



## PLANNING COMMISSION MEETING

LOCATION: TOWNSHIP ANNEX, 7527 HIGHLAND ROAD, WHITE LAKE, MI 48383  
THURSDAY, NOVEMBER 07, 2024 – 6:30 PM

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

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## AGENDA

1. CALL TO ORDER
2. ROLL CALL
3. PLEDGE OF ALLEGIANCE
4. APPROVAL OF AGENDA
5. APPROVAL OF MINUTES
  - A. [October 17, 2024](#)
6. CALL TO THE PUBLIC (FOR ITEMS NOT ON THE AGENDA)
7. PUBLIC HEARING
  - A. [ELR Rezoning \(southwest corner of Elizabeth Lake Road and Highland Road\)](#)  
[Location: Property is described as vacant parcel number 12-21-426-007, located on the southwest corner of Elizabeth Lake Road and Highland Road \(M-59\), consisting of approximately 8.6 acres.](#)  
[Request: The applicant would like to rezone the property from \(AG\) Agricultural to GB \(General Business\) or any other appropriate zoning district.](#)
8. CONTINUING BUSINESS
9. NEW BUSINESS
10. OTHER BUSINESS
  - A. [2025 Meeting Dates](#)
11. PLANNING CONSULTANT'S REPORT
12. LIAISON'S REPORT
13. DIRECTOR'S REPORT
14. COMMUNICATIONS
15. NEXT MEETING DATE: November 21, 2024
16. ADJOURNMENT

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

**WHITE LAKE TOWNSHIP  
PLANNING COMMISSION  
OCTOBER 17, 2024**

**CALL TO ORDER**

Chairperson Seward called the meeting to order at 6:30 P.M. He then led the Pledge of Allegiance.

**ROLL CALL**

**Present:**

T. Joseph Seward, Chairperson  
Merrie Carlock, Vice Chairperson  
Mona Sevic  
Pete Meagher  
Matt Slicker  
Robert Seeley  
Steve Anderson (late arrival)

**Absent:**

Debby Dehart  
Scott Ruggles, Township Board Liaison

**Others:**

Andrew Littman, Staff Planner  
Matteo Passalacqua, Carlisle and Wortman  
Kyle Gall, DLZ  
Hannah Kennedy-Galley, Recording Secretary

**APPROVAL OF AGENDA**

**MOTION by Commissioner Carlock, seconded by Commissioner Seeley to approve the agenda as presented. The motion carried with a voice vote: (6 yes votes).**

**APPROVAL OF MINUTES**

A. October 3, 2024

**MOTION by Commissioner Seeley, seconded by Commissioner Slicker to approve the minutes as presented. The motion carried with a voice vote: (6 yes votes).**

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

None.

**PUBLIC HEARING**

None.

**CONTINUING BUSINESS**

None.

## NEW BUSINESS

### A. Ginko Self-Storage

Location: located on the north side of White Lake Road, west of Old White Lake Road, consisting of 2.14 acres.

Currently zoned Light Manufacturing (LM). Identified as vacant parcel 12-01-127-004

Request: **Final site plan approval**

Applicant: Ginko Investments, LLC

Mr. Passalacqua gave a summary of his review letter.

Jim Butler, PEA Group, said the drive was relocated west per the RCOC.

Staff Planner Littman briefly went over the variances the applicant has received. The applicant is working with the neighboring subdivision HOA to plant trees on their property. The ZBA allowed for a 30" garden wall and landscaping within the greenbelt.

Commissioner Sevic asked staff if the additional landscaping would affect traffic leaving the site. Staff Planner Littman said no.

Commissioner Anderson said he made a note regarding monument signs. Mr. Passalacqua said the Township would address signage administratively, but the proposed sign complied.

Commissioner Anderson asked staff what would be stored in the units. It was discussed that the storage units would be for the public to store their belongings.

Commissioner Carlock said the landscape plan was nice and she enjoyed the paw paw trees proposed.

Mr. Gall went over the DLZ letter. Engineering recommended approval of the plan subject to minor comments being addressed before the pre-construction meeting.

Commissioner Carlock asked staff where the septic field was located. Mr. Gall said it is located near the parking lot. The field will be engineered. Oakland County will further regulate the field.

Jim Butler, PEA Group, was present and brought material samples. He is working with Oakland County Environmental Health regarding septic and well. There will be one bathroom for the employees. The use will be a self-storage unit building for public use. Brick and metal siding will be the building materials used.

Commissioner Carlock asked Mr. Butler how far the brick went up the building. Mr. Butler said about halfway up the door, or about 2'.

Commissioner Seeley asked Mr. Butler if there would be an office on site. Mr. Butler confirmed.

Commissioner Anderson asked how customers could access their storage unit after hours. Mr. Butler said there was electronic access after 10 P.M., the primary entrance will have an electric sliding gate. He was not opposed to restricting after-hours access. Mr. Butler then confirmed that no after-hours access will be allowed as previously presented at primary site plan approval.

Commissioner Carlock asked Mr. Butler if the roof extended the length of the building as it wasn't on the east/west elevations. Mr. Butler said yes, it will be a full metal roof.

**MOTION by Commissioner Meagher, seconded by Commissioner Seeley to approve the final site plan for Ginko Self-Storage, identified as vacant parcel 12-01-127-004, subject to all staff and consultant review comments being addressed. The motion carried with a voice vote: (7 yes votes).**

### **OTHER BUSINESS**

None.

### **PLANNING CONSULTANT'S REPORT**

Mr. Passalacqua said there is a steady flow of planning reviews coming to his office.

### **LIAISON'S REPORT**

Trunk or Treat is planned for this Saturday, October 17, 2024, from 6-8 P.M. The re-bid process for Phase One at Stanley Park is underway, McCarthy & Smith will be used for their construction manager services. Beckett & Raeder will remain as the prime professional on the project. The bid will go out this winter, with an award in January/February 2025, and construction to hopefully begin in April 2025.

There will be a rezoning request at the November 7 meeting for the property at Elizabeth Lake/M-59. The applicant is requesting a zoning change from Agricultural to General Business. Culver's PDA was approved by the Board. Elizabeth Lake Road is scheduled to re-open on November 15, 2025. The Township app, MI White Lake, is available to download in the Android and Apple app stores. The Groundbreaking ceremony for the Civic Center is scheduled for Thursday, October 24 at 3:00 P.M.

November 7, 2024, will be Commissioner Anderson's last Planning Commission meeting as he will be sworn in as a trustee in mid-November. Congratulations, Steve!

