



**PLANNING COMMISSION MEETING**  
**LOCATION: TOWNSHIP ANNEX, 7527 HIGHLAND ROAD, WHITE LAKE, MI 48383**  
**(FORMER WHITE LAKE LIBRARY)**  
**THURSDAY, NOVEMBER 18, 2021 – 7:00 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. Regular Meeting Minutes of October 21, 2021
6. **CALL TO THE PUBLIC (FOR ITEMS NOT ON THE AGENDA)**
7. **PUBLIC HEARING**
  - A. Zoning Ordinance Text Amendments
8. **CONTINUING BUSINESS**
9. **NEW BUSINESS**
10. **LIAISON'S REPORT**
11. **PLANNING CONSULTANT'S REPORT**
12. **DIRECTOR'S REPORT**
13. **OTHER BUSINESS**
  - A. PD Waiver Request for Oxbow Lake Private Launch Association (OLPLA)
  - B. 2022 Meeting Dates
14. **COMMUNICATIONS**
15. **NEXT MEETING DATE:**
  - A. December 2nd, 2021 & December 16th, 2021
16. **ADJOURNMENT**

**WHITE LAKE TOWNSHIP  
PLANNING COMMISSION**  
TOWNSHIP ANNEX - 7527 Highland Road  
White Lake, MI 48383  
**OCTOBER 21, 2021 @ 7:00 p.m.**

Chairperson Anderson called the meeting to order at 7:00 p.m. and led the Pledge of Allegiance. Roll was called.

ROLL CALL: Steve Anderson  
Peter Meagher  
Rhonda Grubb  
Matt Slicker  
Debbie Dehart

Absent: Scott Ruggles  
Mark Fine  
Merrie Carlock  
Joe Seward

Also Present: Sean O'Neil, Planning Director  
Sherri Barber, Recording Secretary

Visitors: Michael Leuffgen, DLZ

**Approval of Agenda**

**Commissioner Grubb moved to approve the agenda as presented. Commissioner Slicker supported and the MOTION CARRIED with a voice vote: 5 yes votes.**

**Approval of Minutes**

a. October 7, 2021

**Commissioner Meagher moved to approve the minutes of October 7, 2021 as presented. Commissioner Dehart supported and the MOTION CARRIED with a voice vote: 5 yes votes.**

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

No one was in attendance from the public.

**Public Hearing:**

None.

**Continuing Business**

None

**Old Business:**

None

**New Business**

**A. Pontiac Lake Overlook**

Location: Located on the south side of Pontiac Lake Road, north of M-59. Consisting of approximately 3.19 acres. Currently zoned Multiple Family Residential (RM-2). Identified as parcel 12-13-328-003.

Request: Final Site Plan Approval

Applicant: NCM Ventures John Rozanski, 2704 Wabum Rd., White Lake, MI 48386

Mr. Leuffgen gave an overview of the October 14, 2021 review letter. Most comments have been addressed or are in progress. Some things need to be updated prior to the pre-construction meeting.

Commissioner Slicker asked about the drainage for the sidewalk in the right of way. It looks like it's draining back into the site. Mr. Leuffgen hasn't heard anything back from the RCOC on that. Commissioner Slicker asked about the legal description of the property. Planning Director O'Neil noted that they will have to work with our Assessing department about the parcel across the street in case it needs to be split. It will only be able to go with the approvals on the original parcel.

Commission Anderson wanted to ask about the fire truck comment on the plans. The truck will have to make a turning movement. There has been clearance from the Fire Department on this. Commissioner Anderson asked about the lien referenced, it's regarding the storm water maintenance agreement.

Planning Director O'Neil went over the McKenna letter. There was mention about amenities on the lake lot. Planning Director O'Neil doesn't know that the applicant will have to go to the Planning Commission in the future for those, we can always do it administratively. McKenna didn't review the landscape plan, but Staff Planner Quagliata went over it last week. They are a little short for the landscape requirement. Planning can work with him to achieve those requirements. Commissioner Slicker asked about the wall along one side, it's proposed because of the car lights.

Mr. Rozanski stated that he's very excited about the project. He wants to contribute to do something in the community. He thanked everyone for seeing him through this process. Planning Director O'Neil stated that this is a great improvement in the area.

Commissioner Meagher moved to recommend to the Township Board the approval of the final site plan for Pontiac Lake Overlook located on the south side of Pontiac Lake Road, north of M-59. Consisting of approximately 3.19 acres. Currently zoned Multiple Family Residential (RM-2). Identified as parcel 12-13-328-003. The approval is subject to all Planning and consultant review comments. The approval is subject to the lakefront property being deed restricted to this development and the dedication of the road right of way, subject to ZBA requirements and conditions, the conditions of landscape plan being addressed, the lakeside property can have amenities approved administratively. Commissioner Dehart supported and the MOTION CARRIED with a roll call vote: (Meagher – yes; Anderson – yes; Grubb – yes; Dehart – yes; Slicker – yes).

**Other Business:**

None

**Liaison’s Report**

Commissioner Grubb reported that Parks and Recreation did a walk through at Stanley Park. They approved new rental rates for sports fields and pavilions. They had an opportunity to improve their land and water grant score. CISMA met at Stanley Park this week. They are hoping to purchase a Gator utility vehicle.

Commission Dehart noted that their last ZBA meeting had six cases and did not end until 12:45 a.m. She noted that some applicants were tabled because they didn’t have the necessary requirements such as a survey.

**Planning Consultant’s Report**

No report.

**Director’s Report:**

Planning Director O’Neil reported that the Trailside Meadows Amendment to the Planned Development Agreement got approved. 4 Corners was in for an extension for the apartment building for 3 years, and it was denied. He was extended for the out lot. He noted Hannah sent out a ribbon cutting event for New Hope Assisted Living. Elizabeth Lake Retail has to revise and resubmit again, this was the 6<sup>th</sup> review. Mr. Leuffgen noted that they aren’t even close in some regards and cited an example about a non-existent pump station. We’re still expecting the plan from ComfortCare. There is a development being discussed where they are proposing approximately 325 apartments, and 80 or 90 houses near M-59 and Hill.

