



ZONING BOARD OF APPEALS MEETING

LOCATION: TOWNSHIP ANNEX, 7527 HIGHLAND ROAD, WHITE LAKE, MICHIGAN 48383
THURSDAY, OCTOBER 24, 2024 – 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. [July 25, 2024](#)
6. CALL TO THE PUBLIC
7. OLD BUSINESS
8. NEW BUSINESS
 - A. [Applicant: Kieft Engineering, represented by Casey Leach](#)
[5852 South Main Street, Suite 1](#)
[Clarkston, Michigan 48346](#)
[Location: **Parcel #12-01-127-002**](#)
[Request: The applicant requests to construct a parking area with a gravel surface, requiring a variance from Article 5.11.Q.xi, Off-Street Parking Space Layout, Standards, Construction and Maintenance.](#)
 - B. [Applicant: Scott Robbins](#)
[368 Lakeside Drive](#)
[White Lake, Michigan 48386](#)
[Location: **368 Lakeside Drive**](#)
[White Lake, Michigan 48386 identified as 12-22-428-003](#)
[Requests: The applicant requests to expand his single-family home, requiring variances from Article 3.1.6.E, R1-D Single Family Residential District Minimum Side Yard Setback, Article 7.23.A, Nonconforming Structures, and Article 7.28.A, Repairs and Maintenance.](#)
9. OTHER BUSINESS
10. NEXT MEETING DATE: November 14, 2024
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-164 at least two days in advance of the meeting.** An attempt will be made to make reasonable accommodations.

**WHITE LAKE TOWNSHIP
ZONING BOARD OF APPEALS
JULY 25, 2024**

CALL TO ORDER

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

Roll was called:

ROLL CALL

Present:

Jo Spencer, Chairperson

Clif Seiber

Niklaus Schillack, Vice Chairperson

Debby Dehart, Planning Commission Liaison

Michael Powell, Township Board Liaison

Also Present:

Sean O'Neil, Community Development Director

Nick Spencer, Building Official

Andrew Littman, Staff Planner

Hannah Kennedy-Galley, Recording Secretary

APPROVAL OF AGENDA

MOTION by Member Schillack, seconded by Member Seiber to approve the agenda as presented. The motion carried with a voice vote: (5 yes votes).

APPROVAL OF MINUTES

A. May 23, 2024

MOTION by Member Seiber, seconded Member Powell, to approve the minutes of May 23, 2024 as presented. The motion carried with a voice vote: (5 yes votes).

CALL TO THE PUBLIC

None.

OLD BUSINESS

None

NEW BUSINESS

- A. Applicant: Suzanne Sanders
7774 Pontiac Lake Road
White Lake, Michigan 48386
Location: **7774 Pontiac Lake Road**
White Lake, Michigan 48386 identified as 12-09-476-008
Request: The applicant requests to construct an accessory building (pole barn), requiring variances from Article 5.7.C, Accessory Buildings or Structures in Residential Districts.

Chairperson Spencer noted for the record 6 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.

MOTION by Member Powell, seconded by Member Schillack to recuse Member Dehart from Case 8A. The motion carried with a roll call vote: (4 yes votes) (Powell/yes, Schillack/yes, Seiber/yes, Spencer/yes).

Director O'Neil briefly went over the applicant's request.

Member Seiber asked Director O'Neil what staff was considering height wise in regards to amending this section of the ordinance. Director O'Neil said the Department was considering raising the height maximum similarly to what was requested this evening.

Member Powell asked Director O'Neil due to the proposed structure being set far back from the principal structure, the boundary survey necessary. Director O'Neil said no, the survey was waived due to the variance requested was in regards to height, not setbacks.

Suzanne Sanders, 7774 Pontiac Lake, was present to speak on her case. The riding arena was for her daughter, who jumped horses competitively. There was a safety issue in regards to the maximum allowed height for the structure when jumping the horses.

Member Powell asked Ms. Sanders what the hardship and why it wasn't self-imposed. Ms. Sanders said it was a safety issue for her daughter and her horse.

Member Seiber asked Ms. Sanders about the tree line that was to the west of the arena, and if the area could be moved closed to the western tree line. Ms. Sanders said the tree line was thin and there was an existing paddock there.

Member Seiber asked Ms. Sanders if she had considered a different truss that would give more internal height. Ms. Sanders said she asked the architect and builder, and what was presented tonight is what they came up with.

Building Official Spencer said the roof height was related to the span of the roof.

Member Schillack asked Ms. Sanders if there was something unique to the land that made for an hardship. Ms. Sanders said the area was great for the arena due to it being flat.

Member Powell stated that large spans eliminate the ability to use a scissor truss.

Member Powell asked Ms. Sanders if the paddock or the arena was more advantageous to keep closer to her house. Ms. Sanders said the paddock. Member Powell agreed with Ms. Sanders.

Member Powell asked Ms. Sanders if she had spoken with her neighbors to the south. Ms. Sanders confirmed and said the neighbors did not have much to say.

Chairperson Spencer opened the public hearing at 6:55 P.M. Seeing none, she closed the public hearing at 6:55 P.M.

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

- A. Practical Difficulty
 - Member Powell said he saw a practical difficulty in regards to the applicants being able to properly and safely use their property.
- B. Unique Situation
 - Member Schillack said a unique situation was the request; it was thoroughly proper for the property, but wouldn't be able to be done safely with the current zoning ordinance requirements.
- C. Not Self-Created
 - Chairperson Seiber said the applicant wasn't creating the additional height; it was the functional use of a horse arena.
- D. Substantial Justice
 - Member Schillack said granting the variance would allow the property to be utilized safely.
 - Member Powell said surrounding riding arenas had heights suitable for safe horse jumping.
- E. Minimum Variance Necessary
 - Chairperson Spencer said she saw how this was the minimum variance necessary.

Member Schillack MOVED to approve the variances requested by Suzanne Sanders from Article 5.7.C of the Zoning Ordinance for Parcel Number 12-09-476-008, identified as 7774 Pontiac Lake Road, in order to construct a new accessory building that would exceed the allowable height for the roof by 4 feet and for the walls by 2 feet. This approval is conditional on the applicant obtaining all necessary permits from the White Lake Township Building Division.

Member Powell supported, and the motion carried with a roll call vote: (6 yes votes) (Schillack/yes, Powell/yes, Seiber/yes, Spencer/yes).

- B. Applicant: Michael & Quinn Falzon Trust
7551 Haley Road
White Lake, Michigan 48383
Location: **7551 Haley Road**
White Lake, Michigan 48383 identified as 12-16-401-007
Request: The applicant requests a variance from Article 5.10, Swimming Pools, which requires that residential swimming pools be fenced on all sides with a minimum 4-foot high, non-ladderable fence, with any gate to be self-closing and latching. In lieu of installing a fence, applicant seeks to utilize a safety cover on the swimming pool.

Chairperson Spencer noted for the record 8 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.

Director O'Neil briefly went over the applicant's request.

There wasn't a survey included with the request because the variance requested was not of a dimensional nature.

Michael Falzon, 7551 Haley Road, was present to speak on behalf of his case. He said he was on 10 acres, and couldn't see his neighbors. He felt like the ordinance was more applicable to those who lived in smaller lots in subdivisions. He said the cover would be keyed, and the keypad would be inside of the pool. He had three small children, and didn't want safety issues, but he didn't want a fence in his 10-acre yard. He stated Michigan law stated he didn't need a fence, but Township ordinance superseded that.

Member Powell asked Mr. Falzon what his hardship was as to why he couldn't meet the ordinance. Mr. Falzon said aesthetics played into his request, as well as a feeling of being confined on his property.

Member Schillack asked Mr. Falzon if there was an hardship with the land that would prohibit the placement of a fence. Mr. Falzon said the septic field was adjacent to the pool, and constructing footings for a fence would be difficult in that area due to the septic tank and field placement.

Member Seiber asked Mr. Falzon if the pool cover had automatic closure. Mr. Falzon said no, it was due to safety reasons.

Member Seiber asked Mr. Falzon if his objection to the fence was due to aesthetics or cost. Mr. Falzon said both.

Member Dehart asked Building Official Spencer if the retaining wall on site could act as a fence. Building Official Spencer said he would need to look at the retaining wall, but there was a chance it could be used as a barrier.

Chairperson Spencer opened the public hearing at 7:23 P.M.

Mary Earley, 5925 Pineridge Court, stated that the applicant discussed the cost of a fence, but the cost of a life was much greater. A drowning child or adult would be more of an eyesore than a fence. The houses that were able to get the cover should not be considered substantial justice.

Chairperson Spencer closed the public hearing at 7:24 P.M.

Member Powell asked the Building Official Spencer how far the fence could be horizontally and still be considered a fence around the pool. Building Official Spencer said there wasn't a barrier requirement for that.

Member Powell stated he had a home on 25 acres, and a swimming pool as well, and was glad he put a fence around the pool. He couldn't see granting the variance in this instance.

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

1. Practical Difficulty
 - Chairperson Spencer did not see a practical difficulty
2. Unique Situation
 - Member Powell said the uniqueness did not preclude the presented danger.
3. Not Self-Created
 - Member Dehart said it was a self-created hardship.
4. Substantial Justice
 - Member Seiber said he had not seen pools in the Township that weren't fenced.
 - Member Schillack said he didn't see anything about the property that would make it difficult to comply with the ordinance.
5. Minimum Variance Necessary
 - Member Seiber said there wasn't a minimum variance necessary.

Member Seiber MOVED to deny the variance requested by the Michael and Quinn Falzon Trust for Parcel Number 12-16-401-007, identified as 7551 Haley Road, due to the following reason(s):

- 1. The pool cover doesn't automatically close when not in use.**
- 2. The pool cover must be operated by maintaining pressure on the closing switch during the closing and opening operation, making automatic closure impossible.**
- 3. The applicant has not demonstrated a practical difficulty why a fence enclosure with a self-closing and latching gate cannot be installed.**
- 4. Failure to meet the standards from Section 7, Article 37 of the Clear Zoning Ordinance**

Member Dehart supported, and the motion carried with a roll call vote: (5 yes votes) (Seiber/yes, Dehart/yes, Spencer/yes, Powell/yes, Schillack/yes).

- C. Applicant: Donald King
3624 Jackson Boulevard
White Lake, Michigan 48383
Location: **3624 Jackson Boulevard**

White Lake, Michigan 48383 identified as 12-07-151-028

Requests: The applicant requests to enlarge and alter a nonconforming structure (house), requiring variances from Article 7.23.A, Nonconforming Structures and Article 3.1.5.E, R1-C Single Family Residential Minimum Side Yard Setback. A variance from Article 7.28.A, Repairs and Maintenance to Nonconforming Structures is also required due to the increase in cubic content.

Chairperson Spencer noted for the record 29 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.

Director O'Neil gave a brief report of the applicant's request.

Member Schillack asked Director O'Neil how far the well was from the house. Director O'Neil said the applicant would need to provide that dimension.

Member Seiber asked Building Official Spencer if the applicant was re-shingling /repairing the roof, would a variance be needed. Building Official Spencer said no, because the cubic content would not be increased in that instant.

Donald King, 3624 Jackson, was present to speak on his case. He said he initially did not intend on increasing the height of the roof, and wanted to rearrange the bedrooms in the house. He was going to keep the existing roof as it was, but was told by two different architects that the windows needed to be raised. The ceiling height on the second floor was 6.4'. He said little people may have built the house. The roof was from the 1930's and cobbled together, and needed to completely come down. The roof wasn't safe. He wanted to raise the roof 18" to be able to install the proper header boards to support the weight of the roof. He did not want to increase the cubic content of the home, but there was no other option and the house would be code compliant. Mr. King wanted to keep the roof structure as it was, but it wasn't going to be safe that way. A custom truss package wouldn't allow for additional space to raise the windows. The footprint of the property would remain untouched. He obtained a corner-to-corner survey of his property as well, and was told the septic field and tank didn't need to be called out.

Member Schillack stated he understood the applicant's request. He was uncertain if the ZBA was legally allowed to grant the variances requested.

Chairperson Spencer opened the public hearing at 7:59 P.M. Seeing none, she closed the public hearing at 7:59 P.M.

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

- A. Practical Difficulty
 - Member Powell said a practical difficulty was presented.
- B. Unique Situation

- Member Seiber said the size of the lot was a unique situation.
 - Member Schillack said the lot configuration was a unique situation as well.
- C. Not Self-Created
- Chairperson Spencer said there wasn't a self-created hardship.
- D. Substantial Justice
- Member Powell said the applicant being able to walk in his home and not hit the ceiling provided substantial justice.
- E. Minimum Variance Necessary
- Member Dehart said the request was the minimum variance necessary.

Member Seiber MOVED to approve the variances requested by Donald King from Article 3.1.5, Article 7.23.A, and Article 7.28 of the Zoning Ordinance for Parcel Number 12-07- 151-028, identified as 3624 Jackson Boulevard, in order to enlarge and alter a nonconforming structure that encroaches 5 feet into the required side yard setback. A 8,508 square foot variance from the minimum lot area is also granted from Article 3.1.5. This approval is conditional on the applicant obtaining all necessary permits from the White Lake Township Building Division.

- **In not event shall the roof, the projection of any roof overhang or roof gutters be located closer than 5' to the side lot lines except for repair of the existing roof within the 5'setback area.**
-

Member Powell supported, and the motion carried with a roll call vote: (5 yes votes) (Seiber/yes, Powell/yes, Spencer/yes, Dehart/yes, Schillack/yes).

- D. Applicant: Michael Mocer, Inc.
25201 Alexa Drive
Commerce Township, Michigan 48390
Location: **2927 Ridge Road**
White Lake, Michigan 48383 identified as 12-18-101-018
Requests: The applicant requests to construct a single-family house, requiring variances from Article 3.1.6.E, R1-D Single Family Residential Minimum Lot Area, Minimum Lot Width, Side Yard Setback, Front Yard Setback, Maximum Lot Coverage, Maximum Building Height.

Chairperson Spencer noted for the record 6 owners within 300 feet were notified. 1 letter was received in favor, 0 letters were received in opposition, and 0 letters were returned undeliverable from the U.S. Postal Service.

Director O'Neil briefly went over the applicant's request.

Michael Mocerri, 25201 Alexa Drive, gave a brief presentation on behalf of his request. He said his client was purchasing his mother's home. He said the existing garage was 17' from the front yard property line, and he was requesting 20'. The new garage would be connected to the new house, and primarily use the same footprint of the existing house. He would be requesting a variance from the county for the septic field. He said the home was functionally obsolete, and the lot was unique. He added that Mr. Bippus did not build the home, and the ordinances were not the same when the house was built. He felt substantial justice would to allow his client to build a house similar to what the neighbors had.

Mr. Powell asked Mr. Mocerri what the reason was for not jogging the garage up in line with the house to allow for 10' side yard setbacks. Mr. Mocerri said the septic area posed an issue, and he had already received a verbal denial on the septic. Member Powell said a one car garage would allow for the setbacks to be met.

Member Seiber stated that the neighbor to the south met the front yard setback. He said there was room in the back of the property to push the house back to allow for a greater front yard setback. Mr. Mocerri said he was meeting with a structural soils engineer about the retaining walls, and new walls needed to be built. He felt moving the house closer to the walls would cause wall failure.

Member Seiber stated the rendering showed a steep roof pitch. He asked Mr. Mocerri if the roof could be flattened slightly. Mr. Mocerri said the first floor was 10' in height, and an 8' second floor with cathedral ceilings. Member Seiber asked Mr. Mocerri if a 6/12 pitch would be possible. Mr. Mocerri said no, it wouldn't provide his client substantial justice.

Member Schillack asked Mr. Bippus what was the reasoning for the roof height. Hans Bippus, 2927 Ridge, said his desire was to have a home that was modest in square footage for himself and his wife. He had concerns moving the house closer to the lake. Mr. Mocerri said he would concede to lowering the roof from 30' to 28'.

Chairperson Spencer opened the public hearing at 8:44 P.M.

Mary Earley, 5925 Pine Ridge Court, said not everyone on the lake was allowed to build million-dollar homes and claim substantial justice. The peak of the roof needed to come down.

Chairperson Spencer read one letter in favor of the applicant's request into the record.

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

It was MOVED by Member Powell to postpone the variance requests of Michael Mocerri, Inc. for Parcel Number 12-18-101-018, identified as 2927 Ridge Road, until such time the owner has provided a request to be reheard by the ZBA and information is submitted to help the ZBA make the appropriate decision.

Member Schillack supported, and the motion carried with a roll call vote: (6 yes votes). (Powell/yes, Schillack/yes, Dehart/yes, Spencer/yes, Seiber/yes).

- E. Applicant: Wade Paris
9377 Gale Road
White Lake, Michigan 48386
Location: **9090 Buckingham Street**
White Lake, Michigan 48386 identified as 12-14-280-015
Requests: The applicant requests to construct a single-family house, requiring a variance from Article 3.1.6.E, R1-D Single Family Residential Minimum Front Yard Setback and Minimum Lot Area.

Chairperson Spencer noted for the record 32 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.

Director O’Neil gave a brief report of the applicant’s request.

Building Official Spencer stated that the property was troubled; and had gone before the Dangerous Building Officer before. The house had not had electricity since 2021. The existing house was not salvageable.

Member Schillack asked Building Official Spencer where the well would be located. Building Official Spencer said the existing well was abandoned and the County would dictate the appropriate location for the new well.

Wade Paris, 9377 Gale, was present to speak on behalf of his case. He said both side yard property setbacks would be 14’ and the rear yard setback would be 30’ from the water’s edge.

Member Schillack asked Mr. Paris if there was a reason for not taking advantage of making the house wider. Mr. Paris said he didn’t want the interior of the house to feel shallow. He wanted to leave wider areas between the neighboring houses as well.

Chairperson Spencer opened the public hearing at 9:23 P.M. Seeing none, she closed the public hearing at 9:23 P.M.

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

- A. Practical Difficulty
 - Member Dehart said the lot was shallow and non-conforming
- B. Unique Situation
 - Member Schillack said the building envelope was unique.
- C. Not Self-Created
 - Member Dehart said there wasn’t a self-created hardship.
- D. Substantial Justice

- Member Schillack said the lot would have a functionable house on it for the first time in a long time.

E. Minimum Variance Necessary

- Member Dehart said the request was the minimum variance necessary.