### **COMMUNICATIONS**

None.

**NEXT MEETING DATE:** November 7, 2024

**ADJOURNMENT**

**MOTION by Commissioner Seward, seconded Commissioner Seeley to adjourn at 7:01 P.M. The motion carried with a voice vote: (7 yes votes).**

DRAFT



**Carlisle | Wortman**  
ASSOCIATES, INC.

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

Date: October 17<sup>th</sup>, 2024

**Rezoning Review  
For  
White Lake Township, Michigan**

<b>Applicant:</b>	ELR Development, LLC c/o Ronald Reynolds
<b>Project Name:</b>	Highland Road / Elizabeth Lake Road Rezoning
<b>Location:</b>	Southwest corner of Highland Road (M-59) and Elizabeth Lake Road.
<b>Parcel ID:</b>	12-21-426-007
<b>Parcel Size:</b>	8.6 gross acres
<b>Application Date:</b>	July 23 <sup>rd</sup> , 2024
<b>Current Zoning:</b>	AG, Agricultural District
<b>Action Requested:</b>	Rezone to GB, General Business district

**PROJECT DESCRIPTION**

The Applicant is requesting a zoning change for the parcel located at the southwest corner of Highland Road (M-59) and Elizabeth Lake Road to convert the permissible uses of the site as commercial instead of low-density residential. The rezoning statement states *“Petitioner respectfully requests rezoning of the subject property for the reason that its current zoning is uneconomic, and the requested rezoning is consistent with the Township’s Master Plan.”*. The applicant has provided a concept plan showing a varied array of single and multi-tenant retail buildings as well as drive thru uses. Buildings would front both Highland Road (M-59) and Elizabeth Lake Road. We note these are concept plans. No formal site plan has been submitted.

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

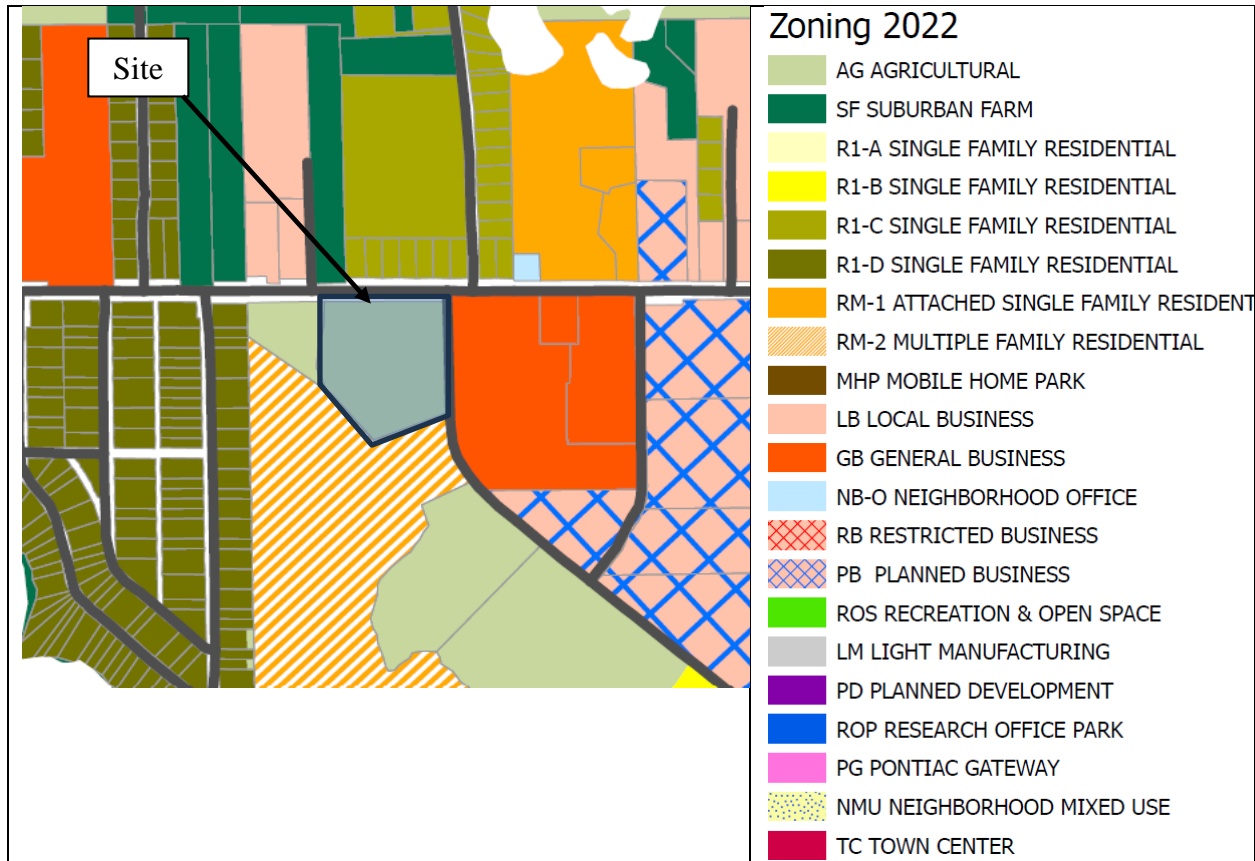
**Aerial Photograph**



Source: NearMap June 8<sup>th</sup>, 2024

**NEIGHBORING ZONING AND LAND USE**

**Zoning**



The zoning and existing land uses for the subject site and surrounding parcels are identified in the following table:

Direction	Zoning	Existing Use
North	R1-C – Single Family Residential / SF – Suburban Farm	Single Family Homes
South	RM-2 – Multiple Family Residential	Vacant
East	GB – General Business	Large Format Retail
West	AG – Agricultural	Vacant

If approved, the parcel would conform to the lot size and dimension standards for GB. Permitted and Special Land uses in the GB zone are shown below. We note the concept plan indicates drive thru services which are special land uses in the GB district.