**Other Business:**

Minor ordinance amendment discussion

This is more housekeeping. Planning Director O’Neil outlined the proposed changes. He credited Staff Planner Quagliata for putting this together very quickly. If everyone is okay with the changes, we’ll proceed and hold a public hearing. Commissioner Dehart wanted to make a statement about the vet clinic. In other townships they allow horses to come in. There is a



great need for a small clinic that could treat large animals, we are a more rural township in the north. Right now you would have to go to Michigan State for treatment. Once you allow this in a residential area you have to be careful how you 'unleash' that. We could look further at other communities.

Planning Director O'Neil is unsure if we'll have a meeting on November 4<sup>th</sup>.

**Communications:**

None.

**Next Meeting Dates:** November 4, 2021  
November 18, 2021

**Adjournment:**


**Commissioner Meagher to adjourn the meeting at 8:12 p.m. Commissioner Dehart supported and the MOTION CARRIED with a voice vote: 5 yes votes.**

DRAFT

**WHITE LAKE TOWNSHIP**  
**COMMUNITY DEVELOPMENT DEPARTMENT**

**DATE:** November 10, 2021

**TO:** Steve Anderson, Chairperson  
Planning Commission

**FROM:** Sean O'Neil, Planning Director 

**SUBJECT:** Amendments to Zoning Ordinance No. 58

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Please find attached, recommended amendments to Zoning Ordinance No. 58. The amendments span many different sections of the ordinance and are largely meant to clean up and clarify the language. For the purpose of organization, each proposed amendment is listed out in numbered "Parts" as you move through the document. Our goal is always to clearly convey regulations and eliminate possible confusion. We proposed more substantive changes to Part 8 (Animal Care Facilities) and Part 11 (Class II Animal vet clinics and hospitals) on the list. The other changes are more minor in nature.

I have included a "red lined" version of the proposed amendments. They are a bit easier to review and compare. Our Staff Planner, Justin Quagliata, will be in attendance to review and discuss these ordinance amendments with you prior to holding the public hearing on November 18<sup>th</sup>. If you have any questions, or require additional information, please do not hesitate to contact either of us.

Thank you.

CHARTER TOWNSHIP OF WHITE LAKE  
COUNTY OF OAKLAND  
AMENDMENT \_\_\_\_\_ TO ZONING ORDINANCE

**AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CHARTER TOWNSHIP OF WHITE LAKE BY AMENDING ARTICLE 2.0 DEFINITIONS, ARTICLE 3.0 ZONING DISTRICTS, ARTICLE 4.0 USE STANDARDS, AND ARTICLE 5.0 SITE STANDARDS, ONLY AS PROVIDED FOR HEREIN.**

**NOW HEREBY** the Charter Township of White Lake ordains the following amendments to the White Lake Charter Township Zoning Ordinance:

**PART 1: Amend Article 2.0, Section 2.2, Definitions by modifying the following definition as shown below:**

~~Freestanding Sign, Monument. A sign no greater than six (6) feet off the ground whose bottom edge is located close to the ground and thereby precludes visibility beneath the sign.~~ **A freestanding sign, in which the entire bottom (base) is in contact with the ground and is independent of any other structure.**

**PART 2: Amend Article 3.0, Zoning Districts, Section 3.1.1, Agricultural District, Subsection 3.1.1.D, Special Land Uses, to add the following section as Paragraph 3.1.1.D.xxvii:**

**xxvii. Animal care facilities, Class II Animal veterinary clinics and hospitals §4.61**

**PART 3: Amend Article 3.0, Zoning Districts, Section 3.1.10, Planned Development District, Subsection 3.1.10.B.x, Principal Permitted Uses, to read as follows:**

**x. Restaurants, with and without alcoholic beverages**

**PART 4: Amend Article 3.0, Zoning Districts, Section 3.1.10, Planned Development District, Subsection 3.1.10.B, Principal Permitted Uses, to add the following section as Paragraph 3.1.10.B.xxvi:**

**xxvi. Drive-in or drive-thru window service, restaurant §4.17**

**PART 5: Amend Article 3.0, Zoning Districts, Section 3.1.12, Local Business District, Subsection 3.1.12.C, Special Land Uses, to add the following section as Paragraph 3.1.12.C.vi:**

**vi. Animal care facilities, veterinary clinics and hospitals §4.6**

**PART 6: Amend Article 3.0, Zoning Districts, Section 3.6, Dwelling In Nonresidential Districts, to read as follows:**

No dwelling unit or units shall hereafter be erected in NB-O, LB, RB, GB, PB, PD, ROS, LM, E, or ROP zoned districts. However, a dwelling unit for a watchman or a caretaker or manager may be permitted in said districts in conformance with the specific requirements of the particular district.

**PART 7: Amend Article 4.0, Use Standards, Section 4.6, Animal Care Facilities, to add the following district to the Veterinary Clinics and Hospitals Districts Permitted:**

**Veterinary Clinics and Hospitals: LB, RB and GB**

**PART 8: Amend Article 4.0, Use Standards, Section 4.6, Animal Care Facilities, to add the following sections as standards J and K:**

J. The building shall be adequately soundproofed and constructed so that there will be no emission of odor or noise detrimental to surrounding properties.

K. Boarding of small animals shall be permitted as an accessory use, except all boarding shall be conducted within a wholly enclosed building and incidental to such care of an animal.

**PART 9: Amend Article 4.0, Zoning Districts, Section 4.16, Convalescent or Nursing Homes, to read as follows:**

A convalescent, nursing, rest home, or home for the elderly may be permitted in the AG (Agricultural), PD (Planned Development), and RM-1 and RM-2 (Multiple-Family) districts, subject to the following:

- A. All vehicular ingress and egress shall be directly onto a major or minor arterial.
- B. The minimum site size shall be ten (10) acres in AG districts and five (5) acres in RM-1 and RM-2 districts.
- C. All buildings shall be set back at least 75 feet from all property lines.
- D. All parking and service areas shall be screened from view of an adjoining residential district, as approved by the Planning Commission.