Member Powell MOVED to approve the variances requested by Wade Paris from Article 3.1.6.E of the Zoning Ordinance for Parcel Number 12-14-280-015, identified as 9090 Buckingham Street, in order to build a new single-family home that would encroach 6 feet into the required front yard setback. Additionally, a 3,163 square-foot variance from the required lot size is also granted from Article 3.1.6.E. This approval will have the following conditions:

- **The Applicant shall obtain all necessary permits from the White Lake Township Building Division. 65 Item E.**
- **No mechanical units, including HVAC system or generator, shall be placed closer than five feet to any side yard lot line.**
- **A foundation certificate shall be required prior to the backfill inspection by the Building Department.**
- **An as-built survey shall be required to verify the approved setbacks and lot coverage.**

Member Schillack supported, and the motion carried with a roll call vote: (5 yes votes). (Powell/yes, Schillack/yes, Seiber/yes, Spencer/yes, Dehart/yes).

OTHER BUSINESS

None.

NEXT MEETING DATE: September 26, 2024

ADJOURNMENT

MOTION by Member Powell, seconded by Member Schillack, to adjourn at 9:28 P.M.

WHITE LAKE TOWNSHIP ZONING BOARD OF APPEALS

REPORT OF THE COMMUNITY DEVELOPMENT DEPARTMENT

TO: Zoning Board of Appeals
FROM: Andrew Littman, Staff Planner
DATE: October 15, 2024

Agenda item: 8A

Appeal Date: April 19, 2024

Applicant: Kieft Engineering (on behalf of Hopson Holdings, LLC)

Address: 5852 Main Street, Ste. 1
Clarkston, MI 48346

Zoning: LM Light Manufacturing

Location: Parcel #12-01-127-002
(north of White Lake Rd., east of Coastal Parkway)

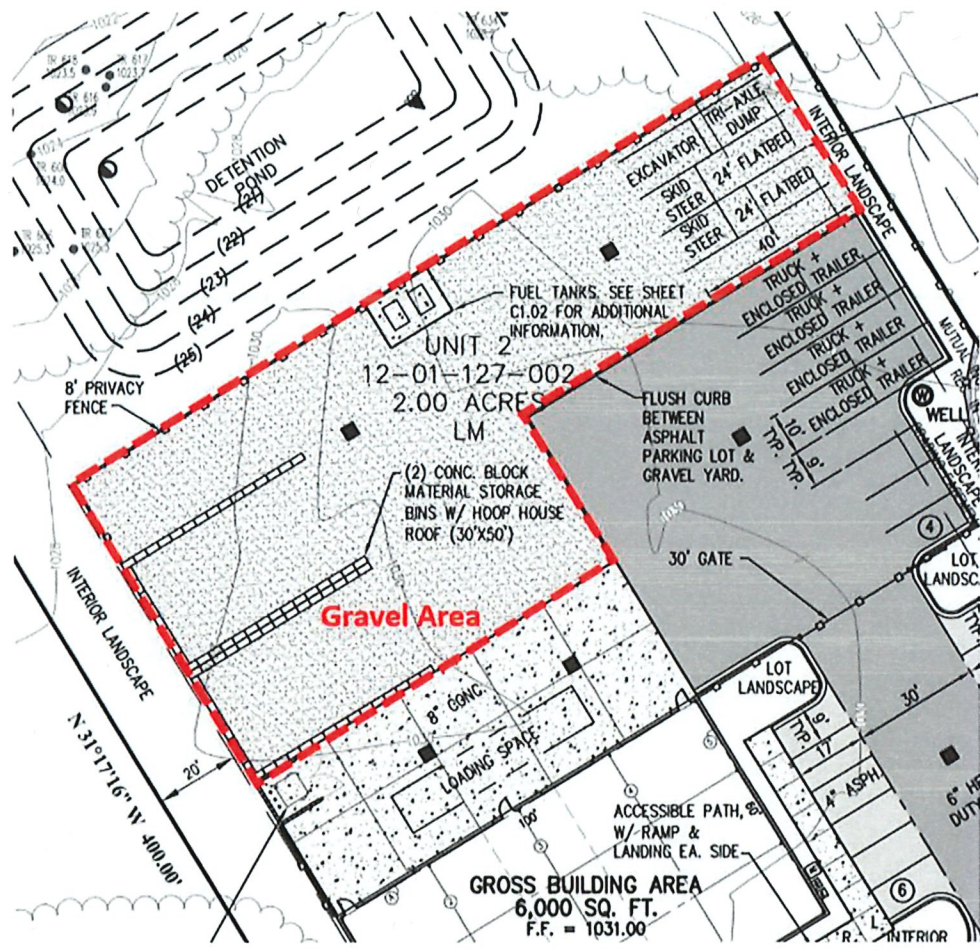
Property Description

The subject property, a vacant 2-acre parcel located north of White Lake Road and east of Coastal Parkway, is Unit 2 of the Prospectors Square commercial condominium. Zoned LM (Light Manufacturing), the property is served by a private well for potable water and a septic system for sanitation.

Applicant's Proposal

The Applicant, Kieft Engineering (on behalf of Hopson Holdings, LLC), has proposed to construct a 6,000 square-foot warehouse and office building. Roughly half of the building is to be occupied by the Applicant's outdoor services company (named "Lasting Impressions"), while the other half is to be rented out.

Lasting Impressions plans to store salt and mulch in two covered block bins, which are to be situated just north of a dumpster enclosure. This landscaping material would then be laid down and moved into trucks, trailers, and other landscaping equipment within a proposed gravel area.



Also, equipment would be stored in the gravel area, consisting of two 24' flatbed trailers, two track loaders (skid-steer), one tri-axle dump trailer, and one excavator. To screen the gravel surface from view, the Applicant proposes to construct an 8-foot-high screening fence around the entire rear and sides of the site.

Planner's Report

Subject to ZBA approving the gravel area, preliminary site plan and special land use approval was obtained from the Planning Commission on September 5, 2024, and preliminary site plan approval was received from the Township Board on September 17, 2024.

Article 5.11.Q.xi of the Township's Zoning Ordinance states that "the entire parking area, including spaces and maneuvering lanes, required under this Section shall be provided with asphaltic or concrete surfacing." However, the Applicant maintains that a variance is necessary because the landscaping equipment would damage asphalt or concrete pavement.

Zoning Board of Appeals Options:

Approval: I move to approve the variance requested by Kieft Engineering from Article 5.11.Q.xi of the Zoning Ordinance for Parcel Number 12-01-127-002 to allow for a parking area with gravel surfacing, instead of asphaltic or concrete surfacing. This approval is conditional on the Applicant developing and maintaining the site per the approved site plan.

Denial: I move to deny the variance requested by Kieft Engineering for Parcel Number 12-01-127-002 due to the following reason(s):

Postpone: I move to postpone the appeal of Kieft Engineering *to a date certain or other triggering mechanism* for Parcel Number 12-01-127-002 to consider comments stated during this public hearing.

Attachments:

1. Variance application dated April 19, 2024
2. Applicant's written statement dated April 19, 2024
3. Preliminary Site Plan dated October 2, 2023

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.

Under no circumstances shall the Board of Appeals grant a variance to allow a use not permissible under the terms of this Ordinance in the district involved, or any use expressly or by implication prohibited by the terms of this Ordinance in said district.

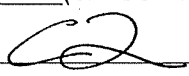
CHARTER TOWNSHIP OF WHITE LAKE
ZONING BOARD OF APPEALS APPLICATION
Community Development Department, 7525 Highland Road,
White Lake, Michigan, 48383
(248) 698-3300 x5

APPLICANT'S NAME: Kieft Engineering - c/o Casey Leach, P.E. PHONE: (248) 884-8224
ADDRESS: 5852 S. Main Street, Ste. 1, Clarkston, MI 48346
APPLICANT'S EMAIL ADDRESS: cleach@kiefteng.com
APPLICANT'S INTEREST IN PROPERTY: OWNER BUILDER OTHER: Owner's Agent & Engineer

ADDRESS OF AFFECTED PROPERTY: Not assigned PARCEL # 12 - 01-127-002
CURRENT ZONING: LM: Light Manufacturing PARCEL SIZE: 2.00 Acres

STATE REQUESTED VARIANCE AND ORDINANCE SECTION: Gravel in lieu of pavement.
Article 5.11.Q.xi, Off-Street Parking Space Surface Standards - Please see attached letter.
VALUE OF IMPROVEMENT: \$ 750,000 SEV OF EXISTING STRUCTURE: \$ None

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

APPLICATION FEE: \$440 (CALCULATED BY THE COMMUNITY DEVELOPMENT DEPARTMENT
APPLICANT'S SIGNATURE:  Casey Leach DATE: April 19, 2024



KIEFT ENGINEERING

5852 S. Main Street, Ste. 1
Clarkston, Michigan 48346CIVIL ENGINEERS &
LAND SURVEYORSTel: 248-625-5251
Fax: 248-625-7110
www.kiefteng.com

April 19, 2024

To: White Lake Township
Zoning Board of Appeals
7525 Highland Road
White Lake, Michigan 48383

Re: **Lasting Impressions – ZBA Application Attachment**

KE # 2023.104- Drawings Dated 04/19/2024

The subject project is seeking a variance of Section 5.11,Q,xi – “The entire parking area, including parking spaces and maneuvering lanes, required under this Section shall be provided with asphaltic or concrete surfacing . . .”.

Reason to Support Request:

Gravel surfacing is proposed at the rear of the portion of the site that will be used. The proposed use is an office and warehouse for a landscaping contractor, and additional commercial/light manufacturing building space for one tenant. The primary user and owner of the property is Mr. Nicholas Hopson the owner of Lasting Impressions (LI), an outdoor services company. LI intends to store landscaping material (salt and mulch) in the two (2) covered block bins just north of the dumpster enclosure. The proposed gravel area would be used to lay down and move materials from these bins to trucks and trailers, park trailers and other landscaping equipment, and to plow snow into. The equipment proposed to be stored in this area consists of two (2) 24' flatbed trailers, two (2) track loaders (skid-steer), one (1) tri-axle dump trailer, and one excavator, and is shown in the northeast corner of the proposed gravel area. This area would receive excessive use by the tracked machinery which would have the potential to damage asphalt or concrete pavement. An eight foot tall screening fence (wood dog-ear) is proposed around the entire rear and sides of this portion of the site that would obstruct the view of this surfacing from neighboring properties or roads. Any employees in this area would be able bodied tradesmen donning proper protective footwear, and the public would not have access this area.

Please feel free to call or email if any questions or concerns arise during review.

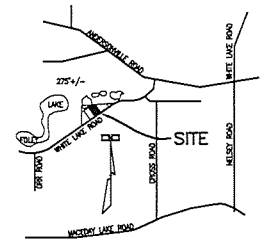
Sincerely,

Casey Leach, P.E.
cleach@kiefteng.com
248.884.8224



PRELIMINARY SITE PLAN LASTING IMPRESSIONS

PART OF SECTION 1, T3N, R8E,
WHITE LAKE TOWNSHIP, OAKLAND COUNTY, MICHIGAN



LOCATION MAP
SCALE: 1" = 2000'



SHEET INDEX

- G0.01 COVER SHEET
- V1.01 TOPOGRAPHIC & BOUNDARY SURVEY
- C0.01 GENERAL NOTES & LEGENDS
- C1.01 PRELIMINARY SITE PLAN
- C1.02 FIRE SAFETY SITE PLAN
- C1.31 PRELIMINARY UTILITY PLAN
- C5.01 DETAILS - PAVING, SIGNS, & WALK
- C5.02 DETAILS - DUMPSTER ENCLOSURE & FENCING
- A2.0 NEW FIRST FLOOR PLAN
- A3.0 NEW ELEVATIONS
- A3.1 NEW ELEVATIONS
- A4.0 WALL SECTION

WHITE LAKE TOWNSHIP STANDARD SITE CONSTRUCTION NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS OF WHITE LAKE CHARTER TOWNSHIP.
2. THE DEVELOPER SHALL CONTACT THE TOWNSHIP PLANNING DEPARTMENT, AT (248) 888-3300, TO SCHEDULE A PRE-CONSTRUCTION MEETING. THE DEVELOPER'S PRIME SITE CONTRACTOR SHALL ATTEND. A COPY OF ALL PERMITS MUST BE SUBMITTED TO THE PLANNING DEPARTMENT PRIOR TO SCHEDULING THE MEETING.
3. THE CONTRACTOR SHALL CONTACT THE TOWNSHIP ENGINEER, AT (248) 881-7800, 48 HOURS PRIOR TO THE BEGINNING OF CONSTRUCTION. THE CONTRACTOR SHALL KEEP THE INSPECTOR APPROVED BY THE NEED FOR INSPECTION ON A DAY BY DAY BASIS. LACKING SPECIFIC SCHEDULING WITH THE INSPECTOR, THE CONTRACTOR SHALL GIVE 48 HOURS NOTICE TO THE TOWNSHIP ENGINEER PRIOR TO RE-COMMENCING WORK REQUIRING INSPECTION. FAILING TO INFORM THE INSPECTOR OR THE TOWNSHIP ENGINEER OF A WORK CANCELLATION MAY RESULT IN A ONE HALF DAY INSPECTION CHARGE TO THE DEVELOPER. THE CONTRACTOR SHALL CALL (248) 844-8600 TO SCHEDULE SANITARY SEWER MAIN LINE INSPECTION.
4. ALL WATER MAIN OR SANITARY SEWER WORK WILL REQUIRE FULL TIME INSPECTION. FULL TIME INSPECTION WILL GENERALLY BE REQUIRED FOR UNDERGROUND STORM SEWER CONSTRUCTION, CONCRETE CURBING, AND PAVING OPERATIONS, SITE GRADING AND DETENTION BASIN CONSTRUCTION WILL GENERALLY BE INSPECTED ON AN INTERMITTENT BASIS.
5. THE CONTRACTOR SHALL CONTACT MISS D&G, AT (800) 485-7171, 72 HOURS IN ADVANCE OF CONSTRUCTION TO HAVE EXISTING UNDERGROUND FACILITIES LOCATED. CONTRACTOR SHALL CONTACT THE WHITE LAKE TOWNSHIP WATER DEPARTMENT, AT (248) 898-3300 EXT 185, SEPARATELY 72 HOURS IN ADVANCE OF CONSTRUCTION TO HAVE WATER UTILITIES LOCATED.
6. ALL OFF-SITE IMPROVEMENTS WILL BECOME PUBLIC PROPERTY.

APPROVALS

AGENCY	DESCRIPTION	PERMIT NO.	DATE	EXPIRATION DATE
WHITE LAKE TOWNSHIP - PLANNING & ENGINEERING	PRE-APPLICATION MEETING	REVIEW ONLY	11/29/2023	
WHITE LAKE TOWNSHIP - PLANNING COMMISSION	PRELIMINARY SITE PLAN APPROVAL & SPECIAL LAND USE			
WHITE LAKE TOWNSHIP - TOWNSHIP BOARD	PRELIMINARY SITE PLAN APPROVAL			
WHITE LAKE TOWNSHIP - ZONING BOARD OF APPEALS	VARIANCE REQUESTS			
WHITE LAKE TOWNSHIP - PLANNING COMMISSION	FINAL SITE PLAN APPROVAL			
WHITE LAKE TOWNSHIP - DLZ	ENGINEERING APPROVAL			
WHITE LAKE TOWNSHIP - BUILDING DEPARTMENT	FENCE PERMIT			
WHITE LAKE TOWNSHIP - COMMUNITY DEVELOPMENT DIRECTOR	SIGN PERMIT			
OAKLAND COUNTY - WATER RESOURCE COMMISSIONER	PART 91 SESS PERMIT			
OAKLAND COUNTY - HEALTH DIVISION	ONSITE SEWAGE DISPOSAL SYSTEM (SEPTIC) PERMIT			
OAKLAND COUNTY - HEALTH DIVISION	TYPE III DRINKING WATER WELL PERMIT			
STATE OF MICHIGAN - ES&L	M.P.D.E.S. NOTICE TO COVER			

PROPRIETOR

LASTING IMPRESSIONS, LLC
2255 PORTER ROAD
WHITE LAKE, MI 48386
PH: (248) 830-2828
CONTACT: NICHOLAS HOPSON
EMAIL: LASTINGIMPRESSIONSLANDSCAPE@YAHOO.COM

ARCHITECT

J&A ARCHITECTURAL ENGINEERING
3250 W. BIG BEAVER RD., STE. 510
TROY, MI 48064
PH: (248) 282-6475
CONTACT: JAY NOONAN, R.A.
EMAIL: JNOONAN@JAARCHENG.COM

ENGINEER & SURVEYOR

KIEFT ENGINEERING, INC.
5852 S. MAIN ST., STE. 1
CLARKSTON, MI 48346
PH: (248) 884-8224
CONTACT: CASEY LEACH, P.E.
EMAIL: CLEACH@KIEFTENG.COM

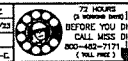
REVISION INDEX		SHEET NUMBERS												
REV.	DESCRIPTION	DATE	G0.01	V1.01	C0.01	C1.01	C1.02	C1.31	C5.01	C5.02	A2.0	A3.0	A3.1	A4.0
0	SURVEY ISSUED	07/19/2023	X											
1	OWNER REVIEW	10/03/2023		X										
2	PRE-APP MEETING	11/13/2023			X									
3	FIRE SAFETY	11/29/2023				X								
4	PRELIMINARY SITE PLAN	04/19/2024	X	X	X	X	X	X	X	X	X	X	X	X

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PROFESSIONAL ENGINEERS AND PROFESSIONAL SURVEYORS
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PHONE (248) 825-5251 www.kiefteng.com FAX (248) 825-7110