<b>GB Zoning District</b>	
<b>Permitted Land Uses</b>	<b>Special Land Uses</b>
Household and office furniture stores.	Automobile wash establishments
Kitchen, bath, lighting, flooring and similar home improvement uses	Automobile service centers
Personal services	Automobile service stations
Business support services	Animal care facilities, kennels and veterinary clinics and hospitals
Retail commercial uses	Drive-in or drive-thru window service, banks
Department stores	Drive-in or drive-thru window service, convenience market and pharmacy
Motels and hotels	Drive-in or drive-thru window service, dry cleaners
Bed and breakfast inns	Drive-in or drive-thru window service, restaurant
Government (Township only) offices, buildings and uses without service or storage yards	Entertainment and/or outdoor dining associated with a restaurant
Local utility structures, stations and substations	Hospitals and other health care facilities
Adult entertainment uses	New and used automobile sales
Restaurants, with and without alcoholic beverages	Home centers, lumber yards, and similar large-scale retail uses
Restaurants, fast-food or carry-out	Outdoor Storage of Fleet Vehicles
Funeral home	Open air business
Theaters, concert hall, or similar places of assembly	
Radio or television studios	
Nursery school, group adult and child care centers	
Administrative, professional, medical or dental offices	
Office buildings over 20,000 square feet	
Places of worship	

Photography or artists' studios	Utility transmission systems  Wireless communication antennas
Banks, credit unions, savings and loan institutions and other financial office buildings	

**Items to be addressed:** None.

**NATURAL FEATURES**

The site is undeveloped and cleared of vegetation along the northern portion of the site. Woodland clusters exist to the south and west. No natural feature information was provided in the application. Below is our observed condition of the site. It should be noted that the proposed district will allow for a higher intensity of uses than the current zone. The development under the permitted uses for the zone could potentially have a greater effect on natural features than a development under the current zoning.

- Topography:** The site appears relatively flat.
- Wetlands:** The Department of Environment, Great Lakes and Energy indicate wetlands located along western border of the parcel.
- Woodland:** Several woodland clusters are onsite along the western lot line and southern third of the site.
- Soils:** Predominant soils are Brookston and Colwood Loam and Fox Sandy Loam.
- Water:** A body of water exists in the southern portion of the site.

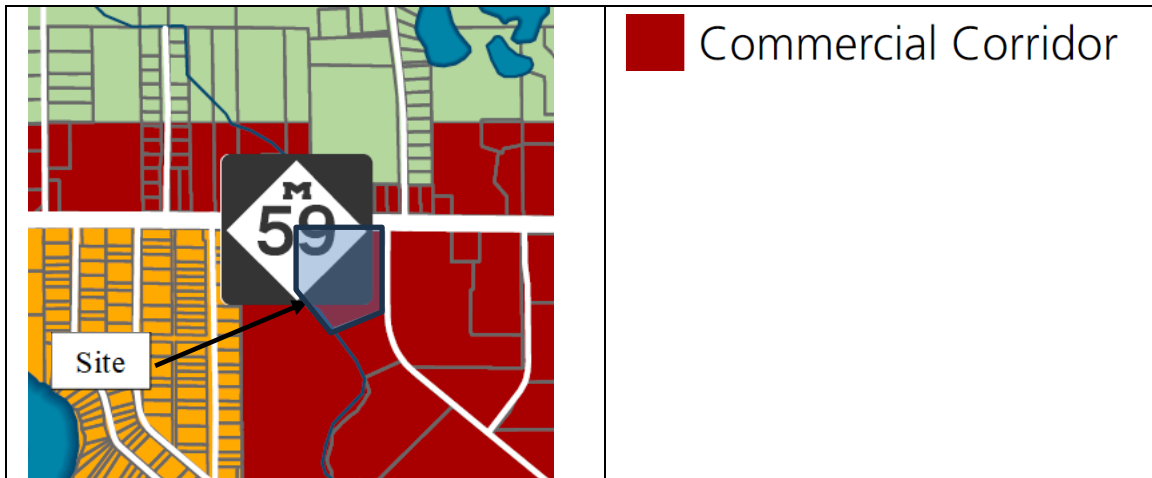
**Items to be addressed:** None.

## MASTER PLAN

The Township’s Master Plan is a comprehensive document that includes many elements that should be considered when determining rezoning requests. Pertinent sections to review include future land uses, as well as goals, objectives and strategies of the site(s) proposed for rezoning.

### Future Land Use

Under the current Master Plan, the site is located in the Agricultural / Rural Residential district which is shown below:



The description and example of uses (not an exhaustive list) for the Commercial Corridor District is:

Description: *“Provides regional goods and services to residents and non-residents. Includes large box stores and drive thrus.”*

Example of Uses: *“Large grocery, outlet, mixed-use, restaurants”*

Lot sizes are not prescribed in the Master Plan for future land use designations however the corresponding zoning districts associated with the Commercial Corridor district are PB, GB, LB, PD, TC, and NMU.

No conflict exists with the Master Plan in the consideration of this parcel being rezoned to General Business.

**Items to be addressed:** *None.*

## DEVELOPMENT POTENTIAL

If rezoned, the lot will allow for commercial/retail developments as noted earlier in this report regarding permitted and special land uses. Other standards related to the GB district are outlined in Section 3.1.14 of the Zoning Ordinance. Accounting for current market conditions and infrastructure, the concept plan provided in the application, or similar plans indicating retail development, is the likely use for the lot.

## REZONING STANDARDS

Section 7.9 of the White Lake Township Zoning Ordinance states that all proposed amendments to the provisions of the Ordinance or the Official Zoning Map shall be referred to the Planning Commission for public hearing and recommendation to the Township Board, prior to consideration thereof by the Township Board.

Section 7.13 of the White Lake Township Zoning Ordinance outlines the criteria the Planning Commission and Township Board are to utilize when assessing any petition for an amendment to the Official Zoning Map. Below is a review of the materials provided by the applicant as they relate to the proposed rezoning:

- A. *Consistency with the goals, policies and future land use map of the White Lake Township Master Plan, including any subarea or corridor studies. If conditions have changed since the Master Plan was adopted, the consistency with recent development trends in the area.*

**Applicant Response:** The Future Land Use Map from the 2024 Master Plan designates the subject site in the Commercial Corridor category, which aligns with the proposed GB zoning district.

**CWA Comment:** The Future Land Use Map from the Master Plan designates the subject site in the Commercial Corridor category, which is conducive with the proposed GB zoning district and uses.

- B. *Compatibility of the site's physical, geological, hydrological and other environmental features with the host of uses permitted in the proposed zoning district.*

**Applicant Response:** If the property is rezoned to GB, it would not directly or indirectly have a substantial adverse impact on the natural resources of the Township.

**CWA Comment:** As noted earlier in this review, the GB designation is compatible with the surrounding uses however permitted and special land uses will be more intense and potentially impact the nature features of the site more than the current zoning allows.