**PART 10: Amend Article 4.0, Use Standards, Section 4.17, Drive-In or Drive-Thru Window Service, to add the following district to the Restaurants Permitted Districts:**

**Restaurants: RB, GB, PB, NMU, TC, PG, PD**

**PART 11: Amend Article 4.0, Use Standards, to add Class II Animal veterinary clinics and hospitals as Section 4.61:**

**Class II Animal veterinary clinics and hospitals**

1. Class II animal care facilities in AG may be permitted on a lot with a minimum area of 10 acres and a minimum width of 300 feet.
2. The facility shall be operated by a licensed or registered veterinarian.

3. Animals shall not be boarded or lodged except for short periods of observation incidental to care or treatment.
4. Any building or corral for the keeping of animals shall maintain a minimum setback of 100 feet from any property line.
5. All animal waste, refuse, and manure shall be stored within an enclosed building or within odor-proof closed containers a minimum of 100 feet from any property line.
6. The facility shall not be advertised by signage on the property.
7. Off-street parking facilities to satisfy average parking needs shall be provided.
8. The Planning Commission shall have the right and authority to impose additional restrictions and conditions as may be necessary for the protection of the health, safety, and welfare of surrounding property owners and to ensure any noise, odors, traffic, or other incidental activities have a minimal impact upon the neighborhood in which the facility is located, including, but not limited to, hours of operation.
9. Any use permitted by the Township under this section shall terminate immediately when the lot area or lot width requirements herein set forth are decreased in any manner or the provisions of this ordinance violated.

**PART 12: Amend Article 5.0, Site Standards, Section 5.9, Signs, Subsection 5.9.J.i to strike the last sentence from Subsection 5.9.J.i.a:**

~~Freestanding signs shall not be located closer than one hundred (100) feet to any property line of any adjacent residential district.~~

**PART 13. Conflicts.**

If any provision of the White Lake Township Code conflicts with this amendment to the regulations, the most restrictive provision shall be applied.

**PART 14. Severability.**

Should any section or part of this ordinance be declared unconstitutional, null or void by a court of competent jurisdiction, such declaration shall not have any effect on the validity of the remaining sections or parts of this ordinance.

**PART 15. Adoption.**

A public hearing on this Ordinance was held before the Planning Commission of the Charter Township of White Lake at a regular meeting held on Thursday, \_\_\_\_\_, 2021. This Ordinance was adopted by the Township Board of the Charter Township of White Lake at a meeting duly called and held on the \_\_\_\_ day of \_\_\_\_\_, 2021, and ordered to be published as prescribed by the law.

STATE OF MICHIGAN )

) ss.

COUNTY OF OAKLAND )

I, the undersigned, the duly qualified and acting Clerk of White Lake Charter Township, DO HEREBY CERTIFY that the foregoing is a true and complete copy of certain proceedings taken by the Township Board of said Township at a meeting held on the \_\_\_\_ day of \_\_\_\_\_, 2021, and that said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with the Open Meetings Act, being Act 267, Public Acts of Michigan, 1976, as amended, and that the minutes of said meeting were kept and will be or have been made available as required under the Open Meetings Act.

\_\_\_\_\_  
Rik Kowall, Supervisor

\_\_\_\_\_  
Anthony Noble, Clerk

Dated: \_\_\_\_\_

Dated: \_\_\_\_\_



NOTICE OF PUBLIC HEARING  
CHARTER TOWNSHIP OF WHITE LAKE

Item A.

Notice is hereby given that the Charter Township of White Lake Planning Commission will hold a public hearing on Thursday, November 18, 2021 at 7:00 p.m. or shortly thereafter, at the White Lake Township Annex, 7527 Highland Road, White Lake, MI 48383 (Former White Lake Library). The purpose of the hearing is to receive public comments on amendments to several sections of the Charter Township of White Lake Zoning Ordinance 58. The Sections proposed for amendment, and brief summary, are as follows:

**Article 2.0 (Definitions)** – Amend and/or create definitions Section 2.2

**Article 3.0 (Zoning Districts)** – Amend and/or create the following Sections of Article 3.0 to revise the Permitted Principal Uses, Permitted Principal Uses Subject to Administrative Approval, Special Land Uses, and/or Accessory Uses:

- Section 3.1.1 – Agricultural District
- Section 3.1.10 – Planned Development District
- Section 3.1.12 – Local Business District
- Section 3.6 – Dwelling In Nonresidential Districts

**Article 4.0 (Use Standards)** – Amend and/or create the following Sections of Article 4.0 and to revise the districts in which uses are permitted:

- Section 4.6 – Animal Care Facilities
- Section 4.16 – Convalescent or Nursing Homes
- Section 4.17 – Drive-In or Drive-Thru Window Service
- Section 4.61 – Class II Animal veterinary clinics and hospitals

**Article 5.0 (Site Standards)** – Amend and/or create the following Section of Article 5.0 and to revise the standards and requirements:

Section 5.9 – Signs

A complete copy of the proposed amendments may be examined at the White Lake Township Community Development Department, 7525 Highland Road, White Lake, MI, 48383, prior to the public hearing during the Township's regular business hours; Monday through Friday, 8:00 a.m. through 5:00 p.m. (excluding holidays). The above amendments can also be reviewed on our website at [www.whitelaketwp.com](http://www.whitelaketwp.com). Written comments may be sent to the Planning Commission at the above address prior to the hearing. Oral comments will be taken during the public hearing. Please contact the Community Development Department at (248) 698-3300 ext. 163 with any questions. Persons with disabilities who will need special accommodations the night of the meeting may contact the Clerk's Office.