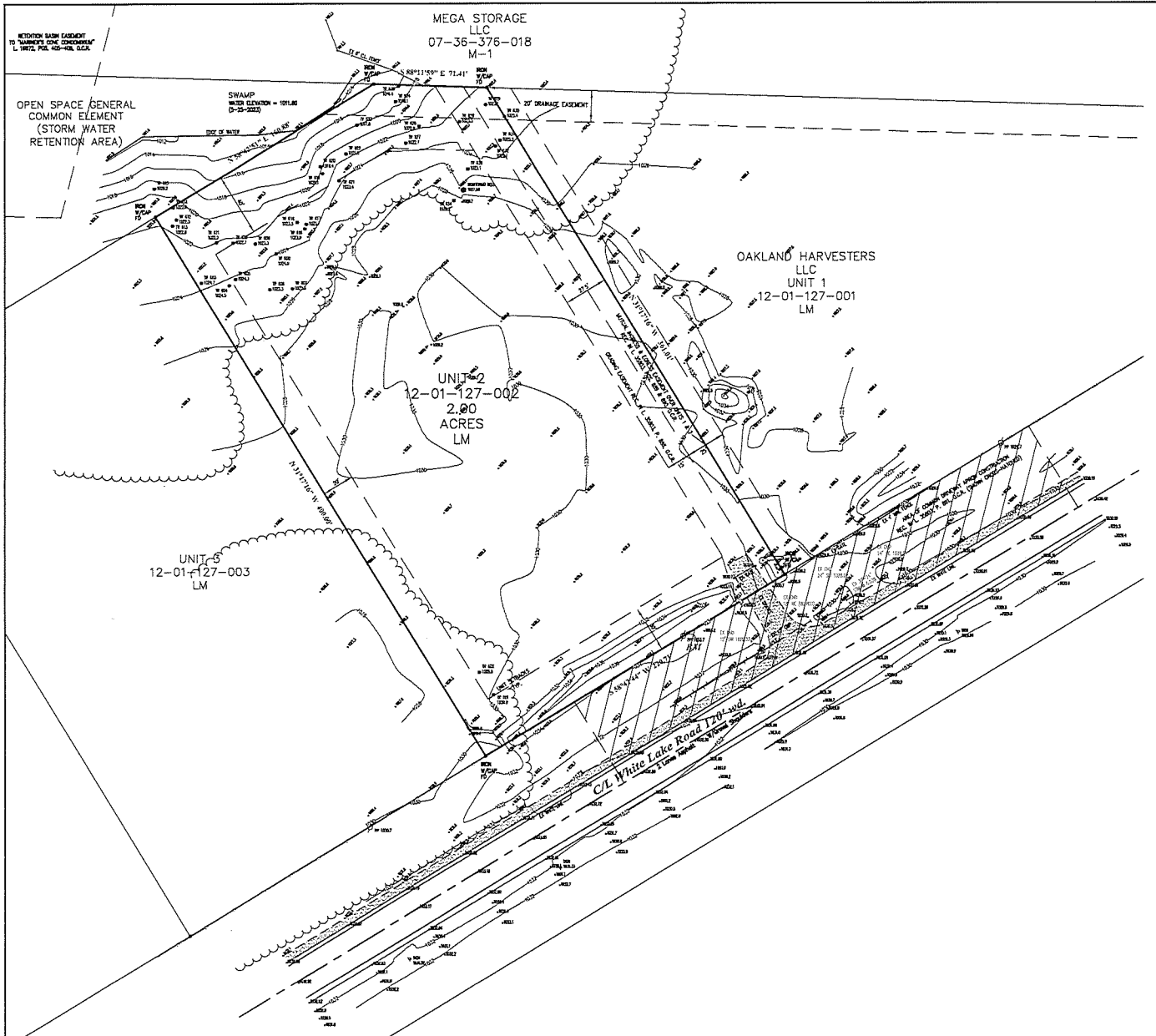
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DESIGN: CL	CL	CL	CL
DESIGN: CL	CL	CL	CL
SECTION: 1	1-3-R	9-8	6-L



COVER SHEET
LASTING IMPRESSIONS
PART OF THE NORTH 1/2 OF SECTION 1, T3N, R8E,
WHITE LAKE TOWNSHIP, OAKLAND COUNTY, MICHIGAN

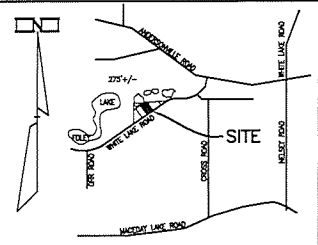
SCALE: AS SHOWN
SHEET NO: G0.01
KE 2023.104

NOT FOR CONSTRUCTION



LEGEND

EXISTING	STORM SEWER
-----	C&P MAIN
-----	ELEC. TELE. CABLE
-----	OVERHEAD WIRES
-----	STORM MANHOLE
-----	CATCH BASIN
-----	END SECTION
-----	CONTOURS
-----	GRADE



TREE LIST

601	20'	Elm
602	16'	Poplar
603	26'	Poplar
604	16'	Box Elder
605	8'	Box Elder
606	7'	Box Elder
607	8'	Box Elder
608	6'	Box Elder
609	8'	Tree of Heaven
610	26'	Poplar
611	8'	Tree of Heaven
612	22'	Poplar
613	30'	Poplar
614	16'	Tree of Heaven
615	16'	Tree of Heaven
616	36'	Poplar
617	16'	Poplar
618	Chsd 14-30'	Poplar
619	36'	Poplar
620	12'	Poplar
621	16'	Box Elder
622	36'	Poplar
623	12'	Box Elder
624	12'	Box Elder
625	36'	Widen
626	30'	Poplar
627	12'	Tree of Heaven
628	24'	Poplar
629	16'	Box Elder
630	8'	Tree of Heaven
631	10'	Lodona
632	10'	Lodona
633	16'	Tree of Heaven
634	16'	Box Elder

SITE INFORMATION:
 LOT GROSS AREA: 500 ACRES

ZONING INFORMATION:
 ZONING DISTRICT: LIGHT MANUFACTURING
 MINIMUM LOT SIZE: 1/4 ACRES
 MINIMUM LOT WIDTH: 175 FT. CONVEYANCE
 MAXIMUM BUILDING HEIGHT: 2 STORIES OR 40 FT

SETBACKS PER "PROSPECTORS SQUARE" O.C.P. NO 1315

FRONT	REAR	SIDE	PARKING
30 FT	40 FT	20 FT (MIN. 40 FT TOTAL)	10 FT

MAXIMUM LOT COVERAGE: 80%

BENCHMARK:
 VAL N41 IN LAST FACT OF RP
 ELEVATION: 103.67 NAVD 88

GENERAL NOTES:

- EXISTING UTILITIES SHOWN HAVE BEEN TAKEN FROM VISUAL OBSERVATION & RECORD MAPS. TREE, AVAILABLE. NO GUARANTEE IS MADE, OR SHOULD BE ASSUMED, AS TO THE COMPLETENESS OR ACCURACY OF THE UTILITIES SHOWN ON THIS DRAWING. PLATES UTILITIES FOR INFORMATION SHALL FIELD VERIFY THE ACCURACY & COMPLETENESS OF OVERHEAD & UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION ACTIVITIES.
- BUILDER/DEVELOPER IS RESPONSIBLE FOR CONFIRMING BUILDING SETBACKS.

WETLAND NOTE:
 PARTIAL WETLANDS AS IDENTIFIED ON MVI & MRS MAPS AS SHOWN ON THE ELEG WETLANDS MAP THEREAPPEAR NEAR THE NORTH PROPERTY LINE OF THE PARCEL. THE EXACT OF WETLANDS FIELD LOCATED. A WETLAND DELINEATION & DELINEATION HAS NOT BEEN PERFORMED.

FLOOD HAZARD NOTE:
 THE PROPERTY IS SHOWN ON THIS PLAN DOES NOT APPEAR TO LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) BASED ON FLOOD INSURANCE RATE MAP (FIRM) NO 24125C012P DATING AN EFFECTIVE DATE OF 02/28/2008

THIS IS TO CERTIFY THAT I, William J. Norman II, A PROFESSIONAL LAND SURVEYOR, HAVE THIS DATE MADE A SURVEY OF A PARCEL OF LAND DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION:
 UNIT 2, "PROSPECTORS SQUARE" O.C.P. NO 1315, WHITE LAKE TOWNSHIP, OAKLAND COUNTY, MICHIGAN
 PARCEL# 12-01-127-002
 ADDRESS: NOT ASSIGNED



DATE	BY	REVISION
07/27/23	SHWAY, JESSIE	ISSUE

PROPRIETOR:
 LASTING IMPRESSIONS LANDSCAPE
 2255 PORTER ROAD
 WHITE LAKE, MICHIGAN 48363
 (248) 830-2828

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 PHONE: (248) 825-3251 www.kiefteng.com FAX: (248) 825-7110

DATE	CHK. BY	DATE
06/30/23	SKM	06/30/23
DESIGNED BY	SECTION	TITLE
DL	1	T-3 - R - B - C



BOUNDARY & TOPOGRAPHIC SURVEY
 LASTING IMPRESSIONS LANDSCAPE
 PART OF THE NORTH 1/2 OF SECTION 1, T3N, R8E, WHITE LAKE TOWNSHIP, OAKLAND COUNTY, MICHIGAN

SCALE: 1" = 30'
 SHEET NO: V1.01
 KE 2023.104

CIVIL GENERAL NOTES

- 1. PRIOR TO SUBMITTING PROPOSAL, VERIFY ALL CONDITIONS COVERING OR AFFECTING THE CIVIL WORK; OBTAIN & VERIFY ALL DIMENSIONS TO ENSURE THE PROPER FIT & LOCATION OF THE CIVIL WORK. TAKE ADDITIONAL DIMENSIONS AS REQUIRED; REPORT TO THE ENGINEER ANY & ALL CONDITIONS WHICH MAY INTERFERE WITH OR AFFECT THE PROPER FIT, LOCATION, DEPTH, LOCATION & COMPLETION OF THE WORK; FAMILIARIZE YOURSELF WITH THE ACTUAL CONDITIONS OF THE WORKING SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING UTILITIES & OBSTRUCTIONS THAT MAY BE ENCOUNTERED DURING THE PROGRESS OF WORK.
2. CONTRACTOR TO FURNISH ALL NECESSARY LABOR, MATERIAL, EQUIPMENT & FACILITIES TO FURNISH, FABRICATE & PERFORM THE REQUIRED CIVIL WORK.
3. ANY EXISTING CONSTRUCTION TO BE MODIFIED AS A PART OF THIS CONTRACT SHALL BE REBUILT AS REQUIRED TO THE SATISFACTION OF THE OWNER/ENGINEER.
4. EXISTING CONSTRUCTION NOT UNDERGOING ALTERATION IS TO REMAIN UNDISTURBED, WHERE SUCH CONSTRUCTION IS DISTURBED AS A RESULT OF THE OPERATIONS OF THIS CONTRACT, THE EXISTING CONSTRUCTION SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AS REQUIRED & TO THE SATISFACTION OF THE OWNER/ENGINEER.
5. ALL WORK SHOWN ON THESE DRAWINGS MAY BE CHECKED BY AN INDEPENDENT TESTING AGENCY RETAINED BY OWNER TO ENSURE COMPLIANCE WITH THE REQUIREMENTS SHOWN ON THE DRAWINGS. THE CONTRACTOR SHALL PROVIDE ACCESS AS REQUIRED FOR TESTING PURPOSES.
6. CONTRACTOR SHALL MAKE ALL NECESSARY FIELD VISITS FOR INSPECTION, MEASUREMENTS & VERIFICATION OF EXISTING CONDITIONS.
7. THE GENERAL CIVIL NOTES ARE INTENDED TO AUGMENT THE DRAWINGS & SPECIFICATIONS. SHOULD CONFLICTS EXIST BETWEEN THE DRAWINGS, SPECIFICATION, &/OR THE GENERAL CIVIL NOTES, THE STRICTEST PROVISION AS DETERMINED BY THE ENGINEER SHALL GOVERN.
8. WORK THE CIVIL DRAWINGS IN CONJUNCTION WITH ANY ARCHITECTURAL, STRUCTURAL, MECHANICAL, PLUMBING, LANDSCAPING, & ELECTRICAL DRAWINGS.
9. ALL WORK SHALL CONFORM TO APPLICABLE STATE & LOCAL CODES.
11. THE CONTRACTOR SHALL COMPLY WITH THE CONSTRUCTION SAFETY STANDARDS & THE OCCUPATIONAL SAFETY STANDARDS (OSHA) AS ISSUED BY THE U.S. DEPARTMENT OF LABOR & THE MICHIGAN DEPARTMENT OF LABOR (MICHSA).
12. MATERIALS & WORKMANSHIP SHALL COMPLY WITH APPLICABLE CODES, SPECIFICATIONS, LOCAL ORDINANCES, INDUSTRY STANDARDS, & UTILITY COMPANY REGULATIONS.
13. THE CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH ALL THE EXISTING CONDITIONS AT THE SITE INCLUDING UTILITIES, SERVICES, ETC. & SHALL BE FULLY RESPONSIBLE FOR ANY DAMAGES THEY CAUSE TO BOTH EXISTING, NEW CONSTRUCTION, PROPERTY & ANY UNAUTHORIZED OBSTRUCTION TO ADVANCED OWNERS NORMAL USE OF UTILITIES, SERVICES, & THE SURROUNDING FACILITIES.
14. THE CONTRACTOR SHALL OBTAIN AUTHORIZATION PRIOR TO MAKING CHANGES TO, OR INTERRUPTIONS OF UTILITIES & SHALL COMPLY WITH SPECIAL INSTRUCTIONS FROM THE OWNER TO MINIMIZE THE EXTENT OF ANY DISRUPTION, EARTH MOVING, OR EXCAVATION, EARTH MOVING WORK OR REMOVAL OF ANY PIPE FROM SERVICE. THE CONTRACTOR SHALL REVIEW WITH THE OWNER'S REPRESENTATIVE THE LOCATION OF THE UNDERGROUND UTILITIES, SERVICES, STRUCTURES IN THE AREA WHERE THE WORK IS BEING PERFORMED. PROVIDE FULL TIME SUPERVISION DURING ALL EXCAVATION & EARTH MOVING OPERATIONS & TAKE ALL RESPONSIBLE PRECAUTIONS TO PREVENT EXISTING UTILITIES, SERVICES & OPERATIONS FROM DAMAGE OR DISRUPTION.
15. PROVIDE BARRIER PROTECTION FOR VEHICULAR & PEDESTRIAN TRAFFIC AT EXCAVATIONS. TEMPORARY FENCING, BARRICADEING & PEDESTRIAN ROUTING SHALL BE COORDINATED WITH & APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
16. FOR PROTECTION OF UNDERGROUND UTILITIES THE CONTRACTOR SHALL CALL "MISS DIG" AT 800-482-7171 OR 811; A MINIMUM OF THREE DAYS PRIOR TO EXCAVATION ON THE SITE. ALL "MISS DIG" PARTICIPATING MEMBERS WILL BE NOTIFIED. THIS DOES NOT RELIEVE THE CONTRACTOR OF NOTIFYING UTILITY OWNER'S WHO MAY NOT BE A PART OF THE "MISS DIG" ALERT SYSTEM.
17. DISPOSE OF ALL EXCAVATED SOILS & WASTE MATERIALS (NEW & EXISTING) OFF SITE IN A LEGAL MANNER.
18. PERFORM FINAL CLEANUP OF WORK AREAS TO THE SATISFACTION OF THE OWNER.

CONTROL

- 1. TOPOGRAPHIC INFORMATION: EXISTING INFORMATION IS BASED ON A TOPOGRAPHIC SURVEY BY KIEFT ENGINEERING, INC. DATED JULY 19, 2023, SUPPLEMENTED BY RECORD DRAWINGS & FIELD OBSERVATIONS.
2. VERTICAL CONTROL: ELEVATIONS SHOWN ARE BASED ON NAVD 88 DATUM. THE BENCH MARKS USED ARE SHOWN ON THE TOPOGRAPHIC SURVEY.
3. LAYOUT: LOCATE NEW CONSTRUCTION BY MEASUREMENTS FROM CONNECTING AREAS OF EXISTING BUILDINGS, & ENGAGE THE SERVICES OF A PROFESSIONAL SURVEYOR TO ASSIST IN LAYOUT, & CONSTRUCTION STAKING. CONFIRM HORIZONTAL & VERTICAL CONTROL POINTS PRIOR TO CONSTRUCTION.

CLEARING, GRUBBING & EARTHWORK

- 1. AT THE START OF EARTHWORK OPERATIONS, ALL SURFACE VEGETATION SHALL BE CLEARED & THE EXISTING TOPSOIL & ANY OTHER ORGANIC MATTER TO BE REMOVED BY THEIR EXISTENCE FROM BELOW THE PROPOSED BUILDING & PAYMENT AREAS. EXISTING RANDOM CONCRETE & OTHER DEBRIS SHALL BE REMOVED FROM WITHIN THE BUILDING AREA. REMOVE STUMPS TO 12 INCHES BELOW FINAL GRADE IN FUTURE LAWN AREAS. REMOVE DEBRIS FROM FUTURE PAVED & BUILDING AREAS. DISPOSE OF VEGETATIVE MATTER & DEBRIS OFFSITE.
2. ALL COMPACTED SUBGRADE SHALL BE THOROUGHLY PROOF-ROLLED WITH A HEAVY RUBBER-TYRED VEHICLE SUITABLE AS A LOADED SCRAPER OR LOADED BUMPER TRUCK. ANY AREAS THAT EXHIBIT EXCESSIVE PUMPING & YIELDING DURING PROOF-ROLLING SHALL BE STABILIZED BY AERATION, DRYING & COMPACTION IF WEATHER CONDITIONS ARE FAVORABLE OR REMOVAL & REPLACEMENT WITH ENGINEERED FILL. ALL COMPACTED SUBGRADE SHALL BE COMPACTED TO 95% OF ITS MAXIMUM DENSITY AS DETERMINED BY THE MODIFIED PROCTOR METHODS (ASTM D-1557).
3. ALL EXCAVATIONS ARE SUBJECT TO THE APPROVAL OF THE OWNER'S REPRESENTATIVE WHO SHALL BE CONSULTED WHEN POOR SOIL, WATER, OBSTRUCTIONS, PILING, EXISTING FOOTINGS, EXCAVATIONS, ETC. ARE ENCOUNTERED.
4. CONTRACTOR SHALL FURNISH ALL REQUIRED Dewatering EQUIPMENT TO MAINTAIN A DRY EXCAVATION UNTIL BACKFILL IS COMPLETE.
5. MATERIAL FOR BACKFILL OR ENGINEERED FILL REQUIRED TO ACHIEVE DESIGN GRADES SHOULD CONSIST OF NON-ORGANIC SOILS. THE ON-SITE SOILS THAT ARE FREE OF ORGANIC MATTER & DEBRIS MAY BE USED FOR ENGINEERED FILL WITH ENGINEER'S APPROVAL.
6. BACKFILL MATERIAL SHALL BE COMPACTED TO 95% OF ITS MAXIMUM DENSITY AS DETERMINED BY ASTM D-1557, IN LIFTS NOT EXCEEDING 8-INCHES IN LOOSE THICKNESS.
7. FROZEN MATERIAL SHALL NOT BE USED AS FILL, NOR SHALL FILL BE PLACED ON FROZEN SUB-GRADE.

CLEARING, GRUBBING & EARTHWORK CONT.