- C. *Evidence the applicant cannot receive a reasonable return on investment through developing the property with one (1) of the uses permitted under the current zoning.*

**Applicant Response:** The current zoning, AG, is outdated and does not allow for economic use of the property. The property is in an intense commercial corridor on Highland Road (M-59) with access to municipal water and sanitary sewer. Rezoning to GB would allow for economic use of the property. The property is suitable for, and it is reasonable to request, commercial zoning, as called for in the Master Plan. The property is currently being assessed by the Township as a commercial parcel.

**CWA Comment:** AG is the lowest density single family housing zone for the Township and is more appropriate for outlying, large parcel areas without access to water or sewer services. Single Family residences are still present along the corridor, economic trends along the Highland Road (M-59) corridor support dense housing and/or commercial uses.

- D. *The compatibility of all the potential uses allowed in the proposed zoning district with surrounding uses and zoning in terms of land suitability, impacts on the environment, density, nature of use, traffic impacts, aesthetics, infrastructure and potential influence on property values.*

**Applicant Response:** The permitted and special land uses in the GB district are compatible with the surrounding uses and the nature of the uses anticipated in the Township Master Plan. The property is currently vacant, and its agricultural zoning is outdated and uneconomic. Commercial development would enhance property values over the current zoning. The property is currently being assessed by the Township as a commercial parcel.

**CWA Comment:** The uses permitted under GB are compatible with location of the lot.

- E. *The capacity of Township utilities and services sufficient to accommodate the uses permitted in the requested district without compromising the "health, safety and welfare" of the Township.*

**Applicant Response:** The property has adequate access to utilities and commercial use would not overburden existing utilities.

**CWA Comment:** Utilities are present for the site. Township public safety services are within a mile of the site. We cite no concerns with Township services but note that Public Safety and Engineering will be consulted on any proposed development for the site.

- F. *The capability of the street system to safely and efficiently accommodate the expected traffic generated by uses permitted in the requested zoning district.*

**Applicant Response:** See Fleis & Vanderbrink Traffic Analysis enclosed.

**CWA Comment:** General traffic analysis information was provided by the applicant. It is estimated that the a retail center developed on the site could generate an average daily traffic count of approx. 1,600 vehicles. Per this information, it is likely the site will require a traffic impact assessment at the time of site plan submission however Highland Road (M-59) and Elizabeth Lake Roads are major thoroughfares and designed to accommodate high levels of traffic.

- G. *The apparent demand for the types of uses permitted in the requested zoning district in relation to the amount of land in the township currently zoned and available to accommodate the demand.*

**Applicant Response:** The location is appropriate for property zoned GB, given the traffic, residential units, and general density in the area. See enclosed Void Analysis demonstrating commercial uses that are not in the area currently.

**CWA Comment:** The void analysis provided by the tenant does outline several retailers and restaurants that would meet demand in the area. Daily traffic along Highland Road (M-59) would provide access to both residents and visitors of the Township.

- H. *The boundaries of the requested rezoning district are reasonable in relationship to its surroundings, and construction on the site will be able to meet the dimensional regulations for the zoning district listed in the Schedule of Regulations.*

**Applicant Response:** The subject site is in an intense commercial corridor on Highland Road (M-59) that included neighboring uses consistent with the requested rezoning. The property is master planned for commercial use. The property is of adequate size to meet the Township’s Schedule of Regulations.

**CWA Comment:** The lot is 8.6 gross acres. Net acreage will be used to assess developable areas however the site does not appear to contain any major natural features that would impede development.

- I. *The requested zoning district is considered to be more appropriate from the township's perspective than another zoning district.*

**Applicant Response:** The uses allowed in the GB district are appropriate for the site, as indicated in the Master Plan.

**CWA Comment:** Considering development and economic trends for both zones, GB is the more appropriate district for the site.

- J. *If the request is for a specific use, is rezoning the land more appropriate than amending the list of permitted or special land uses in the current zoning district to allow the use?*

**Applicant Response:** Rezoning would be the most appropriate way to allow for the proposed use.

**CWA Comment:** Rezoning is more appropriate than amending the uses in AG.

*K. The requested rezoning will not create an isolated and unplanned spot zone.*

**Applicant Response:** The site is adjacent to dense multi-family, across Elizabeth Lake Road from high intensity commercial, and is buffered to the south by wetlands. The property across Highland Road is likewise master planned for commercial.

**CWA Comment:** No spot zoning is proposed. The surrounding and nearby areas are zoned dense residential and commercial. Adjacent future land use designations from the Master Plan are Commercial Corridor.

*L. The request has not previously been submitted within the past one (1) year, unless conditions have changed or new information has been provided.*

**Applicant Response:** This request (to rezone the property to GB) is a new application.

**CWA Comment:** This request is a new application.

*M. An offer of conditions submitted as part of a conditional rezoning request shall bear a reasonable and rational relationship to the property for which rezoning is requested.*

**Applicant Response:** Not Applicable

**CWA Comment:** No conditions were offered in the application.

*N. Other factors deemed appropriate by the Planning Commission and Township Board.*

**Applicant Response:** Not Applicable

**CWA Comment:** The Planning Commission and Township Board may also consider other factors which may be relevant to the rezoning request.

**Items to be addressed:** None

**RECOMMENDATION**

The proposed rezoning is compatible with both the existing and future land uses/zoning, consistent with the Master Plan, and is supported by the current and anticipated demand for uses along Highland Road (M-59). Pending any items needing clarification or resolution by the Township Engineer and Public Service departments, we recommend the proposed rezoning.

Respectfully,



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





# MEMO

VIA EMAIL nazir.j@icloud.com

To: **Nazir Jawich**  
**Bright Way Construction, LLC**

From: **Jacob Swanson, PE, PTOE**  
**Paul Bonner, EIT**  
**Fleis & VandenBrink**

Date: **October 4, 2024**

Re: **Proposed Commercial Development**  
**White Lake Township, Michigan**  
**Rezoning Traffic Study**

## 1 INTRODUCTION

This memorandum presents the results of the Rezoning Traffic Study (RTS) for the project site, located generally in the southwest quadrant of the Highland Road (M-59) & Elizabeth Lake Road intersection, as shown below in **Figure 1**. The subject property is proposed to be rezoned from the existing Agricultural (AG) zoning to a General Business (GB) zoning classification, in order to accommodate a potential future development of commercial land uses on this property.