**WHITE LAKE TOWNSHIP*****COMMUNITY DEVELOPMENT DEPARTMENT***

**DATE:** November 12, 2021  
**TO:** Planning Commissioners  
**FROM:** Sean O'Neil, Planning Director



**SUBJECT:** Request for Waiver of Minimum Parcel Size (Sec. 3.11.X)

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We recently received another request for a waiver from the ten (10) acre parcel size minimum in the Planned Development (PD) district. The applicant is Mr. Rick Walklet who represents a newly formed group called the Oxbow Lake Private Launch Association (OLPLA). They are seeking a waiver from the minimum acreage requirement in order to install a private launch, for riparian owners only, on Oxbow Lake. The parcel is approximately 1.9 acres (0.76 net acres) in size, is currently zoned Local Business (LB), and is bordered by other residentially zoned properties to the east and south. Across Lakeside Drive, to the west, is a parcel that is zoned General Business (GB). The Master Plan designation for this parcel is Planned Commerce. The project would not require municipal water or sewer connections.

I would consider this PD parcel size waiver request to be reasonable. This is a very unique parcel due to its size, shape, and topography, that will be extremely challenging, if not impossible, to develop commercially. Please be aware that your recommendation would go to the Township Board for their final consideration. Furthermore, a waiver approval does not, in any way, guarantee eventual site plan approval, or bestow any other approvals or rights beyond simply allowing the applicant to proceed ahead through the PD approval process with a parcel smaller than ten (10) acres in size. For your reference, I have attached the language found in Section 3.11.X of the Zoning Ordinance, a letter from the applicant that contains background information on their project, a draft site plan, and an aerial view of this parcel from Property Gateway. Please contact me if you have any questions, or require further information.

Thank you.



Commission may increase the minimum required setback up to one hundred fifty (150) feet based upon consideration of the site plan, landscape plan, and building elevation drawings.

- N. No interior side setback required where adequate provision is made for emergency access and loading/unloading access at the rear of the building. If a residential use abuts an RB district, the total of the two side yard setbacks may be reduced to 25 feet.
- O. In RM-1 and RM-2 districts, the Planning Commission may permit building heights up to 3 stories subject to approval of a site plan that demonstrates an increase in open space.
- P. Total minimum amount of habitable floor area ready for occupancy must equal the minimum amount of floor area required for a one story building in the same zoning district. One half of the finished habitable floor area of the story below the ground story may be included within the total minimum amount of floor area required per unit.
- Q. No building shall be located closer than 25 feet to any regulated wetland, submerged land, watercourse, pond, stream, lake or like body of water. The setback shall be measured from the edge of the established wetland boundary as reviewed and approved by the Township.
- R. No structure shall be erected, converted, enlarged, reconstructed or structurally altered to exceed the height limit established in Article 3.0, Zoning Districts, of this ordinance for the district in which the building is located, except that roof structures for the housing of elevators, stairways, tanks, ventilating fans, or similar equipment, required to operate and maintain the building, and fire or parapet walls, skylights, towers, steeples, stage lofts and screens, flagpoles, chimneys, smokestacks, individual domestic radio, television aerials and wireless masts, water tanks, or similar structures may be erected above the height limit, herein prescribed. No such structure may be erected to exceed by more than fifteen (15) feet the height limits of the district in which it is

located; nor shall such structure have a total area greater than twenty-five (25) percent of the roof area of the building; nor shall such structure be used for any residential purpose or any commercial or industrial purpose other than a use incidental to the main use of the building.

- S. Lots on a cul-de-sac or curvilinear street shall have a minimum of 65 feet of frontage and shall comply with the lot width requirement at the minimum front setback line.
- T. The minimum side yard setback for a side-entry garage shall be 25'.
- U. Structures located within a multiple-family development, including attached condominiums, row and townhouse dwellings, and the like, shall have a minimum setback of 25' from the back of sidewalk or 25' from back of curb for developments without sidewalks.
- V. Maximum depth to width ration of 4:1.
- W. A maximum 30% lot coverage may be approved administratively by the Director of the Community Development Department or his/ her designee on existing lots of record where all of the following criteria are present:
  - i. The lot has sanitary sewer service, and
  - ii. Storm water collected from the roof of the home and garage is directed to a storm drain, retention or detention basin, lake or other body of water, and
  - iii. The proposed building development complies with all setback requirements of the appropriate zoning district, unless a variance has been approved by the Zoning Board of Appeals.
- X. To be eligible for Planned Development or Planned Business District approval, the Township Board, upon recommendation by the Planning Commission, may permit a smaller parcel than otherwise required by this Ordinance if:
  - i. The proposed project has unique characteristics and benefits; or
  - ii. The parcel in question has unique characteristics that significantly impact development.

1 Purpose and Introduction

2 Definitions

3 Zoning Districts

4 Use Standards

5 Site Standards

6 Development Procedures

7 Admin and Enforcement



November 10, 2021

To: Sean O'Neil, AICP  
White Lake Township Planning Director  
7525 Highland Road  
White Lake, MI 48383

Subject: Request for Waiver of 10 Acre Minimum to pursue Rezoning to Planned Development for  
10193 Highland Road

Dear Sean,

The Oxbow Lake Private Launch Association, Inc. ("OLPLA") requests a waiver of the 10-acre minimum lot size to pursue rezoning of 10193 Highland Road (the "Property") to Planned Development ("PD"). The Property is currently zoned Local Business ("LB"). OLPLA wishes to work cooperatively with the Township in pursuit of an application for PD zoning of this parcel, to allow OLPLA to construct a privately owned watercraft launch at the Property, with conditions approved by the Township through the rezoning process. This parcel is approximately 0.75 acres, as reflected on the survey submitted with this request. A waiver of the 10-acre minimum is required to pursue rezoning of the Property to PD.

#### Overview

All launch points on Oxbow Lake are privately owned, and could become unavailable in the future with a change in ownership or personal situation. Many Oxbow Lake waterfront property owners ("Riparians") are dependent on the generosity of current private launch owners to allow these Riparians to continue to enjoy their watercraft on our lake.