- 8. DO NOT PLACE BACKFILL AGAINST FOUNDATION WALLS UNTIL FIRST FLOOR LEVEL STAIRS ARE IN PLACE & HAVE REACHED 75% OF THEIR SPECIFIED DESIGN STRENGTH. SHORE & BRACE WALLS AS REQUIRED IF BACKFILL OPERATIONS ARE TO BE CARRIED OUT PRIOR TO COMPLETION OF FLOOR SLABS.
9. PLACE BACKFILL AGAINST BOTH SIDES OF GRADE BEAMS & FOUNDATIONS AT EQUAL ELEVATIONS OF FILL, EXCEPT AS SHOWN ON THE DRAWINGS.
10. CONSTRUCTION DRAINAGE: STORM WATER ACCUMULATED IN THE PROJECT SITE EXCAVATIONS IS TO DRAIN BY NATURAL PERCOLATION. PROVIDE PUMPING ONLY AS NECESSARY.
11. SLOPE SMOOTHLY BETWEEN INDICATED ELEVATIONS TO ACHIEVE POSITIVE DRAINAGE. SLOPE ALL EARTH BANKS 4:1 OR FLATTER.
12. NEW GRADES SHOWN ARE FINISHED GRADES & INCLUDES TOP OF TOPSOIL OR SURFACES SUCH AS PAVEMENTS & WALKS.
13. PROVIDE 6 INCHES OF TOPSOIL, SEED, & MULCH AT DISTURBED LAWN AREAS, EXCEPT AS NOTED OTHERWISE.
14. TREES: TREES NOT INDICATED TO BE REMOVED OR TRANSPLANTED SHALL BE FENCED OFF WITH 4' HIGH ORANGE CONSTRUCTION FENCE 10' FROM THE DRIP LINE OF THE TREE.
15. GREAT CARE SHALL BE TAKEN BY CONTRACTORS TO AVOID DAMAGE TO VEGETATION OUTSIDE THE LIMITS OF CONSTRUCTION & TO KEEP THE CONSTRUCTION AREAS TO A MINIMUM. DRIVING SHALL NOT BE PERMITTED OUTSIDE THE LIMITS OF CONSTRUCTION.
16. 17. TOPSOIL (REUSE EXISTING), SEED, FERTILIZE & MULCH LAWN AREAS DISTURBED BY NEW CONSTRUCTION. SEE LANDSCAPING PLANS FOR NEW LAWN SPECIES.

UTILITIES

- 1. MINIMUM COVER OF UNDERGROUND UTILITIES:
WATER 5.5 FT
NATURAL GAS 2.5 FT
SANITARY SEWERS 2.5 FT
ALL OTHERS 2.5 FT
PRESSURE UTILITIES MAY BE Laid APPROXIMATELY PARALLEL TO FINISH GRADE WITH NO HIGH POINTS, EXCEPT AS INDICATED, WITH LOCAL DEEPENING TO AVOID OTHER UTILITIES OR OBSTRUCTIONS. HANTAN COVER BELOW DITCHES & SURFACE DEPRESSIONS. PROVIDE TEMPORARY PROTECTION AS REQUIRED UNTIL COVER IS COMPLETED. INFORM OWNER'S REPRESENTATIVE IF AVAILABLE COVER, AT INDICATED ELEVATIONS, IS LESS THAN MINIMUM VERTICAL CLEARANCE FOR ALL PIPES SHALL BE 18" MINIMUM FROM THE OUTSIDE OF PIPE.
2. EXISTING UTILITIES: INFORMATION HAS BEEN OBTAINED FROM EXISTING AVAILABLE DRAWINGS & SURFACE FEATURES SHOWN ON THE TOPOGRAPHIC SURVEY. VERIFY THE INFORMATION BEFORE CONSTRUCTION. NOTIFY THE OWNER'S REPRESENTATIVE OF DISCREPANCIES OR INTERFERENCES.
3. EXISTING UNDERGROUND ELECTRICAL LINES: THE CONTRACTOR SHALL BE RESPONSIBLE TO TRACE, FLAG, & MARK ALL UNDERGROUND ELECTRICAL LINES IN THE VICINITY OF THE AREA OF WORK PRIOR TO BEGINNING ANY EXCAVATION, EARTH MOVING, OR EXCAVATION, ALL BUILDING & UNDERGROUND STRUCTURES, ELECTRICAL MANHOLES, HAND HOLES, LIGHTS, PARKING METERS, GATES, SIGNS, MONUMENTS, & ALL OTHER SITE ITEMS THAT CAN REASONABLY BE OBSERVED FROM THE SURFACE SHALL BE INVESTIGATED TO DETERMINE THE PRESENCE OF ELECTRICAL LINES. THE CONTRACTOR SHALL BE RESPONSIBLE TO MARK OR REPLACE ANY ELECTRICAL LINES DAMAGED DUE TO CONTRACT OPERATIONS TO THE SATISFACTION OF THE ENGINEER AT NO ADDITIONAL COST TO THE OWNER.
4. THE LOCATIONS & ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE DRAWINGS ARE QUOTE APPROXIMATE, NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS & ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.
5. PRIOR TO CONSTRUCTION, EXISTING UTILITIES AT PROPOSED CONNECTIONS & CROSSINGS SHALL BE FIELD EXCAVATED TO VERIFY LOCATIONS, ELEVATION & SIZE. THE OWNER'S REPRESENTATIVE MAY CONFIRM, ADJUST OR REVISE DESIGN ELEVATIONS OF THE PROPOSED UTILITIES.
6. UNDERGROUND: PROVIDE TYPICAL UNDERDRAIN UNDER PAVEMENT AT NEW GATE BASINS, INLETS & OUTLET CONTROL STRUCTURES RECEIVING SURFACE DRAINAGE. UNDERDRAIN SHALL HAVE A MINIMUM OF 2'-0" COVER & A MINIMUM SLOPE OF 0.5% SEE DETAIL ON () .

GENERAL ASPHALT & CURBING NOTES

- 1. ALL HOT MIX ASPHALT & CONCRETE PAVEMENT SHALL CONFORM TO THE 2023 MDOT SPECIFICATIONS FOR CONSTRUCTION.
2. SURFACE RESTORATION: RESTORE PAVEMENT & OTHER SURFACES DISTURBED BY CONTRACT OPERATIONS TO THEIR ORIGINAL CONDITION OR BETTER.
3. PAVEMENT STRIPINGS: PROVIDE A 4 INCH WIDE WHITE PAINT STRIPING STANDARD PARKING STRIPING, & A 4 INCH WIDE HANDICAP BLUE FOR ALL ACCESSIBLE PARKING STRIPING. ALL PARKING SPACE STRIPING SHALL BE DOUBLE STRIPED, MEETING THE COLOR ORIGINANCE OF WHITE LAKE TOWNSHIP. ALL PAVEMENT LANE MARKINGS SHALL MEET THE REQUIREMENTS. ALL PAINT SHALL BE APPLIED PER MANUFACTURERS RECOMMENDATIONS.
4. PROVIDE TEMPORARY INTERMITTENT MARKING FOR NEW PARKING AREA WHILE PAVEMENT CURES & SEALING COATING IS APPLIED.
5. EXISTING PAVEMENT TO BE REMOVED SHALL BE SAW CUT, FULL DEPTH, & RECTANGULAR.
6. WHEN PLACING NEW PAVEMENTS, MAINTAIN SLOPE OF EXISTING SURROUNDING SURFACES.
7. ALL NEW CURB SHALL BE PLACED ON 4" MIN. THICK BASE OF 21AA LIMESTONE COMPACTED TO 95% MAX DENSITY PER ASTM D1557. BASE SHALL EXTEND 12" BEYOND BACK OF CURB. SUBGRADE SHALL BE PROOF-ROLLED/COMPACTED TO 95% MAX. DENSITY PER ASTM D-1557.

ASPHALT

- 1. AFTER FINAL ROLLING, PROTECT PAVEMENT FROM VEHICULAR TRAFFIC UNTIL THE SURFACE HAS COOLED SUFFICIENTLY TO ELIMINATE SURFACE ABRASION.
2. PAVEMENT SEALER - PROVIDE FOR ALL NEW ASPHALT PAVEMENT
A. PAVEMENT SEALER SHALL BE TARONITE BY NEVRA INDUSTRIES, INC. OR APPROVED SUBSTITUTE. SEALER SHALL MEET FS R-300-3556 PITCH, COAL TAR EMULSION (COATING FOR BITUMINOUS PAVEMENTS).
ALTERNATE NO. 1: PAVEMENT SEALER SHALL BE JUNITITE BY NEVRA INDUSTRIES INC. OR APPROVED SUBSTITUTE SEALER SHALL BE MIXED WITH 8 POUNDS OF SAND PER GALLON OF SEALER. SURFACE CLEANING, PRIMING & NUMBER APPLICATIONS SHALL BE AS SPECIFIED FOR BASE BID. SEALER SHALL EXCEED FS R-7-3556.

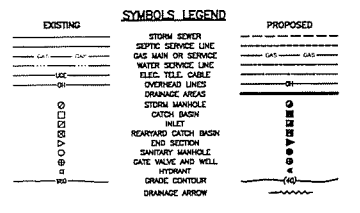
ASPHALT CONT.

- A. PRIMER SHALL BE POLYPRIME PENETRATING PRIMER BY NEVRA INDUSTRIES, INC. OR APPROVED SUBSTITUTE.
B. CLEAN EXISTING SURFACES FREE FROM ALL LOOSE OR FOREIGN MATTER. COAT OIL SPOTS WITH ACRYLIC OIL SPOT PRIMER.
C. APPLY PRIMER AT MINIMUM RATE OF .015 GAL. OF CONCENTRATED POLYPRIMER PER SQUARE YARD. ALLOW PRIMER TO CURE FOR A MINIMUM OF ONE HOUR PRIOR TO APPLICATION OF TARONITE.
D. SEALER SHALL BE FIELD MIXED WITH 5 POUNDS OF SAND PER 1 GALLON OF TARONITE TO FORM HOMOGENEOUS SLURRY. SAND SHALL BE WASHED DRY SILICEOUS SAND.
E. APPLICATION SYSTEM FOR MODERATE TRAFFIC: ONE COAT OF POLYPRIME PENETRATING PRIMER & TWO SAND-SLURRY COATS. TYPHOONIC APPLICATION SPECIFICATION JN-52.
F. NEW PAVEMENTS SHALL BE ALLOWED TO CURE AT LEAST 30 DAYS PRIOR TO APPLICATION.
G. APPLICATION OF PAVEMENT SEALER SHALL BE IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.
H. BARRICADE COATED AREAS UNTIL COATING IS DRIED SUFFICIENTLY FOR TRAFFIC.

LAST-IN-PLACE CONCRETE & CONCRETE PAVING

- 1. ALL CAST IN PLACE CONCRETE WORK SHALL CONFORM TO THE REQUIREMENTS OF ACI 301- LATEST REVISION, "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDING", EXCEPT AS NOTED ON THE DRAWINGS.
2. ALL CONCRETE PAVEMENT WORK SHALL CONFORM TO THE REQUIREMENTS OF ACI 300- LATEST REVISION, "GUIDE FOR THE DESIGN AND CONSTRUCTION OF CONCRETE PARKING LOTS", EXCEPT AS NOTED ON THE DRAWINGS.
3. ALL CONCRETE SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 4000 psi.
4. ALL EXTERIOR CONCRETE INCLUDING WALLS SHALL BE AIR ENTRAINED 5% +/- 1%.
5. ALL EXTERIOR CONCRETE EXPOSED TO WEATHER SHALL HAVE A MAXIMUM WATER TO CEMENTITIOUS RATIO OF 0.45.
6. UNLESS NOTED OTHERWISE, MINIMUM CONCRETE COVER SHALL BE:
CONCRETE CAST AGAINST EARTH 3 IN
CONCRETE EXPOSED TO EARTH OR WEATHER 2 IN
CONCRETE NOT EXPOSED TO EARTH OR WEATHER (SLABS, JOISTS, WALLS) 3/4 IN
CONCRETE NOT EXPOSED TO EARTH OR WEATHER (BEAMS, COLUMNS, PEDIESTALS) 1 1/2 IN
7. THE CONTRACTOR SHALL FOLLOW THE JOINTING LAYOUT ON THE DRAWINGS, AND SHALL CONFORM TO ACI 309 GUIDE FOR DESIGN & CONSTRUCTION OF CONCRETE PARKING LOTS, LATEST EDITION AS WELL AS WHITE LAKE TOWNSHIP STANDARDS. ALL JOINTS SHALL BE SEALED W/ NON-SAG SILICONE JOINT SEALANT. SEE PAVING DETAILS FOR JOINT AND SEALANT DETAILS.
8. THE CONTRACTOR SHALL SUBMIT THE CONCRETE MIX DESIGN(S) TO THE ENGINEER FOR REVIEW. PROPORTION MIX DESIGNS AS DEFINED IN ACI 301 SECTION 4. THE SUBMITTAL SHALL INCLUDE AS A MINIMUM CEMENT TYPE & SOURCE, CEMENT CUBE STRENGTH, AGGREGATE GRADATIONS, WATER TESTS, AD-MIXTURE CATALOG INFORMATION & CYLINDER STRENGTH TEST RESULTS FOR THE CONCRETE.
9. ALL REINFORCEMENT TO BE DETAILED, FABRICATED & ERECTED ACCORDING TO THE ACI STANDARDS "DETAILS & DETAILING OF CONCRETE REINFORCEMENT", ACI 318 - LATEST REVISION & "MANUAL OF ENGINEERING & PLACING DRAWINGS FOR REINFORCED CONCRETE STRUCTURES", ACI 318R - LATEST REVISION.
10. LAPS, ANCHORAGES & SPICES SHALL COMPLY WITH THE REQUIREMENTS OF ACI 318- LATEST REVISION, SECTIONS 12.2 & 12.13. LOCATIONS & SPICES SHALL BE IN ACCORDANCE WITH THE CONSTRUCTION JOINT LOCATIONS, DETAILS & AS SHOWN ON THE REINFORCING STEEL SHOP DRAWINGS.
11. ALL CONSTRUCTION JOINTS SHALL BE FURNISHED WITH KEYWAY CENTERED ON MEMBERS, WHERE THE SIZE OF KEY IS NOT SHOWN ON THE DRAWINGS, THE KEY DEPTH SHALL BE 10% OF THE CROSS SECTION DIMENSION OF THE MEMBER - MINIMUM 3/4".
12. PROVIDE 3/4" CHAMFER STRIP AT ALL EXPOSED CORNERS OF CONCRETE WALLS, INCLUDING EXPOSED CORNERS OF CONCRETE PILES.
13. LOCATE ALL SLEEVES, OPENINGS, EMBEDDED ITEMS, ETC., AS INDICATED ON THE DRAWINGS. THE CONTRACTOR SHALL CHECK WITH ALL OTHER TRADES TO MAKE SURE THE SLEEVES, OPENINGS & EMBEDDED ITEMS THAT ARE TO BE PROVIDED & SET BY THEM ARE IN PLACE PRIOR TO PLACING OF CONCRETE IN THE AREA INVOLVED.
14. ALL EXTERIOR SLABS ON GRADE SHALL BE PLACED ON A VAPOR BARRIER WITH A MINIMUM OF 4-INCHES MOIST CLASS B GRANULAR MATERIAL (SAND). MINIMUM REINFORCEMENT SHALL BE IN ACCORDANCE WITH CRSI ENGINEERING DATA REPORT NUMBER 37, OR AS DETAILED. ALL EXTERIOR SLABS ON GRADE SHALL BE PLACED ON A MINIMUM OF 4-INCHES CLEAN SAND. MINIMUM REINFORCEMENT SHALL BE IN ACCORDANCE WITH ACI 318 SECTION 7.12 - SHRINKAGE & TEMPERATURE REINFORCEMENT, OR AS DETAILED.

- 15. CONTRACTORS SHALL OBTAIN APPROVAL FROM THE ENGINEER, PRIOR TO PLACING OPENINGS OR SLEEVES NOT SHOWN ON THE DRAWINGS, THROUGH ANY STRUCTURAL MEMBERS, ROOF, WALLS OR FOUNDATIONS. REVIEW ARCHITECTURAL, MECHANICAL & ELECTRICAL DRAWINGS FOR BASES, OPENINGS, SLEEVES, ANCHORS, INSERTS, CONDUCITS, RECESSES & OTHER DEVICES IN CONCRETE WORK BEFORE CASTING CONCRETE.
16. PROVIDE POCKETS OR RECESSES IN CONCRETE WORK FOR STEEL COLUMNS & BEAMS AS REQUIRED &/OR AS CALLED FOR IN THE SPECIFICATIONS EVEN IF NOT SHOWN ON THE DRAWINGS. PROVIDE CONCRETE FILL AFTER STEEL ERECTION TO SEAL OPENINGS.
17. REFER TO ARCHITECTURAL DRAWINGS FOR SLAB RECESSES &/OR FLOOR FINISH MATERIALS.
18. WELDING OF REINFORCING STEEL IS PROHIBITED UNLESS SPECIFICALLY DETAILED. WELDING SHALL CONFORM TO AISC D14 SPECIFICATION.
19. CONCRETE SHALL BE THOROUGHLY COMPACTED BY VIBRATION SUPPLEMENTED BY SPADING, FLOODING OR AGITATION TO PREVENT HONEYCOMBING & TO INSURE THE ELIMINATION OF VOIDS. VIBRATION MUST BE DIRECT ACTION IN THE CONCRETE & NOT AGAINST FORMS OR REINFORCEMENT. HONEYCOMBING, VOIDS & LARGE AIR POCKETS WILL NOT BE ACCEPTABLE.



SOIL EROSION & SEDIMENTATION CONTROL

- 1. COMPLY WITH THE REQUIREMENTS OF THE OKLAHOMA COUNTY WATER RESOURCE COMMISSIONER EROSION & SEDIMENTATION CONTROL PERMIT ALONG WITH ALL APPLICABLE FEDERAL, STATE, COUNTY, & CITY LAWS, CODES, & REGULATIONS PERTAINING TO THE IMPLEMENTATION, MAINTENANCE, & DOCUMENTATION OF SEDIMENTATION & EROSION CONTROL PRACTICES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTATION, MAINTENANCE, & DOCUMENTATION OF SEDIMENTATION & EROSION CONTROL & STORM WATER QUALITY ISSUES RELATED TO THE PROJECT, AS REQUIRED & AS NECESSARY TO COMPLY WITH APPLICABLE LAWS, CODES, & REGULATIONS.
3. INSPECTIONS SHALL BE MADE WEEKLY & AFTER RAIN EVENTS TO DETERMINE THE EFFECTIVENESS OF EROSION & SEDIMENTATION CONTROL MEASURES. ANY NECESSARY UPDATES OR REPAIRS SHALL BE PERFORMED WITHOUT DELAY.
4. SEDIMENT & EROSION FROM ALL WORK AREAS SHALL BE CONTAINED ON THE SITE, AWAY FROM WETLANDS, OUTFALLS, WATERWAYS, & ENVIRONMENTALLY SENSITIVE AREAS. WATERWAYS INCLUDE BOTH NATURAL & MAN-MADE OPEN DITCHES, STREAMS, STORM DRAINS, LAKES, & POND.
5. MAINTAIN EROSION CONTROL MEASURES UNTIL CONSTRUCTION IS COMPLETE & LAWN AREAS ARE FULLY DEVELOPED.
6. PROVIDE JUTE MATTING OR NETTED MULCH ON TEMPORARY SLOPES 2:1 OR STEEPER. SEED & MULCH OTHER SLOPES TO REMAIN UNFINISHED FOR MORE THAN 14 DAYS.
7. REMOVE SEDIMENTATION & EROSION CONTROL MEASURES UPON COMPLETION OF PROJECT.