**Figure 1: Site Location Map**



In accordance with the White Lake Township Zoning Ordinance, an RTS is required for the proposed rezoning of a parcel. Included within this study are the following: background information, description of the requested use, trip generation evaluation, and available traffic count data (peak hour and daily) within one (1) mile of the proposed subject property.

**27725 Stansbury Boulevard, Suite 195**  
**Farmington Hills, MI 48334**

P: 248.53  
F: 248.53  
www.fven

## 2 BACKGROUND INFORMATION

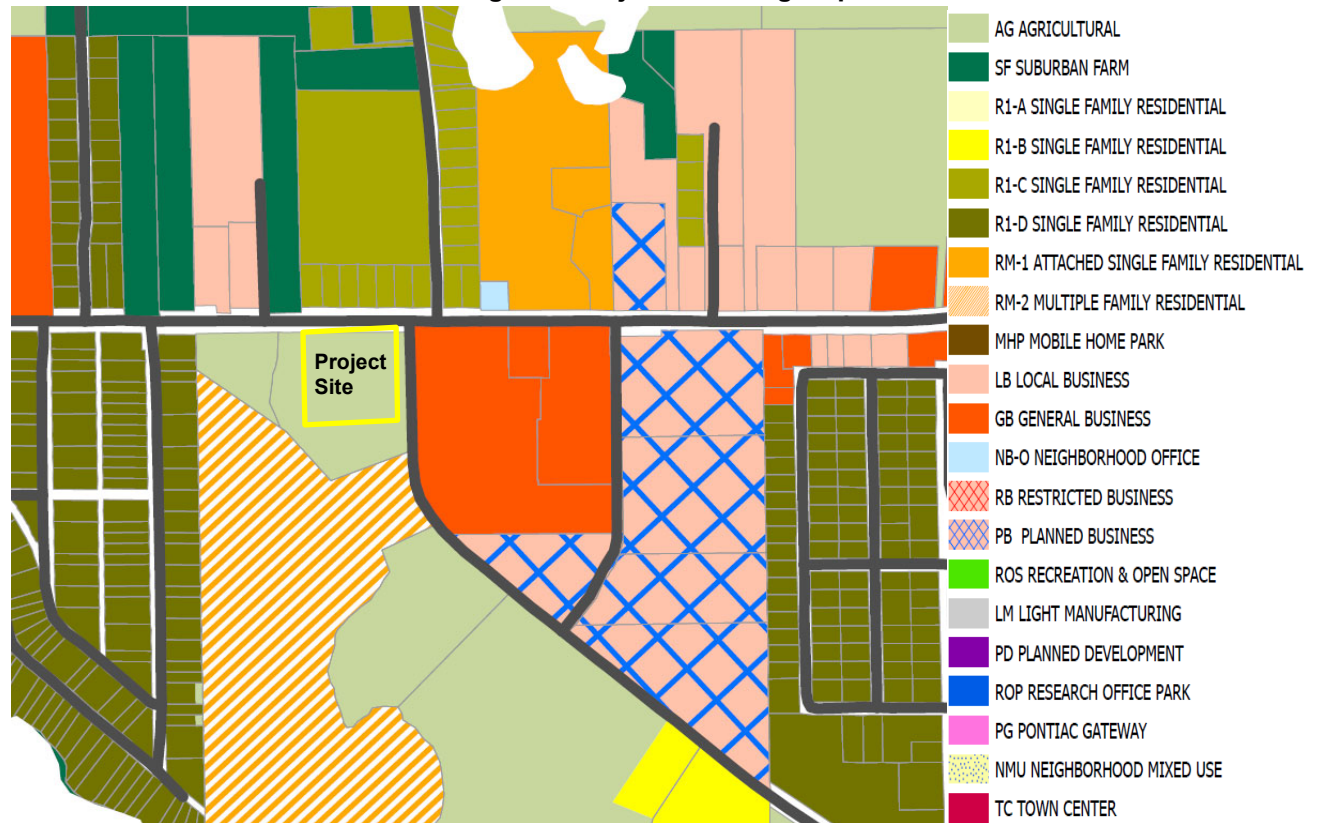
The project site is located in the southwest quadrant of the Highland Road (M-59) & Elizabeth Lake Road intersection, in White Lake Township, Michigan. Additional roadway information is attached and summarized in **Table 1**.

**Table 1: Roadway Information**

Roadway Segment	Highland Road (M-59)	Elizabeth Lake Road
Number of Lanes	5 (2-lanes each direction and a center TWLTL)	2 (1-lane each direction)
Functional Classification	Other Principal Arterial	Minor Arterial
Roadway Jurisdiction	MDOT	RCOC
Posted Speed Limit	50-mph	35-mph
Traffic Volumes	24,022 vpd (MDOT 2023)	8,629 vpd (MDOT 2022)

The majority of land uses adjacent to the project site are residential, business, and agricultural type uses. The adjacent zoning classifications are shown below on **Figure 2**.

**Figure 2: Adjacent Zoning Map**



### 3 TRIP GENERATION

White Lake Township Ordinance describes the land uses permitted by-right under the existing Agricultural (AG) and proposed General Business (GB) zoning classification. In order to determine the maximum site trip generation potential under the existing and proposed zoning classifications, the principal uses permitted under each zoning classification must be matched to the land use categories described by the Institute of Transportation Engineers (ITE) in the *Trip Generation Manual, 11<sup>th</sup> Edition*. ITE publishes trip generation data using different independent variables, such as square feet (SF), units, and rooms, for various uses. Therefore, the maximum allowable density within the existing AG zoning was determined based on the size of the parcel and information provided by the developer for the project site.

The White Lake Township Ordinance definition of uses permitted under the AG zoning includes farming, dairying, forestry operations and other agricultural activities, as well as outdoor recreation uses, private stables, single family detached homes, temporary agricultural uses, and more. Review of the ITE land use descriptions indicates that the Single-Family Detached (LUC 210) land use generates the largest number of trips and best matches the uses defined and permitted by right by the Ordinance under the existing AG zoning.

The requested zoning, associated with the proposed development plan is proposed as General Business (GB) for the project site. The White Lake Township Ordinance definition of uses permitted under the GB zoning includes restaurants, commercial retail, government offices, medical and administrative offices, banks, etc. Review of the ITE land use descriptions indicates that the General Office Building (LUC 710), Medical-Dental Office Building (LUC 720), and Strip Retail Plaza (LUC 822) land uses generate the largest number of trips and best match the uses defined by the Ordinance and permitted by right under the proposed GB zoning.