We need to have a private launch site legally linked to our properties that ensures our capability to launch/remove our watercraft, and that can be transferred to a future owner with the sale of the property. We have created OLPLA to serve as the mechanism for interested Oxbow Lake Riparians to come together to achieve this objective.

OLPLA has entered into a purchase agreement to the Property for our launch. This launch property is being purchased and developed with OLPLA Member funds. No White Lake Township involvement in funding this project (SAD) is required. We currently have 82 Oxbow Lake Riparians under Membership contract to fund the purchase and development of this property.

#### Proposal

If this request for waiver is approved, the scope of this development to be pursued through OLPLA's application for rezoning would include the addition of a physical launch (subject to EGLE permitting process), enclosed by a fence, with a powered security gate, key card gate access control, and security cameras, all to control and limit use to Riparians and their watercraft. OLPLA will work with the Township on the details of the Site Plan as part of the request for rezoning.

OLPLA will also work with the Township toward a mutually acceptable Development Agreement, which would include limits on the use of the Property to only Riparian OLPLA Members, excluding any "keyhole" use. These limitations are, in fact, already stated in OLPLA's Bylaws, along with restrictions against vehicle or watercraft parking, storage, and overnight mooring, and limited months and hours of



operation. The Property will have a "Knox Box" to enable emergency vehicles to access the site. OLPLA expects all of that would be included in the Development Agreement in a manner approved by the Township.

**Public Benefit**

We have reviewed the White Lake Township Master Plan, and understand that one element is to improve the pedestrian walkway along the south side of Highland Road. OLPLA is willing to support White Lake Township's efforts for an improved pedestrian walkway by donating a parcel 25' deep and approximately 120' long located in the northwest corner of the property along Highland Road and Lakeside Drive. This parcel could be used for a community benefit project along Highland Road that in the future could serve as a pocket park to enhance the walkway.

In closing, we would like to affirm that there could be no better advocates for the protection of Oxbow Lake than those Riparians that have a vested interest in its future.

Thank you for your consideration of this request.

If there are questions regarding this document, please contact Rick Walklet at 248-396-6197.

Respectfully yours,



Rick Walklet  
President – OLPLA, Inc.

cc : Rick Kowall  
Justin Quagliata  
Marjorie M. Dixon – letter only  
OLPLA, Inc. Board of Directors – letter only

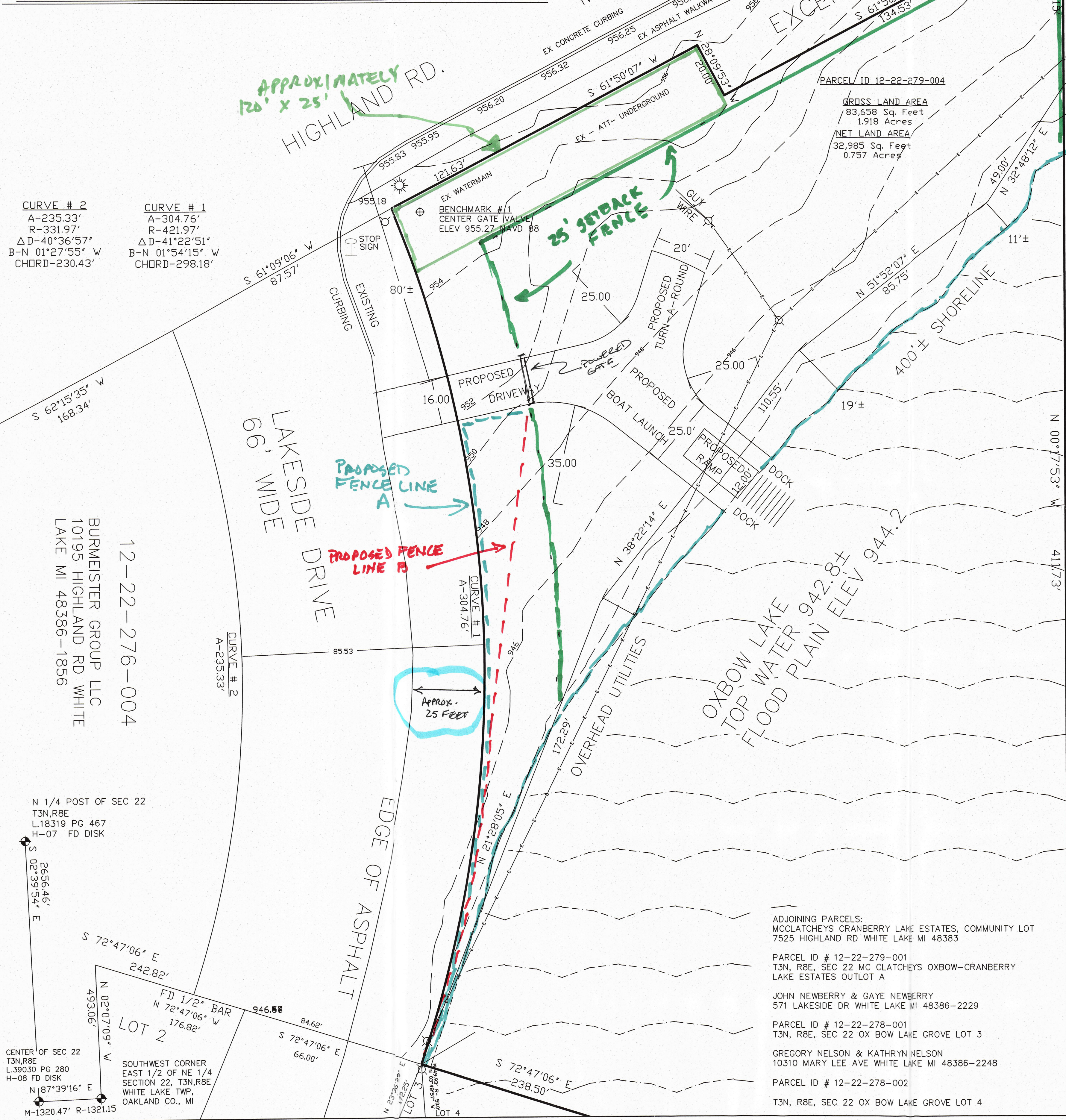
Attachment – 10193 Highland Road boundary survey

