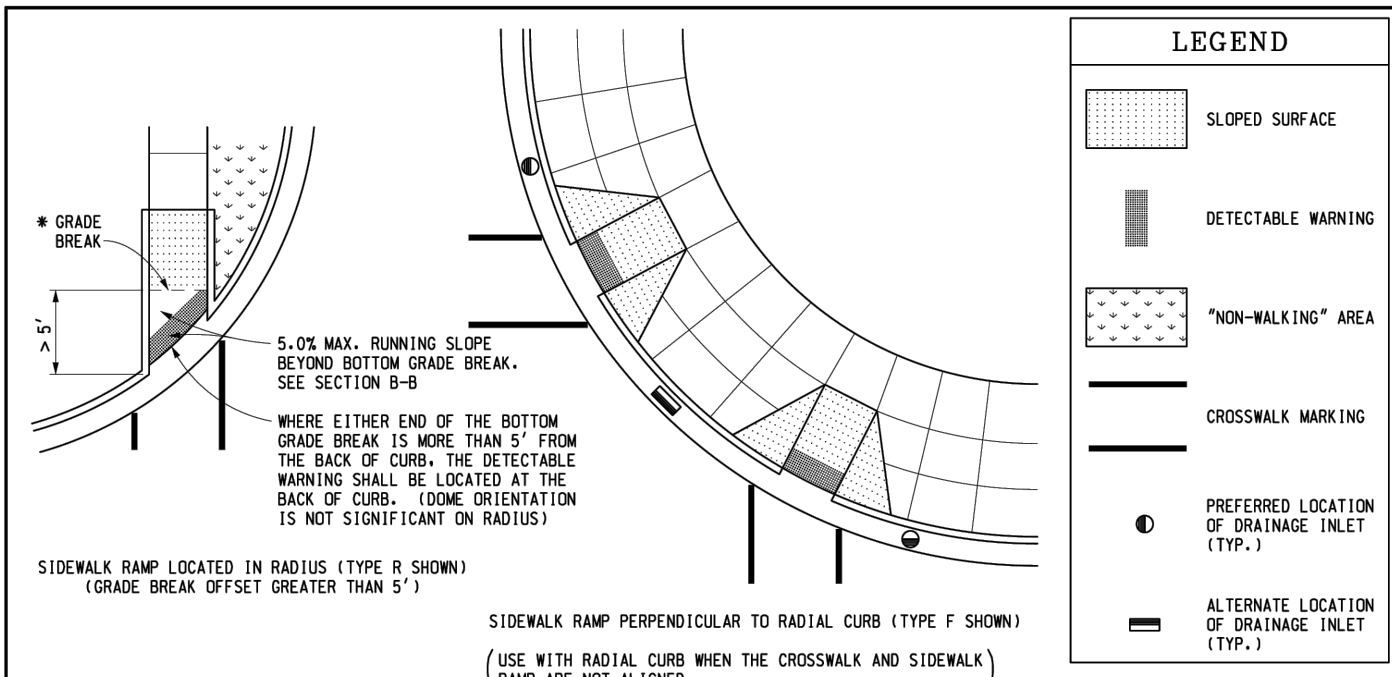


SIDEWALK RAMP TYPE D
(OVERCROSSED CORNER)

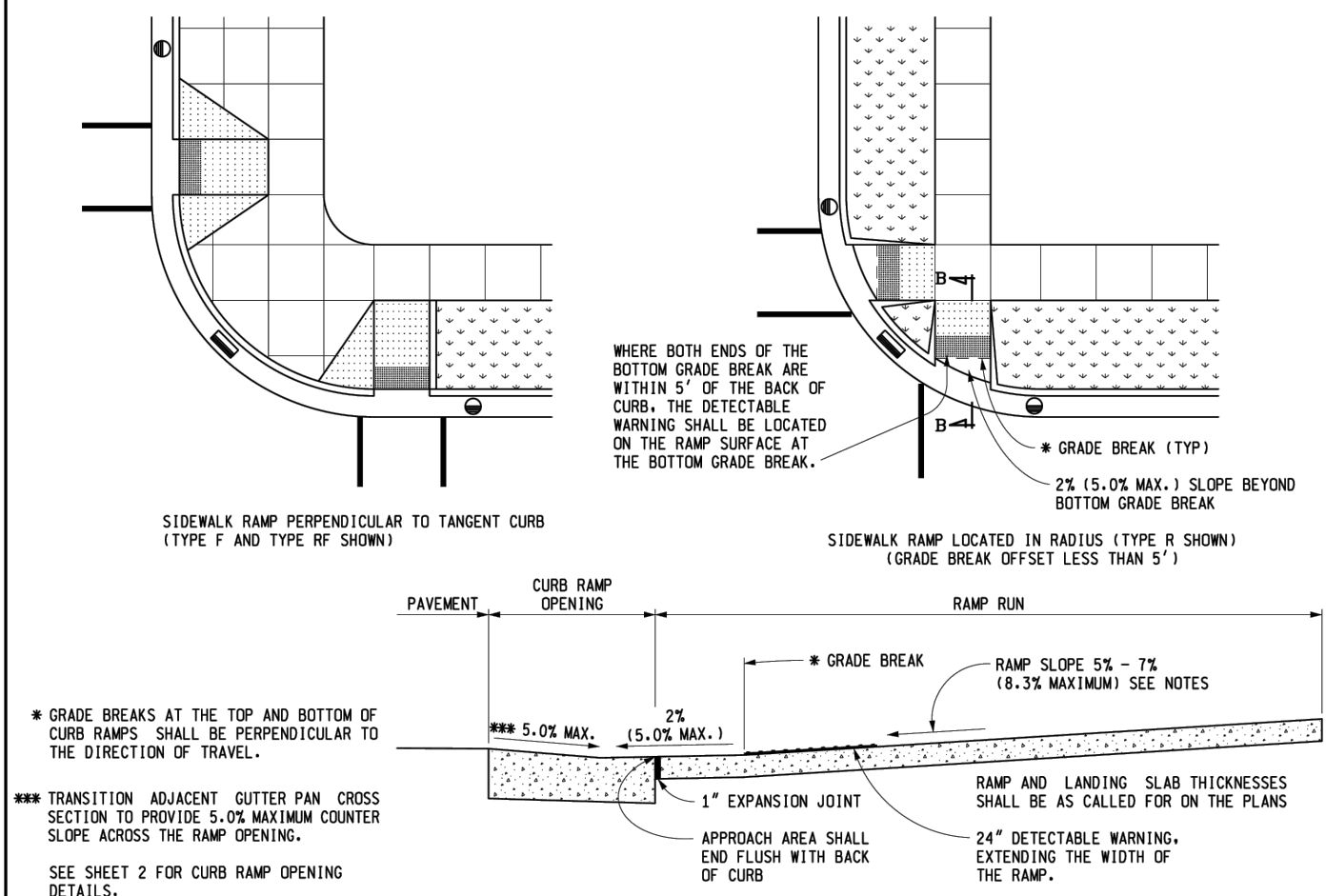


SIDEWALK RAMP TYPE D
(TANGENT DETECTABLE WARNING SHOWN)

MICHIGAN DEPARTMENT OF TRANSPORTATION BUREAU OF DEVELOPMENT STANDARD PLAN FOR	
SIDEWALK RAMP AND DETECTABLE WARNING DETAILS	
12-11-2017 PLAN DATE	
F.J.H.W.A. APPROVAL	
R-28-J SHEET 4 OF 1	

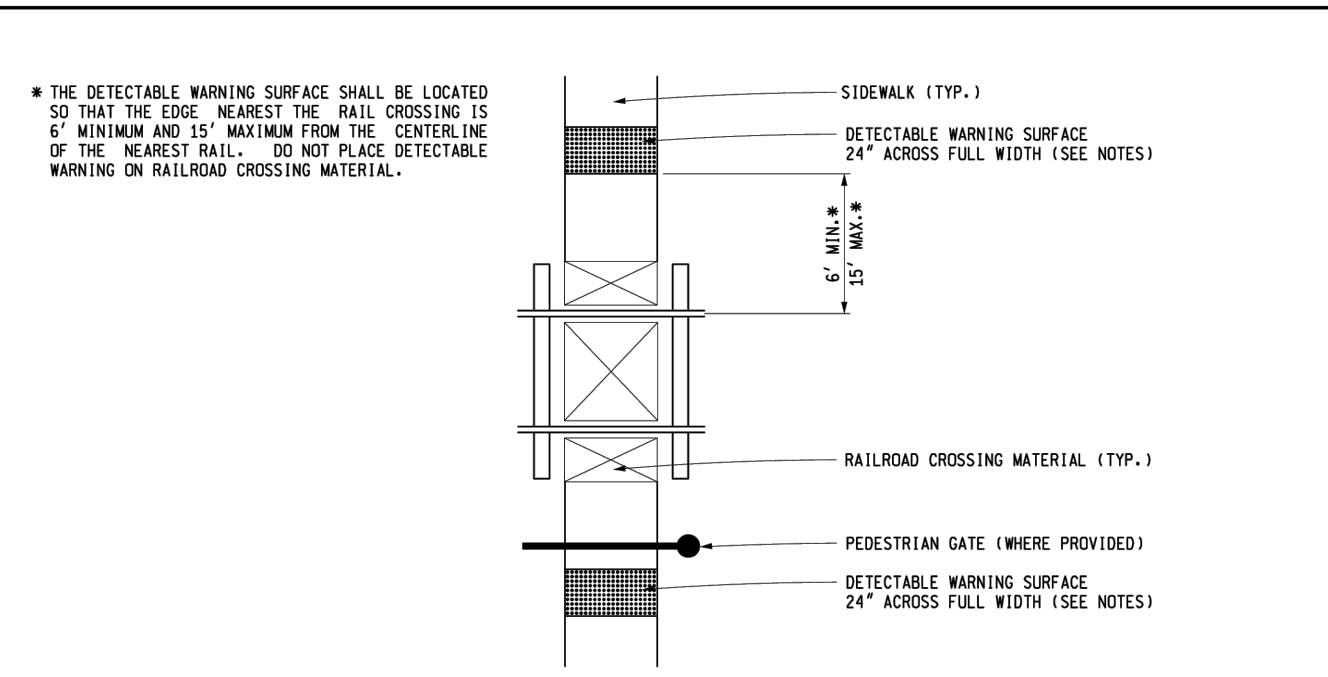


SIDEWALK RAMP ORIENTATION

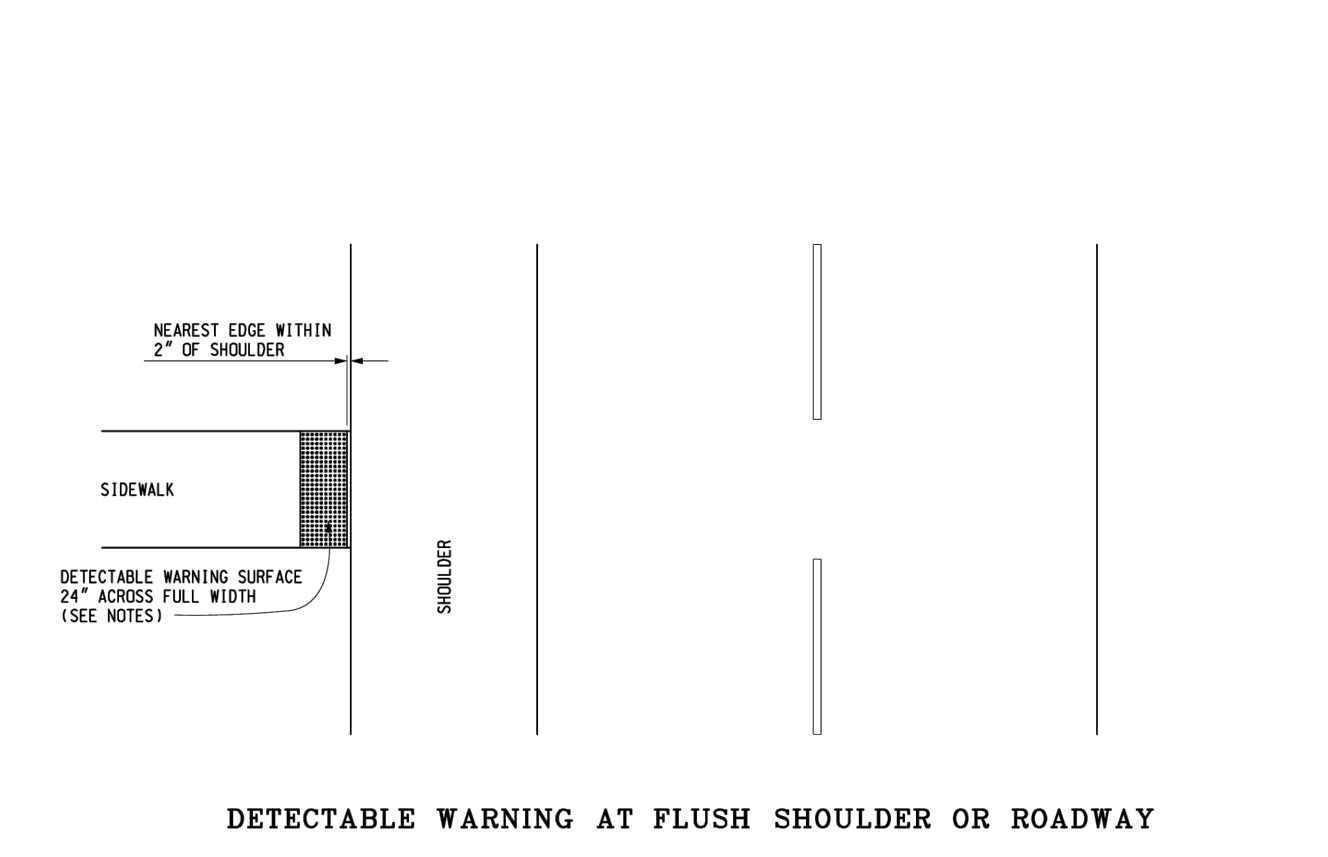


SECTION B-B
SIDEWALK RAMP ORIENTATION

MICHIGAN DEPARTMENT OF TRANSPORTATION BUREAU OF DEVELOPMENT STANDARD PLAN FOR	
SIDEWALK RAMP AND DETECTABLE WARNING DETAILS	
12-11-2017 PLAN DATE	
F.J.H.W.A. APPROVAL	
R-28-J SHEET 6 OF 1	

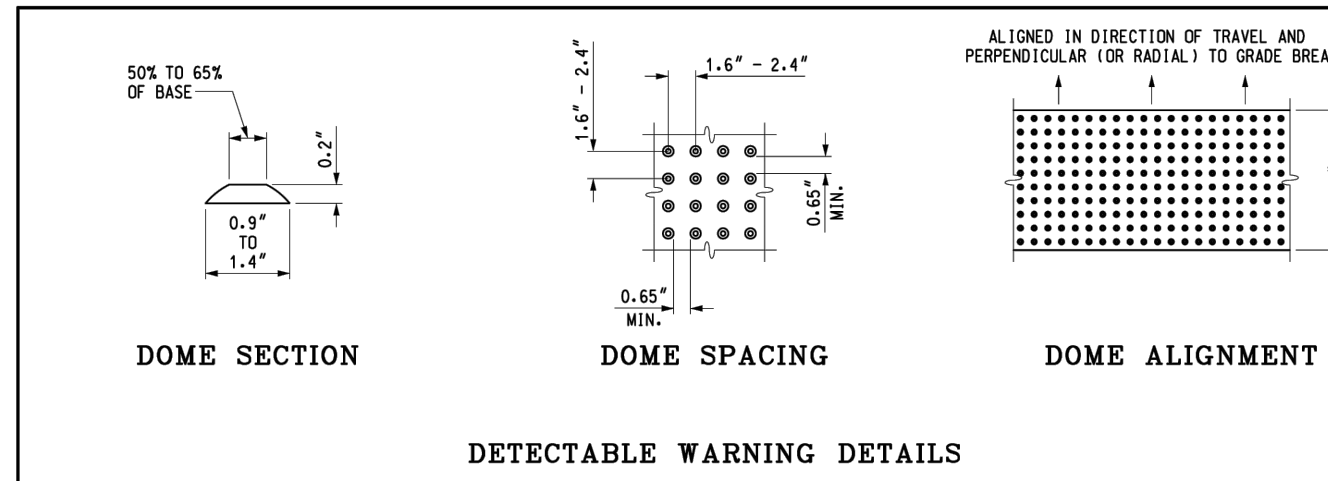


DETECTABLE WARNING AT RAILROAD CROSSING

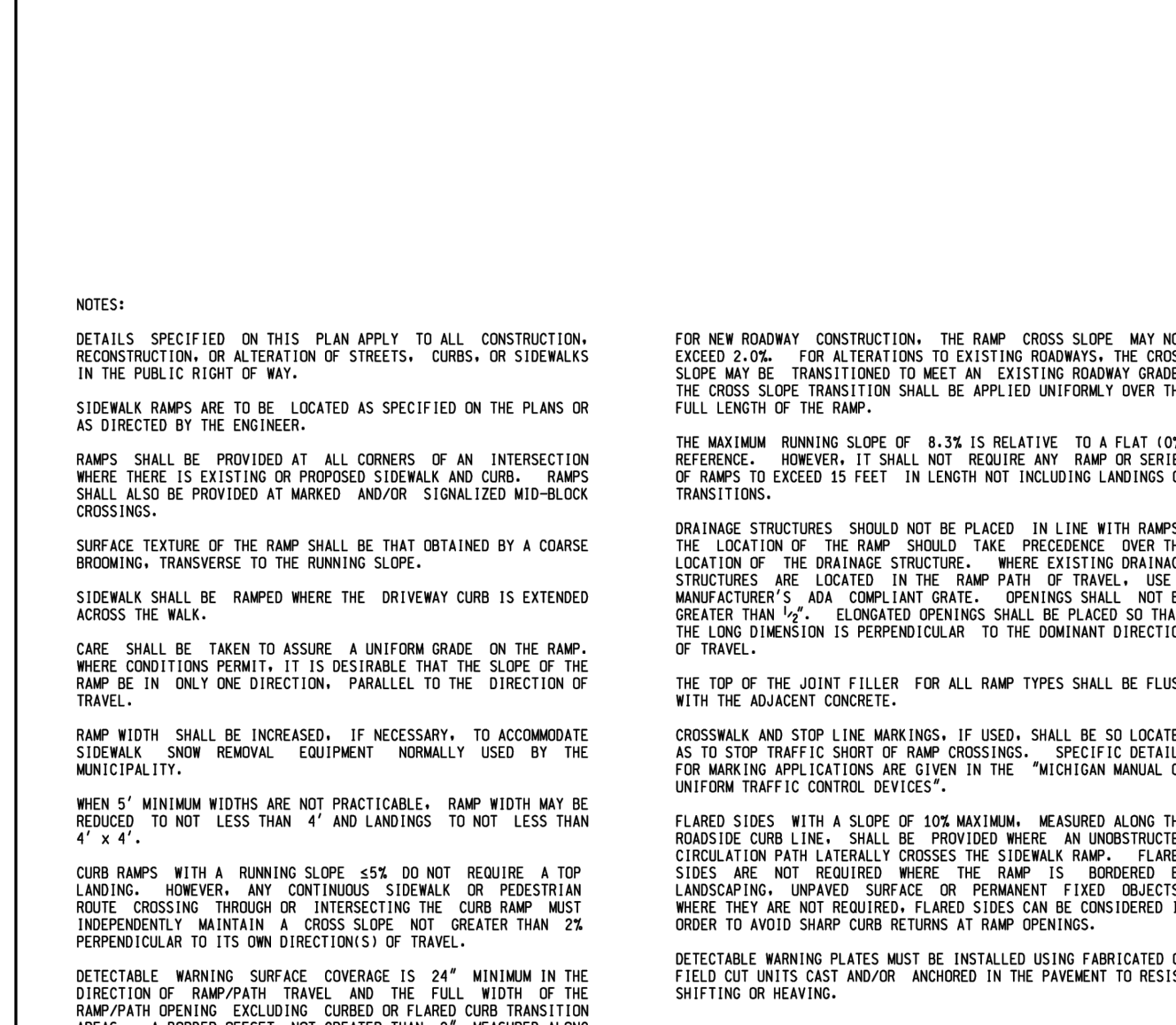


DETECTABLE WARNING AT FLUSH SHOULDER OR ROADWAY

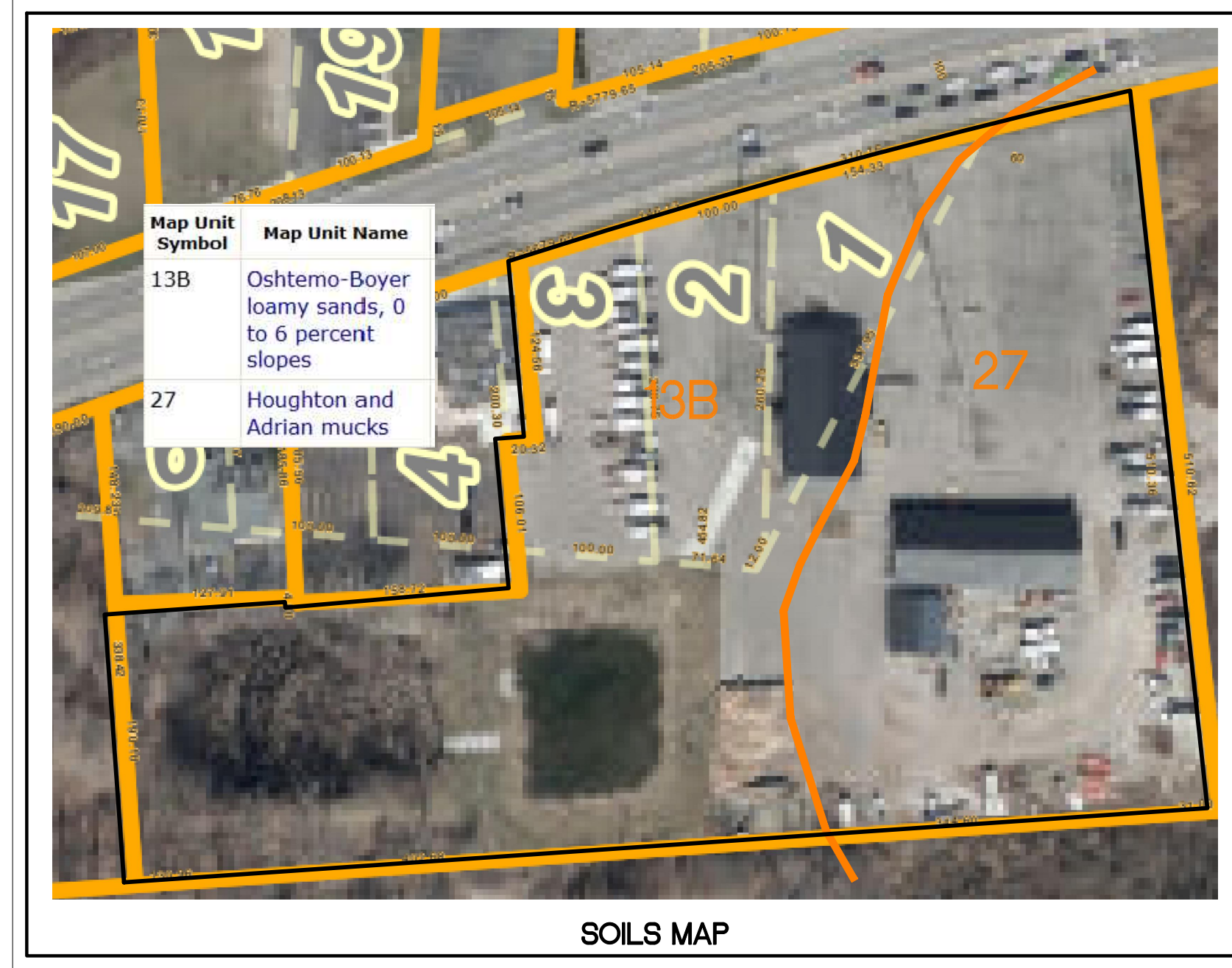
MICHIGAN DEPARTMENT OF TRANSPORTATION BUREAU OF DEVELOPMENT STANDARD PLAN FOR	
SIDEWALK RAMP AND DETECTABLE WARNING DETAILS	
12-11-2017 PLAN DATE	
F.J.H.W.A. APPROVAL	
R-28-J SHEET 5 OF 1	



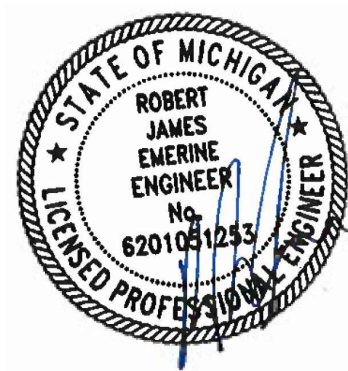
DETECTABLE WARNING DETAILS



MICHIGAN DEPARTMENT OF TRANSPORTATION BUREAU OF DEVELOPMENT STANDARD PLAN FOR	
SIDEWALK RAMP AND DETECTABLE WARNING DETAILS	
12-11-2017 PLAN DATE	
F.J.H.W.A. APPROVAL	
R-28-J SHEET 1 OF 1	