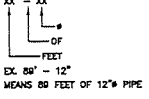
SEQUENCE OF EROSION & SEDIMENTATION CONTROL OPERATIONS

- 1. A PERIMETER DEFENSE WILL BE INSTALLED PRIOR TO CONSTRUCTION TO CONTAIN RUNOFF FROM ALL PROPOSED DISTURBED AREAS. SEDIMENT CONTROL WILL BE INITIATED WHICH WILL CONSIST OF MAINTAINING ALL EXISTING VEGETATION & DIRECTING ALL RUNOFF ON SITE.
2. DURING CONSTRUCTION THE ENDS OF ALL OPEN PIPES WILL BE PROTECTED BY FILTER FABRIC, STONE FILTERS OR OTHER APPROVED MEANS.
3. ANY REMAINING DENAILED AREA SHALL BE SEED & MULCHED DAILY, UPON COMPLETION OF FINAL GRADING.
4. AT THE COMPLETION OF THE CONSTRUCTION, TEMPORARY CONTROL MEASURES WILL BE REMOVED & CONVERTED TO PERMANENT CONTROLS. FINAL GRADING WILL BE COMPLETED & THE GROUND WILL BE PERMANENTLY STABILIZED. FILTER FABRIC FENCING SHALL BE REMOVED & ANY BARE SPOTS SHALL BE SEED & MULCHED. GATEWAY BASINS & DRAIN INLETS WILL BE CAREFULLY UNCOVERED & ANY SEDIMENT OR DEBRIS WILL BE REMOVED.
5. CONTRACTOR IS TO SITE CRITICAL AREAS IDENTIFIED BY OWNER OR OWNER'S REPRESENTATIVE DAILY, WHEN THESE AREAS ARE SUBJECT TO EARTH CHANGES. CONTRACTOR IS ALSO RESPONSIBLE FOR REGULAR MAINTENANCE OF PLANT COVER IN THESE AREAS. COVER SHALL BE MAINTAINED 50' TO CONTROL SOIL EROSION.
6. AT THE CONCLUSION OF CONSTRUCTION, THE OWNER WILL ASSUME THE RESPONSIBILITY FOR PERMANENT MAINTENANCE OF THE EROSION & SEDIMENTATION CONTROL MEASURES.
7. PROVIDE DUST CONTROL WITH AN ON-SITE WATER WAGON. WATER SHALL BE IMPLEMENTED AS NEEDED & AT THE DISCRETION OF THE CITY AGENT.

LEGEND OF ABBREVIATIONS

Table with 2 columns: Abbreviation and Full Name. Includes terms like MAX, MIN, ASPH., B/W, B/W, B.C.C., B.S.P., C.P., C.P.P., DEMO., E., EL., ED., ES., E.W., EX., EXIST., EXIST., EXIST., F., F.F., F.F., F.O.C., G., G.W.V., H.P., HT., IN., IN., L.P., (N).

PIPE SIZE DESIGNATION

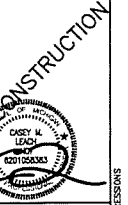


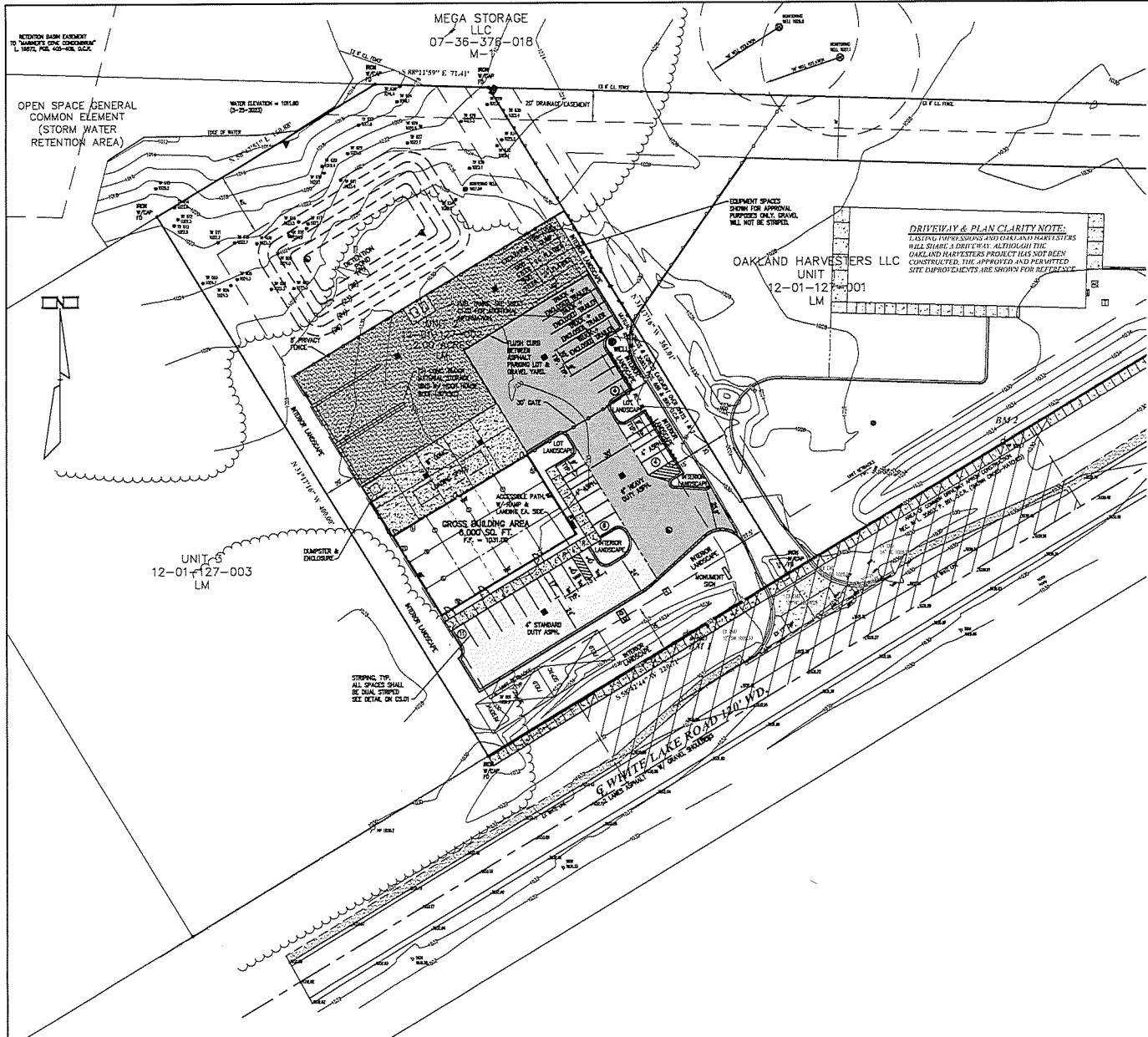
PROPRIETOR: LASTING IMPRESSIONS 2255 PORTER ROAD WHITE LAKE, MICHIGAN 48363 (248) 830-2828

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KIEFT ENGINEERING, INC. PROFESSIONAL ENGINEERS AND PROFESSIONAL SURVEYORS 5622 SOUTH MAIN STREET, SUITE 1, CLARKSTON, MICHIGAN 48346 PHONE (248) 825-2251

GENERAL NOTES & LEGENDS LASTING IMPRESSIONS PART OF THE NORTH 1/2 OF SECTION 1, T3N, R4E, WHITE LAKE TOWNSHIP, OKLAHOMA COUNTY, MICHIGAN





SITE INFORMATION:
 LOT GROSS AREA = 2.90 ACRES

BUILDING INFORMATION:
 BUILDING SHALL BE PRE-ENGINEERED METAL BUILDING
 GROSS AREA = 6,000 SF
 BUILDING HEIGHT = 30 FT

ZONING INFORMATION:
 ZONING DISTRICT: LM (LIGHT MANUFACTURING)
 MINIMUM LOT SIZE: 4,150 SF (1.00 AC), CONFORMS
 MINIMUM LOT WIDTH: 125 FT, CONFORMS
 MAXIMUM BUILDING HEIGHT: 3 STORIES OR 30 FT, CONFORMS

SETBACKS PER "INSPECTORS SQUARE" O.C.P. NO. 1315

FRONT	REAR	SIDE	PARKING
30 FT	40 FT	10 FT (12.5 FT, 40 FT TOLER.)	10 FT

MAXIMUM LOT COVERAGE: 30%
 PARKING SPACE SIZE: 900' x 20 FT (10' 24" FT LAKE)
 REQUIRED PARKING SPACES: 1 SPACE/200 SF USABLE FLOOR AREA + 1 SPACE/EMPLOYEE

USABLE FLOOR AREA = 6,000 SF (6,000) = 4,000 SF
 EMPLOYEES SHOWING UP TO THE SITE DAILY = 15 EMPLOYEES
 4,000 SF (SPACE/200 SF) = 20 EMPLOYEES (SPACE/EMPLOYEE) = 15 SPACES REQUIRED
 15 TOTAL PARKING SPACES PROVIDED
 PER 200' x 20' SPACES REQUIRED = 2 ACCESSIBLE SPACES
 2 ACCESSIBLE SPACES PROVIDED, OF WHICH 1 IS VAN ACCESSIBLE

REQUIRED LOADING ZONE: 1 SPACE REQUIRED FOR 2,000 - 2,000 SF OF GROSS FLOOR AREA
 5,000 SF REQUIRES (1) 10 FT x 50 FT LOADING SPACE, 1 SPACE PROVIDED AT CONCRETE APRON AT REAR OF BUILDING.

SPECIAL LAND USE REQUESTED FOR ZONING ORDINANCE SECTION 4.17 OUTDOOR STORAGE OF FLEET VEHICLES & SECTION 4.19 OUTDOOR STORAGE OF PALLETS, CONTAINERS, MATERIALS OF PRODUCTS INCIDENTAL TO THE PRINCIPAL PERMITTED USE.

VARIANCE REQUESTED FOR GRAVEL SUBVICING AT MATERIAL & EQUIPMENT STORAGE AREA.

REQUIRED INTERIOR LANDSCAPING PER ZONING SECTION 5.10E:
 REQUIREMENT 1: 10% OF TOTAL LOT AREA SHALL BE INTERIOR LANDSCAPED & 1 TREE + 1 SHRUB SHALL BE PROVIDED FOR EVERY 300 SF OF REQUIRED INTERIOR LANDSCAPING.
 17.00 ACRES (6,000 SQ. FT.) x 10% = 1,200 SF INTERIOR LANDSCAPING REQUIRED
 41.50 TREES & 215 SHRUBS REQUIRED
 LANDSCAPING ALONG BUILDING = 430 SF
 LANDSCAPING AT CORNERS OF BUILDING WALK = 150 SF
 LANDSCAPING BETWEEN SHARED DRIVE & PARKING = 1,420 SF
 LANDSCAPING ALONG WEST & SOUTH PROPERTY LINE = 12,000 SF
 600 SF + 100 SF LANDSCAPING = 12,000 SF + 15,000 SF PROVIDED = 13,000 SF REQUIRED

REQUIRED PARKING LOT LANDSCAPING PER ZONING SECTION 5.10G:
 REQUIREMENT 1: INDUSTRIAL USE/PARKING SPILL
 REQUIREMENT 1: TREE & 1 SHRUB PER 100 SF OF REQUIRED PARKING LOT LANDSCAPING
 15,000 SF (6000 SF) x 20% = 3,000 SF PARKING LOT LANDSCAPING REQUIRED
 25 TREES & 25 SHRUBS REQUIRED
 3000 SF x 20% = 600 SF PARKING LOT LANDSCAPING PROVIDED IN (2) ISLANDS BY GATE
 2 TREES & 1 SHRUB WILL BE PROVIDED IN ISLANDS

IRRIGATION NOTES:
 1. PROVIDE AUTOMATIC IRRIGATION TO ALL LAWN AND LANDSCAPED AREAS
 1.1 ALL IRRIGATION COMPONENTS SHALL BE LOCATED COMPLETELY WITHIN THE PROPERTY BOUNDARY
 1.2 IRRIGATION CONTRACTOR SHALL EXTEND TO POWER LAWN WITHIN THE RIGHT-OF-WAY
 2. IRRIGATION SYSTEM SHALL INCLUDE A RAIN SENSOR OR SIMILAR MEASURE TO ENSURE THAT IRRIGATION DOES NOT OCCUR DURING OR SHORTLY AFTER PRECIPITATION EVENTS

FENCING NOTES:
 1. REAR AND SIDE FENCING SHALL BE A TALL, DOG-EAR, PRIVACY FENCE PER DETAIL ON SHEET C3.02
 2. FRONT FENCING AND GATE ACROSS DRIVEWAY SHALL BE A TALL, VINYL (COLOR TBD), PRIVACY FENCE PER DETAIL ON SHEET C3.02

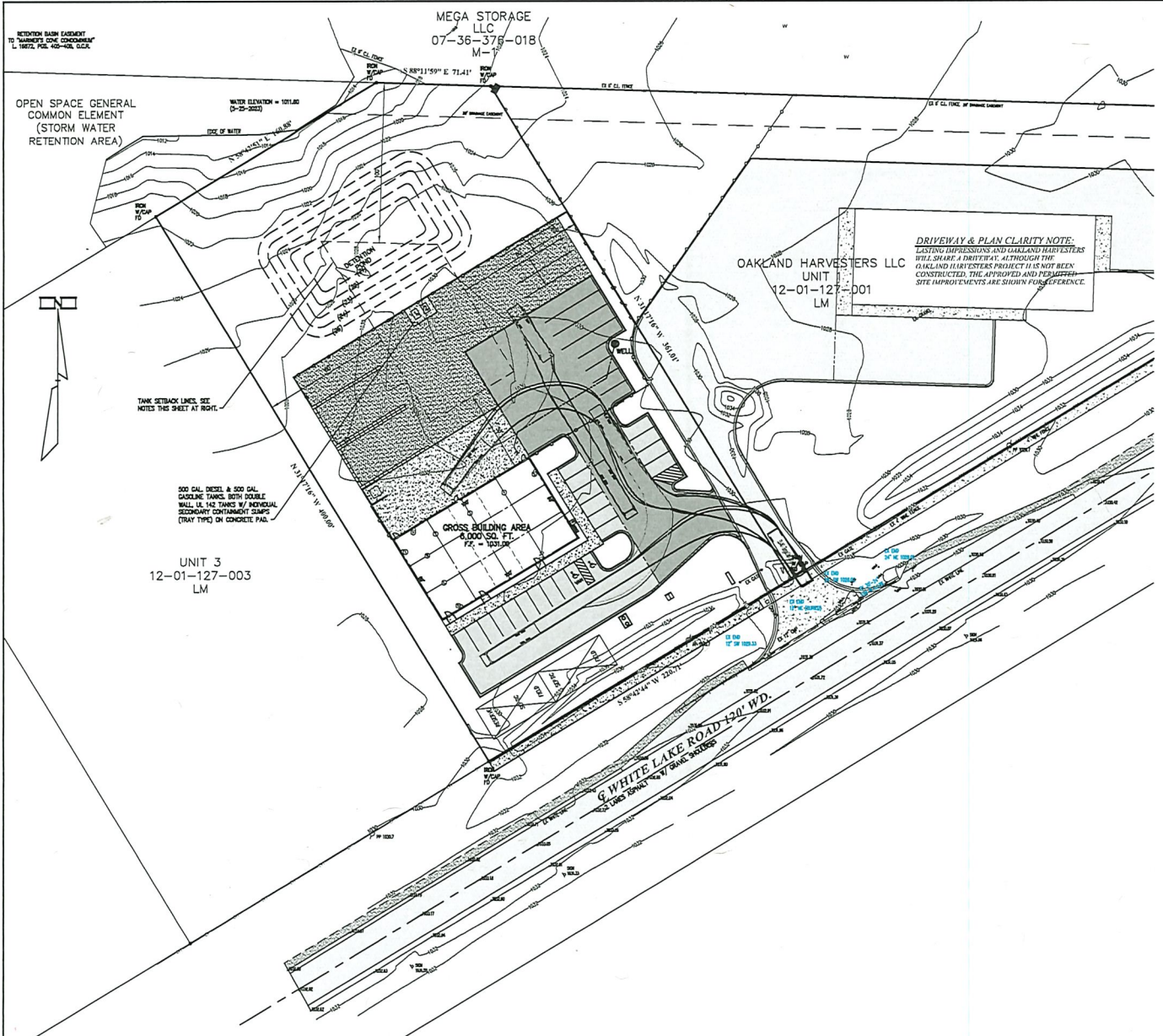
BENCHMARKS:
 BM1: 1/8" IRON NAIL IN WEST FACE OF POWER POLE
 E.L. = 1086.07 NAD 83
 BM2: BOLT SPIKE ON NORTH FACE OF POWER POLE
 E.L. = 1086.04 NAD 83

GENERAL NOTES:
 1. LASTING UTILITIES SHOWN HAVE BEEN TAKEN FROM VISUAL OBSERVATION & 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 & COMPLETENESS OF OVERHEAD & UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION ACTIVITIES
 2. SEE SHEET C-01 FOR GENERAL NOTES & LEGEND

SIGN NOTE:
 1. A RESTRAINING MONUMENT SIGN IS PROPOSED. SIGN WILL BE LAMESTONE BLOCK W/METAL CUTOUT LOGO/LETTERING. RACKLIFE SIGN SHALL CONFORM TO THE ZONING ORDINANCE OF WHITE LAKE TOWNSHIP, AND SHALL BE PERMITTED BY THE COMMUNITY DEVELOPMENT DEPARTMENT. SIGN DETAILS WILL BE PROVIDED AT A LATER TIME.