Oxbow Lake Private Launch Association, Inc. Board of Directors

		<u>Phone</u>	<u>Email</u>
President	Rick Walklet	248-396-6197	<a href="mailto:i467vettes@aol.com">i467vettes@aol.com</a>
Vice-President	Frank Bowers	248-207-0486	<a href="mailto:frank.bowers@us.bosch.com">frank.bowers@us.bosch.com</a>
Treasurer	Bob Diskin	248-819-1254	<a href="mailto:robert.diskin@raymondjames.com">robert.diskin@raymondjames.com</a>
Business Oper.	Ty Fleming	248-875-3885	<a href="mailto:taf181973@gmail.com">taf181973@gmail.com</a>
Secretary/Comm.	Jim Issner	248-760-9111	<a href="mailto:james.issner@gmail.com">james.issner@gmail.com</a>
Property Develop.	Steve Lowe	248-935-8176	<a href="mailto:steve@ismeng.com">steve@ismeng.com</a>



# FOR: OXBOW LAKE PRIVATE LAUNCH ASSC, INC PROPOSED BOAT LAUNCH



**CURVE # 2**  
A-235.33'  
R-331.97'  
ΔD-40°36'57"  
B-N 01°27'55" W  
CHORD-230.43'

**CURVE # 1**  
A-304.76'  
R-421.97'  
ΔD-41°22'51"  
B-N 01°54'15" W  
CHORD-298.18'

N 1/4 POST OF SEC 22  
T3N,R8E  
L18319 PG 467  
H-07 FD DISK  
S 02°39'54" E  
2656.46'

LOT 2  
N 02°07'09" W  
493.06'  
FD 1/2" BAR  
N 72°47'06" W  
176.82'  
S 72°47'06" E  
242.82'  
SOUTHWEST CORNER  
EAST 1/2 OF NE 1/4  
SECTION 22, T3N,R8E  
WHITE LAKE TWP,  
OAKLAND CO., MI  
N 87°39'16" E  
M-1320.47' R-1321.15

ADJOINING PARCELS:  
MCCLATCHEYS CRANBERRY LAKE ESTATES, COMMUNITY LOT 7525 HIGHLAND RD WHITE LAKE MI 48383

PARCEL ID # 12-22-279-001  
T3N, R8E, SEC 22 MC CLATCHEYS OXBOW-CRANBERRY LAKE ESTATES OUTLOT A

JOHN NEWBERRY & GAYE NEWBERRY  
571 LAKESIDE DR WHITE LAKE MI 48386-2229

PARCEL ID # 12-22-278-001  
T3N, R8E, SEC 22 OX BOW LAKE GROVE LOT 3

GREGORY NELSON & KATHRYN NELSON  
10310 MARY LEE AVE WHITE LAKE MI 48386-2248

PARCEL ID # 12-22-278-002  
T3N, R8E, SEC 22 OX BOW LAKE GROVE LOT 4

OUTLOT " A " ( 12-22-279-001  
MCCALATHEYS  
OXBOW-CRANBERRY LAKE ESTATES  
L. 57 PGS 46-46A

MCCALATHEYS CRANBERRY LAKE ESTATES,  
COMMUNITY LOT  
7525 HIGHLAND RD WHITE LAKE MI 48383

STEVEN LOWE  
671 HILLTOP DR WHITE LAKE MI 48386-2330

SITE ADDRESS: 10193 HIGHLAND RD WHITE LAKE MI 48386-1804  
PARCEL ID # 12-22-279-004

T3N, R8E, SEC 22 PART OF E 1/2 OF NE 1/4 BEG AT PT DIST N 02-00-00 W 493.20 FT FROM SW COR OF E 1/2 OF NE 1/4, TH N 02-00-00 W 92.28 FT, TH N 62-08-00 E 525.02 FT, TH S 490.90 FT, TH N 71-36-00 W 485.76 FT TO BEG EXC THAT PART LYING WLY OF LINE LOC 40 FT ELY OF FOL DESC LINE, BEG AT PT DIST N 02-06-19 W 13.78 FT & N 62-23-41 E 1664.21 FT FROM CEN OF SEC, TH S 27-36-19 E 15.76 FT, TH ALG CURVE TO RIGHT, RAD 381.97 FT, CHORD BEARS S 02-11-49 E 327.28 FT, DIST OF 338.80 FT, TH S 23-12-51 W 200.00 FT TO PT OF ENDING, ALSO EXC BEG AT PT DIST N 02-06-19 W 13.78 FT & N 62-23-41 E 1989.31 FT & S 27-36-19 E 50.16 FT FROM CEN OF SEC, TH S 62-23-41 W 145.10 FT, TH S 27-36-19 E 20.00 FT, TH N 62-23-41 E 134.53 FT, TH N 00-15-41 E 22.62 FT TO BEG 1.86 A

PARCEL DESCRIPTION AS SURVEYED:  
PART OF E 1/2 OF SECTION 22, T3N, R8E, WHITE LAKE TWP, OAKLAND CO., MICHIGAN

BEING MORE PARTICULARLY DESCRIBED A COMMENCING AT THE CENTER POST OF SECTION 22, WHITE LAKE TWP, OAKLAND CO., MI, SAID POINT BEING DISTANT S 02°39'54" E, A DISTANCE OF 2656.46', FROM THE NORTH 1/4 POST, OF SECTION 22, THENCE PROCEEDING ALONG THE EAST AND WEST 1/4 LINE, AS DENOTED ON THE PLAT OF " LARSON ACRES ", L. 58 OF PLATS, PG 12, OCR.

N 87°39'16" E, A DISTANCE OF 1320.47', TO A POINT BEING THE SOUTHWEST CORNER OF SAID " LARSON ACRES ", SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THE EAST 1/2 OF THE NORTHEAST 1/4, OF SAID SECTION 22.