An analysis was performed in order to determine the maximum site trip generation potential currently permitted by right under the existing AG zoning, as compared to the maximum potential trip generation associated with the proposed GB zoning. The number of weekday peak hour (AM and PM) and daily vehicle trips that would be generated by the existing and proposed zoning classifications, were calculated based on information published by ITE in *Trip Generation Manual, 11<sup>th</sup> Edition*. The results of the trip generation analysis comparison are summarized in **Table 2**.

**Table 2: Rezoning Site Trip Generation Comparison**

Zoning	Land Use	ITE Code	Amount	Units	Average Daily Traffic (vpd)	AM Peak Hour (vph)			PM Peak Hour (vph)		
						In	Out	Total	In	Out	Total
Existing Zoning (AG)	Single-Family Detached	210	5	DU	64	1	4	5	4	2	6
<b>Max for existing zoning (AG)</b>					<b>64</b>	<b>1</b>	<b>4</b>	<b>5</b>	<b>4</b>	<b>2</b>	<b>6</b>
Proposed Zoning (GB)	General Office Building	710	33,000	SF	442	57	8	65	11	55	66
	Medical-Dental Office Building	720	33,000	SF	1,310	70	19	89	39	92	131
	Strip Retail Plaza (<40k SF)	822	33,000	SF	1,622	47	31	78	91	91	182
<b>Max for proposed zoning (GB)</b>					<b>1,622</b>	<b>70</b>	<b>19</b>	<b>89</b>	<b>91</b>	<b>91</b>	<b>182</b>
<b>Difference</b>					<b>1,558</b>	<b>69</b>	<b>15</b>	<b>84</b>	<b>87</b>	<b>89</b>	<b>176</b>

The results of the rezoning trip generation comparison evaluation indicates that the proposed rezoning to General Business (GB) will generate more trips than the existing Agricultural (AG) zoning classification.



#### 4 CONCLUSIONS

- The results of the rezoning trip generation comparison evaluation indicates that the proposed rezoning to General Business (GB) will generate more trips than the existing Agricultural (AG) zoning classification.
- Additional analysis may be required for this site as part of a site plan application and further review of the White Lake Township “Determination of Need for Traffic Study” will be required at that time.

Any questions related to this memorandum, study, analysis, and results should be addressed to Fleis & VandenBrink.



I hereby certify that this engineering document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Michigan.

A handwritten signature in black ink that reads "Jacob Swanson".

Digitally signed by  
Jacob Swanson  
Date: 2024.10.04  
10:59:49 -04'00'

**Attachments:** Site Concept Plan  
Background Traffic Data



[Home](#)
[Locate](#)
[Locate All](#)
[Email This](#)
 Auto-Locate:

Disclaimer: The Michigan Department of Transportation (MDOT) works with individual agencies (cities/villages, counties, metropolitan planning organizations (MPOs), regional planning organizations (RPOs), and other areas of MDOT) to identify existing traffic count programs and/or traffic data. [... more](#)

[List View](#)
[All DIRs](#)
[Report Center](#)

	<b>Record</b>			1		of 1	<b>Goto Record</b>	<input type="text"/>	<b>go</b>
<b>Location ID</b>	63-0735			<b>MPO ID</b>	2712				
<b>Type</b>	SPOT			<b>HPMS ID</b>					
<b>On NHS</b>	No			<b>On HPMS</b>	No				
<b>LRS ID</b>	0632401			<b>LRS Loc Pt.</b>	0.393638				
<b>SF Group</b>	Urban Non State (2024)			<b>Route Type</b>					
<b>AF Group</b>	NoFactor (2024)			<b>Route</b>					
<b>GF Group</b>	Urban Non State (2024)			<b>Active</b>	Yes				
<b>Class Dist Grp</b>	NTL_4 (2024)			<b>Category</b>	Primary				
<b>Seas Clss Grp</b>									
<b>WIM Group</b>									
<b>QC Group</b>	Default								
<b>Funct'l Class</b>	(4) Minor Arterial			<b>Milepost</b>					
<b>Located On</b>	Elizabeth Lake Rd								
<b>Loc On Alias</b>									
<b>WEST OF</b>	Teggerdine Rd								
<b>More Detail</b>									

**STATION DATA**

Directions: [2-WAY](#) [NW](#) [SE](#)

AADT								
Year	AADT	DHV-30	K %	D %	PA	BC	Src	
2023	8,629 <sup>3</sup>		8		8,396 (97%)	233 (3%)	Grown from 2022	
2022	8,443	693	8		8,200 (97%)	243 (3%)		

VOLUME COUNT			
	Date	Int	Total
	Thu 6/9/2022	60	8,563

VOLUME TREND	
Year	Annual Growth
2023	2%

CLASSIFICATION		
Date	Int	Total
No Data		

NOTES/FILES		
	Note	Date

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**Disclaimer:** The Michigan Department of Transportation (MDOT) works with individual agencies (cities/villages, counties, metropolitan planning organizations (MPOs), regional planning organizations (RPOs), and other areas of MDOT) to identify existing traffic count programs and/or traffic data. [... more](#)

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<b>Record</b>	1	of 1	Goto Record	<input type="text"/>	go
<b>Location ID</b>	63-0091	<b>MPO ID</b>	38851		
<b>Type</b>	SPOT	<b>HPMS ID</b>			
<b>On NHS</b>	Yes	<b>On HPMS</b>	No		
<b>LRS ID</b>	0648906	<b>LRS Loc Pt.</b>	10.248		
<b>SF Group</b>	Urban (2024)	<b>Route Type</b>	M Rte		
<b>AF Group</b>	South (2024)	<b>Route</b>	059		
<b>GF Group</b>	Urban (2024)	<b>Active</b>	Yes		
<b>Class Dist Grp</b>	2_059_004 (2024)	<b>Category</b>	Primary		
<b>Seas Clss Grp</b>					
<b>WIM Group</b>					
<b>QC Group</b>	Default				
<b>Funct'l Class</b>	(3) Other Principal Arterial	<b>Milepost</b>			
<b>Located On</b>	M-59				
<b>Loc On Alias</b>	M 59				
	100 FT W OF LAKESIDE DR				
<b>More Detail</b> ▶					
<b>STATION DATA</b>					
<b>Directions:</b> <a href="#">2-WAY</a> <a href="#">EB</a> <a href="#">WB</a> ?					