SITE LIGHTING NOTE:
 SITE LIGHTING SHALL MEET THE ZONING CODE OF WHITE LAKE TOWNSHIP.

PROPRIETOR: LASTING IMPRESSIONS 2256 PORTER ROAD WHITE LAKE, MICHIGAN 48363 (248) 830-2828	THIS DRAWING IS THE PROPERTY OF KIEFT ENGINEERING, INC. AND MAY NOT BE USED, REPRODUCED OR PUBLISHED, IN PART OR IN WHOLE, WITHOUT EXPRESSED WRITTEN PERMISSION FROM KIEFT ENGINEERING, INC.	KIEFT ENGINEERING PROFESSIONAL ENGINEERS AND PROFESSIONAL SURVEYORS 5852 SOUTH MAIN STREET, SUITE 1, CLARKSTON, MICHIGAN 48348 PHONE (248) 823-3251 www.kiefteng.com FAX (248) 825-6710	DATE: 10/04/23 DRAWN BY: [initials] CHECKED BY: [initials] SECTION: 1	DATE: 10/02/23 DATE: 10/02/23 DATE: 10/02/23 DATE: 10/02/23	72 HOURS 15 WORKING HOURS BEFORE YOU MAY CALL MISS DIG 800-482-7171 OR 611	PRELIMINARY SITE PLAN LASTING IMPRESSIONS PART OF THE NORTH 1/2 OF SECTION 1, T3N, R8E, WHITE LAKE TOWNSHIP, OAKLAND COUNTY, MICHIGAN	SCALE: 1" = 30' SHEET NO: C1.01 KE 2023.104
			NOT FOR CONSTRUCTION				



RETENTION BASIN ELEMENT TO "HARBOR ONE CONCRETE" L 18672, PCL 42-408, D.C.E.

OPEN SPACE GENERAL COMMON ELEMENT (STORM WATER RETENTION AREA)

TANK SETBACK LINES, SEE NOTES THIS SHEET AT RIGHT.

500 GAL DIESEL & 500 GAL GASOLINE TANKS, BOTH DOUBLE WALL, 142 TANKS W/ INDIVIDUAL SECONDARY CONTAINMENT TRAYS (TRAY TYPE) ON CONCRETE PAD.

UNIT 3
12-01-127-003
LM

MEGA STORAGE LLC
07-36-376-018
M-1

OAKLAND HARVESTERS LLC
UNIT
12-01-127-001
LM

DRIVEWAY & PLAN CLARITY NOTE:
LASTING IMPRESSIONS AND OAKLAND HARVESTERS WILL SHARE A DRIVEWAY. ALTHOUGH THE OAKLAND HARVESTERS PROJECT HAS NOT BEEN CONSTRUCTED, THE APPROVED AND PERMITTED SITE IMPROVEMENTS ARE SHOWN FOR REFERENCE.

GROSS BUILDING AREA
6,000 SQ. FT.
FZ - 1001.00

WHITE LAKE ROAD 120' W.D.
400' LANE 120' W.D. 120' W.D. 120' W.D.

- SITE INFORMATION:**
LOT GROSS AREA 2.200 ACRES
- BUILDING INFORMATION:**
BUILDING SHALL BE PRE-ENGINEERED METAL BUILDING
GROSS AREA = 6,000 SF
LARGEST FIRE AREA = 1,600 SF
BUILDING HEIGHT < 40 FT
- FUEL TANK NOTES:**
FUEL TANK 1 - GASOLINE - 500 GALLON HORIZONTAL, UL-142
FUEL TANK 2 - DIESEL - 500 GALLON HORIZONTAL, UL-142
SEPARATION DISTANCES FOR U-142 FUEL TANKS PER NFPA 40 & 40A.
STRUCTURE/BUILDING:
PROPERTY LINE THAT CAN BE BUILT UPON: 100 FT
NOTE: PROPERTY LINE SETBACK SHOWN AS 50 FT FACE TO 20 FT SETBACK ON ADJACENT PARCEL.
- FIRE SAFETY NOTES:**
1. FIRE RISK ASSESSMENT BASED ON ASHTO SU-40 SINGLE UNIT TRUCK.
2. A KNOX BOX SHALL BE PLACED ON THE FRONT OF THE BUILDING. FINAL LOCATION TO BE DETERMINED AND APPROVED BY FIRE INSPECTOR AT A LATER TIME.
- REAR GATE ACCESS NOTES:**
1. ACCESS FOR EMPLOYEES SHALL BE REMOTE (E.G. GARAGE DOOR CLUCKER) OR PHONE APP WHICH SHALL NOT REQUIRE THE USE OF THE KEYPAD OR KEY FOB STATION.
2. ACCESS SHALL BE PROVIDED TO THE FIRE DEPARTMENT VIA ALL OF THE FOLLOWING:
2.1. KEYPAD USING UNIVERSAL FIRE DEPARTMENT CODE.
2.2. KEY FOB CLAMP AS BUILDING FAB LOCATED IN KNOWN BOX AT FRONT DOOR.
2.3. SOS/SHRINK SENSOR.
3. IN THE CASE OF A POWER OUTAGE THE GATE CAN BE OPENED IN THE FOLLOWING WAYS:
3.1. BATTERY BACKUP OPERATION ALLOWS 20 CYCLES AND HAS A STANDBY TIME OF 10 DAYS.
3.2. THE LOCKABLE GATE OPERATOR SHALL HAVE A KEY LOCATED IN THE KNOWN BOX. A LATER DISCONNECT CAN BE PULLED TO DISENGAGE THE DRIVE.

NOT FOR CONSTRUCTION

NO.	DATE	DESCRIPTION
01	04/17/24	PRELIMINARY SITE PLAN

PROPRIETOR:
LASTING IMPRESSIONS
2285 PORTER ROAD
WHITE LAKE, MICHIGAN 48363
(248) 830-2828

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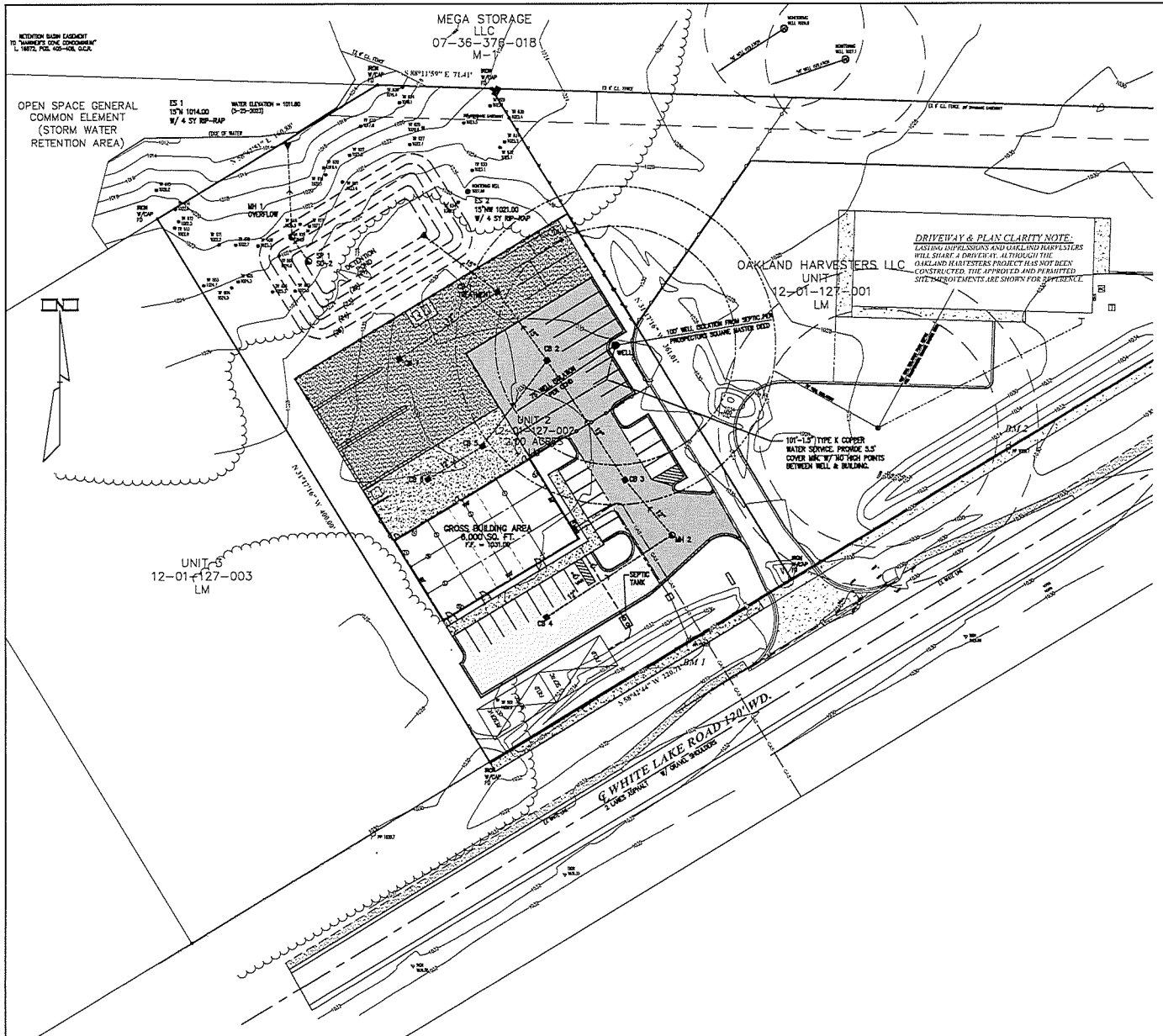
KIEFT ENGINEERING, INC.
PROFESSIONAL ENGINEERS AND PROFESSIONAL SURVEYORS
5852 SOUTH MAIN STREET, SUITE 1, CLARSTON, MICHIGAN 48348
PHONE (248) 625-5251 www.kiefteng.com FAX (248) 625-7110

DATE	04/01/24	DATE	04/16/24
DRAWN	CL	DATE	04/16/24
DESIGN	CL	DATE	
SECTION	1		

72 HOURS BEFORE YOU DIG CALL MISS DIG 800-432-7171 OR 811

FIRE SAFETY SITE PLAN
LASTING IMPRESSIONS
PART OF THE NORTH 1/2 OF SECTION 1, T3N, R8E,
WHITE LAKE TOWNSHIP, OAKLAND COUNTY, MICHIGAN

SCALE:	1" = 30'
SHEET NO.:	C1.02
DATE:	04/17/24
PROJECT:	2285 PORTER ROAD



DRIVEWAY & PLAN CLARITY NOTE:
 LASTING IMPRESSIONS AND OAKLAND HARVESTERS WILL SHARE A DRIVEWAY. ALTHOUGH THE OAKLAND HARVESTERS PROJECT HAS NOT BEEN CONSTRUCTED, THE APPROVED AND PERMITTED SITE/IMPROVEMENTS ARE SHOWN FOR REFERENCE.

SITE INFORMATION:
 LOT LAKES: 18.4, 2.95 ACRES

WATER SUPPLY:
 TYP. 10" WELL PROVIDED MEETING NO SPECIFICATION DES. TO 20' SITE TO NORTH & ISOLATION DISTANCES FROM STORM SEWER. WELL SHALL INCLUDE STEEL CASING, 3" RIGID CONCRETE FILL, & TYPE K COVER SERVICE.

ONSITE WASTEWATER TREATMENT SYSTEM (SEPTIC):
 TANK (WITH SANITARY CURB), 48" DIA. X 10' STANDARD SYSTEM (NOT ENGINEERED). BED APPLICATION RATE FOR ASSUMED LOAM, SANDY CLAY LOAM: 0.3 GALS/SPD

DEM AND FLOOR:
 OFFICE, ASSUME 10' - 0.3 GALS/SPD FOR OFFICE SPACE
 10.3 GALS/SPD @ 216,000 SF) = 180.8 GPD FOR OFFICE

WAREHOUSE, ASSUME 7' - 5' WAREHOUSE (1,000,150 SF) GALS/SPD (10001.500 SF @ 12.5 SF) = 125.1 GPD

100' - 12.3 - 312.3 GPD REQUIRED
 APPLICATION BED SIZE: 312.3 GPD @ 0.6 GPD = 1.81 M @ 5' BED REQUIRED
 45 FT X 24 FT = 1,080 SF BED PROPOSED

TANK SIZE:
 1,500 GALLON DUAL COMPARTMENT

REGULATION DISTANCES PER SANITARY CODE ARTICLE 10:
 PROPERTY LINE: 10 FT
 WATER LINE: 10 FT OPEN WATER: 50 FT (100 FT PER TWP. 20)
 BUILDING: 10 FT DETENTION POND: 50 FT
 STORM SEWER: 50 FT

BENCHMARKS:
 BM 1 - 1/4" - 1/4" IN THE EAST FACE OF POWER POLE
 EL. = 1034.87 NAVD 83

**BM 2 - BOLT SPAL ON NORTH FACE OF POWER POLE
 EL. = 1036.06 NAVD 83**

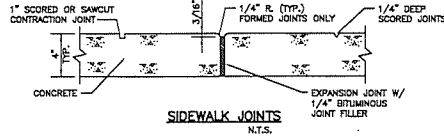
GENERAL NOTES:
 1. EXISTING UTILITIES SHOWN HAVE BEEN TAKEN FROM VISUAL OBSERVATION & RECORD MAPPING, WHERE AVAILABLE. NO GUARANTEE IS MADE OR SHOULD BE ASSUMED, AS TO THE COMPLETENESS OR ACCURACY OF THE UTILITIES SHOWN ON THIS DRAWING. PARTIES UTILIZING THIS INFORMATION SHALL FIELD VERIFY THE ACCURACY & COMPLETENESS OF OVERHEAD & UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION ACTIVITIES.
 2. SEE SHEET C001 FOR GENERAL NOTES & LEGENDS.

NOT FOR CONSTRUCTION

<p>DATE: 04/21/24 SHEET: 01 OF 01 PROJECT: 12-01-127-001 LM</p>	<p>PROPRIETOR: LASTING IMPRESSIONS 2255 PORTER ROAD WHITE LAKE, MICHIGAN 48383 (248) 830-2828</p>	<p>THIS DRAWING IS THE PROPERTY OF KIEFT ENGINEERING, INC. AND MAY NOT BE USED, REPRODUCED OR PUBLISHED, IN PART OR IN WHOLE, WITHOUT EXPRESSED WRITTEN PERMISSION FROM KIEFT ENGINEERING, INC.</p> <p style="text-align: center;">Ke KIEFT ENGINEERING</p>	<p style="text-align: center;">KIEFT ENGINEERING, INC. PROFESSIONAL ENGINEERS AND PROFESSIONAL SURVEYORS 5852 SOUTH MAIN STREET, SUITE 1, CLARISTON, MICHIGAN 48348 PHONE: (248) 825-5251 www.kiefteng.com FAX: (248) 825-7110</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>DATE</th> <th>BY</th> <th>CHK. BY</th> <th>DATE</th> </tr> <tr> <td>04/21/24</td> <td>CL</td> <td>CL</td> <td>04/18/24</td> </tr> <tr> <td>SECTION</td> <td>CL</td> <td></td> <td></td> </tr> <tr> <td>SECTION:</td> <td>1</td> <td>1-3</td> <td>4-8</td> </tr> </table>	DATE	BY	CHK. BY	DATE	04/21/24	CL	CL	04/18/24	SECTION	CL			SECTION:	1	1-3	4-8	<p style="text-align: center;">PRELIMINARY UTILITY PLAN LASTING IMPRESSIONS PART OF THE NORTH 1/2 OF SECTION 1, T34N, R8E, WHITE LAKE TOWNSHIP, OAKLAND COUNTY, MICHIGAN</p>	<p>SCALE: 1" = 30' SHEET NO: C1.31 KE 2023.104</p>
DATE	BY	CHK. BY	DATE																			
04/21/24	CL	CL	04/18/24																			
SECTION	CL																					
SECTION:	1	1-3	4-8																			

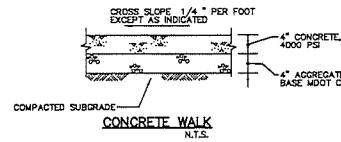
NOTES:

1. EXPANSION JOINTS SHALL BE LOCATED WHERE SIDEWALK ABUTS CONCRETE DRIVEWAYS, CURBS, OR OTHER ADJACENT STRUCTURES.
2. 1/2" BITUMINOUS JOINT FILLER SHALL BE INSTALLED AT EXPANSION JOINT LOCATIONS & SHALL EXTEND THE FULL DEPTH OF THE CONCRETE.
3. 1" DEEP CONTRACTION JOINTS SHALL BE PLACED AT INTERVALS OF APPROXIMATELY 15' OR AT A SPACING THAT MATCHES THE ADJACENT CURB.
4. FORMED CONTRACTION JOINTS SHALL BE FINISHED WITH A TOOL HAVING A 1/4" RADIUS.
5. SCORED JOINTS SHALL BE 1/4" DEEP & PLACED AT THE SPACING INDICATED FOR THE WIDTH OF SIDEWALK OR MATCH SCORED JOINTS OF ADJACENT CURBS.
6. CONCRETE SHALL BE FINISHED BY MEANS OF A FLOAT, STEEL TROWELLED AND BROOMED WITH A FINE BRUSH IN THE TRANSVERSE DIRECTION.
7. 1/4" DEEP SCORED JOINTS SHALL BE SPACED AT 6' EQUAL TO SIDEWALK WIDTH, OR PER PLAN.



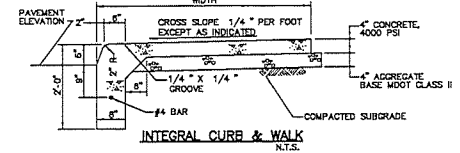
NOTES:

1. EXPANSION JOINTS: 1/2" WIDE BITUMINOUS JOINT FILLER, FULL DEPTH:
 - AT 50 FOOT INTERVALS TRANSVERSELY.
 - AROUND EMBEDDED ITEMS SUCH AS LIGHT BASES.
 - AT ABUTTING STRUCTURES SUCH AS BUILDINGS OR CURBS.
2. CONTRACTION JOINTS: FORMED 1/4" WIDE, 1" DEEP GROOVE W/ TOOL. ARRANGE TO FORM SQUARE PANELS, IF MAXIMUM IN ANY DIRECTION. PLACE 1" DEEP JOINTS AT 15' INTERVALS OR AT SPACING THAT MATCHES CURB.
3. TACTILE WARNING TEXTURE: PROVIDE ON RAMPS AND NEAR TOP OF STAIRS.
4. FINISH CONCRETE BY MEANS OF A FLOAT, STEEL TROWEL, & BROOM FINISH W/ FINE BRUSH IN A TRANSVERSE DIRECTION.