THENCE ALONG THE WESTERLY LINE OF " OXBOW LAKE GROVE " L. 39 OF PLATS PG 4 OCR, N 02°07'09" W, A DISTANCE OF 493.06', TO THE NORTHWESTERLY CORNER OF LOT 2;  
THENCE IN PART ALONG THE NORTHERLY LINE OF LOT 2, OF SAID " OXBOW LAKE GROVE ", AND THE EXTENSION THEREOF, S 72°47'06" E, A DISTANCE OF 242.82',  
TO THE MOST NORTHERLY CORNER OF LOT 3, OF SAID " OXBOW LAKE GROVE ", SAID POINT ALSO BEING, KNOWN AS POINT " A " AND THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED.

THENCE CONTINUING ALONG SAID EXTENSION S 72°47'06" E, A DISTANCE OF 238.50', TO THE SOUTHWEST CORNER OF " OUTLOT A ", OF MCCALATHEYS OXBOW-CRANBERRY LAKE ESTATES, L. 57 OF PLATS PG 46 AND 46A, OCR.

THENCE ALONG THE WEST LINE OF SAID " OUTLOT A ", N 00°17'53" W A DISTANCE OF 411.73', TO A POINT ON A SHORELINE TRAVERSE, TO BE KNOWN AS POINT " 3 " ;  
SAID POINT BEING DISTANT THE FOLLOWING FOUR ( 4 ) COURSES:  
1) N 21°28'05" E, A DISTANCE OF 172.29';  
2) N 38°22'14" E, A DISTANCE OF 110.55';  
3) N 51°52'07" E, A DISTANCE OF 85.75';  
4) AND N 32°48'12" E, A DISTANCE OF 49.00'; FROM SAID POINT " A " ;

THENCE CONTINUING ALONG SAID WEST LINE OF " OUTLOT A ", N 00°17'53" W, A DISTANCE OF 60.15', TO A POINT OF EXCEPTION;

THENCE ALONG THE SOUTHERLY LINE OF SAID EXTENSION, S 61°50'07" W, A DISTANCE OF 134.53';  
THENCE N 28°09'53" W, A DISTANCE OF 20.00' TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF M-59, ( AKA HIGHLAND ROAD );  
THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE, S 61°50'07" W, A DISTANCE OF 121.63', TO A POINT ON THE EASTERLY LINE OF " LAKESIDE DRIVE ", UNPLATTED;

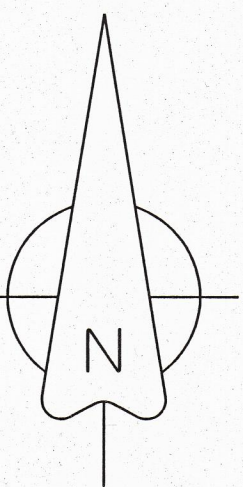
THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, WITH AN ARC LENGTH OF 304.76', WITH A RADIUS OF 421.97', DELTA ANGLE OF 41°22'51",  
THE CHORD OF SAID CURVE BEARS, S 01°54'15" E WITH A CHORD LENGTH OF 298.18';  
TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED.

CONTAINING GROSS : 83,658 SQUARE FEET OR 1.918 ACRES OF LAND MORE OR LESS  
CONTAINING NET : 39,985 SQUARE FEET OR 0.757 ACRES OF LAND MORE OR LESS

SUBJECT TO THE RIGHTS OF THE PUBLIC OR ANY GOVERNMENTAL UNIT IN THAT PART THERE OF M-59 ( AKA: HIGHLAND ROAD ) OR LAKESIDE DRIVE, TAKEN, USED OR DEEDED FOR STREET, ROAD OR HIGHWAY PURPOSES.

ALSO SUBJECT TO THE CORRELATIVE RIGHTS OF OTHER RIPARIAN OWNERS AND TO THE CORRELATIVE RIGHTS OF OTHER RIPARIAN OWNERS AND TO THE PUBLIC TRUST IN THE WATERS OF OXBOW LAKE.

AND ALSO BEING SUBJECT TO ANY EASEMENTS RESTRICTIONS, OR CONDITON OF RECORD.



BASIS OF BEARING  
COORDINATE SYSTEM  
NAD83 (CORS) 2011  
SPC-MI.-SOUTH ZONE  
EPOCH DATE 2010

VERTICAL DATUM  
NAVD 88 ( CORS)

## LEGEND

- INLET BASIN
- STORM MANHOLE
- SANITARY MANHOLE
- SANITARY SEWER
- SS STORM SEWER
- W WATERMAIN
- 000.0 EXISTING GRADES
- 000.0 PROPOSED GRADES
- DRAINAGE ARROW
- SOIL EROSION FENCE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- x-x FENCE LINE
- ⊕ GATE VALVE
- ⊕ HYDRANT
- ⊕ POWER POLE
- ⊕ POWER LINE
- ⊕ CATCH BASIN
- ⊕ DRAINAGE SWALE
- ⊕ UTILITY PAD/PEDISTAL
- ⊕ PINE TREE
- ⊕ DECIDUOUS TREE
- ⊕ SOIL BORING/PERK TEST
- ⊕ TO BE REMOVED
- ⊕ PROP AC UNIT
- ⊕ PROP GENERATOR
- ⊕ GAS METER
- ⊕ ELECTRIC METER
- ⊕ PROPOSED DOWNSPOUT
- LANDSCAPE SCREENING

**UTILITY WARNING**

3 WORKING DAYS (72 HOURS)  
BEFORE YOU DIG  
CALL MISS DIG  
1-800-482-7171

UTL-FREED FOR THE LOCATION OF UNDERGROUND FACILITIES

UNDERGROUND UTILITY LOCATIONS, AS SHOWN ON THE PLAN, WERE OBTAINED FROM UTILITY OWNERS AND WERE NOT FIELD LOCATED.  
A MINIMUM OF 72 HOURS PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY "MISS DIG" AND HAVE ALL UNDERGROUND UTILITIES STAKED BEFORE ANY WORK MAY BEGIN.  
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND OR RELOCATION OF ALL UTILITIES THAT MAY INTERFERE WITH CONSTRUCTION.