AADT ?								
Year	AADT	DHV-30	K %	D %	PA	BC	Src	
2023	24,022 <sup>3</sup>		9	54	23,470 (98%)	552 (2%)	Grown from 2022	
2022	23,413	2,099	9	54	22,876 (98%)	537 (2%)		
2021	25,384 <sup>3</sup>		10	59	24,699 (97%)	685 (3%)	Grown from 2020	
2020	22,306 <sup>3</sup>		10	59	21,704 (97%)	602 (3%)	Grown from 2019	
2019	27,917	2,906	10	59	27,163 (97%)	754 (3%)		

1-5 of 15

VOLUME COUNT			
Date	Int	Total	
Tue 3/1/2022	15	29,500	
Mon 2/28/2022	15	28,583	
Tue 8/20/2019	15	35,970	
Mon 8/19/2019	15	35,468	
Mon 8/29/2016	60	37,945	
Sun 8/28/2016	60	34,512	
Tue 10/15/2013	60	35,549	
Mon 10/14/2013	60	35,055	
Wed 7/7/2010	60	35,039	
Tue 7/6/2010	60	35,131	

1-10 of 13

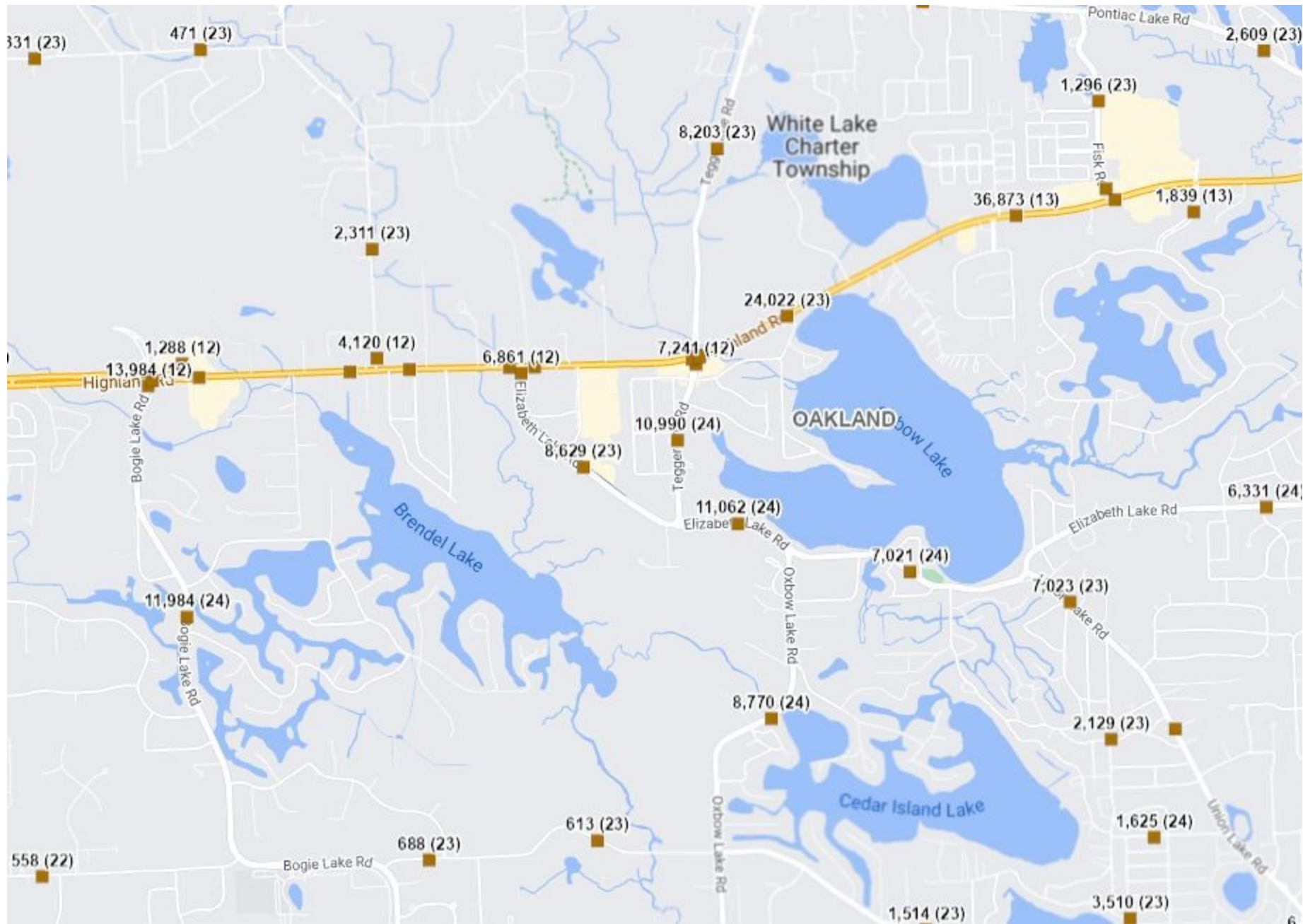
mm / dd / yyyy  To Date

VOLUME TREND ?	
Year	Annual Growth
2023	3%
2022	-8%
2021	14%
2020	-20%
2019	-27%
2018	0%
2017	1%
2016	14%
2015	3%
2014	2%

1-10 of 14

CLASSIFICATION		
Date	Int	Total
No Data		







INNOVATIVE IDEAS  
EXCEPTIONAL DESIGN  
UNMATCHED CLIENT SERVICE

October 18, 2024

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

**Re: Elizabeth Lake Retail  
RTS Memorandum Response**

Ref: DLZ File No. 2145-7233-05

Date of Memo: 10/4/24

Design Professional: Jacob Swanson, PE, PTOE  
and Paul Bonner, EIT; Fleis & VandenBrink

The applicant has submitted a Rezoning Traffic Study (RTS) for Rezoning P.I. #12-21-426-007 from Agricultural "AG" to General Business "GB". P.I. #12-21-426-007 is a 8.644 acre parcel located on the south side of Highland Road (M-59) and the east side of Elizabeth Lake Road. The study evaluates the maximum potential traffic generation from the existing zoning as well as the anticipated traffic generated under the proposed rezoning. The RTS utilized traffic counts on Highland Road from 2023 (MDOT) and on Elizabeth Lake Road from 2022 (MDOT).

We have reviewed the analysis; the methodology is in line with standard practices, and the findings are supported by the data provided. The analysis indicates that the zoning change will significantly impact the potential traffic volumes generated by the site compared with the existing zoning classification, but does not significantly impact the number of overall trips on the adjacent roads. Highland Road currently experiences of 24,022 trips of two-way traffic per day and Elizabeth Lake Road currently experiences 8,629 trips of two-way traffic per day.