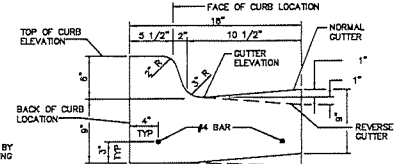
NOTES:

1. EXPANSION JOINTS: 1/2" WIDE BITUMINOUS JOINT FILLER, FULL DEPTH:
 - AT 50 FOOT INTERVALS TRANSVERSELY.
 - AROUND EMBEDDED ITEMS SUCH AS LIGHT BASES.
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3. TACTILE WARNING TEXTURE: PROVIDE ON RAMPS AND NEAR TOP OF STAIRS.
4. FINISH CONCRETE BY MEANS OF A FLOAT, STEEL TROWEL, & BROOM FINISH W/ FINE BRUSH IN A TRANSVERSE DIRECTION.



NOTES:

1. USE NORMAL OR REVERSE CUTTER TO EXTEND THE SLOPE OF THE ADJACENT PAVEMENT EXCEPT AS INDICATED.
2. CONCRETE: 4000 PSI
3. PROVIDE CONTROL JOINTS IN CURB AT 10' O.C. & AT ALL RADIUS RETURNS.
4. PROVIDE EXPANSIVE JOINTS EVERY 30'.

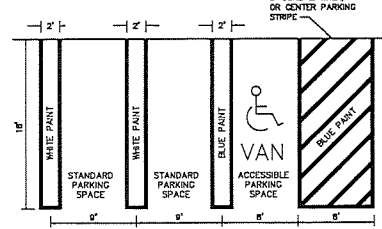


18"X6" STANDARD DUTY CURB & GUTTER

N.T.S.

NOTES:

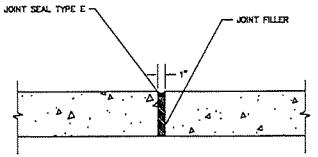
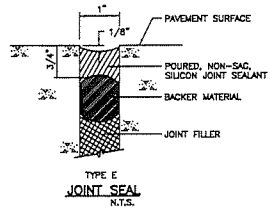
1. PARKING STRIPING FOR STANDARD PARKING SPACES SHALL BE DELINEATED BY FOUR INCH WIDE DUEL STRIPES, TWO FEET APART, CENTERED ON THE DIVIDING LINES, & PAINTED WHITE.
2. ACCESSIBLE SPACES SHALL BE DELINEATED WITH FOUR INCH WIDE LINES, PAINTED HANDICAP BLUE.



WHITE LAKE TWP. PARKING STRIPING

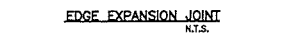
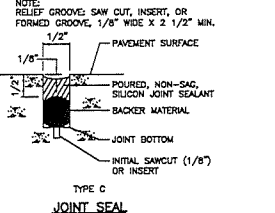
(ALONG CENTER STRIPE OR 5' WALK) SCALE: 1"=8'

NOTE: RELIEF GROOVE: SAW CUT, INSERT, OR FORMED GROOVE, 1/8" MAX X 2 1/2" MIN. SAW CUT 1/2" MIN INTO JOINT FILLER.



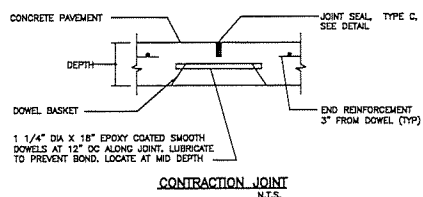
ISOLATION JOINT

N.T.S.



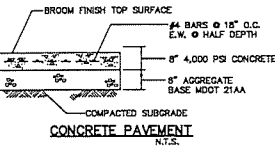
EDGE EXPANSION JOINT

N.T.S.



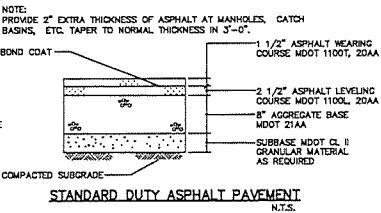
CONTRACTION JOINT

N.T.S.



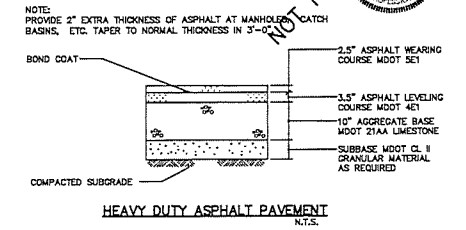
CONCRETE PAVEMENT

N.T.S.



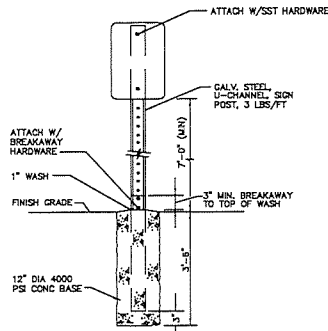
STANDARD DUTY ASPHALT PAVEMENT

N.T.S.



HEAVY DUTY ASPHALT PAVEMENT

N.T.S.



TYPICAL SIGN MOUNTING

N.T.S.

- SIGNAGE NOTES:
1. ALL SIGNS SHALL CONFORM TO THE CURRENT EDITION OF THE MUTCD.
 2. MOUNT SIGNS TO BUILDING USING STAINLESS STEEL HARDWARE OR PER SIGN MOUNTING DETAIL THIS SHEET, MIN. NOT. 72" ABOVE FINISHED GRADE.



AUTHORIZED VEHICLES ONLY



16"X20" AUTHORIZED VEHICLES ONLY SIGN, RS-11



12"X18" HANDICAP PARKING SIGN, R7-8

SIGNS N.T.S.

17"X11" VAN ACCESSIBLE SIGN, R7-8P

17"X11" VAN ACCESSIBLE SIGN, R7-8P

PROPRIETOR:
LASTING IMPRESSIONS
2256 PORTER ROAD
WHITE LAKE, MICHIGAN 48363
(248) 630-2826

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KIEFT ENGINEERING, INC.
PROFESSIONAL ENGINEERS AND PROFESSIONAL SURVEYORS
5852 SOUTH MAIN STREET, SUITE 1, CLARKSTON, MICHIGAN 48348
PHONE (248) 825-5251 www.kiefteng.com FAX (248) 825-7110

DATE	BY	DATE	BY
04/18/24	CL	04/18/24	CL
04/18/24	CL	04/18/24	CL
04/18/24	CL	04/18/24	CL

DETAILS - PAVING, SIGNS, & WALK
LASTING IMPRESSIONS
PART OF THE NORTH 1/2 OF SECTION 1, T3N, R8E,
WHITE LAKE TOWNSHIP, OGDON COUNTY, MICHIGAN

SCALE: AS SHOWN
SHEET NO: CS.01
KE 2023.104

ISSUED FOR	DATE
REVIEW	04-13-2024

NOTES:
1.

Professional Seal of J&A
The Michigan Board of Professional Engineers has certified the professional status of J&A ARCHITECTURAL ENGINEERING, P.C. as a Professional Engineering Firm, No. 10, 000.
The seal of this firm is hereby put into full operation, which is the official seal of J&A ARCHITECTURAL ENGINEERING, P.C.
The Commission created under P.A. 200-15 of 1999.

DESIGN PROFESSIONAL IN CHARGE:



SHEET NAME:

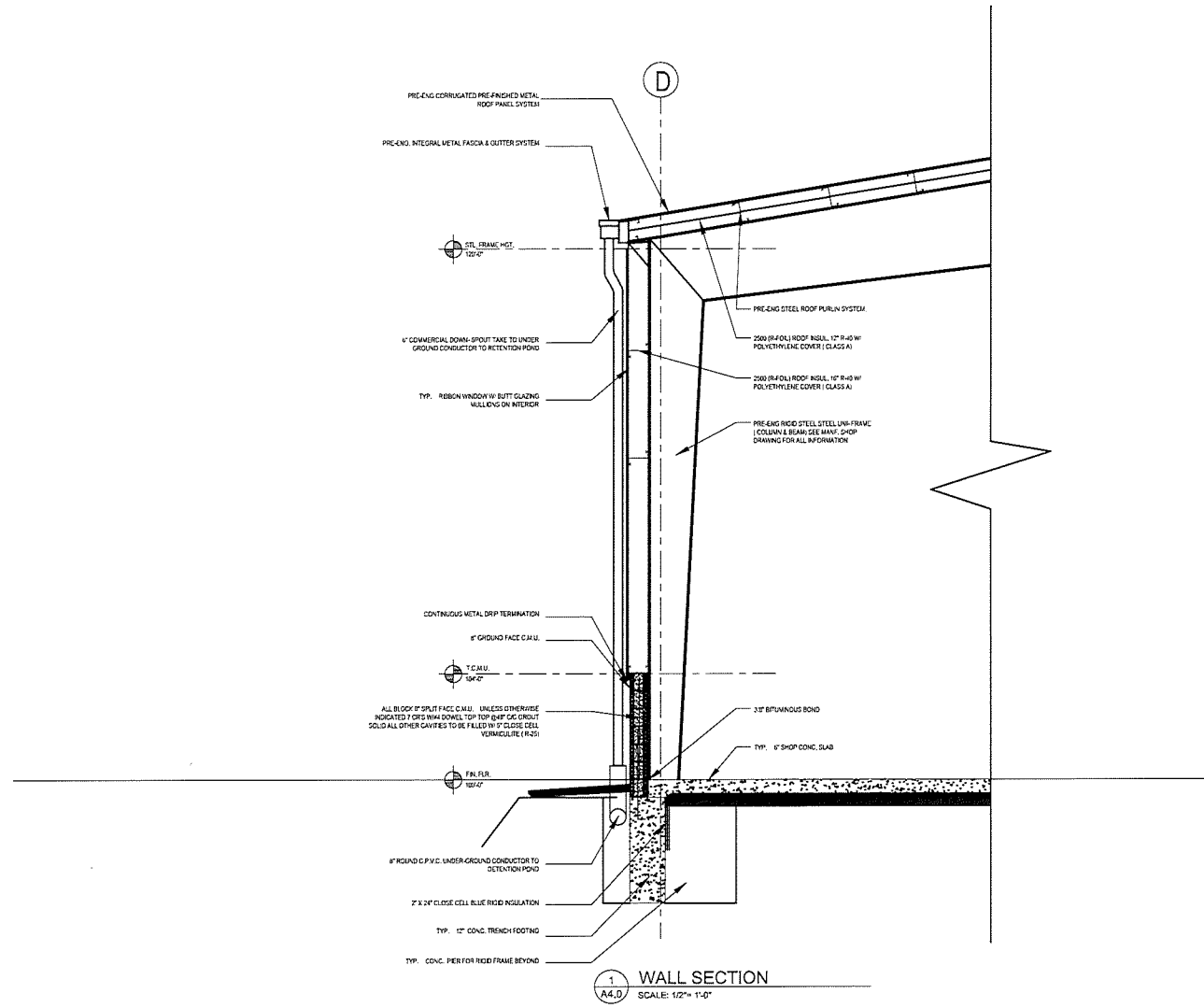
WALL SECTION

DATE:	01-20-2024
DRAWN BY:	JL
CHECKED BY:	AH
JOB NO:	2822

SHEET:

A4.0

SCALE: 1/2" = 1'-0"



1 WALL SECTION
A4.0 SCALE: 1/2" = 1'-0"

**WHITE LAKE TOWNSHIP
ZONING BOARD OF APPEALS**

**REPORT OF THE
COMMUNITY DEVELOPMENT DEPARTMENT**

TO: Zoning Board of Appeals
FROM: Andrew Littman, Staff Planner
DATE: October 15, 2024

Agenda item: 8B

Appeal Date: September 26, 2024

Applicant: Scott Robbins

Address: 211 Stonefree Circle
Rochester Hills, MI 48309

Zoning: R1-D Single Family Residential

Location: 368 Lakeside Drive
White Lake, MI 48386

Property Description

The approximately 0.287-acre (12,502 square feet) parcel identified as 368 Lakeside Drive is located on Oxbow Lake and zoned R1-D (Single Family Residential). The existing single-family home on the property (which is approximately 1,846 square feet in size) utilizes a private well for potable water and a private septic system for sanitation.

Applicant's Proposal

The applicant, Scott Robbins, seeks to enlarge his existing single-family home.

It should be noted that on January 27, 2022, practically identical variances for this property were requested and granted by the ZBA (see attached minutes from the January 2022 meeting).

Planner's Report

The subject parcel and single-family home are both nonconforming. The parcel is nonconforming due to a 32-foot deficiency in lot width. While Article 3.1.6.E requires a minimum lot width of 80 feet in the R1-D zoning district, the subject parcel's lot width is 48 feet. The single-family home is nonconforming because its side yard setbacks do not meet the requirement of 10 feet on one side and 20 feet in total. The existing side yard setbacks are 5.3" (north side yard) and 5.2" (south side yard).

The proposed home additions would be located 5.5 feet from the north side property line and 5.2 feet from the south side property line. Therefore, five-foot variances are being requested to encroach into the north and south side yard setbacks.

Article 7.28 of the Zoning Ordinance states that repairs and maintenance to nonconforming structures cannot exceed fifty percent (50%) of the State Equalized Valuation (SEV) in any period of twelve (12) consecutive months. Moreover, the ordinance does not allow the cubic content of nonconforming structures to be increased. Based on the SEV of the home (\$181,640), the maximum extent of improvements cannot exceed \$90,820. Since the value of the proposed work is estimated at \$200,000, a variance to exceed the allowed value of improvements by 220.5% is requested.

The requested variances are listed in the following table.

Variance #	Ordinance Section	Subject	Standard	Requested Variance	Result
1	Article 3.1.6.E	Side yard setbacks	10 feet	5 feet (north and south)	5 feet (north and south)
2	Article 3.1.6.E	Minimum lot width	80 feet	32 feet	48 feet

3	Article 7.23.A	Nonconforming structure	No enlargement or alteration	Enlarge and alter nonconforming home	Increased nonconformities
4	Article 7.28.A	Nonconforming structure	50% SEV (\$90,820)	220.5%	\$109,180 over allowed improvements
5	Article 7.28.A	Nonconforming structure	No increase in cubic content	Increase in cubic content	Increase in cubic content

Zoning Board of Appeals Options:

Approval: I move to approve the variances requested by Scott Robbins from Articles 3.1.6.E, 7.23.A, and 7.28.A of the Zoning Ordinance for Parcel Number 12-22-428-003, identified as 368 Lakeside Drive, in order to build additions onto his existing home. A variance from Article 7.23.A is granted to allow the building additions to encroach 5 feet into the required north and south side yard setbacks. Variances from Article 7.28.A are granted to increase the cubic content of a nonconforming structure, as well as exceed the allowed value of improvements to a nonconforming structure by 221 percent. Additionally, a 32-foot variance from the required lot width is granted from Article 3.1.6.E. This approval will have the following conditions:

- The Applicant shall obtain all necessary permits from the White Lake Township Building Department.
- In no event shall the projection of the roof overhang be closer than five feet to the side lot lines.
- An as-built survey shall be required to verify the roof overhang setback from the north and south side lot lines.
- No mechanical units, including HVAC system or generator, shall be placed closer than five (5) feet to any side yard lot line.

Denial: I move to deny the variances requested by Scott Robbins for Parcel Number 12-22-428-003, identified as 368 Lakeside Drive, due to the following reason(s):

Table: I move to table the variance requests of Scott Robbins for Parcel Number 12-22-428-003, identified as 368 Lakeside Drive, to consider comments stated during this public hearing.

Attachments:

1. Zoning Board of Appeals Application dated January 26, 2022
2. Supplemental narrative provided by the applicant
3. ZBA Meeting Minutes from January 27, 2022.
4. Survey dated September 30, 2024.
5. Floor plans and elevations dated October 1, 2024.
6. Letter of denial from the Building Official dated December 3, 2021.

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 difficulty 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.

Under no circumstances shall the Board of Appeals grant a variance to allow a use not permissible under the terms of this Ordinance in the district involved, or any use expressly or by implication prohibited by the terms of this Ordinance in said district.

CHARTER TOWNSHIP OF WHITE LAKE
ZONING BOARD OF APPEALS APPLICATION

Item B.

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

APPLICANT'S NAME: SCOTT Robbins PHONE: 248-881-2162

ADDRESS: 3108 LAKESIDE DRIVE

APPLICANT'S EMAIL ADDRESS: ScottBen1507@gmail.com

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

ADDRESS OF AFFECTED PROPERTY: 3108 Lakeside Dr PARCEL # 12-22-428-003

CURRENT ZONING: R1D PARCEL SIZE: _____

STATE REQUESTED VARIANCE AND ORDINANCE SECTION: _____

VALUE OF IMPROVEMENT: \$ 150-200K 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: 9/26/24

September 26, 2024
ZBA Application
Variance Request

Introduction:

- Scott & Lynn Robbins
- Currently live in Rochester Hills and we own the home (cottage) on Lakeside Drive and use it for weekend family and friend activities on the lake.
- We are approaching retirement (maybe in 2025) and are looking to potentially live in White Lake full-time.

Current Situation

- We love the home on Lakeside Drive but it's limited to the following and nonconforming:
 - 48' width is not legally conforming to R1-D Single Family Residential District standards for renovation
 - Too close to the side property line (does not meet the minimum side yard setback of 10' each side and total of 20' but have space to go toward the road
 - 1 bathroom – we enjoy entertaining, bringing family and friends into the White Lake community but it's very difficult with only 1 bathroom.
 - Little to no storage space for necessities like clothing, kitchen accessories, home maintenance tools, etc.
 - No basement or walk out for additional living or storage space
 - The kitchen is very small
 - Bedrooms are small for our large family

Proposal

- Plans presented are preliminary
- To re-approve the variances requested at the January 27, 2022 meeting.
- To approve the addition of the building structure 10' toward the road on the first floor.
- To approve the addition of the garage structure 8' toward the road on the first floor.

September 26, 2024
ZBA Application – Variance Request (7.37 Standards)

Request for a variance – We request to enlarge and alter a nonconforming structure (house) to construct a second story addition, requiring variances from Article 7.23.A, nonconforming structures and Article 3.1.6.E, R1-D Single Family Residential Minimum Lot Width. A variance from Article 7.28.A, Repairs and Maintenance to Nonconforming Structures is required due to both the value of improvements and the increase in cubic content.