<b>DPS&amp;A</b> DAVID P SMITH & ASSOCIATES PROFESSIONAL LAND SURVEYORS 8615 RICHARDSON ROAD-SUITE 100 WALLED LAKE, MICHIGAN 48390 (248)363-1515 (FAX)363-1646 © 2021 DPS&A, INC. ALL RIGHTS RESERVED EMAIL ADDRESS: AASURVEYOR@AOL.COM	DATE 4-19-2016
	SCALE 1" = 20'
PROPOSED BOAT LAUNCH OXBOW LAKE PRIVATE LAUNCH ASSC, INC 10193 HIGHLAND ROAD ( VACANT ) BOUNDARY AND TOPOGRAPHIC SURVEY	JOB NO. 21-100800
DRAWN DPS COMP. NET DIRECTORY F:/2021DWG	SHEET NO. 1 OF 1



# 10193 Highland

Item A.



- 2 Foot Contours
- 5 Foot Contours
- FEMA Base Flood Elevations
- FEMA Cross Sections
- 100 yr - FEMA Floodplain
- 100 yr (detailed) - FEMA Floodplain
- 500 yr - FEMA Floodplain
- FLOODWAY - FEMA Floodplain

Disclaimer: The information provided herewith has been compiled from recorded deeds, plats, tax maps, surveys and other public records. It is not a legally recorded map or survey and is not intended to be used as one. Users should consult the information sources mentioned above when questions arise. FEMA Floodplain data may not always be present in the map.

**David Coulter**  
Oakland County Executive

Date Created: 11/12/2021

NO 17  
1 inch = 200 feet





**WHITE LAKE TOWNSHIP**  
**7527 HIGHLAND ROAD, WHITE LAKE, MI 48383**  
**TOWNSHIP ANNEX (FORMER WHITE LAKE LIBRARY)**  
**2022 PUBLIC MEETING DATES**  
 ALL MEETINGS START AT 7:00 P.M.



<b>JANUARY</b>		<b>JULY</b>	
PLANNING COMMISSION (1ST MTG)	1/6/2022	PLANNING COMMISSION (1ST MTG)	7/7/2022
PARKS AND RECREATION	1/12/2022	PARKS AND RECREATION	7/13/2022
TOWNSHIP BOARD	1/18/2022	TOWNSHIP BOARD	7/19/2022
PLANNING COMMISSION (2ND MTG)	1/20/2022	PLANNING COMMISSION (2ND MTG)	7/21/2022
ZONING BOARD OF APPEALS	1/27/2022	ZONING BOARD OF APPEALS	7/28/2022
<b>FEBRUARY</b>		<b>AUGUST</b>	
PLANNING COMMISSION (1ST MTG)	2/3/2022	PLANNING COMMISSION (1ST MTG)	8/4/2022
PARKS AND RECREATION	2/9/2022	PARKS AND RECREATION	8/10/2022
TOWNSHIP BOARD	2/15/2022	TOWNSHIP BOARD	8/16/2022
PLANNING COMMISSION (2ND MTG)	2/17/2022	PLANNING COMMISSION (2ND MTG)	8/18/2022
ZONING BOARD OF APPEALS	2/24/2022	ZONING BOARD OF APPEALS	8/25/2022
<b>MARCH</b>		<b>SEPTEMBER</b>	
PLANNING COMMISSION (1ST MTG)	3/3/2022	PLANNING COMMISSION (1ST MTG)	9/1/2022
PARKS AND RECREATION	3/9/2022	PARKS AND RECREATION	9/14/2022
TOWNSHIP BOARD	3/15/2022	TOWNSHIP BOARD	9/20/2022
PLANNING COMMISSION (2ND MTG)	3/17/2022	PLANNING COMMISSION (2ND MTG)	9/15/2022
ZONING BOARD OF APPEALS	3/24/2022	ZONING BOARD OF APPEALS	9/22/2022
<b>APRIL</b>		<b>OCTOBER</b>	
PLANNING COMMISSION (1ST MTG)	4/7/2022	PLANNING COMMISSION (1ST MTG)	10/6/2022
PARKS AND RECREATION	4/13/2022	PARKS AND RECREATION	10/12/2022
TOWNSHIP BOARD	4/19/2022	TOWNSHIP BOARD	10/18/2022
PLANNING COMMISSION (2ND MTG)	4/21/2022	PLANNING COMMISSION (2ND MTG)	10/20/2022
ZONING BOARD OF APPEALS	4/28/2022	ZONING BOARD OF APPEALS	10/27/2022
<b>MAY</b>		<b>NOVEMBER</b>	
PLANNING COMMISSION (1ST MTG)	5/5/2022	PLANNING COMMISSION (1ST MTG)	11/3/2022
PARKS AND RECREATION	5/11/2022	PARKS AND RECREATION	11/9/2022
TOWNSHIP BOARD	5/17/2022	TOWNSHIP BOARD	11/15/2022
PLANNING COMMISSION (2ND MTG)	5/19/2022	PLANNING COMMISSION (2ND MTG)	11/17/2022
ZONING BOARD OF APPEALS	5/26/2022	ZONING BOARD OF APPEALS	11/10/2022
<b>JUNE</b>		<b>DECEMBER</b>	
PLANNING COMMISSION (1ST MTG)	6/2/2022	PLANNING COMMISSION (1ST MTG)	12/1/2022
PARKS AND RECREATION	6/8/2022	ZONING BOARD OF APPEALS	12/8/2022
TOWNSHIP BOARD	6/21/2022	PARKS AND RECREATION	12/14/2022
PLANNING COMMISSION (2ND MTG)	6/16/2022	TOWNSHIP BOARD	12/20/2022
ZONING BOARD OF APPEALS	6/23/2022	PLANNING COMMISSION (2ND MTG)	12/15/2022

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

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