SOILS MAP



SUBMITTAL DATE: 09-15-2024	
1. REV PER TYP	01-09-25
2. REV PER TYP	03-03-25

3 WORKING DAYS BEFORE YOU DIG 1-800-482-7171 FOR MORE INFORMATION VISIT US AT WWW.MICHIGAN.DIGFIRST.MI	
CLIENT: WHITE LAKE MOTORS, MICHIGAN AUTO GROUP 48260 FRANK STREET WIXOM, MI 48393	

PROJECT NAME: WHITE LAKE MOTORS	
SHEET TITLE: ADA RAMP DETAILS	
JOB NO.: 24-084	
SHEET: M-1	

Benchmarks:

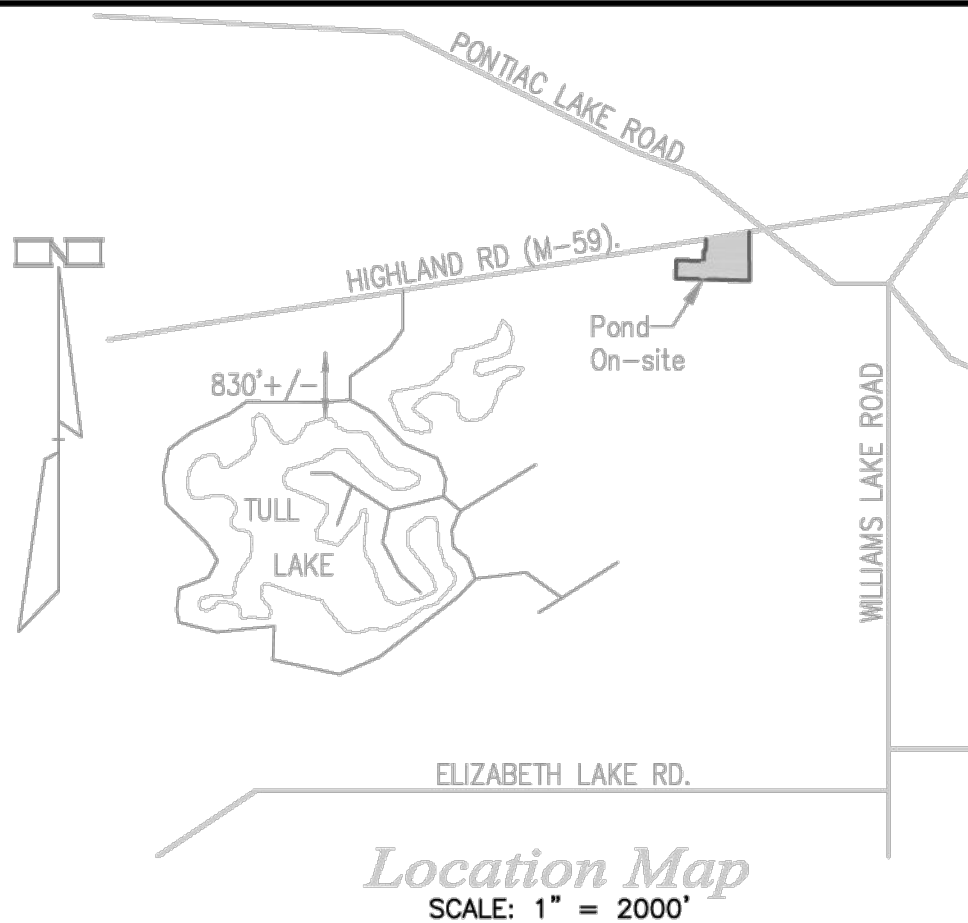
BM #1 - ARROW OF EXISTING HYDRANT
LOCATED AT THE NW CORNER OF SUBJECT
PROPERTY.
ELEVATION - 963.86 NAVD '88

BM #2 - ARROW OF EXISTING HYDRANT
LOCATED ON THE SIDE OF ENTRANCE
TO SUBJECT PROPERTY.
ELEVATION - 966.78 NAVD '88

I HEREBY CERTIFY THAT THESE AS-BUILT DRAWINGS DATED **1-18-2021**
ARE A TRUE AND ACCURATE REPRESENTATION AND ARE IN CONFORMANCE WITH THE APPROVED PLANS OF THE
AS-CONSTRUCTED CONDITIONS FOR ALL ROADS AND STRUCTURES AT "GENERAL RV CENTER" PROJECT.

BY: *Patrick C. McWilliams*
PATRICK C. MCWILLIAMS P.E. 31658

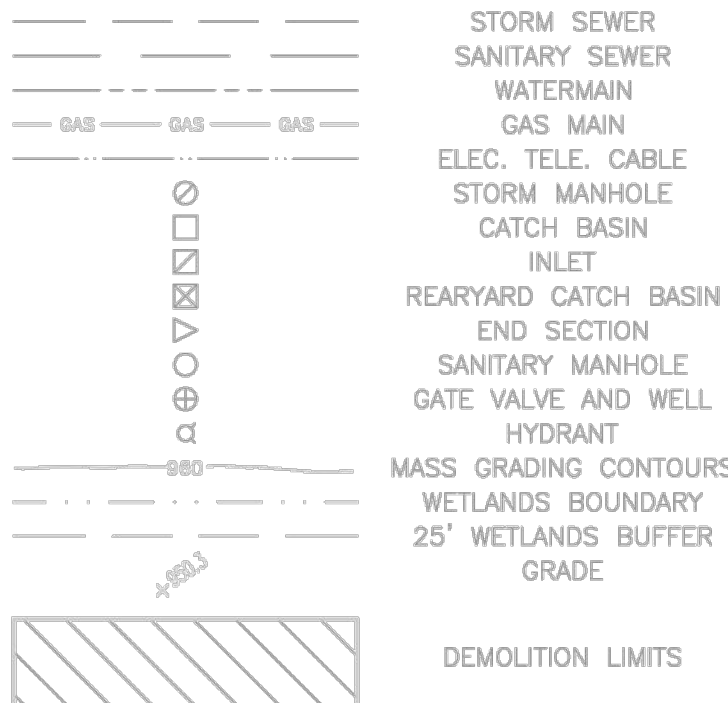
Highland Road (M-59) 100' wd.
ARC=456.27'
RADIUS=5679.65'
DELTA=4°36'10"
LC=N 77°33'20" E
456.14'



Notes:

- ALL EXISTING UTILITIES SHOWN ON THIS TOPOGRAPHIC SURVEY HAVE BEEN TAKEN FROM VISUAL OBSERVATION, AND RECORD MAPPING, WHERE AVAILABLE. NO GUARANTEE IS MADE, OR SHOULD BE ASSUMED, AS TO THE COMPLETENESS OR ACCURACY OF THE UTILITIES SHOWN ON THIS DRAWING. PARTIES UTILIZING THIS INFORMATION SHALL FIELD VERIFY THE ACCURACY AND COMPLETENESS OF OVERHEAD AND UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION ACTIVITIES.
- ARCHITECT/BUILDER IS RESPONSIBLE FOR CONFIRMING BUILDING SETBACKS.
- SEE BUILDER/CONTRACTOR FOR SPECIFIC DEMOLITION REMOVAL, RELOCATE, REUSE AND MAINTAIN INSTRUCTIONS.

LEGEND



This is to certify that I, *Patrick C. McWilliams*, a Professional Land Surveyor, have this date made a survey of a parcel of land described as follows:

Parcel 12-13-455-024

File No: 63-20705761-GCM
Exhibit "A"
The land referred to in this commitment is described as follows: Township of White Lake, County of Oakland, State of Michigan

Town 3 North, Range 8 East, Section 13, Huron River Subdivision, recorded in Liber 57, Page 55 of Plats, Lot 1, also part of Lot 2, also part of vacated Old Highland Road, also part of Southeast 1/4, all described as beginning at point distance North 88 degrees 58 minutes 56 seconds East 980.48 feet from South 1/4 corner, thence North 04 degrees 08 minutes 57 seconds East 454.82 feet, thence along curve to right, radius 5679.65 feet, chord bears North 78 degrees 20 minutes 25 seconds East 310.12 feet, distance of 310.16 feet, thence South 00 degrees 14 minutes 00 seconds West 510.36 feet, thence South 88 degrees 58 minutes 56 seconds West 334.60 feet to beginning, also part of Southeast 1/4 beginning at point distance North 88 degrees 58 minutes 56 seconds East 1315.08 feet from South 1/4 corner, thence North 00 degrees 14 minutes 00 seconds East 510.36 feet, thence South 03 degrees 14 minutes 47 seconds East 510.62 feet, thence South 88 degrees 58 minutes 56 seconds West 31 feet to beginning, also of Huron River Subdivision, part of Lots 2, 3 and 4, also part of Southeast 1/4, all described as beginning at point distance North 88 degrees 58 minutes 56 seconds East 577.80 feet, from South 1/4 corner, thence North 01 degrees 14 minutes 00 seconds West 190.10 feet, thence North 88 degrees 58 minutes 56 seconds East 127.91 feet, thence South 4 feet, thence North 87 degrees 52 minutes 09 seconds East 158.72 feet, thence North 02 degrees 15 minutes 42 seconds West 106.01 feet, thence North 88 degrees 29 minutes 50 seconds East 20.32 feet, thence North 02 degrees 10 minutes 17 seconds West 124.56 feet, thence along curve to right, radius 5679.65 feet, chord bears North 75 degrees 52 minutes 59 seconds East 146.13 feet, distance of 146.13 feet, thence South 04 degrees 08 minutes 57 seconds West 454.82 feet, thence South 88 degrees 58 minutes 56 seconds West 402.68 feet to beginning.

Sheet Index:

- Existing Conditions & Demolition Plan
- Proposed Site Plan & Quantities
- Storm Profiles, Calculations & Details
- Soil Erosion Control Plan
- WRC Soil Erosion and Sedimentation Control Details



"AS-BUILT" 1-18-2021

Existing Conditions & Demolition Plan
General RV Center

PART OF THE SE 1/4 OF SECTION 13, T3N, R8E,
WHITE LAKE TOWNSHIP, OAKLAND COUNTY, MICHIGAN

SCALE 1" = 30'

SHEET 1 OF 5

KE 2020.253

Oakland County Parks
12-24-200-008
ROS

ADDRESS:
GENERAL RV CENTER
8285 HIGHLAND ROAD (M-59)
WHITE LAKE, MICHIGAN 48386

Agency

WHITE LAKE TOWNSHIP
OAKLAND COUNTY WATER RESOURCE COMMISSION
MICHIGAN DEPT. OF ENVIRONMENTAL QUALITY, GREAT LAKE & ENERGY

APPROVALS

Description

Date Issued

Expiration Date

ENGINEERING APPROVAL (DLZ/J & A)
SOIL EROSION PERMIT NO.
N.P.D.E.S. NOTICE TO COVER

NOT REQUIRED SINCE < 1 ACRES DISRUPTION

NOT REQUIRED (< 5 ACRES DISRUPTION)

Parcel is Zoned C-4:
Mixed Business

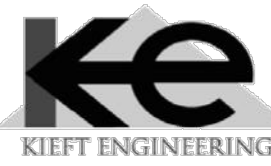
Setbacks:

Minimum Front Yard - 50 Feet
Minimum Side Yard - 15 Ft one side
30 Ft total of two
Minimum Rear Yard - 20 Ft

PROPRIETOR:

SCHONSHECK, INC.
5055 PONTIAC TRAIL
WIXOM, MICHIGAN 48393
(248) 787-4639 KENT BURZYNSKI
Email: kent@schonscheck.com

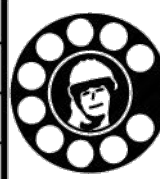
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5852 SOUTH MAIN STREET, SUITE 1, CLARKSTON, MICHIGAN 48346
PHONE (248) 625-5251 www.kiefteng.com FAX (248) 625-7110

DATE 10-12-2020 CKD. BY DATE
DRAWN GF
DESIGN PCM
SECTION 13 T-3-N-R-8-E



72 HOURS
(3 WORKING DAYS) I
BEFORE YOU DIG
CALL MISS DIG
800-482-7171
(TOLL FREE)

Existing Conditions & Demolition Plan
General RV Center

PART OF THE SE 1/4 OF SECTION 13, T3N, R8E,
WHITE LAKE TOWNSHIP, OAKLAND COUNTY, MICHIGAN

SCALE 1" = 30'

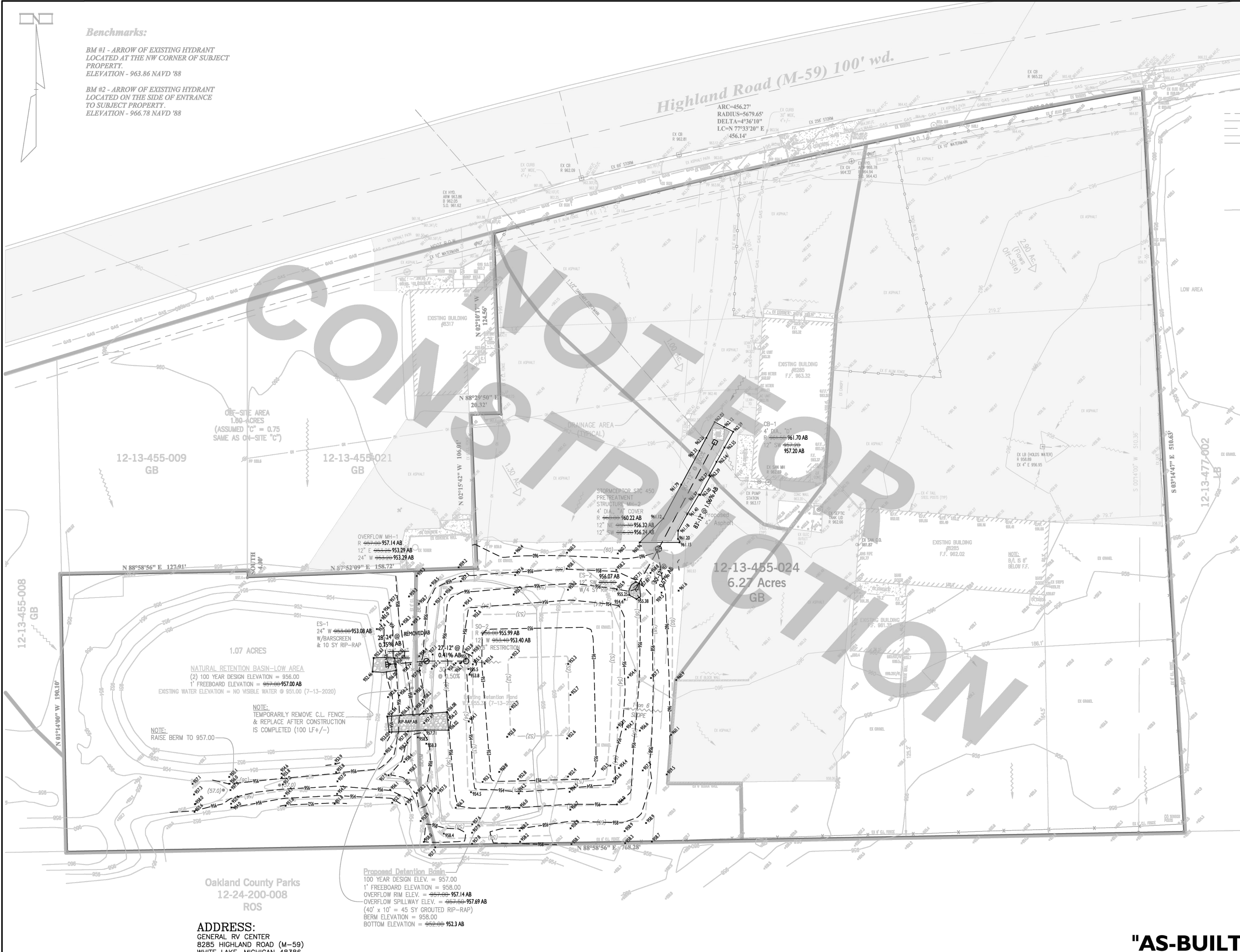
SHEET 1 OF 5

KE 2020.253

Benchmarks:

BM #1 - ARROW OF EXISTING HYDRANT
LOCATED AT THE NW CORNER OF SUBJECT
PROPERTY.
ELEVATION - 963.86 NAVD '88

BM #2 - ARROW OF EXISTING HYDRANT
LOCATED ON THE SIDE OF ENTRANCE
TO SUBJECT PROPERTY.
ELEVATION - 966.78 NAVD '88



LEGEND

EXISTING	PROPOSED
--- STORM SEWER	--- STORM SEWER
--- SANITARY SEWER	--- SANITARY SEWER
--- WATERMAIN	--- WATERMAIN
--- GAS MAIN	--- GAS MAIN
--- ELEC. TELE. CABLE	--- ELEC. TELE. CABLE
--- STORM MANHOLE	--- STORM MANHOLE
--- CATCH BASIN	--- CATCH BASIN
--- INLET	--- INLET
--- REARYARD CATCH BASIN	--- REARYARD CATCH BASIN
--- END SECTION	--- END SECTION
--- SANITARY MANHOLE	--- SANITARY MANHOLE
--- GATE VALVE AND WELL	--- GATE VALVE AND WELL
--- HYDRANT	--- HYDRANT
--- CONTOURS	--- CONTOURS
--- FINISH FLOOR	--- FINISH FLOOR
--- MATCH ELEVATION	--- MATCH ELEVATION
--- TOP OF CURB	--- TOP OF CURB
--- TOP OF SIDEWALK	--- TOP OF SIDEWALK
--- TOP OF PAVEMENT	--- TOP OF PAVEMENT

Quantities

- DISRUPTION AREA:** 0.90 ACRES
- ONSITE DEMOLITION:**
SAWCUT PAVEMENT - 252 LF (ON-SITE)
REMOVE EXISTING ASPHALT - 1,650 SF (ON-SITE)
REMOVE EXISTING 4" STORM PIPE - 28 LF (ON-SITE)
- GRADING:**
CUTS/FILLS - TBD
- SANITARY, ETC:**
NONE
- WATERMAIN:**
NONE
- ON-SITE STORM SEWER:**
6" PERFORATED HDPE EDGE DRAIN @ (1) CATCH BASINS
INCLUDING SOCK & PEA PEBBLE - 25 LF
12" C76 CL4 PREMIUM JOINT PIPE - 144 LF
24" C76 CL4 PREMIUM JOINT PIPE - 22 LF
CONSTRUCT 4' DIA., CATCH BASIN W/EJIW 5105 "D" COVER - 1 EA
CONSTRUCT 4' DIA., OVERFLOW MANHOLE W/BARGRATE COVER - 1 EA
CONSTRUCT 4' DIA., PRETREATMENT STC 450 STORMCEPTOR
MANHOLE EJIW "A" COVER - 1 EA
CONSTRUCT 36" DIA., CMP S0-2 STANDPIPE - 1 EA
12" CONCRETE END SECTION (6' LENGTH) - 1 EA
24" CONCRETE END SECTION (6' LENGTH) - 1 EA
GROUTED RIP-RAP - 59 SY
- GAS SERVICE:**
NONE
- PAVEMENT & CURBS, ETC.:**
4" ASPHALT OVER 6"-21AA GRAVEL - 120 SY
8"x8"x12" THICK REINFORCED CONCRETE COLLARS
AT CATCH BASIN - 1 EA
REMOVE C.L. FENCE BY DETENTION POND TEMPORARILY &
REPLACE AFTER CONSTRUCTION - 100 LF+/-
- SOIL EROSION CONTROLS:**
SEED & MULCH - 0.90 ACRES
CATCH BASIN FILTERS - 1 EA
SILT FENCE - 1040 LF
SILT FENCE GRAVEL FILTER - 1 EA

"AS-BUILT" LEGEND

AB	ASBUILT
25.4' AB	ASBUILT GRADES
24' - 12' AB	ASBUILT WITNESS
	ASBUILT STORM SEWER
	ASBUILT FLOW

Oakland County Parks
12-24-200-008
ROS

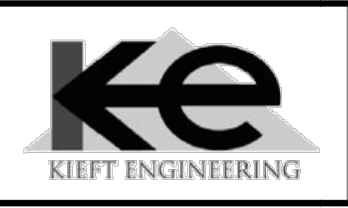
ADDRESS:
GENERAL RV CENTER
8285 HIGHLAND ROAD (M-59)
WHITE LAKE, MICHIGAN 48386

Proposed Detention Basin
100 YEAR DESIGN ELEV. = 957.00
1' FREEBOARD ELEVATION = 958.00
OVERFLOW RIM ELEV. = 957.14 AB
OVERFLOW SPILLWAY ELEV. = 957.60-957.69 AB
(40' x 10' = 45 SY GROUTED RIP-RAP)
BERM ELEVATION = 958.00
BOTTOM ELEVATION = 952.00-952.3 AB

DATE	ISSUE

PROPRIETOR:
SCHONSHECK, INC.
5055 PONTIAC TRAIL
WIXOM, MICHIGAN 48393
(248) 787-4639 KENT BURZYNSKI
Email: kent@schonsheck.com

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DATE 10-12-2020	CKD. BY	DATE
DRAWN GF		
DESIGN PCM		
SECTION 13	T- 3 -N. R- 8 -E.	



72 HOURS
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(TOLL FREE)

Proposed Site Plan
General RV Center
PART OF THE SE 1/4 OF SECTION 13, T3N, R8E,
WHITE LAKE TOWNSHIP, OAKLAND COUNTY, MICHIGAN

SCALE 1" = 30'
SHEET 2 OF 5
KE 2020.253

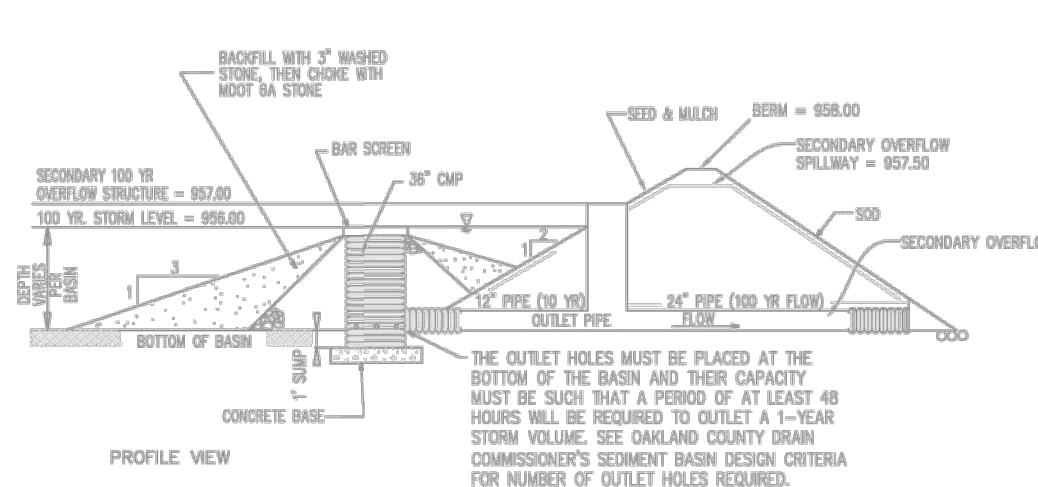
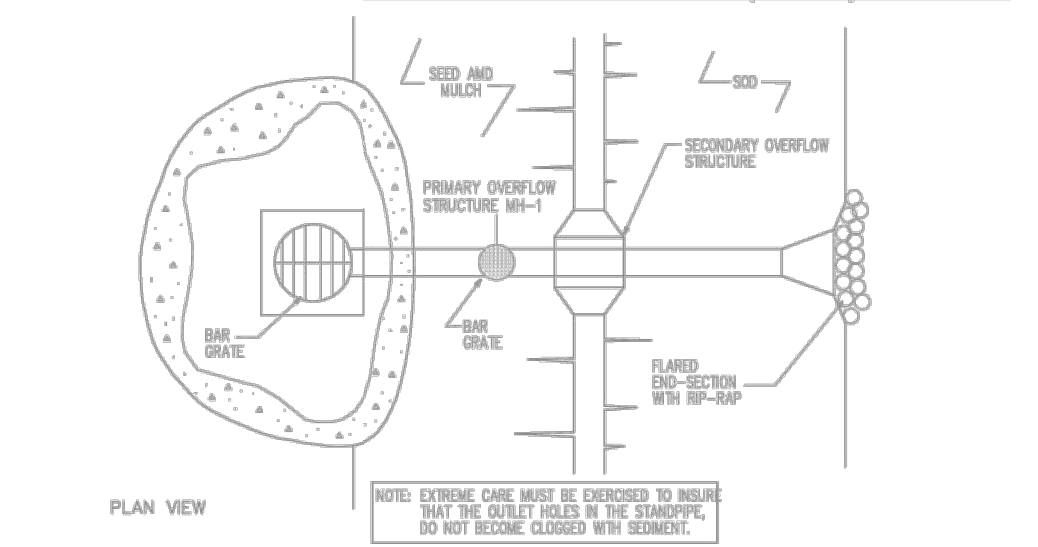
100 YEAR DETENTION BASIN CALCULATIONS (IE WITH OUTLET)
ONSITE CONTRIBUTING AREA = 5.20 ACRES
OFFSITE CONTRIBUTING AREA = 0
TOTAL CONTRIBUTING AREA = 5.20 ACRES
RUNOFF COEFFICIENT (C) = 0.75
 $Q_A = (0.20)(5.20 \text{ ACRES}) = 1.04 \text{ C.F.S.}$
 $Q_0 = \frac{Q_A}{(A)(C)} = \frac{1.04}{(5.20)(0.75)} = 0.267$
 $T = -25 + \sqrt{\frac{10.3125}{Q_0}} = 171.65 \text{ MINUTES}$
 $V_S = \frac{16,500 T}{T + 25} - 40 Q_0 T = 12.572 \text{ C.F./ACRE}$
 $V_T \text{ REQ'D} = V_S (C)(A) = (12.572)(0.75)(5.20) = 49.031 \text{ C.F. REQ'D.}$