Based on data from the Single-Family Detached Housing section of the 11<sup>th</sup> edition of the "ITE Trip Generation Manual", which is the highest potential trip generation under the existing AG zoning, the additional daily trips are 12.8 per unit; resulting in an additional 64 trips per day. Additionally, 5 AM Peak Hour trips per day and 6 PM Peak Hour trips per day are anticipated to added to the existing traffic volumes under the existing zoning.

The RTS also evaluated the maximum site trip generation potential under the proposed GB zoning, which included 33,000 square feet of General Office Building, 33,000 square feet of Medical-Dental Office Building, and 33,000 square feet of Strip Retail Plaza. The maxim site trip generation under the proposed GB zoning results in up to 1,622 daily trips, with an additional 89 AM Peak Hour trips and 182 PM Peak Hour trips per day.

The resulting potential change in zoning could generate an additional 1,558 daily trips.



INNOVATIVE IDEAS  
EXCEPTIONAL DESIGN  
UNMATCHED CLIENT SERVICE

White Lake Plaza  
Traffic Impact Study Review  
Page 2 of 2

Based on the location on parcel as well as the zoning classification of the adjacent parcels, we recommend rezoning the existing parcel from “AG” to “GB”.

Respectfully,  
DLZ, Inc.

Leigh Merrill, P.E.  
Project Manager

Cc: Michael Leuffgen, P.E., DLZ *via email*  
Andrew Littman, Community Development, *via e-mail*  
Hannah Kennedy-Galley, Community Development, *via e-mail*  
Nick Spencer, Building Official, White Lake Township, *via email*



WHITE LAKE TOWNSHIP  
7527 HIGHLAND ROAD, WHITE LAKE, MI 48383  
TOWNSHIP ANNEX



2025 PUBLIC MEETING DATES  
PLANNING COMMISSION, ZBA, AND PARKS REC MEETINGS START AT 6:30 P.M.  
CORRIDOR IMPROVEMENT AUTHORITY MEETINGS START AT 5:00 P.M.

<b>JANUARY</b>		<b>JULY</b>	
CORRIDOR IMPROVEMENT AUTHORITY	1/2/2025	CORRIDOR IMPROVEMENT AUTHORITY	7/3/2025
PLANNING COMMISSION (1ST MTG)	1/2/2025	PLANNING COMMISSION (1ST MTG)	7/3/2025
PARKS AND RECREATION	1/8/2025	PARKS AND RECREATION	7/9/2025
PLANNING COMMISSION (2ND MTG)	1/16/2025	PLANNING COMMISSION (2ND MTG)	7/17/2025
ZONING BOARD OF APPEALS	1/23/2025	ZONING BOARD OF APPEALS	7/24/2025
<b>FEBRUARY</b>		<b>AUGUST</b>	
CORRIDOR IMPROVEMENT AUTHORITY	2/6/2025	CORRIDOR IMPROVEMENT AUTHORITY	8/7/2025
PLANNING COMMISSION (1ST MTG)	2/6/2025	PLANNING COMMISSION (1ST MTG)	8/7/2025
PARKS AND RECREATION	2/12/2025	PARKS AND RECREATION	8/13/2025
PLANNING COMMISSION (2ND MTG)	2/20/2025	PLANNING COMMISSION (2ND MTG)	8/21/2025
ZONING BOARD OF APPEALS	2/27/2025	ZONING BOARD OF APPEALS	8/28/2025
<b>MARCH</b>		<b>SEPTEMBER</b>	
CORRIDOR IMPROVEMENT AUTHORITY	3/6/2025	CORRIDOR IMPROVEMENT AUTHORITY	9/4/2025
PLANNING COMMISSION (1ST MTG)	3/6/2025	PLANNING COMMISSION (1ST MTG)	9/4/2025
PARKS AND RECREATION	3/12/2025	PARKS AND RECREATION	9/10/2025
PLANNING COMMISSION (2ND MTG)	3/20/2025	PLANNING COMMISSION (2ND MTG)	9/18/2025
ZONING BOARD OF APPEALS	3/27/2025	ZONING BOARD OF APPEALS	9/25/2025
<b>APRIL</b>		<b>OCTOBER</b>	
CORRIDOR IMPROVEMENT AUTHORITY	4/3/2025	CORRIDOR IMPROVEMENT AUTHORITY	10/2/2025
PLANNING COMMISSION (1ST MTG)	4/3/2025	PLANNING COMMISSION (1ST MTG)	10/2/2025
PARKS AND RECREATION	4/9/2025	PARKS AND RECREATION	10/8/2025
PLANNING COMMISSION (2ND MTG)	4/17/2025	PLANNING COMMISSION (2ND MTG)	10/16/2025
ZONING BOARD OF APPEALS	4/24/2025	ZONING BOARD OF APPEALS	10/23/2025
<b>MAY</b>		<b>NOVEMBER</b>	
CORRIDOR IMPROVEMENT AUTHORITY	5/1/2025	CORRIDOR IMPROVEMENT AUTHORITY	11/6/2025
PLANNING COMMISSION (1ST MTG)	5/1/2025	PLANNING COMMISSION (1ST MTG)	11/6/2025
PARKS AND RECREATION	5/14/2025	PARKS AND RECREATION	11/12/2025
PLANNING COMMISSION (2ND MTG)	5/15/2025	ZONING BOARD OF APPEALS	11/13/2025
ZONING BOARD OF APPEALS	5/22/2025	PLANNING COMMISSION (2ND MTG)	11/20/2025
<b>JUNE</b>		<b>DECEMBER</b>	
CORRIDOR IMPROVEMENT AUTHORITY	6/5/2025	CORRIDOR IMPROVEMENT AUTHORITY	12/4/2025
PLANNING COMMISSION (1ST MTG)	6/5/2025	PLANNING COMMISSION (1ST MTG)	12/4/2025
PARKS AND RECREATION	6/11/2025	PARKS AND RECREATION	12/10/2025
PLANNING COMMISSION (2ND MTG)	6/19/2025	ZONING BOARD OF APPEALS	12/11/2025
ZONING BOARD OF APPEALS	6/26/2025	PLANNING COMMISSION (2ND MTG)	12/18/2025

**MEETING DATES & TIMES ARE SUBJECT TO CHANGE**

For more information, contact 248-698-3300 or visit [www.whitelaketwp.com](http://www.whitelaketwp.com)