VOLUME PROVIDED:
9,900 SF
953.30: 11,600 SF AB 8,120 CF AB
13,300 SF 16,500 SF AB 33,000 CF AB
954.00: 19,700 SF 21,000 SF AB 21,000 CF AB
956.00: 22,300 SF 21,000 SF AB 21,000 CF AB
957.00: 22,300 SF 21,000 SF AB 21,000 CF AB
TOTAL = 49,031 CF
62,120 CF, AB

ORIFICE FORMULA
 $Q_A = 0.62 (A_0)(2gh)^{1/2}$
 $A_0 = \text{AREA OF ORIFICE PIPE}$
 $g = 32.2 \text{ FT./SEC}^2$
 $H = \text{DEPTH OF BASIN ABOVE CENTERLINE OUTLET PIPE} = [957.00 - (954.00 + \frac{6}{12}) = 954.25] = 2.75'$
 $A_0 = 0.62 (2.75)^{1/2} = 0.62 [(2)(32.2)(2.75)]^{1/2} = 0.1260 \text{ S.F.}$
 $DIAMETER ORIFICE (D_0) = D_0 \sqrt{\frac{4(A_0)}{\pi}} = \sqrt{\frac{(4)(0.1260)}{\pi}} = 0.4008 \text{ FT.} = 4.81 \text{ INCH}$
USE 4" RESTRICTION

DETENTION BASIN
EXISTING WATER ELEV. = 955.33 (PRIOR TO NEW OUTLET PIPE INSTALLATION)
100 DESIGN HIGH WATER ELEV. = 957.00
1' FREEBOARD ELEV. = 958.00
STORAGE REQUIRED = 49,031 C.F.
STORAGE PROVIDED = 62,300 C.F.
TIME TO DRAIN = 49,031 CF/1.04 CFS = 47,145 SEC/3,600 SEC/HR = 13.10 HOURS

1 Year Storm Volume Calculation
Detention Basin Outlet Filter (CMP) SO-2



1 YEAR REQUIRED VOLUME = (4,320)(C)(ACRES)
DETENTION BASIN
1 YEAR REQUIRED VOLUME = (4,320)(0.75)(5.20 AC) = 16,848
1 YEAR STORM LEVEL = 956.00
100 YEAR STORM LEVEL = 957.00
AREA = VOLUME/2' HEIGHT = 8,424 SF
ORIFICE AREA REQUIRED $A = \frac{(0.3988)(\text{AREA})(\sqrt{\text{HEIGHT}})}{172.800} = 0.0275 \text{ FT}^2$
THUS, IF AREA = 8,424, HEIGHT = 2', THEN $A = 0.0275 \text{ FT}^2$
 $0.0275 \text{ FT}^2 / 0.00545 \text{ FT}^2 \text{ PER } 1" \text{ DIA. HOLE} = 5.05 \text{ HOLES}$
USE (6) 1" DIAMETER HOLES TO OFFSET FOR CLOGGING

(2) 100 YEAR NATURAL RETENTION BASIN CALCULATIONS
ONSITE CONTRIBUTING AREA = 3.37 ACRES
OFFSITE CONTRIBUTING AREA = 1.60 ACRES
TOTAL CONTRIBUTING AREA = 4.97 ACRES
RUNOFF COEFFICIENT (C) = 0.75
 $VOLUME (2) 100 \text{ YR} = (2)(A)(C)(16,500) = (2)(4.97)(0.75)(16,500) = 123,008 \text{ CF}$

VOLUME PROVIDED:
951.0: 15,500 SF 17,900 SF_{AV} x 1' DEPTH = 17,900 CF PROVIDED
952.0: 20,300 SF 22,100 SF_{AV} x 2' DEPTH = 44,200 CF PROVIDED (Up to 956.0)
953.0: 23,900 SF 25,700 SF_{AV} x 2' DEPTH = 51,400 CF PROVIDED
956.0: 27,500 SF 28,800 SF_{AV} x 1' DEPTH = 28,800 CF PROVIDED (Freeboard Capacity)
957.0: 30,100 SF
TOTAL = 142,300 CF AB

NATURAL RETENTION BASIN
EXISTING WATER ELEVATION = NONE (7-13-2020)
100 DESIGN HIGH WATER ELEVATION = 956.00
1' FREEBOARD ELEVATION = 957.00
STORAGE REQUIRED = 123,008 CF
STORAGE PROVIDED = 154,800 CF (RETENTION = 113,500 CF)+(DETENTION = 41,300)
(Up to 956.0)

EXISTING ON-SITE "C" CALCULATION
TOTAL ON-SITE AREA = 6.27 ACRES
ON-SITE AREA DRAINING TO DETENTION POND = 5.20 ACRES
ON-SITE AREA DRAINING TO LOW AREA/WELANDS = 1.07 ACRES
6.27 ACRES

EXISTING BUILDINGS:
0.312 ACRES=13,600 SF @ C = 0.90
ASPHALT PAVEMENT/CONCRETE AREAS:
3.038 ACRES=132,351 SF @ C = 0.90
GRAVEL AREAS:
1.46 ACRES=63,561 SF @ C = 0.50
DETENTION POND LOW WATER (953.40) AREA:
0.263 ACRES=11,440 SF @ C = 1.00
NATURAL RETENTION BASIN ASSUMED WATER (953.00) AREA:
0.505 ACRES=22,000 SF @ C = 1.00
REMAINING GREENBELT AREAS:
0.692 ACRES=30,109 SF @ C = 0.20

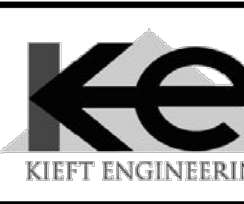
$C' = \left(\frac{0.312 \text{ AC} \times 0.90}{6.27 \text{ AC}} \right) + \left(\frac{3.038 \text{ AC} \times 0.90}{6.27 \text{ AC}} \right) + \left(\frac{1.46 \text{ AC} \times 0.50}{6.27 \text{ AC}} \right) + \left(\frac{0.768 \text{ AC} \times 1.00}{6.27 \text{ AC}} \right) + \left(\frac{0.692 \text{ AC} \times 0.20}{6.27 \text{ AC}} \right) = 0.742 \quad C = 0.75$

STORM SEWER CALCULATION TO CB-1
 $Q = AC; A = 1.0 \text{ ACRES}, C = 0.75, I = \frac{175}{T+25} = \frac{175}{4.38} = 4.38$
 $Q = (1.0)(0.75)(4.38) = 3.29 \text{ CFS}$
 $A \text{ } 12" \text{ PIPE } @ 1.00\% \text{ HAS } Q = 3.57 \text{ CFS } \& V = 4.55 \text{ FPS, OK!}$

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DATE 10-12-2020 CKD. BY DATE
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DESIGN PCM
SECTION 13 T- 3 -N, R- 8 -E

72 HOURS (3 WORKING DAYS) BEFORE YOU DIG CALL MISS DIG 800-482-7171 (TOLL FREE)

Stormwater Treatment Recommendation
The recommended Stormceptor Model(s) which achieve or exceed the user defined water quality objective for each site within the project are listed in the below Sizing Summary table.

Site Name	Catchment to MH-2
Recommended Stormceptor Model	STC 450
Target TSS Removal (%)	80.0
TSS Removal (%) Provided	84
P&D	DSO = 75 micron
Rainfall Station	DETROIT METRO API

Stormceptor Model	% TSS Removal Provided
STC 450	84
STC 450	90
STC 1200	90
STC 1600	91
STC 2400	93
STC 3600	94
STC 4800	95
STC 6000	96
STC 7200	97
STC 11000	98
STC 13000	98
STC 16000	98
StormceptorMAX	Custom

Stormceptor Detailed Sizing Report - Page 1 of 8

Stormceptor Sizing Detailed Report
PCSWMM for Stormceptor

Project Information
Date: 8/12/2020
Project Name: B & D Holdings
Project Number: N/A
Location: White Lake Township

Stormwater Quality Objective
This report outlines how Stormceptor System can achieve a defined water quality objective through the removal of total suspended solids (TSS). Attached to this report is the Stormceptor Sizing Summary.

Stormceptor System Recommendation
The Stormceptor System model STC 450 achieves the water quality objective removing 80% TSS for a User defined particle size distribution.

The Stormceptor System
The Stormceptor oil and sediment separator is sized to treat stormwater runoff by removing pollutants through gravity separation and flotation. Stormceptor's patented design generates positive TSS removal for all rainfall events, including large storms. Significant levels of pollutants such as heavy metals, free oils and nutrients are prevented from entering natural water resources and the re-suspension of previously captured sediment (scour) does not occur.

Stormceptor provides a high level of TSS removal for small frequent storm events that represent the majority of annual rainfall volume and pollutant load. Positive treatment continues for large infrequent events, however, such events have little impact on the average annual TSS removal as they represent a small percentage of the total runoff volume and pollutant load.

Stormceptor is the only oil and sediment separator on the market sized to remove TSS for a wide range of particle sizes, including fine sediments (clays and silts), that are often overlooked in the design of other stormwater treatment devices.

On-Site Pavement Section
NO SCALE

8" CONCRETE COLLAR & 6" EDGE DRAIN PLAN DETAIL & SECTION
SCALE: 1" = 2'

Stormceptor Sizing Summary
The recommended Stormceptor model achieves the water quality objectives based on the selected inputs, historical rainfall records and selected particle size distribution.

Stormceptor Model	% TSS Removal Provided
STC 450	84
STC 450	90
STC 1200	90
STC 1600	91
STC 2400	93
STC 3600	94
STC 4800	95
STC 6000	96
STC 7200	97
STC 11000	98
STC 13000	98
STC 16000	98
StormceptorMAX	Custom

Stormceptor Detailed Sizing Report - Page 1 of 8

Stormceptor Sizing Detailed Report
PCSWMM for Stormceptor

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STC 11000	98
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StormceptorMAX	Custom

Stormceptor Detailed Sizing Report - Page 1 of 8

Stormceptor Sizing Detailed Report
PCSWMM for Stormceptor

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NO SCALE

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Stormceptor Detailed Sizing Report - Page 1 of 8

Stormceptor Sizing Detailed Report
PCSWMM for Stormceptor

Project Information
Date: 8/12/2020
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The Stormceptor oil and sediment separator is sized to treat stormwater runoff by removing pollutants through gravity separation and flotation. Stormceptor's patented design generates positive TSS removal for all rainfall events, including large storms. Significant levels of pollutants such as heavy metals, free oils and nutrients are prevented from entering natural water resources and the re-suspension of previously captured sediment (scour) does not occur.

Stormceptor provides a high level of TSS removal for small frequent storm events that represent the majority of annual rainfall volume and pollutant load. Positive treatment continues for large infrequent events, however, such events have little impact on the average annual TSS removal as they represent a small percentage of the total runoff volume and pollutant load.

Stormceptor is the only oil and sediment separator on the market sized to remove TSS for a wide range of particle sizes, including fine sediments (clays and silts), that are often overlooked in the design of other stormwater treatment devices.

On-Site Pavement Section
NO SCALE

8" CONCRETE COLLAR & 6" EDGE DRAIN PLAN DETAIL & SECTION
SCALE: 1" = 2'

Stormceptor Sizing Summary
The recommended Stormceptor model achieves the water quality objectives based on the selected inputs, historical rainfall records and selected particle size distribution.

Stormceptor Model	% TSS Removal Provided
STC 450	84
STC 450	90
STC 1200	90
STC 1600	91
STC 2400	93
STC 3600	94
STC 4800	95
STC 6000	96
STC 7200	97
STC 11000	98
STC 13000	98
STC 16000	98
StormceptorMAX	Custom

Stormceptor Detailed Sizing Report - Page 1 of 8

Stormceptor Sizing Detailed Report
PCSWMM for Stormceptor

Project Information
Date: 8/12/2020
Project Name: B & D Holdings
Project Number: N/A
Location: White Lake Township

Stormwater Quality Objective
This report outlines how Stormceptor System can achieve a defined water quality objective through the removal of total suspended solids (TSS). Attached to this report is the Stormceptor Sizing Summary.

Stormceptor System Recommendation
The Stormceptor System model STC 450 achieves the water quality objective removing 80% TSS for a User defined particle size distribution.

The Stormceptor System
The Stormceptor oil and sediment separator is sized to treat stormwater runoff by removing pollutants through gravity separation and flotation. Stormceptor's patented design generates positive TSS removal for all rainfall events, including large storms. Significant levels of pollutants such as heavy metals, free oils and nutrients are prevented from entering natural water resources and the re-suspension of previously captured sediment (scour) does not occur.

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On-Site Pavement Section
NO SCALE

8" CONCRETE COLLAR & 6" EDGE DRAIN PLAN DETAIL & SECTION
SCALE: 1" = 2'

Stormceptor Sizing Summary
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STC 3600	94
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STC 7200	97
STC 11000	98
STC 13000	98
STC 16000	98
StormceptorMAX	Custom

Stormceptor Detailed Sizing Report - Page 1 of 8

Stormceptor Sizing Detailed Report
PCSWMM for Stormceptor

Project Information
Date: 8/12/2020
Project Name: B & D Holdings
Project Number: N/A
Location: White Lake Township

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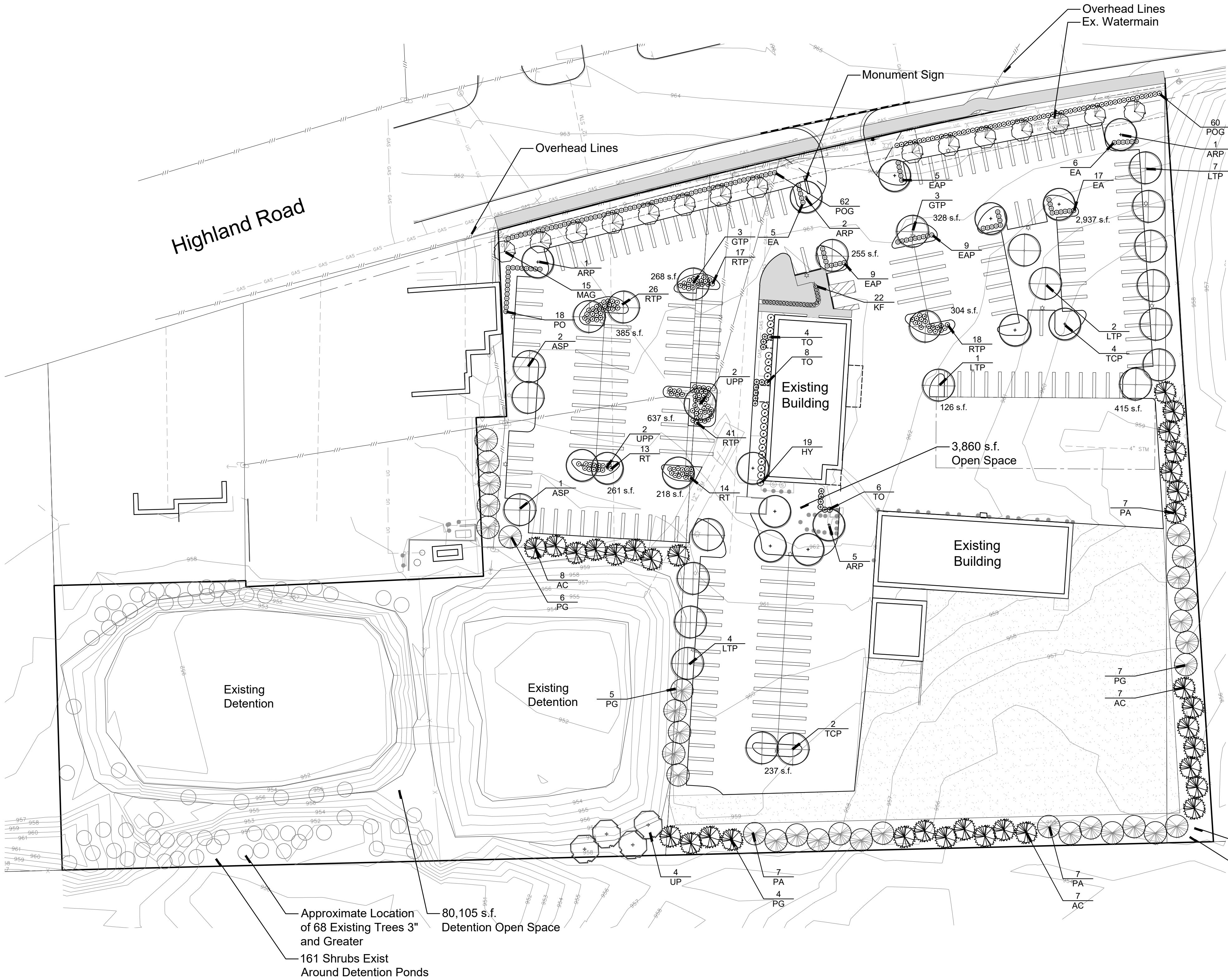
Stormceptor provides a high level of TSS removal for small frequent storm events that represent the majority of annual rainfall volume and pollutant load. Positive treatment continues for large infrequent events, however, such events have little impact on the average annual TSS removal as they represent a small percentage of the total runoff volume and pollutant load.

Stormceptor is the only oil and sediment separator on the market sized to remove TSS for a wide range of particle sizes, including fine sediments (clays and silts), that are often overlooked in the design of other stormwater treatment devices.

On-Site Pavement Section
NO SCALE

8" CONCRETE COLLAR & 6" EDGE DRAIN PLAN DETAIL & SECTION
SCALE: 1" = 2'

Stormceptor Sizing Summary
The recommended Stormceptor model achieves the water quality objectives based on the selected inputs, historical rainfall records



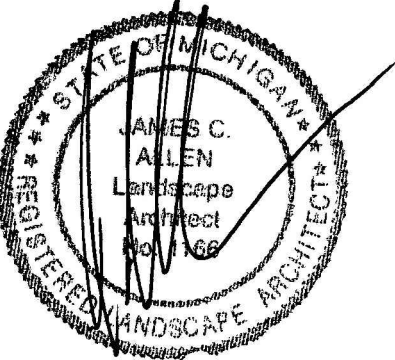
Landscape Summary

Greenbelt	
Greenbelt Length	456'
Trees Required	15.2 Trees (456 / 30)
Trees Provided	15 Trees
Shrubs Required	121.6 Shrubs (456 / 30) x 8
Shrubs Provided	122 Shrubs
Interior Landscaping	
Site Area	273,121 s.f.
Interior Landscape Required	40,968 s.f. (273,121 x 15%)
Interior Landscape Provided	117,445 s.f.
Trees Required	136.5 Trees (40,968 / 300)
Trees Provided	137 Trees (68 Existing)
Shrubs Required	682.8 Shrubs (40,968 / 300) x 5
Shrubs Provided	288 Shrubs (161 Existing)
Parking Lot	
Parking Spaces Shown	206 Spaces
Landscape Area Required	4,120 s.f. (206 Spaces x 20)
Landscape Area Provided	6,372 s.f.
Trees Required	41.2 Trees (4,120 / 100)
Trees Provided	42 Trees
Shrubs Required	123.6 Shrubs (4,120 / 100) x 3
Shrubs Provided	125 Shrubs
<div>1. Required Greenbelt Trees Cannot be Planted Due to Watermain. Ornamental Trees have been Substituted for Canopy Trees Where Overhead Power Lines are Present.</div> <div>2. All Lawn Areas Shall be Seed.</div> <div>3. All Landscaped Areas Shall be Irrigated.</div>	

Plant List

sym.	qty.	botanical name	common name	caliper	spacing	root	height
Greenbelt							
MAG	15	Malus 'Adirondack'	Adirondack Crab	1.5"	as shown	B&B	30"
POG	122	Physocarpus opulifolius 'Coppertina'	Coppertina Ninebark		as shown	cont	
	15	Trees Provided					
	122	Shrubs Provided					
sym.	qty.	botanical name	common name	caliper	spacing	root	height
Interior Landscaping							
AC	22	Abies concolor	Concolor Fir		as shown	B&B	7'
EA	23	Euonymus alata 'Compacta'	Burning Bush		as shown	cont	30"
HY	19	Hydrangea 'Lime Light'	Lime Light Hydrangea		as shown	cont	24"
KF	22	Calamagrostis x. a. 'Karl Forester'	Karl Forester Grass		as shown	cont	#3
PA	21	Picea abies	Norway Spruce		as shown	B&B	7'
PG	22	Picea glauca var. densata	Black Hills Spruce		as shown	B&B	7'
PO	18	Physocarpus opulifolius 'Coppertina'	Coppertina Ninebark		as shown	cont	30"
RT	27	Rhus typhina 'Gro-Low'	Gro-Low Sumac		as shown	cont	30"
TO	18	Thuja occidentalis 'Techny'	Techny Arborvitae		as shown	B&B	5'
UP	4	Ulmus 'Princeton'	Princeton Elm	2.5"	as shown	B&B	
	69	Trees Provided					
	127	Shrubs Provided					
sym.	qty.	botanical name	common name	caliper	spacing	root	height
Parking Lot Landscaping							
ARP	9	Acer rubrum 'Red Point'	Red Maple 'Red Point'	2.5"	as shown	B&B	
ASP	3	Acer saccharum 'Green Mountain'	Sugar Maple	2.5"	as shown	B&B	
EAP	23	Euonymus alata 'Compacta'	Burning Bush		as shown	cont	30"
GTP	6	Gleditsia triacanthos var. inermis	Honey Locust	2.5"	as shown	B&B	
LTP	14	Liriodendron tulipifera	Tulip Tree	2.5"	as shown	B&B	
RTP	102	Rhus typhina 'Gro-Low'	Gro-Low Sumac		as shown	cont	30"
TCP	6	Tilia cordata 'Greenspire'	Greenspire Linden	2.5"	as shown	B&B	
UPP	4	Ulmus 'Princeton'	Princeton Elm	2.5"	as shown	B&B	
	42	Trees Provided					
	125	Shrubs Provided					

Seal:



Title:

Landscape Plan

Project:

White Lake Motors
White Lake, Michigan

Prepared for:

S2 Construction Management
12596 Ten Mile
South Lyon, Michigan 48178

Revision:

Review
Revised
Revised

Issued:

September 9, 2024
November 21, 2024
February 25, 2025

Job Number:

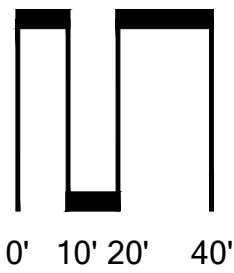
24-057

Drawn By:

jca

Checked By:

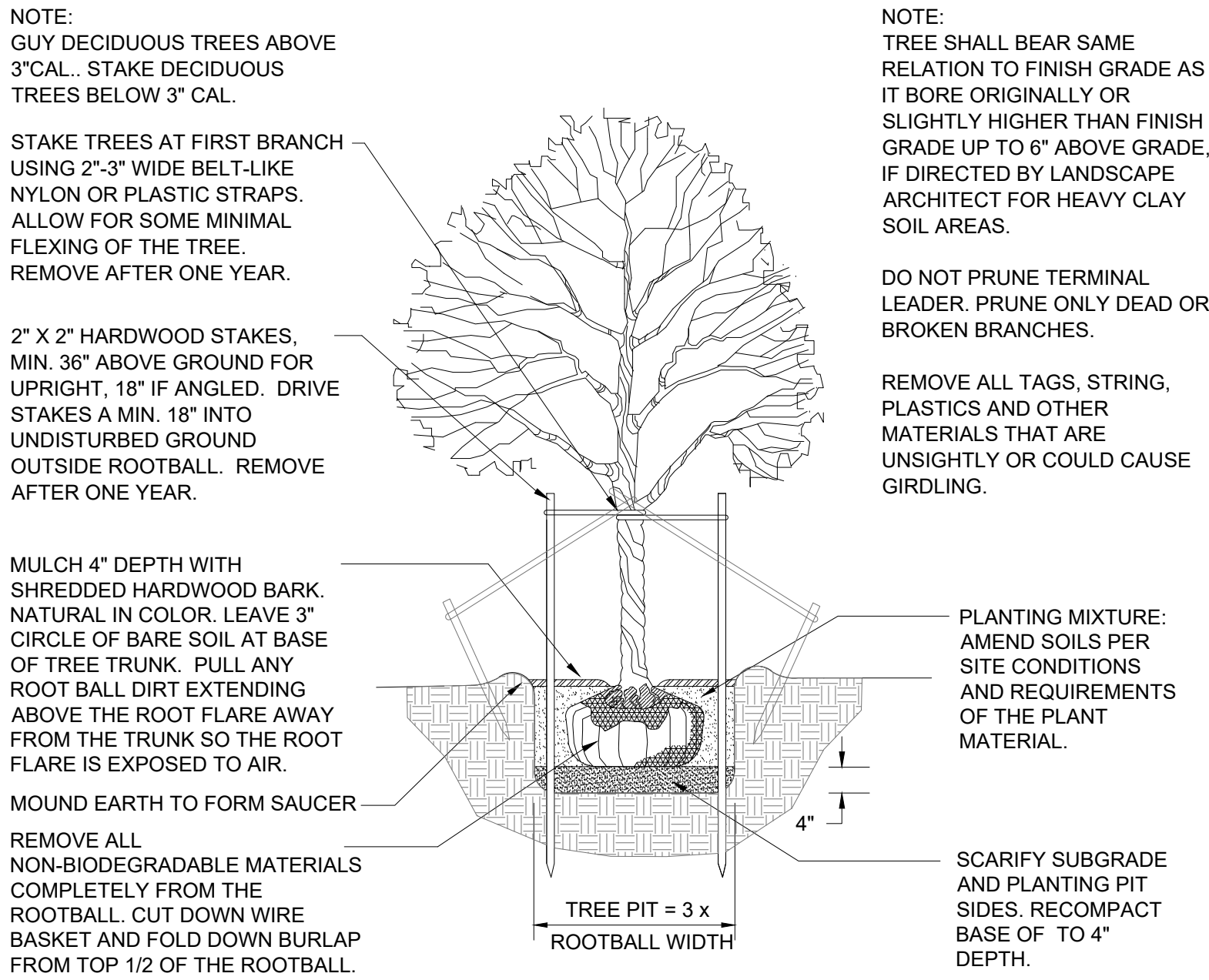
jca



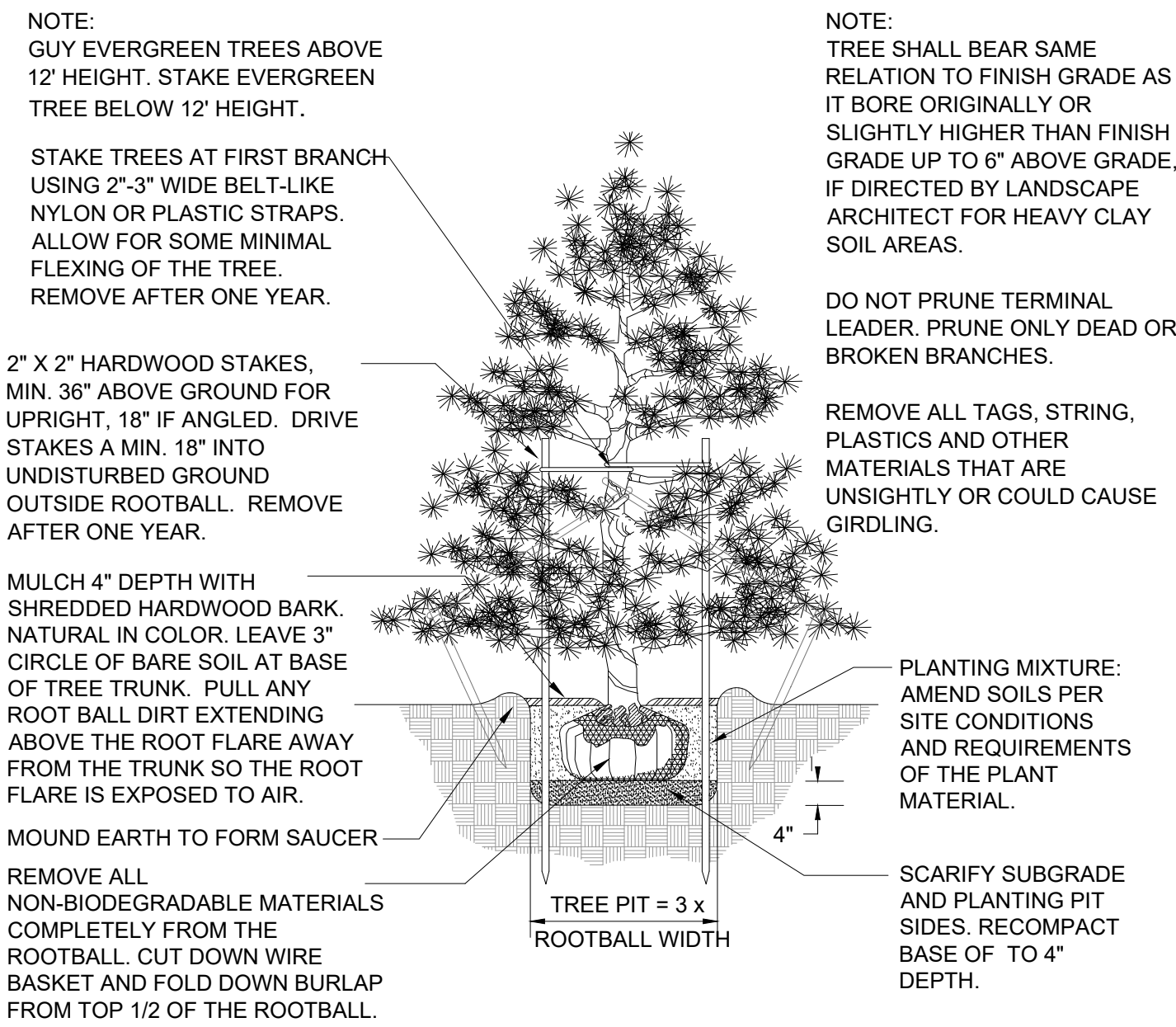
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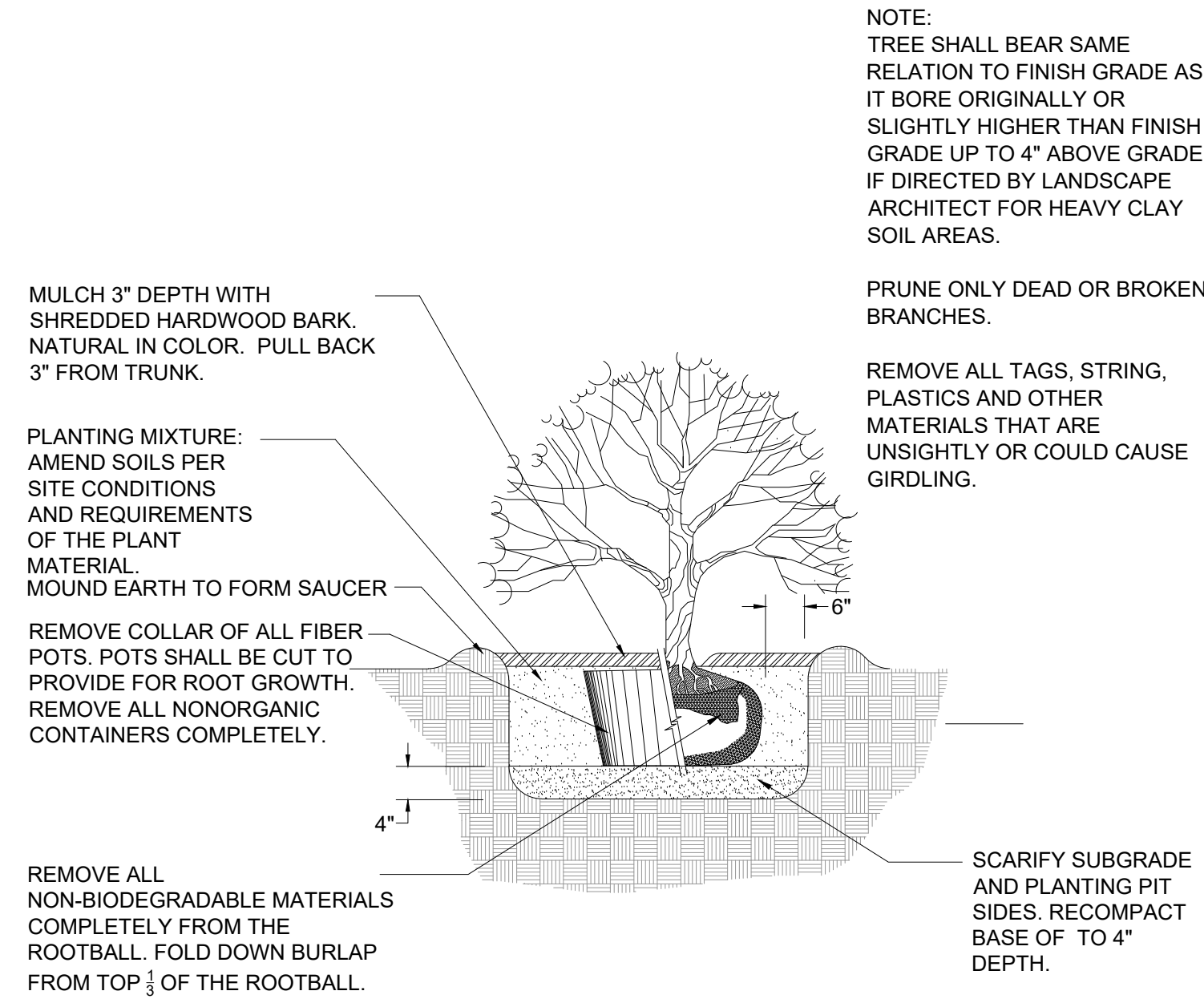
L-1



DECIDUOUS TREE PLANTING DETAIL



EVERGREEN TREE PLANTING DETAIL

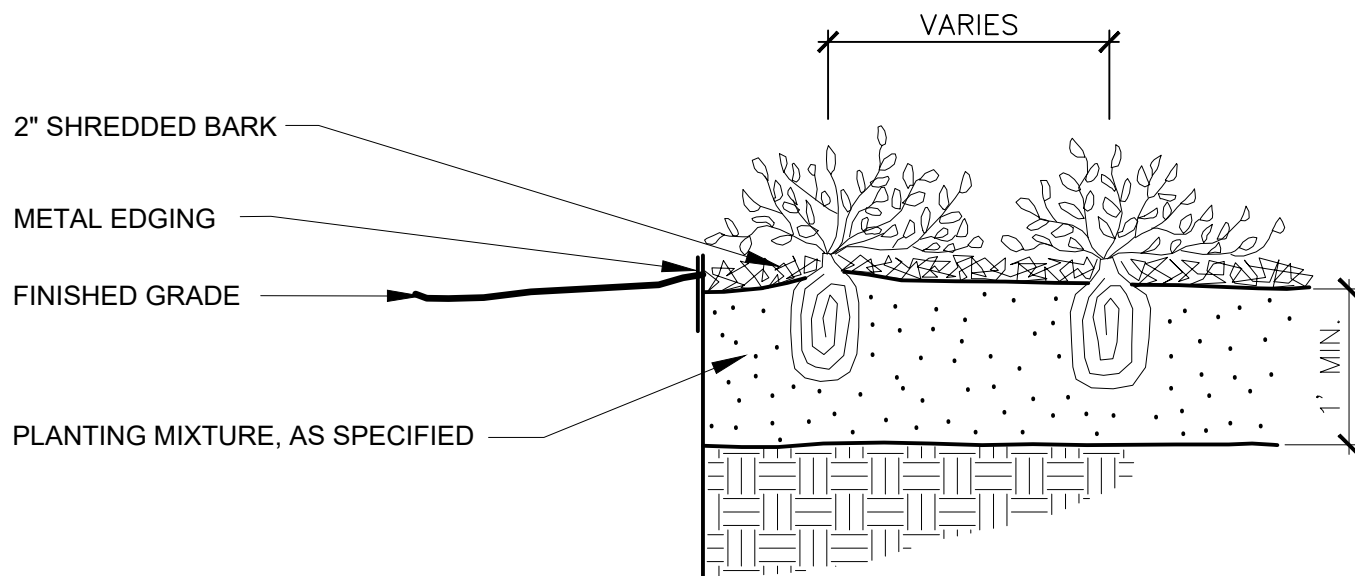


SHRUB PLANTING DETAIL

NOT TO SCALE

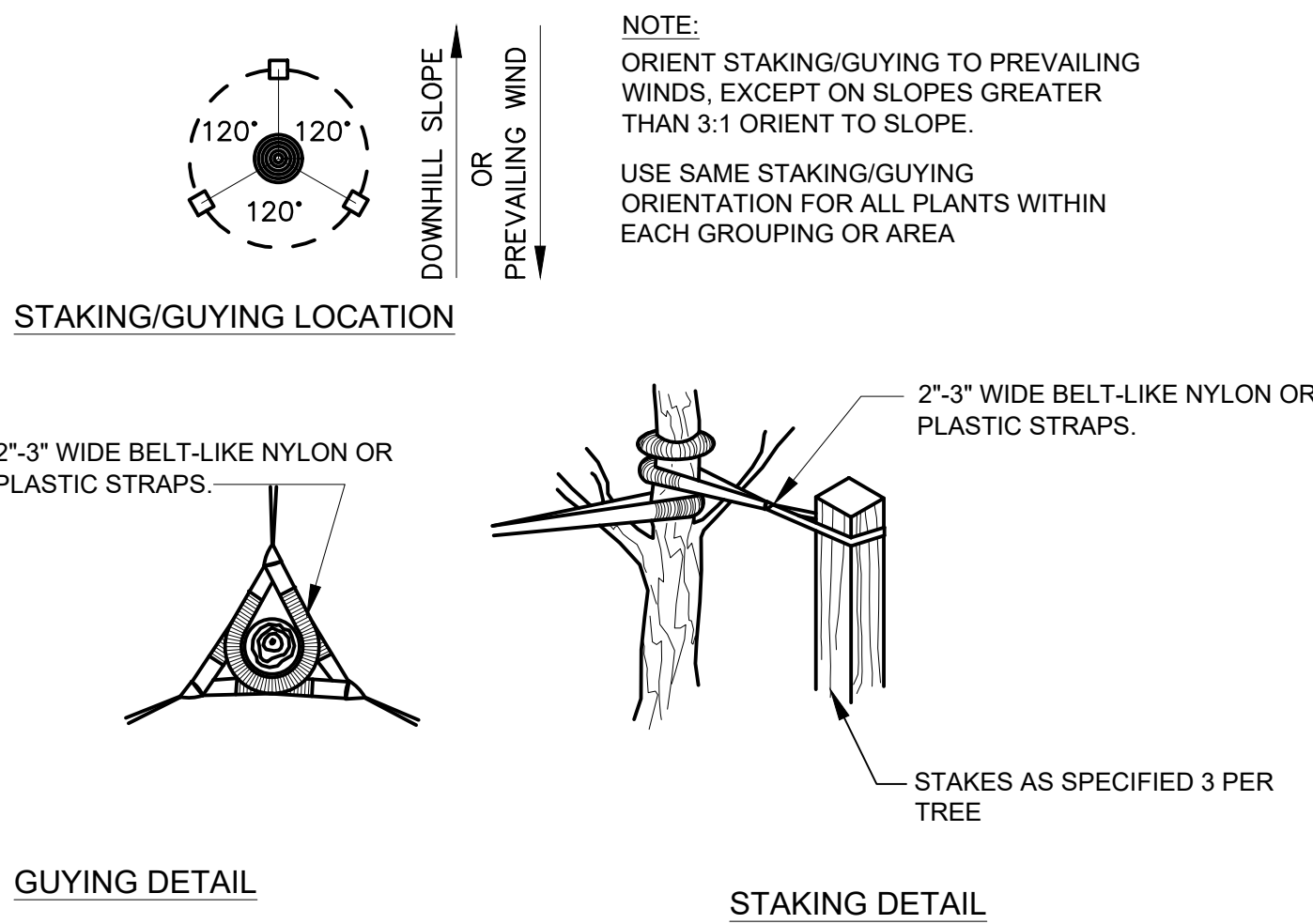
LANDSCAPE NOTES

- All plants shall be north Midwest American region grown, No. 1 grade plant materials, and shall be true to name, free from physical damage and wind burn.
- Plants shall be full, well-branched, and in healthy vigorous growing condition.
- Plants shall be watered before and after planting is complete.
- All trees must be staked, fertilized and mulched and shall be guaranteed to exhibit a normal growth cycle for at least two (2) full years following City approval.
- All material shall conform to the guidelines established in the most recent edition of the American Standard for Nursery Stock.
- Provide clean backfill soil, using material stockpiled on site. Soil shall be screened and free of any debris, foreign material, and stone.
- "Agriform" tabs or similar slow-release fertilizer shall be added to the planting pits before being backfilled.
- Amended planting mix shall consist of 1/3 screened topsoil, 1/3 sand and 1/3 peat, mixed well and spread to the depth as indicated in planting details.
- All plantings shall be mulched per planting details located on this sheet.
- The Landscape Contractor shall be responsible for all work shown on the landscape drawings and specifications.
- No substitutions or changes of location, or plant types shall be made without the approval of the Landscape Architect.
- The Landscape Architect shall be notified of any discrepancies between the plans and field conditions prior to installation.
- The Landscape Contractor shall be responsible for maintaining all plant material in a vertical condition throughout the guaranteed period.
- The Landscape Architect shall have the right, at any stage of the installation, to reject any work or material that does not meet the requirements of the plans and specifications, if requested by owner.
- Contractor shall be responsible for checking plant quantities to ensure quantities on drawings and plant list are the same. In the event of a discrepancy, the quantities on the plans shall prevail.
- The Landscape Contractor shall seed and mulch or sod (as indicated on plans) all areas disturbed during construction, throughout the contract limits.
- A pre-emergent weed control agent, "Preen" or equal, shall be applied uniformly on top of all mulching in all planting beds.
- All landscape areas shall be provided with an underground automatic sprinkler system.
- Sod shall be two year old "Baron/Cheriadelpi" Kentucky Blue Grass grown in a sod nursery on loam soil.



PERENNIAL PLANTING DETAIL

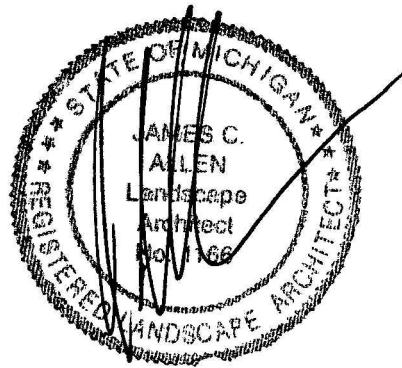
Not to scale



TREE STAKING DETAIL

Not to scale

Seal:



Title:

Landscape Details

Project:

White Lake Motors
White Lake, Michigan

Prepared for:

S2 Construction Management
12596 Ten Mile
South Lyon, Michigan 48178

Revision:

Review
Revised
Revised

Issued:

September 9, 2024
November 21, 2024
February 25, 2025

Job Number:

24-057

Drawn By:

jca

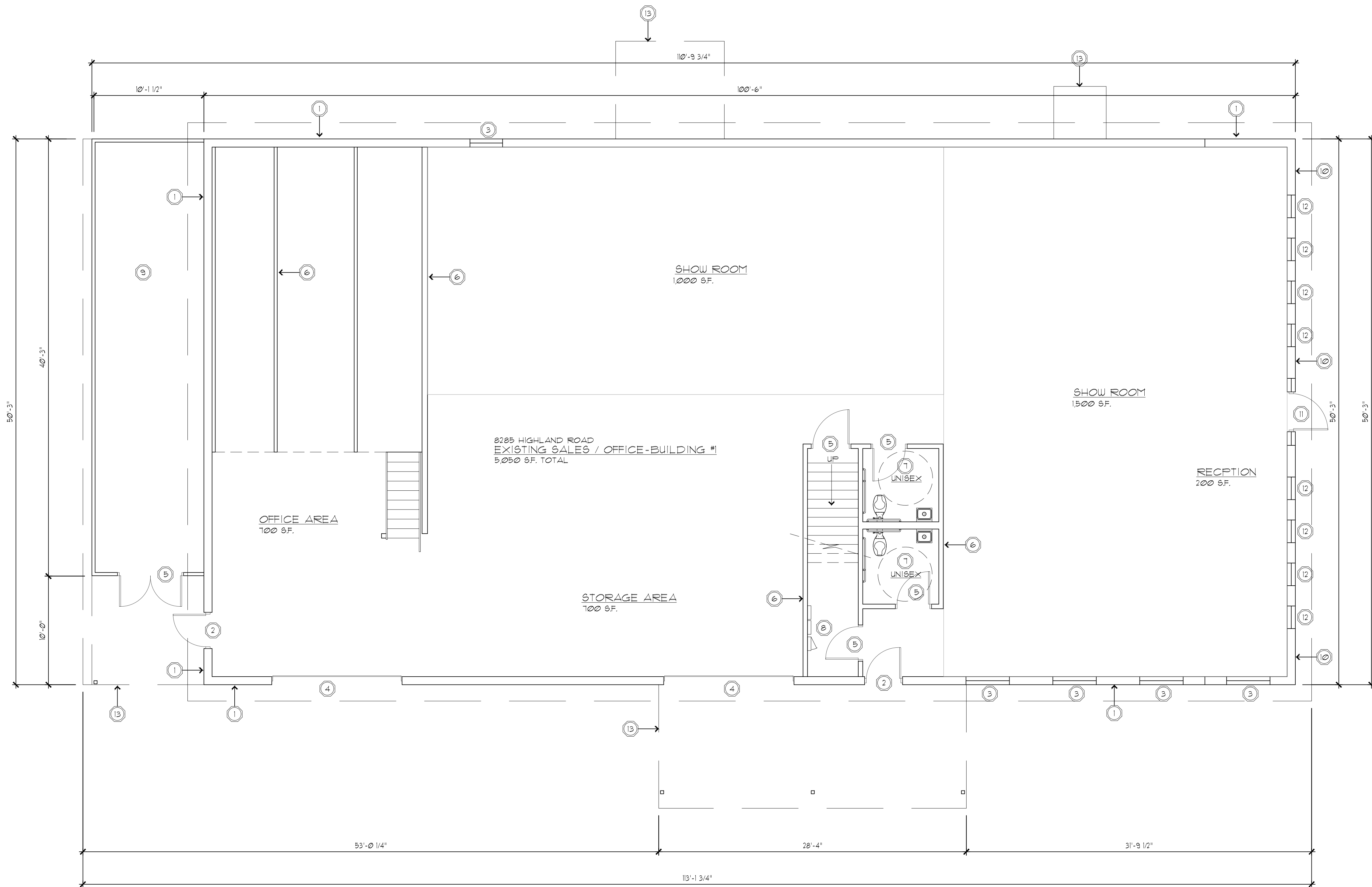
Checked By:

jca

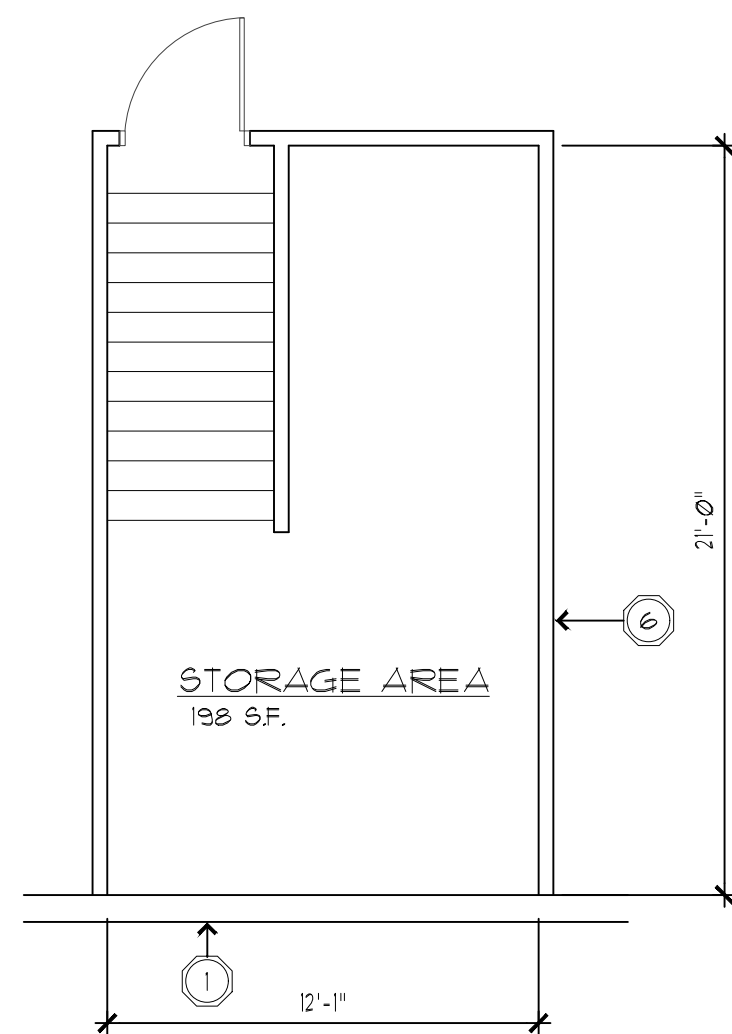
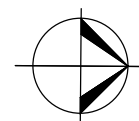
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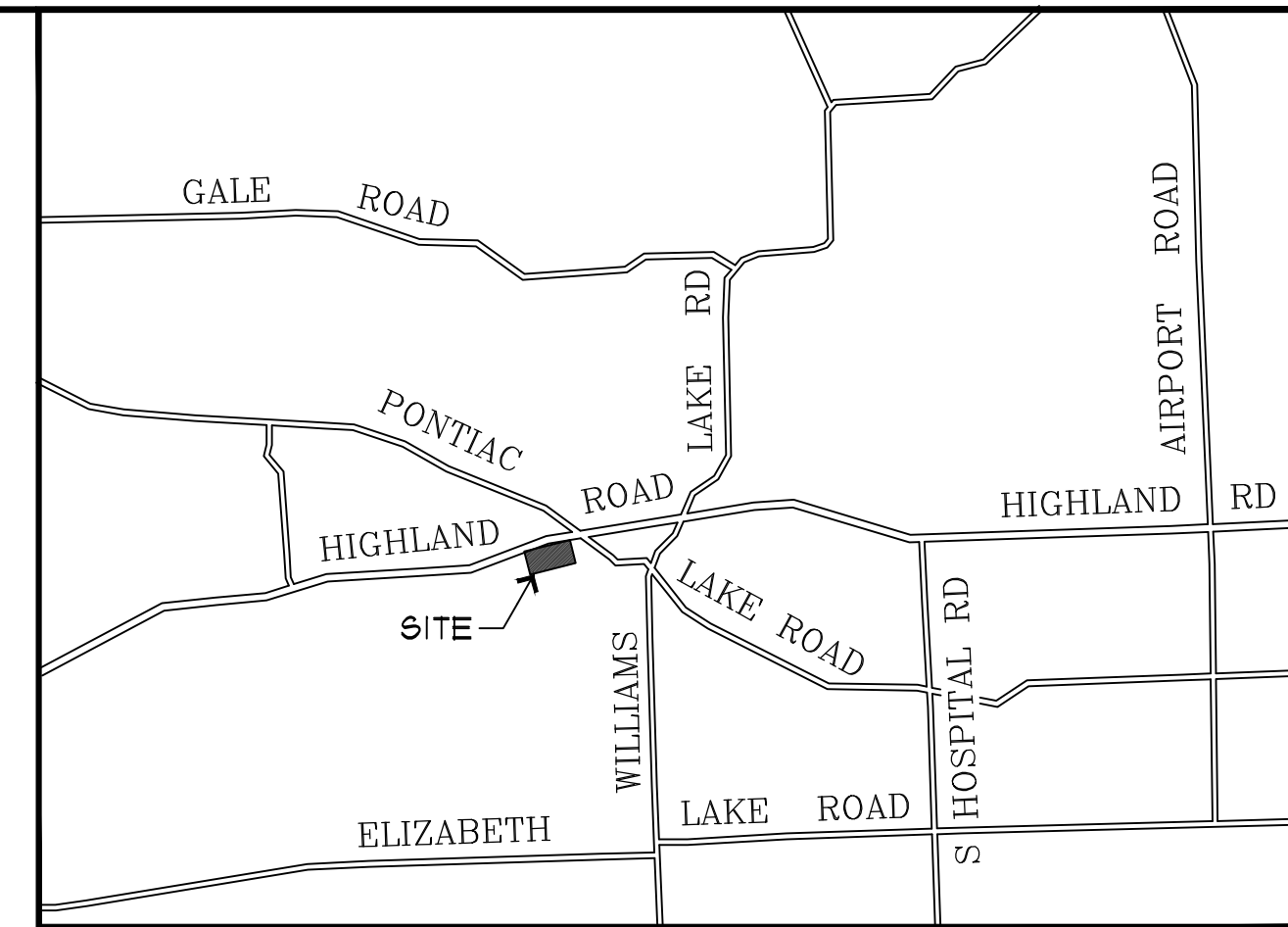
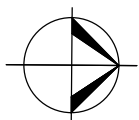
L-2



EXISTING/PROPOSED FIRST FLOOR PLAN
SCALE: 3/16" = 1'



EXISTING MEZZANINE PLAN
SCALE: 3/16" = 1'



FACE LIFTING TO EXISTING BUILDING WHITE LAKE MOTORS SCOPE OF WORK: FACE LIFTING TO EXISTING AUTO SALES BUILDING

BUILDING CODE INFORMATION

WHITE LAKE CHARTER TOWNSHIP ZONING ORDINANCE
2015 Michigan Building Code (2015 IBC as amended)
Michigan Electrical Code (2013 NEC as amended)
2021 Michigan Mechanical Code (2021 IMC as amended)
2021 Michigan Plumbing Code (2021 IPC as amended)
MICHIGAN BARRIER FREE - ICC/ANSI A117.1-2009
INTERNATIONAL FIRE CODE - 2015 (IFC-2015)
BUILDING USE & OCCUPANCY CLASSIFICATION (PER CH. 03):
USE GROUP: 'B' BUSINESS
EXISTING USE: VACANT BUILDING
PROPOSED USE: AUTO SALES WITH EXTERIOR RENOVATION
TENANT SPACE TO COMPLY WITH SECTION 302.

EXISTING ZONING: COMMERCIAL DISTRICT
BUILDING USE & OCCUPANCY CLASSIFICATION (PER CH. 03):
TYPE OF CONSTRUCTION: 5B (PER TABLE 601.0 & SEC. 602.2)
TOTAL BUILDING AREA: 5,050 SF.
EXISTING BUILDING HEIGHT: VARIES (MAX. 42'-8" MID OF ROOF)
PROPOSED BUILDING HEIGHT: 21'-0"
FIRE SUPPRESSION: NO (BUILDING NOT SPRINKLED) / MBC 2015

GENERAL CONSTRUCTION NOTES:

- ALL CONSTRUCTION REMODELING TO BE PERFORMED BY QUALIFIED CONTRACTORS, LICENSED & EXPERIENCED IN THE STATE OF MICHIGAN.
- THE SUB CONTRACTOR SHALL VISIT THE JOB SITE PRIOR TO BIDDING AND ASSUME FULL/ SUBCONTRACTOR RESPONSIBILITY FOR VISUAL OBSERVATION OF EXISTING CONDITIONS. DURING THE VISIT THE CONTRACTOR SHALL RELATE THE PROPOSED FLOOR PLANS TO THE EXISTING SPACE CONDITIONS AND BE FAMILIAR WITH THE AREAS WHERE WORK WILL BE PERFORMED. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES, IF ANY, PRIOR TO SUBMITTING THE BID AND START OF CONSTRUCTION.
- THE SUB CONTRACTOR SHALL ACCEPT THE SITE IN THE CONDITION IN WHICH IT EXISTS AT THE TIME OF THE CONTRACT AWARD. ALL EXCLUSIONS SHALL BE MADE ON THE BID PROPOSAL AND SUBMITTED TO THE OWNER FOR REVIEW.
 - THE SUB CONTRACTOR SHALL PROVIDE ALL LABOR, EQUIPMENT, & MATERIALS NECESSARY TO COMPLETE THE WORK SPECIFIED ON THE DRAWINGS AND HEREINAFTER SPECIFIED.
 - LAYOUT OF THE WORK, LOCATION OF REFERENCES & DIMENSIONS PER PLANS & COORDINATE LOCATION OF ALL CHASES, OPENINGS, DUCTS, LINES, CONDUITS, FIXTURES AND EQUIPMENT.
 - TEMPORARY PARTITIONS, DUST PROTECTORS, ENCLOSING OF OPENINGS, RAMPS AND CAT WALKS AS REQUIRED BY OSHA FOR SAFETY.
- ACCOUNT OF AN ERROR ON HIS PART OR HIS NEGLIGENCE OF FAILURE TO ACQUAINT HIMSELF WITH THE EXISTING CONDITIONS OF THE SPACE.
- USE MEANS NECESSARY TO PREVENT DUST FROM BECOMING A NUISANCE TO THE PUBLIC, GUESTS, OR OTHER WORK BEING PERFORMED NEAR THE SITE.
- THE SUB CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH THE FEDERAL, STATE, AND LOCAL SAFETY REQUIREMENTS.
- MAINTAIN SAFE CONSTRUCTION ACCESS TO THE WORK AREA AT ALL TIMES AND POST WARNING SIGNS AT ALL PEDESTRIAN TRAVEL PATHS.
- ALL ASSOCIATED ELECTRICAL, PLUMBING, DUCTWORK, ETC. TO BE DEMOLISHED SHALL BE DISCONNECTED AND REMOVED TO THE SOURCE.
- EACH SUBCONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE CLEANUP OF DEBRIS AND CUTTING MATERIALS DAILY.

FLOOR PLAN REFERENCE NOTES:

- EXISTING EXTERIOR WALL CONSTRUCTION TO REMAIN.
- EXISTING GLASS ALUMINUM SINGLE DOOR AND FRAME TO REMAIN.
- EXISTING GLASS WINDOW IN ALUMINUM FRAME TO REMAIN.
- EXISTING OVERHEAD DOOR AND FRAME TO REMAIN.
- EXISTING DOOR AND FRAME TO REMAIN.
- EXISTING DRYWALL CONSTRUCTION TO REMAIN.
- EXISTING RESTROOM AND FIXTURES TO REMAIN.
- EXISTING ELECTRICAL PANELS AND CONTROL PANELS TO REMAIN.
- EXISTING STORAGE AREA TO REMAIN.
- FOR NEW BUILDING ELEVATION, REFER TO PROPOSED ELEVATIONS, SHEET A03.
- EXISTING GLASS ALUMINUM DOUBLE DOOR AND FRAME TO BE REMOVED.
- EXISTING GLASS WINDOW IN ALUMINUM FRAME TO BE REMOVED.
- BUILDING OVERHANG TO REMAIN.
- EXISTING ALUMINUM SINGLE DOOR AND FRAME TO REMAIN.

SAINT JOSEPH BUILDING
4623 LARCH DR.
STERLING HTS., MI 48314
(588) 565-0030
onsalessto@gmail.com
DESIGNED BY:
Imad Potres

REVISIONS:		
1-	SITE PLAN	09/09/24
2-		
3-		
4-		
5-		
6-		
7-		

FACE LIFTING TO EXISTING
BUILDING
8285 Highland Rd, White Lake,
MI 48386

SEAL / SIGNATURE




DATE: 09/11/2024

DRAWING TITLE:
EXISTING / PROPOSED
FLOOR PLAN
PROJECT NO.: 024-07
FILE NAME: White Lake

DRAWN BY: ANAS
CHECKED BY: IMAD
DATE: 07/22/2024

SHEET NO:
A01



**SAINT JOSEPH
BUILDING**

4623 LARCH DR.
STERLING HTS, MI 48314
(588) 565-0030
anas.kest@gmail.com


DESIGNED BY:
Imad Potres

REVISIONS:		
1-	SITE PLAN	09/09/24
2-		
3-		
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FACE LIFTING TO EXISTING
BUILDING

8285 Highland Rd, White Lake,
MI 48386

SEAL / SIGNATURE



DATE

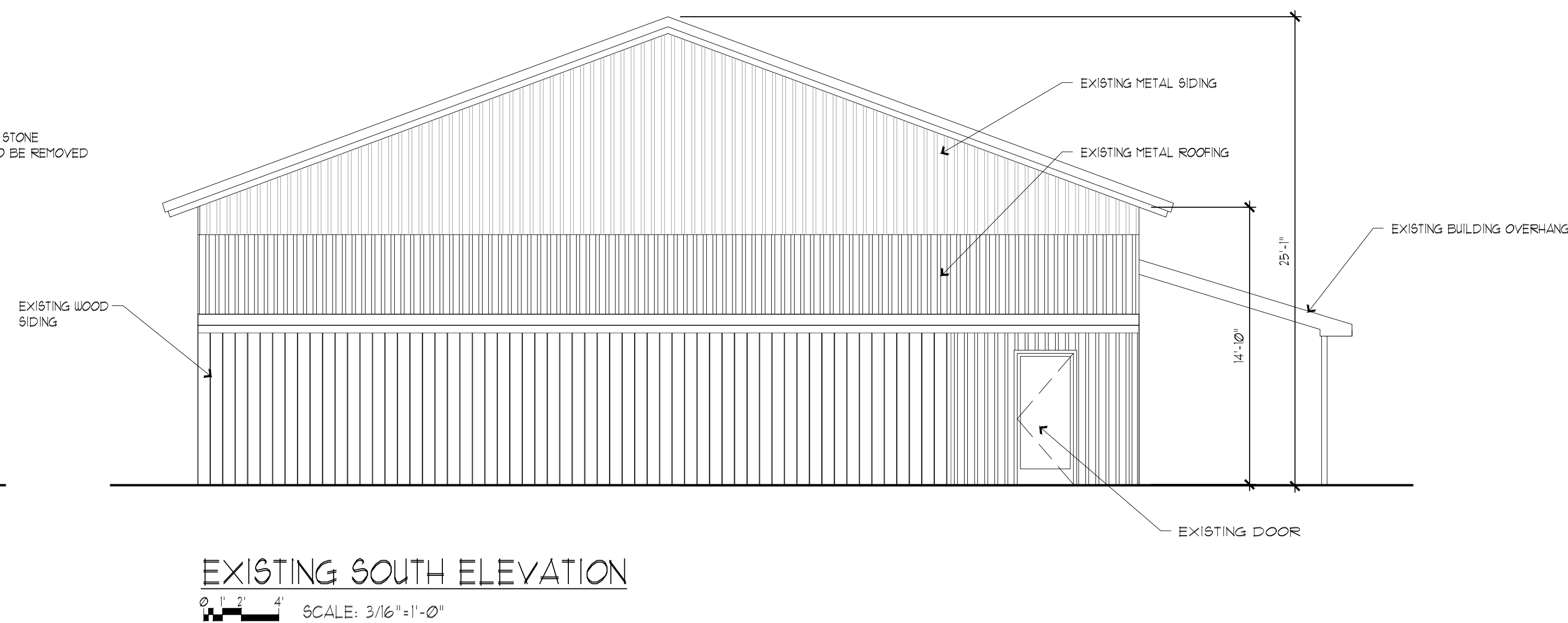
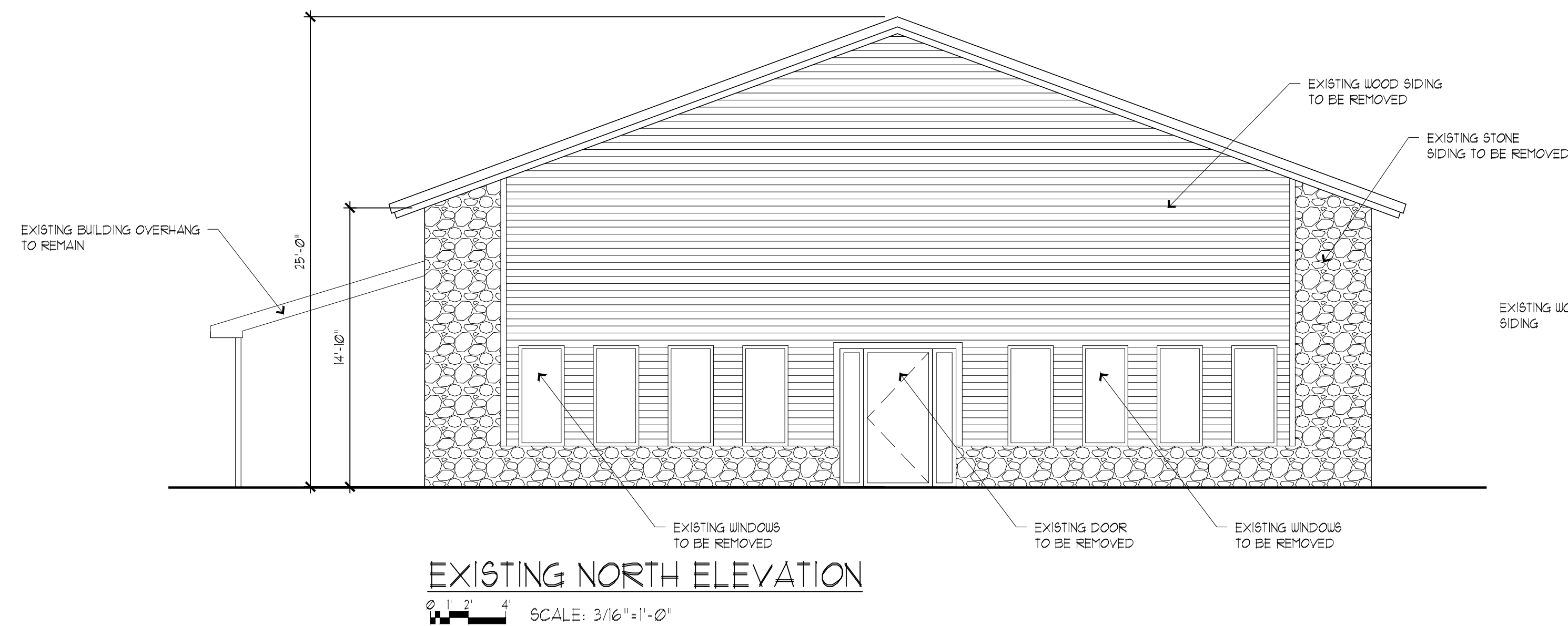
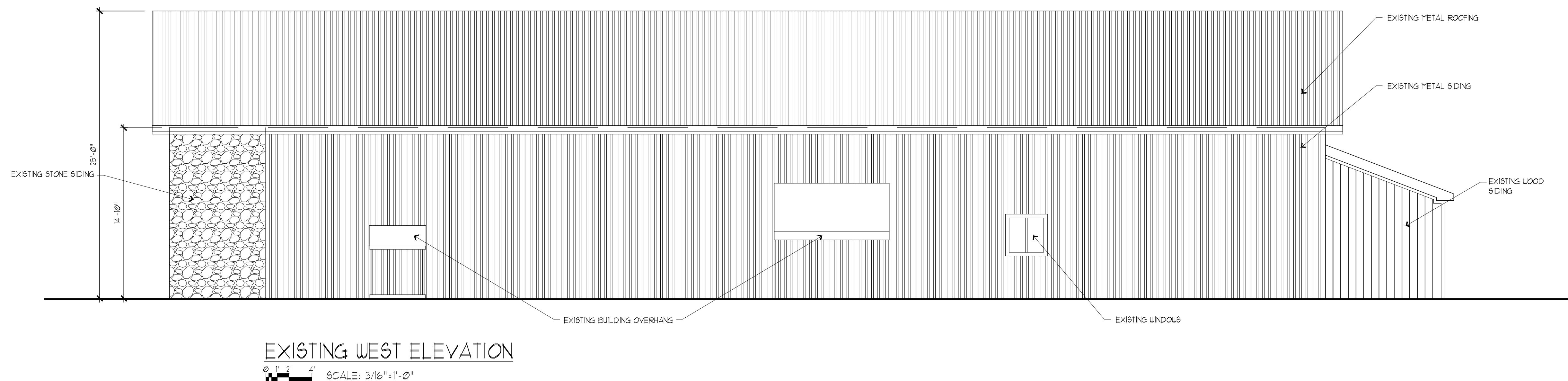
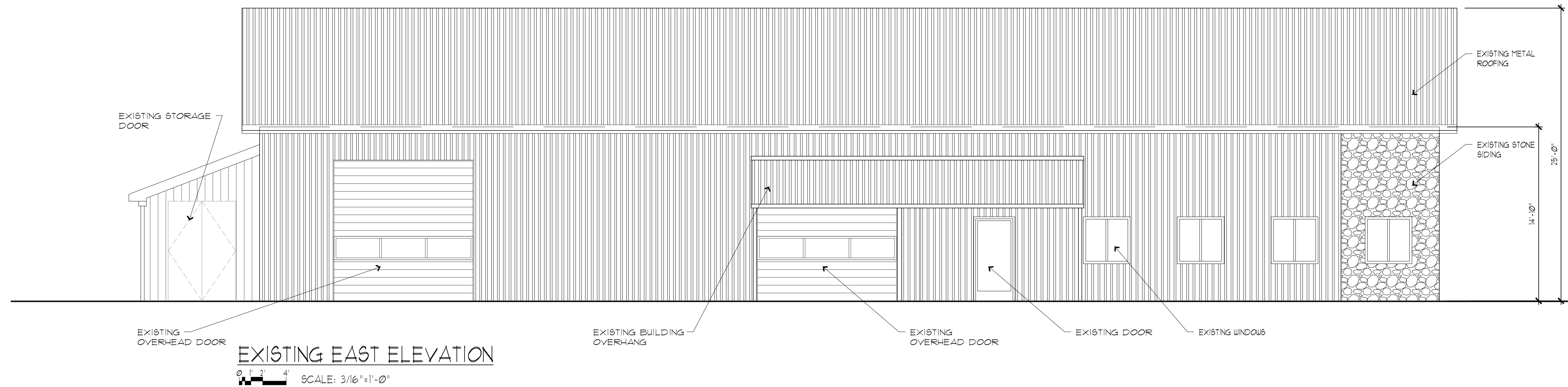
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EXISTING ELEVATIONS

PROJECT NO.: 024-07

FILE NAME: White Lake

DRAWN BY: ANAS
CHECKED BY: IMAD
DATE: 07/22/2024

SHEET NO:
A02





**SAINT JOSEPH
BUILDING**

4623 LARCH DR.
STERLING HTS, MI 48314
(800) 563-0030
anas.kestel@gmail.com


DESIGNED BY:
Imad Potres

REVISIONS:		
1-	SITE PLAN	09/09/24
2-		
3-		
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5-		
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7-		

FACE LIFTING TO EXISTING
BUILDING

8285 Highland Rd, White Lake,
MI 48386

SEAL / SIGNATURE



DATE: 09/11/2024

DRAWING TITLE:
EXISTING FLOOR PLAN
BUILDINGS # 2 & 3

PROJECT NO.: 024-07

FILE NAME: White Lake

DRAWN BY: ANAS

CHECKED BY: IMAD

DATE: 07/22/2024

SHEET NO:

A03

- FLOOR PLAN REFERENCE NOTES:
- 1 EXISTING EXTERIOR WALL CONSTRUCTION TO REMAIN.
 - 2 EXISTING GLASS ALUMINUM SINGLE DOOR AND FRAME TO REMAIN.
 - 3 EXISTING GLASS WINDOW IN ALUMINUM FRAME TO REMAIN.
 - 4 EXISTING OVERHEAD DOOR AND FRAME TO REMAIN.
 - 5 EXISTING DOOR AND FRAME TO REMAIN.
 - 6 EXISTING DRYWALL CONSTRUCTION TO REMAIN.
 - 7 EXISTING RESTROOM AND FIXTURES TO REMAIN.
 - 8 EXISTING ELECTRICAL PANELS AND CONTROL PANELS TO REMAIN.
 - 9 EXISTING STORAGE AREA TO REMAIN.
 - 10 FOR NEW BUILDING ELEVATION, REFER TO PROPOSED ELEVATIONS, SHEET A03.
 - 11 EXISTING GLASS ALUMINUM DOUBLE DOOR AND FRAME TO BE REMOVED.
 - 12 EXISTING GLASS WINDOW IN ALUMINUM FRAME TO BE REMOVED.
 - 13 BUILDING OVERHANG TO REMAIN.
 - 14 EXISTING ALUMINUM SINGLE DOOR AND FRAME TO REMAIN.

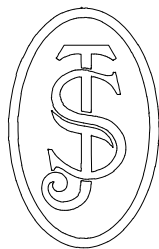
EXISTING STORAGE-BUILDING #3
1,400 SF. TOTAL

EXISTING PLAN
SCALE: 3/16" = 1'

EXISTING MAINTENANCE STALL-BUILDING #2
6,500 SF. TOTAL

EXISTING FIRST PLAN
SCALE: 3/16" = 1'

EXISTING MEZZANINE PLAN
SCALE: 3/16" = 1'



SAINT JOSEPH
BUILDING

4623 LARCH DR.
STERLING HTS., MI 48314
(586) 565-0030
anaskesto@gmail.com

DESIGNED BY:
Imad Potres

REVISIONS:

1-	SITE PLAN	09/09/24
2-		
3-		
4-		
5-		
6-		
7-		

FACE LIFTING TO EXISTING
BUILDING
8285 Highland Rd, White Lake,
MI 48386

SEAL / SIGNATURE



DATE

DRAWING TITLE:
EXISTING ELEVATIONS
BUILDING #2

FILE NAME: White Lake

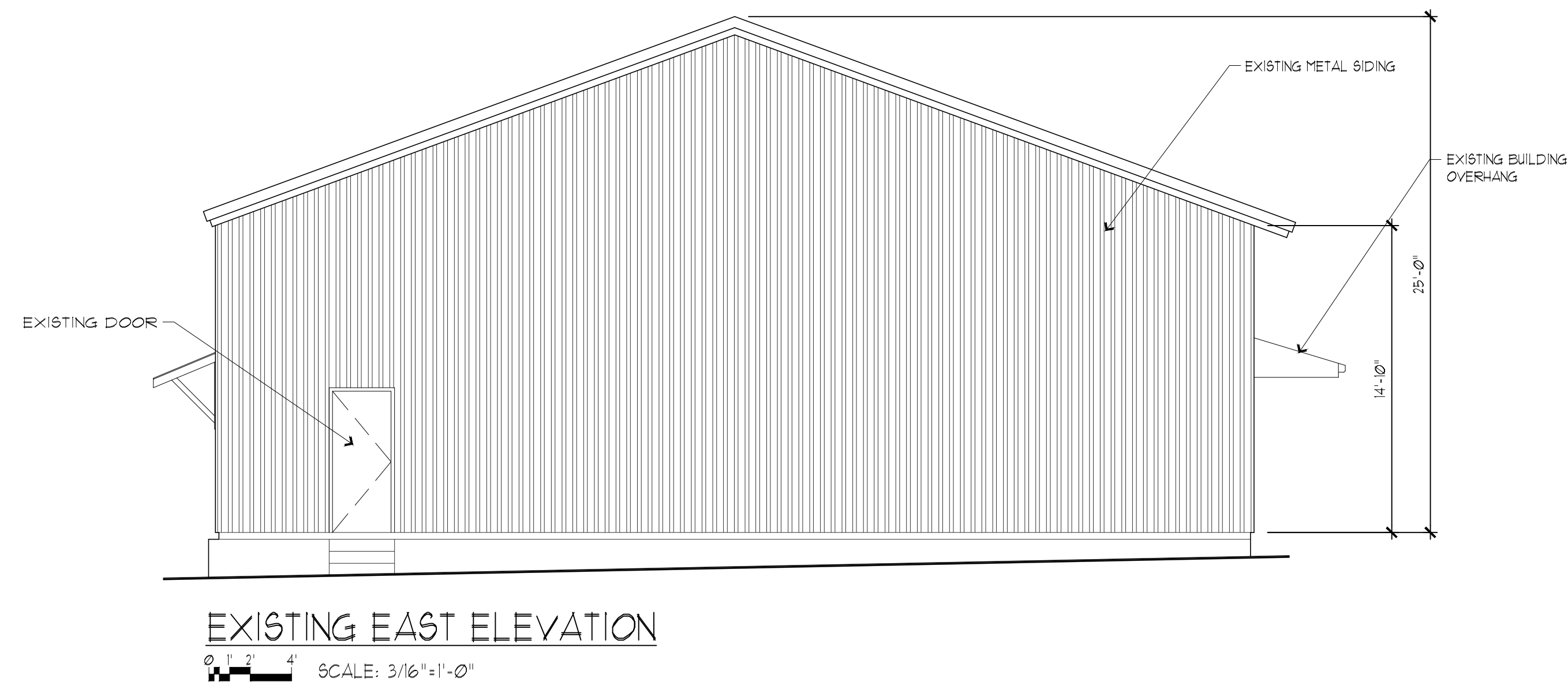
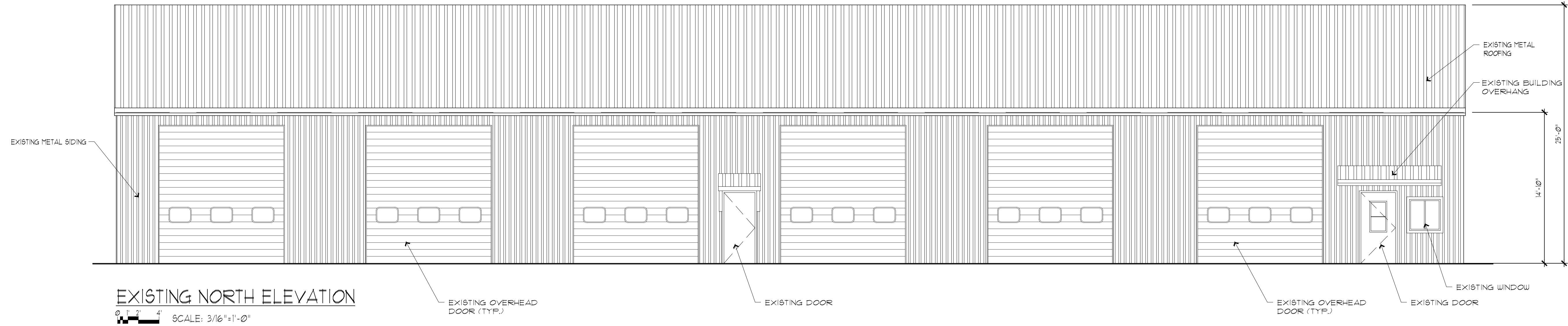
PROJECT NO.: 024-07

DRAWN BY: ANAS
CHECKED BY: IMAD

DATE: 07/22/2024

SHEET NO:

A04





SAINT JOSEPH
BUILDING

4623 LARCH DR.
STERLING HTS., MI 48314
(588) 565-0030
ano.sketto@gmail.com

DESIGNED BY:
Imad Potres

REVISIONS:		
1-	SITE PLAN	09/09/24
2-		
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FACE LIFTING TO EXISTING
BUILDING

8285 Highland Rd, White Lake,
MI 48386

SEAL / SIGNATURE



DATE: _____

DRAWING TITLE:
EXISTING ELEVATIONS
BUILDING #2

PROJECT NO.: 024-07 FILE NAME: White Lake

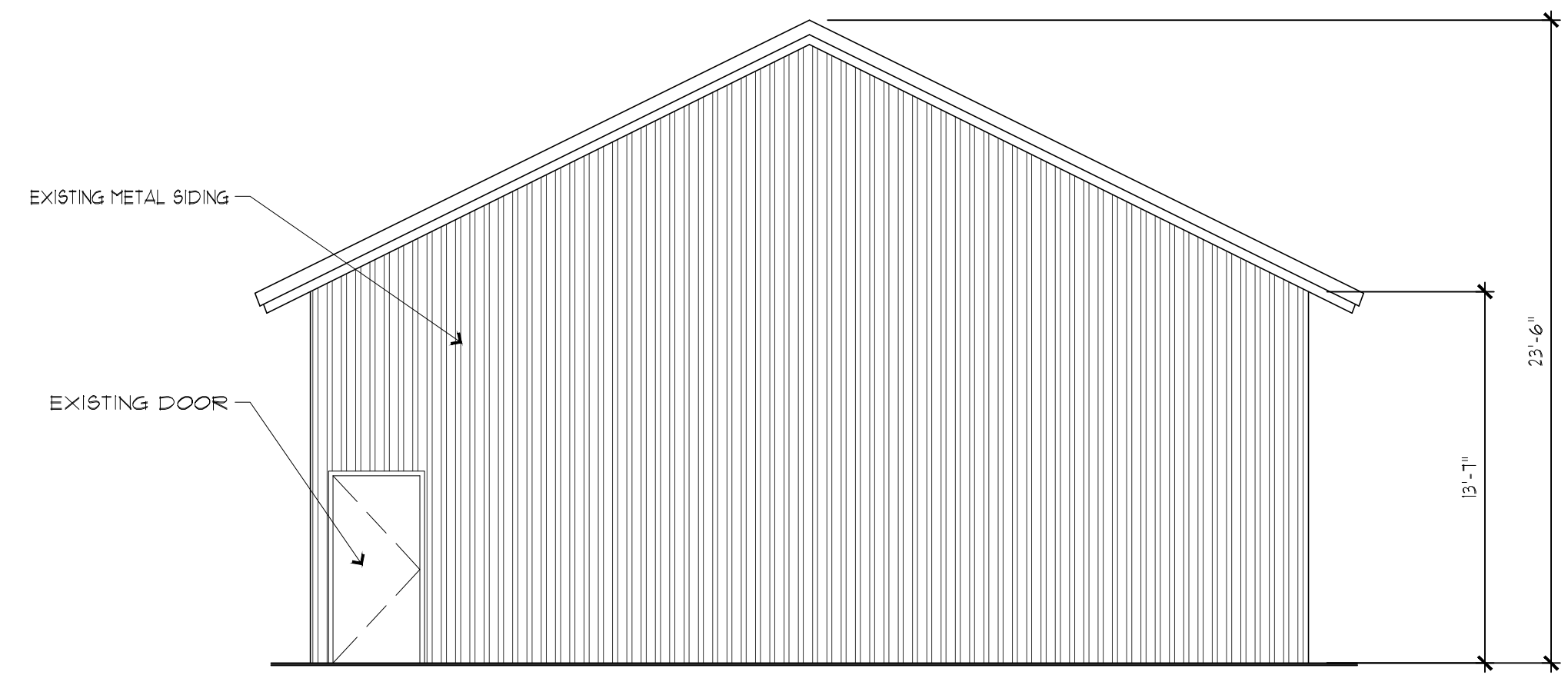
DRAWN BY: ANAS
CHECKED BY: IMAD
DATE: 07/22/2024

SHEET NO:
A05



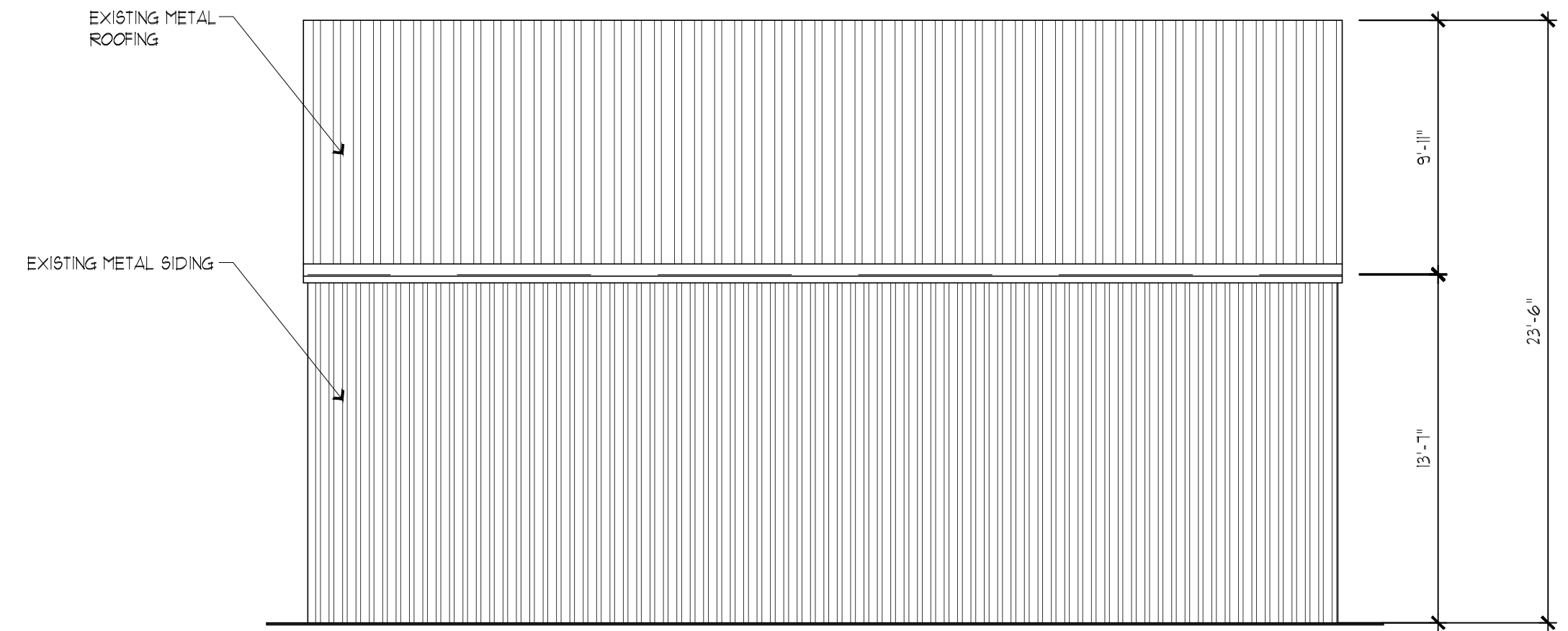
EXISTING SOUTH ELEVATION

0" 1" 2" 4" SCALE: 3/16"=1'-0"



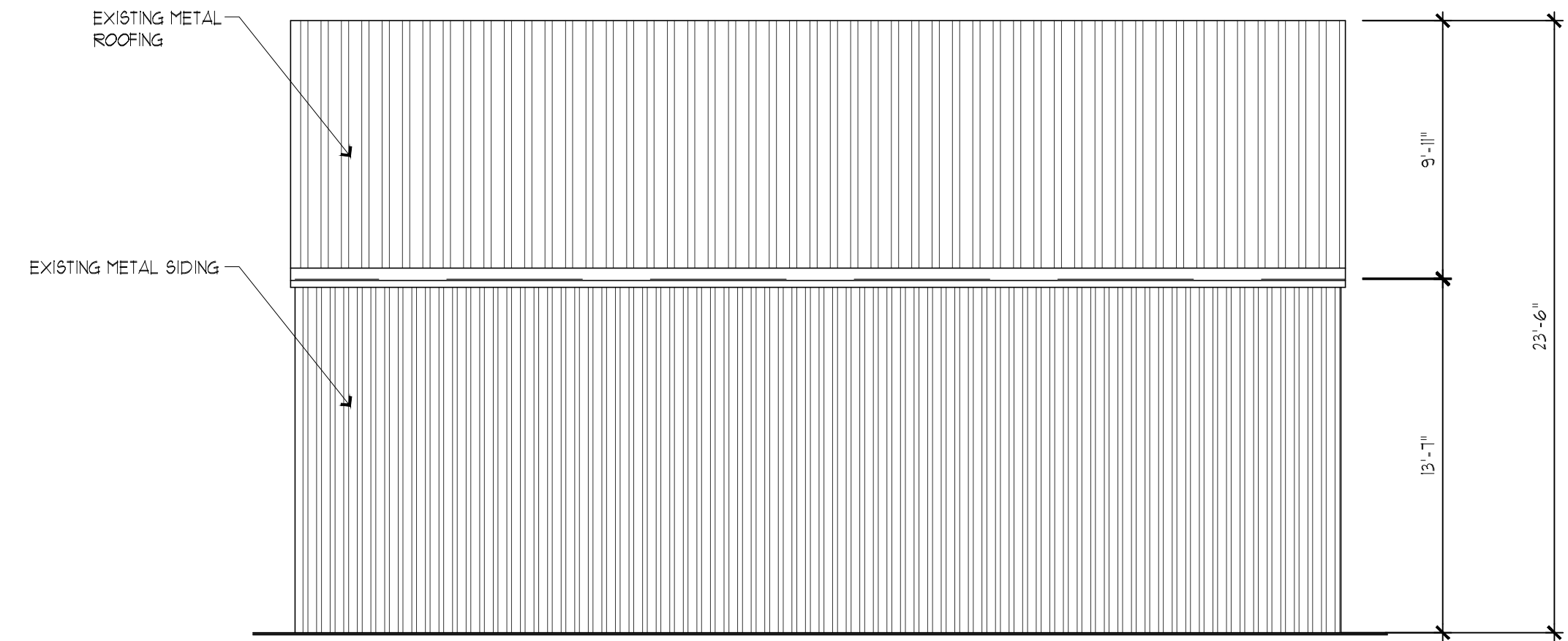
EXISTING NORTH ELEVATION

0" 1" 2" 4" SCALE: 3/16"=1'-0"



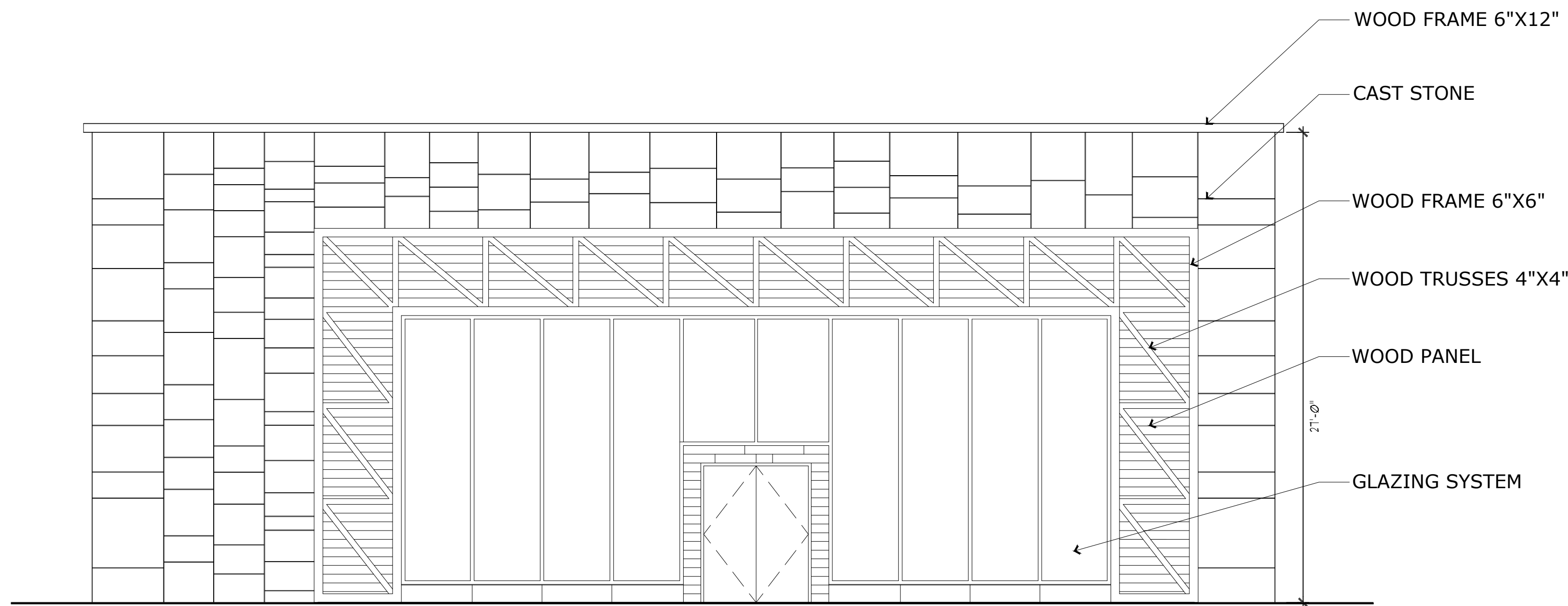
EXISTING EAST ELEVATION

0" 1" 2" 4" SCALE: 3/16"=1'-0"



EXISTING WEST ELEVATION

0" 1" 2" 4" SCALE: 3/16"=1'-0"



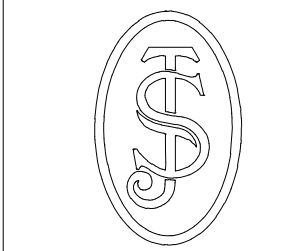
NOTE:
THE PROPOSED GLASS
RATIO TO THE MAIN FACADE
AREA IS 30%

PROPOSED NORTH ELEVATION

0' 1' 2' 4' SCALE: 3/16"=1'-0"



EXTERIOR 3D RENDERING -01



SAINT JOSEPH
BUILDING

4623 LARCH DR.
STERLING HTS., MI 48314
(586) 565-0039
onoskesto@gmail.com

DESIGNED BY:
Imad Potres

REVISIONS:

1-	SITE PLAN	09/09/24
2-	REVISION 1	01/07/25
3-		
4-		
5-		
6-		
7-		

FACE LIFTING TO EXISTING
BUILDING
8285 Highland Rd, White Lake,
MI 48386

SEAL / SIGNATURE



DATE

DRAWING TITLE:
PROPOSED ELEVATION

DRAWN BY: ANAS
CHECKED BY: IMAD

DATE: 07/22/2024

SHEET NO:

A06

PROJECT NO.: 024-07 FILE NAME: White Lake



EXTERIOR 3D RENDERING -02



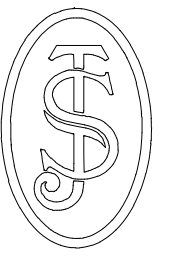
EXTERIOR 3D RENDERING -03



EXTERIOR 3D RENDERING -04



EXTERIOR 3D RENDERING -05




**SAINT JOSEPH
BUILDING**
4623 LARCH DR.
STERLING HTS, MI 48314
(586) 565-0030
anas.kes@stj.org

DESIGNED BY:
Imad Potres

REVISIONS:		
1-	SITE PLAN	09/09/24
2-		
3-		
4-		
5-		
6-		
7-		

FACE LIFTING TO EXISTING
BUILDING
8285 Highland Rd, White Lake,
MI 48386

SEAL / SIGNATURE



DATE

DRAWING TITLE:
PROPOSED ELEVATION

PROJECT NO.: 024-07 FILE NAME: White Lake

DRAWN BY: ANAS
CHECKED BY: IMAD
DATE: 07/22/2024

SHEET NO:
A07

White Lake Motors – ZBA Application

Variance Requests:

- 1) **Section 5.11.Q.xviii:** *Concrete curb and gutter shall be provided around the perimeter of all parking areas. Parking space length shall be measures to the face of curb.*

Requesting a variance for the requirement of curb and gutter around the perimeter of the parking areas. The project is a rehabilitation of an existing parking lot that currently does not have any curb and gutter. The existing parking lot will be milled 2" and repaved with 2" of new paving will be placed over the existing paving surface. New greenspace islands will be created by removing areas of existing pavement to reduce the area of impervious surface on the site.

- 2) **Section 5.11.M:** *Required Off Street Parking Spaces for Motor Vehicle Sales and Service Establishments – Per Planning Letter 63 spaces maximum are required.*

Requesting a variance from the maximum number of parking spaces allowed. 63 Spaces maximum allowed according to the Planning Review letter. In order for this site to operate as a Car Dealership the requested 206 parking spaces will be needed to allow for Customer Parking, employee parking and for Stock (For Sale) Vehicle parking. The maximum 63 spaces allowed per the Zoning Ordinance will not provide adequate parking for this use.

- 3) **Section 5.19.E:** *Interior Landscaping Requirements*

Requesting a variance of 395 shrubs is requested. The Landscaping Summary Chart shows Interior Landscaping with 288 Shrubs (161 Existing and 127 Proposed). This is a redevelopment site with limited planting areas. The detention ponds have available areas for the shrubs but have naturalized with grasses, trees, and shrubs. Adding shrubs to this area will have minimal benefit and be disruptive to the existing vegetation. 161 shrubs exist in this area that are over 24". If all shrubs were counted, the requirement would be met.

Bob Emerine

From: Mark Shamoun <mshamoun@yahoo.com>
Sent: Wednesday, April 2, 2025 2:35 PM
To: Bob Emerine
Subject: Signed
Attachments: Scan2025-04-02_130534.pdf

Josh Tuaranian is also the Owner of RJ investments.

Mark Shamoun
S2 Construction Management
248-225-3939

OAKLAND COUNTY TREASURER'S CERTIFICATE
This is to certify that there are no delinquent property taxes as of this date owed to our office on this property. No representation is made as to the status of any taxes, tax liens or titles owed to any other entities.

JUN 06 2024

NH

5.00

ROBERT WITTENBERG, County Treasurer
Sec. 135, Act 206, 1893 as amended

6/7/2024 11:03:17 AM Receipt #000156584
\$26.00 Misc Recording
\$4.00 Remonumentation
\$5.00 Automation

Item C.

UCC #
PAID RECORDED - Oakland County, MI
Lisa Brown, Clerk/Register of Deeds

WARRANTY DEED

RETURN TO:
First American Title
10291 E. Grand River, Ste B
Brighton, MI 48116

Corporate
(Unplatted Land)

Drafted By:

Michael Dimmer, Sole Member
Frandon Properties LLC
6094 Rocky Spring Road
Bloomfield Hills, MI 48301

Return To:

RJ Investments White Lake, LLC
8285 Highland Road
White Lake Township, MI 48386

Send Tax Bills To:

RJ Investments White Lake, LLC
8285 Highland Road
White Lake Township, MI 48386

Recording Fee: \$30.00

File Number: 1002130 BH

State Transfer Tax:

County Transfer Tax:

RETVA

RETVA

Tax Parcel No.: 12-13-455-024

Know All Persons by These Presents: That **Frandon Properties LLC, a Michigan limited liability company** whose address is 6094 Rocky Spring Road, Bloomfield Hills, MI 48301

Convey(s) and Warrant(s) to **RJ Investments White Lake, LLC, a Michigan limited liability company** whose address is 8285 Highland Road, White Lake Township, MI 48386

the following described premises situated in the Township of **White Lake**, County of **Oakland**, State of Michigan, to wit:

(SEE ATTACHED EXHIBIT A)

More commonly known as: **8285 Highland Road, White Lake Township, MI 48386**

For the full consideration of: **Real Estate Transfer Valuation Affidavit on File**

Subject To:

Existing building and use restrictions, easements of record, and zoning ordinances, if any.

REVENUE TO BE AFFIXED
AFTER RECORDING



First American Title™

First American Title

OK LB

RECEIVED
OAKLAND COUNTY
REGISTER OF DEEDS
2024 JUN 4 AM 11:13

4

(Attached to and becoming a part of Warranty Deed dated: May 29, 2024 between Frandon Properties LLC, a Michigan limited liability company, as Seller(s) and RJ Investments White Lake, LLC, a Michigan limited liability company, as Purchaser(s).)

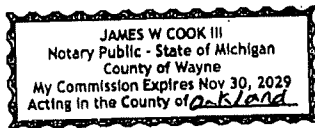
If the property conveyed is unplatted, the following applies:

The grantor grants to the grantee the right to make _____ division(s) under section 108 of the land division act, Act No. 288 of the Public Acts of 1967. **(If no number is inserted, the right to make divisions stays with the portion of the parent tract retained by the grantor; if all of the parent tract is conveyed, then all division rights are granted.)** 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.

Dated this May 29, 2024.

Seller(s):

Frandon Properties LLC, a Michigan limited liability company



By: Michael Dimmer
Name: Michael Dimmer
Title: Sole Member

State of Michigan
County of Oakland

The foregoing instrument was acknowledged before me this May 24th 2024 by Michael Dimmer, Sole Member of Frandon Properties LLC, a Michigan limited liability company.

James W. Cook III
Notary Public: James W. Cook III
Notary County/State: Wayne / Michigan
County Acting In: Oakland
Commission Expires: Nov 30, 2029

(Attached to and becoming a part of Warranty Deed dated: May 29, 2024 between Frandon Properties LLC, a Michigan limited liability company, as Seller(s) and RJ Investments White Lake, LLC, a Michigan limited liability company, as Purchaser(s).)

Item C.

EXHIBIT A

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

Town 3 North, Range 8 East, Section 13, Huron River Subdivision, according to the plat thereof recorded in Liber 57 of Plats, Page 55 of Oakland County Records, Lot 1, also part of Lot 2, also part of vacated Old Highland Road, also part of Southeast 1/4, all described as beginning at point distance North 88 degrees 58 minutes 56 seconds East 980.48 feet from South 1/4 corner, thence North 04 degrees 08 minutes 57 seconds East 454.82 feet, thence along curve to right, radius 5679.65 feet, chord bears North 78 degrees 20 minutes 25 seconds East 310.12 feet, distance of 310.16 feet, thence South 00 degrees 14 minutes 00 seconds West 510.36 feet, thence South 88 degrees 58 minutes 56 seconds West 334.60 feet to beginning, also part of Southeast 1/4 beginning at point distance North 88 degrees 58 minutes 56 seconds East 1315.08 feet from South 1/4 corner, thence North 00 degrees 14 minutes 00 seconds East 510.36 feet, thence South 03 degrees 14 minutes 47 seconds East 510.62 feet, thence South 88 degrees 58 minutes 56 seconds West 31 feet to beginning, also of Huron River Subdivision, part of Lots 2, 3 and 4, also part of Southeast 1/4, all described as beginning at point distance North 88 degrees 58 minutes 56 seconds East 577.80 feet, from South 1/4 corner, thence North 01 degrees 14 minutes 00 seconds West 190.10 feet, thence North 88 degrees 58 minutes 56 seconds East 127.91 feet, thence South 4 feet, thence North 87 degrees 52 minutes 09 seconds East 158.72 feet, thence North 02 degrees 15 minutes 42 seconds West 106.01 feet, thence North 88 degrees 29 minutes 50 seconds East 20.32 feet, thence North 02 degrees 10 minutes 17 seconds West 124.56 feet, thence along curve to right, radius 5679.65 feet, chord bears North 75 degrees 52 minutes 59 seconds East 146.13 feet, distance of 146.13 feet, thence South 04 degrees 08 minutes 57 seconds West 454.82 feet, thence South 88 degrees 58 minutes 56 seconds West 402.68 feet to beginning.

Tax Parcel Number: 12-13-455-024

Rik Kowall, Supervisor
 Anthony L. Noble, Clerk
 Mike Roman, Treasurer



Trustees
 Scott Ruggles
 Steve Anderson
 Andrea C. Voorheis
 Liz Fessler Smith

WHITE LAKE TOWNSHIP

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

Date: March 24, 2025

To: Joshua Taurainen
 58415 10 Mile Road
 South Lyon, MI 48178

From: Sean O'Neil, AICP
 Community Development Director
 Charter Township of White Lake
 7525 Highland Road
 White Lake, MI 48383

RE: SUBMITTAL OF SITE PLANS – WHITE LAKE MOTORS

- 3rd review of preliminary and final site plan, and special land use dated March 3, 2025.

Township staff has completed their review of the above-mentioned project. Based on the comments, your project will be placed on the April 17, 2025 Planning Commission agenda.

<u>N/A</u>	Sean O'Neil, Community Development Director
<u>03/21/25</u>	Michael Leuffgen, P.E. Engineering Consultant
<u>03/19/25</u>	Matteo Passalacqua, Planning Consultant
<u>03/19/25</u>	Jason Hanifen, Fire Marshal



INNOVATIVE IDEAS
EXCEPTIONAL DESIGN
UNMATCHED CLIENT SERVICE

March 21, 2025

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

RE: White Lake Motors - Preliminary Site Plan Review, Final Site Plan and Final Engineering Review- 3rd Review

DLZ # 2445-7696-10

Dear Mr. O' Neil,

Our office has reviewed the above-mentioned revised plan prepared by Seiber Keast Lehner Engineering and dated March 3, 2025. These plans were reviewed for general engineering feasibility as well as conformance with the Township Engineering Design Standards. We offer the following comments for your consideration:

Site Improvement Information-

- Milling, repaving, and restriping of existing parking area, including the existing entrance off M-59.
- Associated parking which includes two (2) ADA parking spaces.
- The three existing buildings (5,050 SF, 6,500 SF, and approximately 1,400 SF respectively) shall remain on site and be remodeled.
- Stormwater management for site includes the existing detention basins.
- Site to be serviced by existing watermain and sanitary sewer.

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

Please note that comments from our February 18, 2025 review are in *italics*. Responses to those comments are in **bold**. New comments are in standard font.

1. *A portion of the proposed 8' wide concrete sidewalk that is shown along M-59 (east of the drive entrance) does not appear to meet WLT Zoning Ordinance (Section 5.20) in terms of clear zone and*



INNOVATIVE IDEAS
EXCEPTIONAL DESIGN
UNMATCHED CLIENT SERVICE

WLT- White Lake Motors- PSP, FSP, and FEP Review.03

March 21, 2025

Page 2 of 4

*minimum separation requirements. We defer to the Township regarding this item. **Comment remains.***

2. *Current Township Zoning Ordinance 5.11 Q xviii requires curbing to be placed around the parking lot perimeter and islands; however, the existing pavement on site does not currently have interior or perimeter pavement curbing. We defer to the Township as to whether the Township would be accepting of the site improvements without curbing as proposed. We note that several (uncurbed) landscaped islands are proposed which would reduce the overall stormwater runoff coefficient.*

Comment remains.

Final Site Plan/Final Engineering Plan Comments

Grading/Paving

1. *Sheets C-4 and C-5- Show crosswalk for proposed sidewalk crossing at the entrance off M-59. Comment addressed. Per the design engineer, the sidewalk crossing the entrance is intended to be constructed per MDOT standards. **Comment remains as a notation.***
2. *Sheet C-5 references the MDOT STD R-28-J ramp walk. Please provide detail for this on this sheet. Comment addressed. A detail for this ramp has been provided on plan. We note that MDOT preliminary review noted that detectable warning devices should not be placed adjacent to drive entrance and as such have been removed from the plan set. **Comment remains as a notation.***

Sanitary Sewer

1. *Ensure that the existing grinder station is functioning properly and evaluate for maintenance. **Comment remains. Per the design engineer, the applicant will have the existing grinder station inspected and tested and will perform any required maintenance. We defer to the Township DPS as to whether any documentation of inspection, testing, and maintenance shall be required. Design engineer has stated that applicant will coordinate with the Township DPS regarding inspection, testing, and maintenance.***
2. *Please comment on the status of the existing dump station tanks. The tanks will need to be removed/abandoned if they have not been. **Comment remains. The design engineer has indicated that the applicant will have the existing tanks inspected. It is noted that the intent is to abandon the existing tanks. We defer to the Township DPS as to whether any documentation of inspection and tank abandonment shall be required. Design engineer has stated that applicant will coordinate with the Township DPS regarding inspection and tank abandonment.***

Watermain



INNOVATIVE IDEAS
EXCEPTIONAL DESIGN
UNMATCHED CLIENT SERVICE

WLT- White Lake Motors- PSP, FSP, and FEP Review.03

March 21, 2025

Page 3 of 4

1. *We defer to the Township Fire Department with regard to fire suppression requirements. **Comment remains.***
2. *Sheets C-2 to C-5, and L-1- Show location of existing water service lead on these plan sheets. In addition, please indicate whether the maintenance building also has water service and show location of lead. **Comment addressed.** Lead locations are unknown. The existing maintenance building has water and sewer service; however the water service location is unknown, Our as built records for this site do not show the location of the existing water services for the individual buildings. **Comment remains as a notation.***

Stormwater Management

1. *The condition of the existing detention basins should be determined, and any maintenance performed as needed. Our office is aware that the basin was regraded recently so there may not be a need for maintenance. **Comment addressed.** The basin was recently reconstructed in 2020/2021 per the design engineer. The engineer notes that the basin appears to be operating as designed. **Comment remains as a notation.***
2. *Indicate whether the existing 4" storm sewer (located north of the maintenance building) is connected to any surrounding storm sewer system. **Comment addressed.** The design engineer notes that the existing sewer runs toward the west property line and appears to be draining (to the east) off site as intended. **Comment remains as a notation.***
3. *Sheet C-4- Show existing Stormceptor unit on this plan sheet. Please see attached General RV as built plan for details. **Comment addressed.** The existing Stormceptor has been shown. In addition, the General RV as built plans have now been attached to the White Lake Motors plans for reference purposes in regard to the Stormceptor. **Comment remains as a notation.***

Landscape Plan

1. *Sheet L-1-North side of easternmost detention basin- The proposed tree types and location have changed since the previous submittal. The easternmost Concolor Fir is too close to the existing storm sewer and also appears to be shown over the location where the existing Stormceptor is. Please refer to the existing as built plans for General RV for the Stormceptor location and show this structure on the landscape plan as well as relocate this tree. **Comment partially addressed.** Although the tree has been relocated away from the existing storm sewer, the location of the existing Stormceptor has not been shown on this plan sheet. Please show on this sheet.*

Required Permits and Approvals



INNOVATIVE IDEAS
EXCEPTIONAL DESIGN
UNMATCHED CLIENT SERVICE

WLT- White Lake Motors- PSP, FSP, and FEP Review.03

March 21, 2025

Page 4 of 4

The following permits and approvals will be required:

1. Permit from MDOT for work within the M-59 right of way.
2. SESC permit from OCWRC (if applicable)
3. Permission from White Lake Township for work within the existing public utilities easements (which contain existing watermain) along M-59.
4. Updated Stormwater Maintenance Agreement & Exhibit (if required by White Lake Township)

Recommendation

We continue to recommend approval of the Preliminary Site Plan subject to consideration by the Township of the two comments listed under the Preliminary (Planning Commission Review) Site Plan comments.

All except one of our Final Site Plan/Final Engineering Plan comments have been addressed. This comment can be addressed prior to a preconstruction meeting.

Please contact our office should you have any questions.

Sincerely,

DLZ Michigan

Michael Leuffgen, P.E.
Department Manager

Victoria Loemker, P.E.
Senior Engineer

cc: Andrew Littman, Community Development, *via email*
Matteo Passalacqua, Carlisle Wortman, *via email*
Hannah Kennedy- Galley, Community Development, *via email*
Aaron Potter, DPS Director, White Lake Township, *via email*
Nick Spencer, Building Official, White Lake Township *via email*
Jason Hanifen, Fire Marshall, White Lake Township, *via email*

X:\Projects\2024\2445\769610 WLT White Lake Motors\PSP,FSP,&FEP Review.03\Review.03.docx



Carlisle | Wortman
ASSOCIATES, INC.

117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

March 19th, 2025

Combined Preliminary – Final Site Plan / Special Land Use Review for White Lake Charter Township, Michigan

Applicant:	Joshua Taurinen
Project Name:	White Lake Motors
Plan Date:	Not Provided
First Revision	January 8 th , 2025
Second Revision	March 3 rd , 2025
Location:	South side of Highland Road (M-59), West of Pontiac Lake Road. Parcel ID: 12-13-455-024
Action Requested:	Combined Preliminary - Final site plan and special land use review

PROJECT NARRATIVE

The applicant is proposing to redevelop an existing site along Highland Road (M-59) for the purpose of operating a used car dealership. The site is approximately 6.3 acres and is zoned GB, General Business. New and used car dealerships are special land uses in the GB district and subject to the standards set forth in Sections 4.34 and 6.10 of the zoning ordinance.

The site was a former General RV Center but has been vacant for more than five (5) years and contains three (3) existing structures all of which are to be restored and utilized for operations. Building 1 nearest Highland Road (M-59) is 5,050 sqft and will be utilized as a sales office. Building 2 is 6,500 sqft and is proposed to be a vehicle maintenance and prep space. Building 3 is 1,400 sqft and will be utilized for storage. The response letters dated January 29th, 2025 and March 5th, 2025 indicate building 2 will only be used for vehicle preparation and not as a car service area.

The demolition plan on Sheet C-3 indicates that the site will retain the perimeter fences, concrete storm drain, utility poles and the gravel surface in the southeast corner of the site. Sheet C-4 states the gravel area will be used for traffic circulation only. No parking will be permitted in this area. The majority of the site's asphalt and concrete infrastructure will be demolished and redone under a new layout better suited to meet operational needs and zoning standards.

Benjamin R. Carlisle, *President* John L. Enos, *Vice President* Douglas J. Lewan, *Principal*
David Scurto, *Principal* Sally M. Elmiger, *Principal* R. Donald Wortman, *Principal* Craig Strong, *Principal*
Paul Montagno, *Principal* Megan Masson-Minock, *Principal* Laura Kreps, *Senior Associate*
Richard K. Carlisle, *Past President/Senior Principal*

White Lake Motors

Combined Preliminary-Final Site Plan and Special Land Use Review Second Revision

March 19th, 2025

The special land use will be approved, approved with conditions or denied by the Planning Commission. The Planning Commission will provide a recommendation to approve, approve with conditions or deny the preliminary and final site plan to the Township Board.

Items to be Address: None

SITE DESCRIPTION

Lot Area:	6.3 gross acres
Frontage:	Approx. 456 feet along Highland Road (M-59).
Address:	8285 Highland Road
Current Use:	Vacant (Former General RV Center)

Aerial image of the site



Source: NearMap October 7, 2024

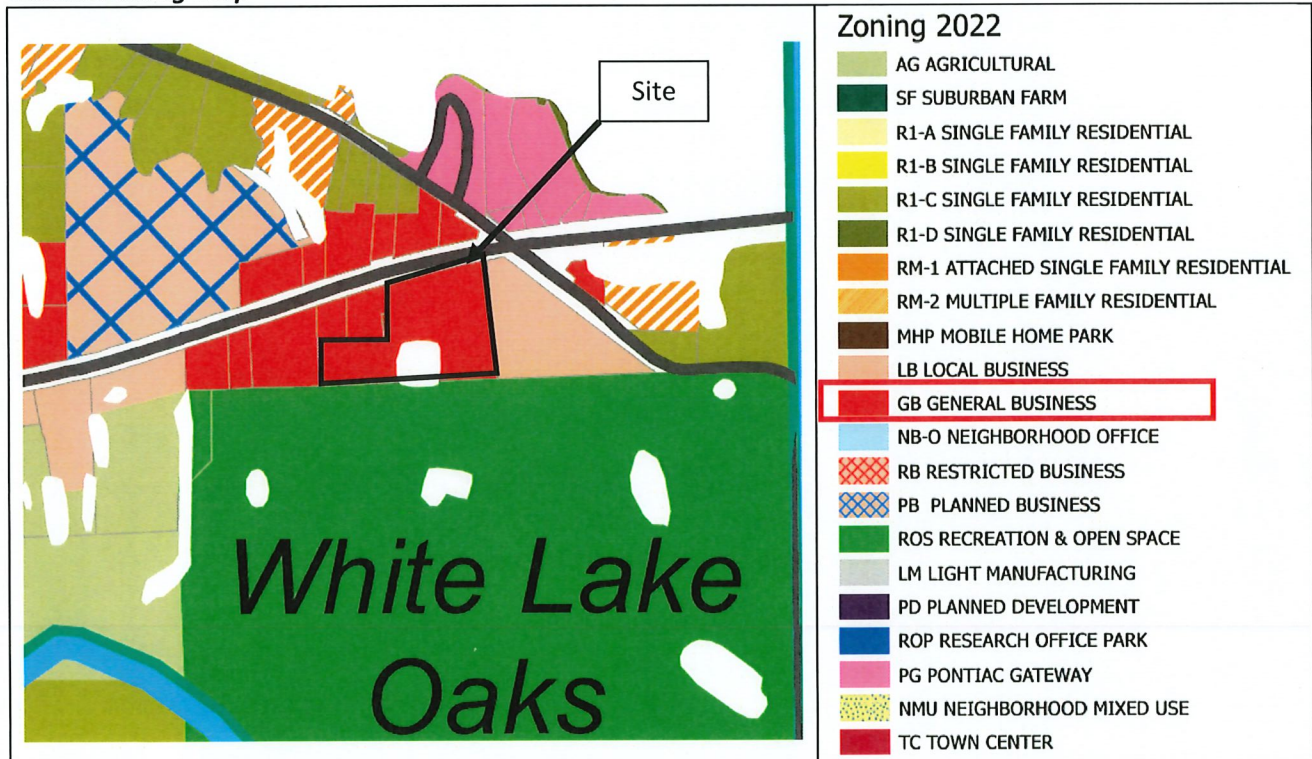
White Lake Motors

Combined Preliminary-Final Site Plan and Special Land Use Review Second Revision

March 19th, 2025

	North	East	South	West
Surrounding Zoning	GB, General Business	LB, Local Business	ROS, Recreation and Open Space	GB, General Business
Surrounding Land Uses	Gas Station / Oil Change	Vacant	County Park	Restaurant
Future Land-Use Map	Pontiac Lake Gateway	Pontiac Lake Gateway	Recreation / Open Space	Pontiac Lake Gateway

Current Zoning	<p>GB, General Business</p> <p><i>The General Business District, as established in this article, is intended to permit a wider range of business activities than those permitted in the Local Business and Restricted Business districts. The specific intent of this article is to allow those uses which would not only serve nearby residential areas, but also the entire community's comparison business, offices, services and automotive service needs, including open-air sales and uses requiring location on a major highway or street. These uses would generate larger volumes of vehicular traffic, would need more off-street parking and loading, and would require more detailed planning to provide an appropriate transition between such districts and adjacent residential areas.</i></p>
-----------------------	--

Current Zoning Map

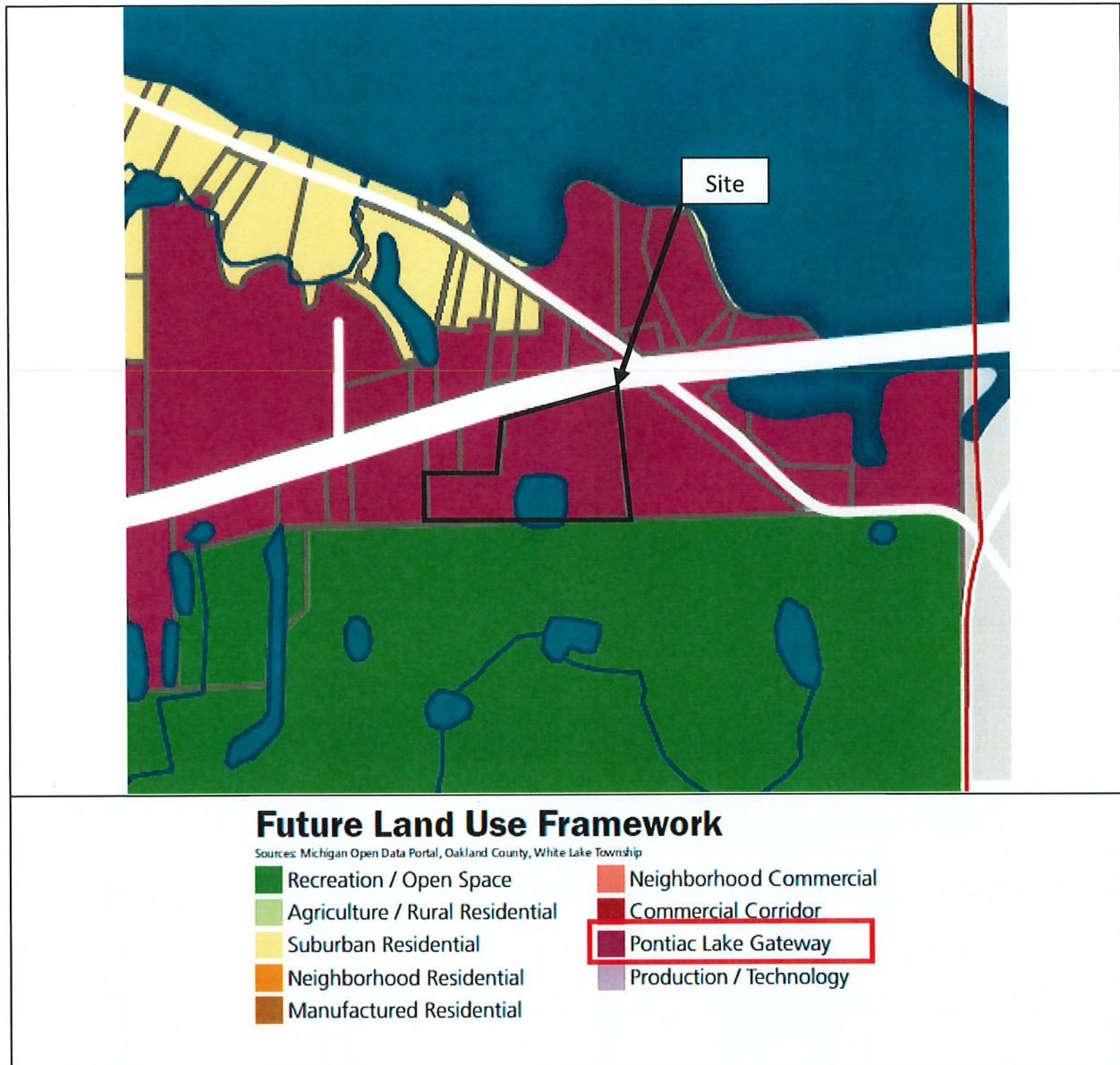
White Lake Motors

Combined Preliminary-Final Site Plan and Special Land Use Review Second Revision

March 19th, 2025

Future Land Use	Pontiac Lake Gateway <i>Pontiac Lake Gateway: Creates a welcoming gateway offering a mix of local and regional goods and services. Uniform development and design standards create a defined sense of place.</i>
------------------------	--

Future Land Use Map



The Economic Development section of the 2024 White Lake Township Master Plan outlines a vision for the Pontiac Lake Gateway district. While the plan is specific to another site, it does offer some guidelines on the intent of the district. The example of uses in the Goals and Implementation chapter of the Master Plan for the district are professional services, multi-family, personal care, restaurants, and entertainment. This list is not exhaustive but provides general guidance on preferred uses.

White Lake Motors

Combined Preliminary-Final Site Plan and Special Land Use Review Second Revision

March 19th, 2025

The Planning Commission should consider the 2024 Master Plan as it relates to the goals and objectives of the Pontiac Lake Gateway district and whether requesting certain modifications to the site would better fit the intent of the district and overall gateway goals of the Township. Some potential modifications could be building facade improvements, placement for gateway signage, landscaping or screening upgrades, etc.

Item to be Addressed:

1. *Planning Commission to consider site modification requests that align with the Pontiac Lake Gateway Future Land Use designation as outlined in the 2024 Master Plan.*

NATURAL RESOURCES

Topography:	Sheet C-2 and C-5 show existing site topography as well as the proposed grading. Much of the site is relatively level given the prior use.
Wetlands:	Sheet C-2 states "There are no apparent wetlands on site per national wetlands inventory mapper". A wetland survey is provided via the National Wetland Inventory service. Wetlands abut the site along the east, south, and west property lines.
Woodland:	The site is relatively clear of mature tree clusters per prior uses. Mature trees and vegetation are located near the existing detention basins in the site's southwest corner.
Soils:	Oshtemo-boyer loamy sands and Houghton and Adrian mucks are present on the site.
Water:	No natural bodies of water are onsite. Sheet C-2 states the site is located in Zone "X" (areas determined to be outside of 0.2% annual change floodplain) per FEMA map No. 26125CO337F, dated 09/29/2006.
General Notes:	None.

Items to be Addressed:

1. *Any cited concerns from Township Engineering.*

AREA, WIDTH, HEIGHT, SETBACKS

Existing building envelopes are shown on Sheet C-4. Standard bulk and lot regulations for the GB zoning district are set forth in Section 3.1.15. We note Sheet C-4 provides site data, unit schedules, required parking counts and setback or lot coverage information in chart form.

White Lake Motors

Combined Preliminary-Final Site Plan and Special Land Use Review Second Revision

March 19th, 2025**GB General Business District Developmental Standards**

GB, General Business	Required:	Proposed:	Complies
Principal Building 1 (Sales Office) Setbacks			
Front (Sec. 3.11.M)	50 foot minimum / 150 foot maximum	101 feet	Yes
Side	15 feet on one side / 30 foot total of two sides	East: 219 feet / West: 170 feet	Yes
Rear	20 feet	245 feet	Yes
Wetland	25 feet	Not Provided	Unknown
Accessory Building 2 (Maintenance Facility) Setbacks			
Front (Sec. 3.11.M)	50 foot minimum / 150 foot maximum	244 feet	Yes
Side	15 feet on one side / 30 foot total of two sides	East: 80 feet / West: 260 feet	Yes
Rear	20 feet	164 feet	Yes
Wetland	25 feet	Not Provided	Unknown
Accessory Building 3 (Storage Shed) Setbacks			
Front (Sec. 3.11.M)	50 foot minimum / 150 foot maximum	300 feet	Yes
Side	15 feet on one side / 30 foot total of two sides	East: 180 feet / West: 259 feet	Yes
Rear	20 feet	125 feet	Yes
Wetland	25 feet	Not Provided	Unknown

White Lake Motors

Combined Preliminary-Final Site Plan and Special Land Use Review Second Revision

March 19th, 2025

Building Height			
	35 feet or 2 stories (whichever is less)	Building 1: 25 feet	Yes
		Building 2: 25 feet	Yes
		Building 3: 23.5 feet	Yes
Lot Standards			
Minimum Lot Area	1 acre	6.3 gross / 4.33 net	Yes
Minimum Lot Width	200 feet	456 feet	Yes
Maximum Lot Coverage	TBD	6.71%	TBD
Depth to Width	4 to 1	Approx. 1 to 1	Yes

Items to be Addressed: None**ACCESS & CIRCULATION****Vehicle Access & Circulation**

The site is accessed from Highland Road (M-59) via a single thirty five (35) foot access drive. Section 6.3 of the zoning ordinance outlines the process for requiring a Traffic Impact Assessment or Study. No such study was supplied with the application however we note the Township, or its Agents have discretion on when such a study shall be required. We defer to Township engineering on whether the proposed use of the site warrants additional traffic information.

We note that while the Michigan Department of Transportation has jurisdiction over the proposed access to Highland Road (M-59), Section 6.4 of the zoning ordinance outlines Township requirements for site access. The speed limit in this area is 50 MPH which requires same side driveway and/or intersection distances be at least four hundred fifty five (455) feet. Sheet C-4 indicates the distance to the intersection of Pontiac Lake Road is three hundred thirty six (336). No measurements were provided for opposite side driveway distances or the distance from the same side driveway to the west. We note the distance to these drives and intersections should be shown on Sheet C-4 in order to determine what improvements or modifications are possible to accommodate safe access to the site. No deceleration lane currently exists for eastbound traffic looking to turn right into the site and there does not appear to be an opportunity to provide a service drive connection to either adjacent property.

Emergency vehicle maneuverability is shown on Sheet C-6. We defer to public safety as to the feasibility of the proposed layout to accommodate emergency vehicle traffic.

Non-Motorized Access and Circulation

Sections 5.20 and 5.21 provide requirements for site sidewalks and pathways. A sidewalk is present across the Highland Road (M-59) frontage of the site. Pathways along the corridor are required to be eight (8)

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feet wide with two (2) foot clear zones on each side and at least six (6) feet from the curb of the adjacent road. It is clear the current sidewalk does not comply with this requirement as shown below:



Source: NearMap May 31, 2024

Sheet C-4 shows a new eight (8) foot sidewalk proposed along Highland Road (M-59). The sidewalk is setback eight (8) feet from the road with the exception of small wrap around near the eastern end of the property which is needed to due to an existing utility pole.

Public Transit

Public Transit access is available via the SMART Bus Highland Road Route 759. The line runs east/west between Oakland University and Bogie Lake Road along Highland Road (M-59). The accessible westbound stop is located at the Highland Road (M-59) and Pontiac Lake Road intersection. The accessible eastbound stop is located along Highland Road (M-59) at the Lowes development. The route operates from approximately 6:00am until 11:00pm on weekdays and 9:00am until 6:00pm on Saturdays.

White Lake Township is also served by the Western Oakland Transportation Authority which provides schedule transportation for Township residents with specific needs.

Items to be Addressed:

1. *Any concerns cited by Public Safety.*
2. *Any concerns cited by Engineering.*

PARKING & LOADING

Section 5.11 outlines requirements for off-street parking. Sheet C-4 provides parking locations and calculations for the various use functions anticipated for the site. Parking is placed predominantly around building 1 with additional spaces located behind building 1 and west of buildings 2 and 3. Parking lot areas will be constructed of asphalt. Concrete is proposed for limited portions of the site including dumpster pads, curbs and sidewalks.

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Parking requirements for motor vehicles sales and service establishments are one (1) space per each two hundred (200) square feet of usable floor space of sales room, plus five (5) for each one (1) auto service stall in the service room. Building 1 is proposed to be the sales office and showroom and is five thousand fifty (5,050) gross square feet. Sheet C-4 indicates the usable square footage of building 1 is four thousand one hundred (4,100) square feet. Per this standard, twenty (20) spaces are required.

Sheet C-4 indicates there are six (6) stalls in the maintenance and prep area for building 2 which requires thirty (30) parking spaces. Fifty (50) total standard parking spaces are required and two hundred six (206) spaces are provided. Operations of this nature typically provide more parking than may be required due to the desire to keep a large inventory of vehicles for sale. However, upon a finding made by the Planning Commission, parking may be provided in an amount not to exceed 125% of the maximum allowable parking. The Planning Commission may grant parking up to sixty three (63) parking spaces. If more is desired by the applicant, a variance will be needed from the Zoning Board of Appeals.

Included in the provided parking are two (2) handicap accessible spaces adjacent to building 1 which meet dimensional van accessibility space requirements.

We note that concrete curbs are not shown on Sheets C-4 or C-5. However, concrete curbing shall be provided at the end of all parking areas and stalls. The applicant has stated they plan to seek a variance from the Zoning Board of Appeals for this requirement.

Section 3.11.L states off-street parking spaces shall not be permitted within any required front, side, or rear yard setback unless it meets the standards of Section 5.11 Off-Street Parking. Section 5.11.A.iv states off-street parking for non-residential uses may be permitted in required front yard setback except for the first twenty (20) feet which shall be landscaped in conformance with the standards of the ordinance. If all required waivers and variances are granted, parking is permitted within the front and side yard setback with the exception of a landscaped twenty (20) foot buffer from the front property line.

Items to be Addressed:

1. *Parking count should be reduced to sixty three (63) spaces, or a variance must be sought from the Zoning Board of Appeals.*
2. *Site will need to add concrete curbing per Section 5.11.Q.xviii or seek a variance from the Zoning Board of Appeals.*
3. *Standards of Section 5.11 and 5.19 must be met to allow parking within the front yard setback. If all required waivers and variances are granted, proposed front yard parking is allowed within the front yard setback except for the first twenty (20) feet which shall be landscaped per ordinance requirements.*

ESSENTIAL SERVICES & UTILITIES

Sheet C-4 provides information on existing and proposed utilities. Electrical, gas, water service, stormwater management and sewage is proposed to utilize existing infrastructure.

Given the site is vacant and systems have likely not been maintained, it is possible water, storm and sewage lines have deteriorated and may not function under renewed use. We defer to Township Engineering regarding the validity of using the existing systems.

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Fire lane locations are shown on Sheet C-6. The buildings do not currently have FDC connections. We defer to Township Public Safety for any utility capacity or locations concerns.

Items to be Addressed:

1. Any cited concerns of Township Engineering.
2. Any cited concerns of Township Public Safety.

LANDSCAPING & SCREENING

The applicant has provided a detailed landscape plan on Sheets L-1 and L-2.

Section 5.19.D provides requirements for screening along property lines as it relates to adjacent districts. Those standards are reviewed below:

Greenbelts

Property Line	Required	Provided	Complaint
North (ROW)	Depth: 20 feet	Depth: 20 feet	Yes
	15 large deciduous or evergreen trees	15 ornamental trees	No (Waiver Required)
	AND	AND	
	122 shrubs	122 shrubs	Yes
East (LB)	None	N/A	N/A
West (GB)	None	N/A	N/A
South (ROS)	None	N/A	N/A

A note on Sheet L-1 indicates the large tree requirement along the Highland Road (M-59) greenbelt cannot be met due to existing utilities east of the access drive. While large evergreen and shade trees are not to be placed over underground or beneath overhead utilities, the applicant has provided the required count using ornamental trees that will not interfere with utilities. This will require a waiver from the Planning Commission.

The Planning Commission can modify or waive landscaping screening requirements where there is valid cause to do so.

Interior Landscaping

Interior landscaping areas are required to equal at least fifteen (15) percent of the total lot area. One (1) large deciduous, small ornamental deciduous, or evergreen tree and five (5) shrubs shall be planted for every three hundred (300) square feet of required interior landscaping area.

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Standard	Required	Provided	Complaint
Lot Area	40,737 sqft (15% total lot area)	117,445 sqft	Yes
Deciduous Trees	136 trees	137 trees (68 existing)	Yes
Shrubs	679 shrubs	125 shrubs	No (Waiver Requested)

Sheet L-1 provides interior landscaping calculations. The shrub counts are short of requirements. One hundred fifty four (554) shrubs will be required to meet standards or a waiver will be required.

Parking Lot Landscaping

Any off-street parking areas containing ten (10) or more parking spaces shall have parking lot landscaping as prescribed in the table provided in Section 5.19.G. Additional standards require:

1. *One (1) large deciduous tree or small deciduous ornamental tree and three (3) shrubs for every one-hundred (100) square feet of required parking lot landscaping area.*
2. *Parking lot landscaping areas shall be curbed with 6 inch concrete curbing. Planting islands containing trees shall not be less than fifty (50) square feet in area and not have any dimension across the island of less than five (5) feet.*

Commercial Use	Required	Provided	Complaint
Lot Area	4,120 sqft	5,831 sqft	Yes
Deciduous or Ornamental Trees	41 trees	30 trees	No (Waiver Requested)
Shrubs	125 shrubs	125 shrubs	Yes
Curbs	6 inch concrete	No	Variance Required
Lot Islands	50 sqft area minimum and at least 5 feet wide	9 Islands	Yes

We note trees planted along the perimeter of the parking lot do not count towards the parking lot landscaping requirement. An additional eleven (11) parking lot trees are required or a waiver from the Planning Commission will be required. The applicant is requesting a variance to not require six (6) inch curbing around parking lot islands and perimeter parking.

Minimum Plant Size and Species

All tree and plant material and species meet requirements.

Trash Receptacles

Trash enclosures are to be constructed of similar materials as the principal structure on the site. Brickform concrete or stained, decorative CMU block may be permitted where the principal building is not masonry, however, plain CMU block is not allowed. A note on Sheet C-4 states the enclosure shall match the same masonry product as the sales office with a steel backed wood gate painted with complementary colors to the masonry product.

Mechanical Equipment Screening

No rooftop mechanical equipment is shown on the site plan. Two exterior air conditioning units along the west side of building 1 are screened from view of the road and adjacent property.

Fences

Fence standards are outlined in Section 5.12. Sheet C-3 indicates the perimeter fencing is to remain. A five (5) foot tall black iron fence is proposed to remain along the Highland Road (M-59) frontage. Existing six (6) foot high chain link fence is along the east, south, and west perimeter. All fence heights and materials are compliant with current standards. We recommend the front property line fence be removed to improve aesthetics of the site and intent of the gateway area.

Items to be Addressed:

1. *Planning Commission to consider allowing for the use of ornamental trees to meet the Highland Road (M-59) greenbelt requirements in-lieu of deciduous or evergreen trees.*
2. *Planning Commission to consider allowing one hundred twenty five (125) shrubs for interior landscaping as opposed to the required six hundred seventy nine (679) shrubs.*
3. *Planning Commission to consider allowing thirty (30) parking lot trees as opposed to the required forty one (41) trees.*
4. *Six (6) inch curbs should be added to all parking lot island and parking lot perimeter or a variance will be required from the Zoning Board of Appeals.*

PERFORMANCE STANDARDS

Lighting Requirements

The applicant has provided site lighting information in the site plan. Lighting standards are provided in Section 5.18.G and required at final site plan review.

Distances for perimeter light poles from property lines are shown on the lighting plan and compliant to ordinance requirements. Footcandle measurements at property lines meet lighting standards.

Perimeter and site lighting is provided via LED fixtures mounted to sixteen (16) foot poles. This complies with Section 5.18.G.vii requirements.

Maximum footcandle levels exceed ordinance standards in the drive, loading area, parking lot, and walkway areas. Section 5.18.G.i states that the Planning Commission or the Building Official have the ability to determine the appropriate light levels to meet the needs of safety, security, and illumination of specific uses. Maximum light levels are predominantly located within the central areas of the parking lot.

Noise Requirements

Noise standards are provided in Section 5.18.A and required at final site plan review. Per special land use standards, loudspeakers or public address systems are prohibited. Any equipment used to maintain vehicles or conduct operations will need to conform to the zoning ordinance standards.

Hazardous Materials

Sheet C-4 states no hazardous material will be stored on site.

Items to be Addressed:

1. *Planning Commission or Building Official to determine if proposed light levels are acceptable per the safety, security, and use of the site.*

SIGNAGE

A monument sign is shown on Sheet C-4 near the access drive from Highland Road (M-59). Sign dimensions and details are provided in the response letter dated January 29th, 2025. Signs are approved administratively but general sign information is required at final site plan review. Architectural elevations show building signage but no dimensions are provided. For full details on signage requirements, the applicant should refer to Section 5.9 before submitting for Township review. We note the sign should complement both the design and construction materials of the principal structures on-site.

Items to be Addressed: None

ARCHITECTURE & LAYOUT

Elevations of all building sides are required at preliminary site plan. Architectural information required at final site plan review includes the types of facing materials to be used on structures. Sheets A-01 through A-05 provide general floor plans and elevations of the existing sales building, maintenance building, and storage shed. Color renderings are also included in the application.

Section 6.8.E provides architectural requirements for developments along the Highland Road (M-59) corridor. Existing metal and wood siding is proposed to remain along building 1's east, west and south elevations. The north elevation proposes removing the exiting stone and wood siding as well as the windows. Sheet A-06 indicates wood framing, cast stone, and new larger windows will cover the north elevation.

Window coverage along front facades must be at least 30%. Building 1 meets this standard.

Section 6.8.E.v states wherever a side or rear facade is visible from a street, or if parking is located at the side or rear of a building, the facade shall be designed to create a pleasing appearance, using materials and architectural features similar to those present on the front of the building. We also note that building 2 has overhead doors that face Highland Road (M-59). It is possible that the side facades and front elevation of building 2 could be screened from the road with landscaping to help meet this requirement. Building materials used on the north elevation of building 1 could be applied to all elevations visible from Highland Road (M-59) as well.

Exterior construction material boards will be required for Planning Commission review.

Items to be Addressed:

1. *Planning Commission to determine if the current side facade of building 1 and front facade of building 2 are acceptable and do not require higher quality materials or additional screening from road view.*

SPECIAL LAND USE

New and used automobile dealerships are a special land use and subject to the standards set forth in Sections 4.34 and 6.10 of the zoning ordinance. Special land uses are reviewed and approved/denied by the Planning Commission. The following information is a review of each requirement for this use as prescribed in the Zoning Ordinance.

Section 4.34 / New and Used Automobile Sales

- A. *No driveways are permitted within 100 feet of the lot line, or an adjoining residential district.*

CWA Comment: Standard met.

- B. *The sales lot shall have no more than one driveway from any arterial on which it has frontage.*

CWA Comment: Standard met.

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

CWA Comment: Refer to comments in Performance Standards portion of review.

- D. *There shall be no festoon signs, strings of flags, pennants, or bare light bulbs permitted.*

CWA Comment: A note on Sheet C-4 states no festoon signs, strings of flags, pennants, or bare light bulbs will be utilized.

- E. *There shall be no portable signs and no flashing illumination of any kind on any feature of the use.*

CWA Comment: A note on Sheet C-4 states no portable signs and no flashing illumination will be utilized.

- F. *No vehicles or merchandise for sale shall be displayed within any required greenbelt, landscaped berm, or other landscape or open space area.*

CWA Comment: A note on Sheet C-4 states no vehicles or merchandise for sale shall be displayed within any required greenbelt, landscaped berm, or other landscape or open space area.

- G. *Loudspeakers or public address systems are prohibited.*

CWA Comment: A note on Sheet C-4 states no loudspeakers or public address systems shall be used.

H. A greenbelt, land form buffer, or screen wall of face brick shall be located on all property lines which abut any district which permits residential uses.

CWA Comment: N/A

Section 6.10 / General SLU Standards

i. The proposed special land use shall be of such location, size and character that it will be in harmony with the appropriate and orderly development of the surrounding neighborhood and/or vicinity and applicable regulations of the zoning district in which it is to be located.

CWA Comment: The proposed use of the site is conducive with that found along the corridor and other major thoroughfares.

ii. The proposed use shall be of a nature that will make vehicular and pedestrian traffic no more hazardous than is normal for the district involved, taking into consideration vehicular turning movements in relation to routes of traffic flow, proximity and relation to intersections, adequacy of sight distances, location and access of off-street parking and provisions for pedestrian traffic, with particular attention to minimizing child-vehicle interfacing.

CWA Comment: The relocation of the safety path along Highland Road (M-59) aids in safer passage for pedestrians along the corridor. The site will require Michigan Department of Transportation approval for proposed access and potential improvements to traffic flow.

iii. The proposed use shall be designed as to the location, size, intensity, site layout and periods of operation of any such proposed use to eliminate any possible nuisance emanating therefrom which might be noxious to the occupants of any other nearby permitted uses, whether by reason of dust, noise, fumes, vibration, smoke or lights.

CWA Comment: The CIS states nuisances associated with used car operations such as noise and dust will be kept to a minimum. The site is not adjacent to any residential uses. The proposed use is similar to the former use and operations.

iv. The proposed use shall be such that the proposed location and height of buildings or structures and location, nature and height of walls, fences and landscaping will not interfere with or discourage the appropriate development and use of adjacent land and buildings or unreasonably affect their value.

CWA Comment: Adjacent sites are currently developed. Proposed site improvements such as greenbelts aid in buffering the use from adjacent properties.

v. The proposed use shall relate harmoniously with the physical and economic aspects of adjacent land uses as regards prevailing shopping habits, convenience of access by prospective patrons, continuity of development, and need for particular services and facilities in specific areas of the Township.

CWA Comment: The proposed use would be in physical and economic harmony with surrounding properties. However, the site's master plan designation which provides guidance on shifting the areas future uses and development types such as professional services, multi-family, personal care, restaurants, and entertainment.

vi. The standards of density and required open spaces for the proposed special land use shall be at least equal to those required by this Ordinance in the Zoning District in which the proposed special land use is to be located.

CWA Comment: Standard met.

vii. The public services and facilities affected by a proposed special land use or activity shall be capable of accommodating increased service and facility loads caused by the land use or activity.

CWA Comment: We defer to Township Engineering and Township Public Safety relating to public facilities and service concerns.

viii. Protection of the natural environment and conservation of natural resources and energy.

CWA Comment: The site will not store hazardous materials nor expand its current development footprint. Vehicles will not be permitted to park in the gravel portion of the site.

ix. The proposed use is necessary for the public convenience at the proposed location.

CWA Comment: There appear to be at least five (5) used vehicle dealerships along the Highland Road (M-59) corridor within four (4) miles of the proposed site. The used vehicle market also exists online via services like Carvana. The site's former use (General RV) was similar in nature but provided services to a niche market.

x. The proposed use is so designed, located, planned and to be operated that the public health, safety and welfare will be protected.

CWA Comment: With the exception of issues cited in the Performance Standards portion of this review and approval required from separate agencies, the site improvements and use appear to be planned with public health, safety, and welfare in mind.

xi. The proposed use shall not cause substantial injury to the value of other property in the neighborhood in which it is to be located and will not be detrimental to existing and/or other permitted land uses in the zoning district.

CWA Comment: The proposed use is similar to the former use as related to property values. Improvements to the site will aid in preserving property values.

Community Impact Statement (CIS)

Special land uses in the General Business District require the submission of a community impact statement per Section 3.1.15 and Section 6.6. A CIS prepared by Seiber Keast Lehner, Inc. dated

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January 29, 2025 was provided. Content requirements are reviewed below. Only information provided in the CIS that has not been covered in the prior sections of this report is reviewed.

General

As stated, the applicant is seeking to redevelop the vacant General RV Center into a used car sales lot. The project will decrease the impervious surface by approximately 23% by including the 20-foot greenbelt around the north and east property lines. Parking lot islands and building landscaping will also aid in the management of stormwater runoff. Hours of operation are proposed to be 8am – 7pm, Monday through Friday and 8am – 3pm on Saturdays. The business will be closed on Sundays.

Surrounding uses are commercial or recreational. The proposed use is similar in nature to the former use and does not anticipate any noise, smoke or dust nuisance beyond normal vehicle dealership operations.

No reference to the Master Plan is made.

Community Facilities and Services

No increase to public services is anticipated. The study states all existing utilities will be utilized and are of sufficient design for the proposed use. Private trash collection will be used to serve the site.

One semi-truck delivery is anticipated per week. Vehicle loading and unloading will occur in the designated loading area adjacent to building 2.

Economics

The CIS states approximately twenty (20) construction jobs and ten (10) permanent jobs will be created by the redevelopment.

Tax revenue estimations were not provided.

Environment

The site currently has one hundred thirty two thousand (132,000) sqft of paved surface and forty five seven hundred (45,700) sqft of gravel surface as well as an existing detention basin. The CIS states there are no wetlands onsite. An NWI survey provided in the CIS shows the proximity of nearby wetlands. The CIS states wetlands will not be effected by onsite reconstruction of the parking lot. Dust control cleaning of the parking lot will be provided during and after construction. No air pollutants are anticipated to be emitted into the air. No adverse effects are anticipated to the ground water table, soils, and storm water system.

Noise

The CIS states noise levels will increase slightly due to automobile and truck traffic.

Traffic

The CIS states no traffic impact study is required for this project.

Mapping

Mapping has been provided showing wetlands, soils, and nearby parcels. Parcel uses are not provided.

Items to be Addressed:

1. *Planning Commission or Building Official to determine if proposed light levels are acceptable per the safety, security, and use of the site. Any Township Engineering and Township Public Safety concerns relating to public facilities and service.*

SUMMARY

The combined preliminary – final site plan is substantially complete. We recommend the application and special land use be presented to the Planning Commission for consideration of approval, approval with conditions, or denial.

For reference, we have noted all waivers and variances required for the current site plan.

Please note the standards of Section 5.11 and 5.19 must be met to allow parking within the front and side yard setback. If all required waivers and variances are granted, proposed front yard parking is allowed within the front yard setback except for the first twenty (20) feet which shall be landscaped per ordinance requirements. If required variances and waivers are not granted, parking will need to be removed from the front and side yards.

Considerations

Below is a list of considerations for the Planning Commission. Considerations are meant to foster a dialog between the Planning Commission and Applicant.

1. *Consideration of site modifications that align with the Pontiac Lake Gateway Future Land Use designation as outlined in the 2024 Master Plan.*
2. *Consideration of removing the fence along Highland Road (M-59) to improve aesthetics along the corridor.*

Waivers / Modifications / Determinations

Below is a list of waivers, modifications or determinations necessary from the Planning Commission for the current proposal to be approved.

1. *Planning Commission to consider a waiver to allow ornamental trees along the Highland Road (M-59) greenbelt instead of large deciduous or evergreen trees.*
2. *Planning Commission to consider allowing one hundred twenty five (125) shrubs for interior landscaping as opposed to the required six hundred seventy nine (679) shrubs.*

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3. *Planning Commission to consider allowing thirty (30) parking lot trees as opposed to the required forty one (41) trees.*
4. *Planning Commission to determine if the current side facade of building 1 and front facade of building 2 are acceptable and do not require higher quality materials or additional screening from road view.*
5. *Planning Commission or Building Official to determine if proposed light levels are acceptable per the safety, security, and use of the site.*

Potential Conditions

Below is a list of potential conditions should the Planning Commission approve the site plan.

1. *Any cited concerns from Township Engineering are addressed.*
2. *Any cited concerns from Township Public Safety are addressed.*
3. *Standards of Section 5.11 and 5.19 must be met to allow parking within the front and side yard setback. If all required waivers and variances are granted, proposed front yard parking is allowed within the front yard setback except for the first twenty (20) feet which shall be landscaped per ordinance requirements.*
4. *All necessary variances relating to parking space counts and parking lot curbing are granted by the Zoning Board of Appeals.*

Special Land Use Information

Below is information required to assess special land use standards:

1. *Any Township Engineering and Township Public Safety concerns relating to public facilities and service.*

Possible Variances

Below is a list of variances required from the Zoning Board Appeals for the current proposal to be approved:

1. *A variance is required to allow two hundred six (206) parking spaces instead of the maximum allowable sixty three (63)*
2. *A variance is required to waive requirements of Sections 5.11.Q.xviii and 5.19.G.ii.b regarding the use of six (6) inch curbing around the parking lot perimeter and islands.*

Respectfully,



CARLISLE/WORTMAN ASSOC., INC.
Matteo Passalacqua
Community Planner



Fire Department
Charter Township of White Lake

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

Site / Construction Plan Review

To: Sean O'Neil, Planning Department Director

Date: 03/19/2025

Project: White Lake Motors

Job No: 24-084

Date on Plans: 03/03/2025

The Fire Department has the following comments regarding the 3rd review of preliminary site plans for the project known as White Lake Motors

1. The access drive and parking lot shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced to provide all weather driving capabilities.
2. The required turning radius shall accommodate the largest Fire Department apparatus (40') and provide a turn radius profile throughout the entire site showing apparatus movement on future plans.
3. The angle of approach/Departure to and from White Lake roads shall not exceed 8 degrees.

Indoor display vehicles

1. Batteries are disconnected
2. Fuel in fuel tanks does not exceed one-quarter tank or 5 gallons (19 L) (whichever is least)
3. Fuel tanks and fill openings are closed and sealed to prevent tampering
4. Vehicles, boats or other motorcraft equipment are not fueled or defueled within the building

The Fire Department has no further comments regarding White Lake Motors

General Note

1. Keys will need to be provided for the Knox box (after-hours access)
2. After-hours contact information will need to be provided for the Knox box

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

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