Introduction:

We are seeking to remodel our existing “cottage” to address several critical needs, these include the need for a second bathroom due to a family members health issue, the necessity for additional space due to the absence of a basement or walkout living space and the need to update the roof and improve electrical wiring to ensure safety.

A. Practical Difficulty

1. Width of property – the lots narrow width (nonconforming to current R1-D Single Family Residential District standards) significantly limit the available space for expansion. Strict compliance with zoning ordinances would prevent us from making necessary modifications to accommodate our family’s needs.
2. Health and safety concerns – The current structure requires a new roof and updated electrical wiring is preferred to prevent potential fire hazards. Additionally, the need for a second bathroom is necessary due to family member’s health condition, which cannot be accommodated within the existing footprint without vertical addition.

B. Unique Situation

1. Septic system location – The placement of the septic system on the lot creates a restriction in expanding the footprint horizontally. A vertical addition with a limited first story expansion (extending existing structure 10’ toward the road) is the most feasible solution to avoid interfering with the septic system.

C. Nonconforming Lot – The lot’s nonconforming status is not self-created.

D. Substantial Justice – Other houses in the neighborhood had utilized more of the space on their parcels.

E. Minimum variance necessary – The minimum would be to bring the addition in on the second floor to the granted set back to 1”3” (proposed and approved minutes from the ZBA meeting January 27, 2022). In addition to this approval, we are seeking to expand the house footprint 10’ toward the road off the kitchen and 8’ toward the road off the garage.

**WHITE LAKE TOWNSHIP
ZONING BOARD OF APPEALS
REGULAR MEETING
JANUARY 27, 2022**

CALL TO ORDER

Chairperson Spencer called the meeting to order at 7:00 P.M. She then led the Pledge of Allegiance.

ROLL CALL

Present:

Clif Seiber
Debby Dehart, Planning Commission Liaison
Kathleen Aseltyne
Niklaus Schillack
Jo Spencer, Chairperson

Absent:

Michael Powell, Township Board Liaison

Others:

Justin Quagliata, Staff Planner
Hannah Micallef, Recording Secretary

15 members of the public present

APPROVAL OF AGENDA

MOVED by Member Aseltyne, **SUPPORTED** by Member Schillack, to approve the agenda as presented.
The motion CARRIED with a voice vote (5 yes votes).

APPROVAL OF MINUTES:

- a. Zoning Board of Appeals Regular Meeting of December 9, 2021

Staff Planner Quagliata noted on page 6, the public hearing should read closed at 8:45 P.M.

MOVED by Member Schillack, **SUPPORTED** by Member Seiber to approve the Zoning Board of Appeals Regular Meeting Minutes of December 9, 2021 as amended.
The motion CARRIED with a voice vote (5 yes votes).

NEW BUSINESS:

- A. Applicant: Meghan & Mike Macy
9396 Beechcrest Drive
White Lake, MI 48386
Location: 9396 Beechcrest Drive
White Lake, MI 48386 identified as 12-35-201-011
Request: The applicant requests to install a privacy fence exceeding the allowed height, requiring a variance from Article 5.12.D.ii, Fences, Walls and Other Protective Barriers.

Chairperson Spencer noted for the record that 32 owners within 300 feet were notified. 0 letters were received in favor, 1 letter was received in opposition, and 0 letters were returned undeliverable from the U.S. Postal Service.

Staff Planner Quagliata presented his staff report.

Member Schillack asked staff if the survey was sealed and how an unsealed survey would affect the requested variance. Staff Planner Quagliata stated the survey was not sealed, and the ordinance required a signed and sealed survey.

Member Seiber asked staff if the 4-foot maximum fence height on lakefront lots was to improve visibility. Staff Planner Quagliata confirmed, and stated the ordinance was also written to improve aesthetics on the lake as well.

Member Dehart asked staff where the grade was measured from. Staff Planner Quagliata stated the zoning ordinance defined grade as "Finished ground level. When the word "grade" is used herein in relation to "building grade," "established grade," or "average grade," it shall mean the level of the ground adjacent to the Structure if the ground is level. If the ground is not level, the Finished Grade shall be determined by averaging the elevation of the ground for each side of the Structure using the highest and lowest point of each side, as measured five feet from the exterior walls of the Structure."

Megan and Mike Macy were present to speak on their case. Mrs. Macy said her family moved into a unique situation, and their neighbor was hostile. She did not feel comfortable in her backyard with her children outside and the neighbor's security cameras pointed at her house and children. She said the camera followed the children around the yard. She stated she was pleading for privacy and protection. The fence would also block the view of the blight in the neighbor's yard.

Member Seiber asked the applicant if the additional 2 feet on the fence would block the camera mounted on the neighbor's second floor. Mr. Macy said the additional 2 feet of fence would block another camera on the neighbor's property. The neighbor also sat on his patio and stared at their children.

Member Schillack asked the applicant why not arborvitae instead of a fence. Mr. Macy said a fence was immediate, while the arborvitae would have to grow. Their landscaper also said arborvitae would be harder to grow in that area due to drainage concerns. Mrs. Macy said the neighbor had been aggressive with her family since they moved in. Mr. Macy added a 6-foot fence would help mitigate some of the overgrowth from the neighbor's yard.

WHITE LAKE TOWNSHIP
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Member Aseityne stated anyone on a lake had their privacy minimized because lake lots were usually small, and the applicant's situation was not unique.

Chairperson Spencer opened the public hearing at 7:23 P.M.

Ryan Perry, 9436 Beechcrest Drive, spoke in support of the applicant's variance request.

Elizabeth Mason, 9452 Beechcrest Drive, spoke in support of the applicant's variance request.

Chairperson Spencer stated there was one letter from Vincent Cytacki in opposition of the request.

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

Member Schillack stated he understood the applicant's concern, but there were other alternative options that would be available to the applicant.

Member Seiber stated he understood the additional 2 feet on the fence would help somewhat, but it would not shield the remaining camera. He added the neighbor had rights too, and the ordinance was written to protect the views for all lakefront owners.

Member Dehart stated she understood the applicant's concern, and suggested the applicants look into planting arborvitaes or seek legal counsel.

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

A. Practical Difficulty

- Chairperson Spencer said she did not find a practical difficulty.
- Member Schillack said as a parent, the situation was tough but the standards were based off of the property.
- Member Seiber said the request was not related to topography or the lot.

B. Unique Situation

- Chairperson Spencer said even though she understood the applicant's request, she could not find a unique situation.

C. Not Self-Created

- Chairperson Spencer said there were alternatives to a 6-foot fence that would be effective.

D. Substantial Justice

- Member Seiber said he did not see any other lakefront lots in the area that had a fence height over 4 feet.

E. Minimum Variance Necessary

- Member Dehart said practical difficulty was not proven for the site.

Member Seiber MOVED to deny the variances requested by Meghan and Mike Macy for Parcel Number 12-35-201-011, identified as 9396 Beechcrest Drive, due to the following reason(s):

- **Failure to meet the standards from Article 7, Section 37 of the zoning ordinance.**

**SUPPORTED by Member Schillack and the motion CARRIED with a roll call vote:
 (Seiber/yes, Schillack/yes, Aseityne/yes, Dehart/yes, Spencer/yes)**

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B. Applicant: Michael Epley
 6075 Carroll Lake Road
 Commerce, MI 48382

Location: **368 Lakeside Drive**

White Lake, MI 48386 identified as 12-22-428-003

Request: The applicant requests to enlarge and alter a nonconforming structure (house) to construct a second story addition, requiring variances from Article 7.23.A, Nonconforming Structures and Article 3.1.6.E, R1-D Single Family Residential Minimum Lot Width. A variance from Article 7.28.A, Repairs and Maintenance to Nonconforming Structures is required due to both the value of improvements and the increase in cubic content.

Chairperson Spencer noted for the record that 18 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 Quagliata presented his staff report.

Member Schillack asked staff if there were any issues with the addition going up instead of being indented into the existing house. Staff Planner Quagliata said no. Member Schillack asked staff if the existing house was legal nonconforming. Staff Planner Quagliata confirmed.

Member Dehart asked staff if the subject site was serviced by well and septic. Staff Planner Quagliata confirmed. The septic field was 15 feet from the existing house.

Mr. Epley from Epley Custom Design was present to speak on his case. He said the plans presented were preliminary. He said the north side of the site was an issue, and wanted to go vertical with the addition because the existing house was legal nonconforming. He added that it would cost more to inset the second-story addition. He said the house would lose fluidity if the addition was moved to the west.

Chairperson Spencer opened the public hearing at 7:52 P.M. Seeing no public comment, she closed the public hearing at 7:52 P.M.

Member Seiber stated the width of the lot was only 50 feet, and the lot was zoned for 80 feet. He appreciated the applicant moving the sides of the addition in to minimize the variance.

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

A. Practical Difficulty

- Member Dehart said the site was narrow and the location of the septic demonstrated a practical difficulty.
- Member Schillack said while it was difficult, he still saw an envelope on the property that the addition could be built on without varying the ordinance.

B. Unique Situation

- Chairperson Spencer said she did not see a unique situation.
- Member Schillack said the subject site seemed similar to the lots around it.

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- C. Not Self-Created
 - Member Seiber said the lot was nonconforming, which was not self-created.
- D. Substantial Justice
 - Member Dehart said other houses in the neighborhood had utilized more of the space on their parcels.
- E. Minimum Variance Necessary
 - Member Dehart said the minimum would be to bring the addition in to meet the 10-foot side yard setbacks. Member Schillack and Chairperson Spencer agreed.

Member Dehart MOVED to approve the variances requested by Michael Epley from Articles 3.1.6.E, 7.23.A, and 7.28.A of the Zoning Ordinance for Parcel Number 12-22-428-003, identified as 368 Lakeside Drive, in order to construct a second-story addition. A variance from Article 7.23.A is granted to allow the second-story addition to encroach 5 feet into the required setback from the north side lot line and 4 feet into the required setback from the south side lot line. A variance from Article 7.28.A is also granted to exceed the allowed value of improvements to a nonconforming structure by 849%. A 20-foot variance from the required lot width is also granted from Article 3.1.6.E. This approval will have the following conditions:

- **The Applicant shall obtain all necessary permits from the White Lake Township Building Department.**
- **In no event shall the projection of the roof overhang be closer than five feet to the east and west side lot lines.**
- **An as-built survey shall be required to verify the roof overhang setback from the north and south side lot lines.**
- **No mechanical units, including HVAC system or generator, shall be placed closer than five (5) feet to any side yard lot line.**

**Member Aseltyne SUPPORTED and the motion carried with a roll call vote (3 yes votes):
 (Dehart/yes, Aseltyne/yes, Schillack/no, Seiber/yes, Spencer/no)**

- C. Applicant: David Scalpone
 11071 Beryl Drive
 White Lake, MI 48386
 Location: **11071 Beryl Drive**
 White Lake, MI 48386 identified as 12-33-278-010
 Request: The applicant requests to enlarge and alter a nonconforming structure (house) to construct a first and second story addition, requiring variances from Article 7.23.A, Nonconforming Structures and Article 3.1.6.E, R1-D Single Family Residential Minimum Lot Area and Minimum Lot Width. A variance from Article 5.7.A, Accessory Buildings or Structures in Residential Districts is required for the setback between the principal building and accessory building. A variance from Article 7.28.A, Repairs and Maintenance to Nonconforming Structures is required due to both the value of improvements and the increase in cubic content.

Member Dehart indicated the applicant were neighbors and she did not stand to gain from the outcome of the variance request.

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Chairperson Spencer noted for the record that 29 owners within 300 feet were notified. 0 letters were received in favor, 0 letters were received in opposition, and 1 letter was returned undeliverable from the U.S. Postal Service.

Staff Planner Quagliata presented his staff report.

Member Schillack stated he did not find applicant's variance requests were based on the property.

Member Dehart asked staff if the variance request for the garage could be considered this evening. Staff Planner Quagliata stated the ZBA would not grant the garage a side yard setback variance, and it would remain nonconforming.

Member Aselyne said she was concerned the proposed design not fitting in with the rest of the houses in the area. The addition would also increase the impervious surface on the lot, which could potentially lead to drainage issues in the future.

Chairperson Spencer said the ZBA was charged with eliminating nonconformities and not adding to them.

David and Jeanine Scalpone were present to speak on their case. Mrs. Scalpone said the house was built in the 1940s, and the addition was put on in 1994. Because of the addition, the crawlspace was unreachable. The variance request would help them get to the crawl space and ensure it remained structurally sound. She added they would hook up to the sewer, and would make the house more environmentally safe.

Member Schillack asked the applicant why connecting to the sewer was related to the construction. Mrs. Scalpone said without the construction, the crawl space could not be accessed to connect to sewer.

Chairperson Spencer opened the public hearing at 8:34 P.M.

Jill Pollans, 11011 Beryl Drive, spoke in support of the applicant's variance request.

Chairperson Spencer closed the public hearing at 8:36 P.M.

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

A. Practical Difficulty

- Chairperson Spencer said the lot was nonconforming, but the ZBA was charged with eliminating nonconformities, and allowing the structure to be altered and enlarged went against what the ZBA was charged to do.
- Member Dehart said the lot was a practical difficulty, and the structure was also because of its shape.

B. Unique Situation

C. Not Self-Created

- Member Dehart said the applicant did not create the lot.
- Member Seiber said the lot was only 53 feet wide.

D. Substantial Justice

- Member Dehart said other houses on Castlewood Drive were enlarged at one point as well.

E. Minimum Variance Necessary

Member Seiber **MOVED** to approve the variances requested by David Scalpone from Articles 3.1.6.E, 5.7.A, 7.23.A, and 7.28.A of the Zoning Ordinance for Parcel Number 12-33- 278-010, identified as 11071 Beryl Drive, in order to construct an addition. Variances from Article 7.23.A are granted to allow: the addition to encroach 3.6 feet into the required setback from the east side lot line; to allow the garage to encroach 5 feet into the required setback from the west side lot and 20 feet into the required setback from the front lot line; and to exceed the allowed lot coverage by 7.68%. A variance from Article 7.28.A is also granted to exceed the allowed value of improvements to a nonconforming structure by 1,115%. A 27-foot variance from the required lot width and a 5,161 square foot variance from the required lot size are also granted from Article 3.1.6.E. A 2.5-foot variance from Article 5.7.A is also granted to allow the house to encroach into the required setback from the garage. This approval will have the following conditions:

- The Applicant shall obtain all necessary permits from the White Lake Township Building Department.
- In no event shall the projection of any roof overhang be closer than five (5) feet to the east and west side lot lines.
- No mechanical units, including HVAC system or generator, shall be placed closer than five (5) feet to any side yard lot line.
- A foundation certificate shall be required prior to the backfill inspection by the Building Department.
- An as-built survey shall be required to verify the approved setbacks.
- The nonconforming shed, including the concrete pad, shall be demolished and removed from the property.

Member Dehart **SUPPORTED** and the motion **FAILED** with a roll call vote (3 no votes):
(Seiber/yes, Dehart/yes, Spencer/no, Aseltyne/no, Schillack/no)

Mrs. Scalpone said the property next to theirs would never be built on as it was the association’s lot. She did not want to touch the garage at all, and moving the garage would be a bigger financial cost.

Member Seiber **MOVED TO** approve the variances requested by David Scalpone from Articles 3.1.6.E, 5.7.A, 7.23.A, and 7.28.A of the Zoning Ordinance for Parcel Number 12-33- 278-010, identified as 11071 Beryl Drive, in order to construct an addition. Variances from Article 7.23.A are granted to allow: the addition to encroach 3.6 feet into the required setback from the east side lot line; to allow the garage to encroach 5 feet into the required setback from the west side lot and 20 feet into the required setback from the front lot line; and to exceed the allowed lot coverage by 7.68%. A variance from Article 7.28.A is also granted to exceed the allowed value of improvements to a nonconforming structure by 1,115%. A 27-foot variance from the required lot width and a 5,161 square foot variance from the required lot size are also granted from Article 3.1.6.E. A 2.5-foot variance from Article 5.7.A is also granted to allow the house to encroach into the required setback from the garage. This approval will have the following conditions:

- **The Applicant shall obtain all necessary permits from the White Lake Township Building Department.**
 - **The west side wall of the garage shall be removed and reconstructed to establish a five-foot side yard setback, which shall be measured from the roof overhang of the garage.**
 - **In no event shall the projection of any roof overhang be closer than five (5) feet to the east and west side lot lines.**
 - **No mechanical units, including HVAC system or generator, shall be placed closer than five (5) feet to any side yard lot line.**
 - **A foundation certificate shall be required prior to the backfill inspection by the Building Department.**
 - **An as-built survey shall be required to verify the approved setbacks.**
 - **The nonconforming shed, including the concrete pad, shall be demolished and removed from the property.**

**Member Dehart SUPPORTED, and the motion CARRIED with a roll call vote (3 yes votes):
 (Seiber/yes, Dehart/yes, Spencer/no, Aseltyne/no, Schillack/yes)**

OTHER BUSINESS

A. Zoning Ordinance Discussion

Chairperson Spencer said she was in favor of making the sign ordinance more restrictive than it currently was. Staff Planner Quagliata stated the ZBA could recommend changes to the Planning Commission, and then the Planning Commission would have to hold a public hearing if it wanted to recommend ordinance amendments to the Township Board.

Member Seiber excused himself at 9:13 P.M.

Chairperson Spencer said in 2019, the ZBA heard 16 cases. In 2020, they heard 34 cases, and in 2021 heard 47 cases. She added she would like to table the zoning ordinance discussion until more research was done. Staff Planner Quagliata offered to provide more information.

B. Election of Officers

Member Schillack nominated Jo Spencer to serve at Chairperson of the White Lake Township Zoning Board of Appeals for the remainder of 2022. Member Aseltyne SUPPORTED, and the motion CARRIED with a roll call vote (4 yes votes):

(Dehart/yes, Aseltyne/yes, Schillack/yes, Spencer/yes).

Member Aseltyne nominated Niklaus Schillack to serve as Vice-Chairperson of the White Lake Township Zoning Board of Appeals for the remainder of 2022. The motion CARRIED with a roll call vote (4 yes votes):

(Aseltyne/yes, Dehart/yes Spencer/yes, Schillack/yes).

The ZBA took a recess 9:24 P.M. The ZBA returned from recess at 9:33 P.M.

C. Member Schillack Citizen Planner Presentation

Member Schillack presented his Citizen Planner presentation.

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JANUARY 27, 2022

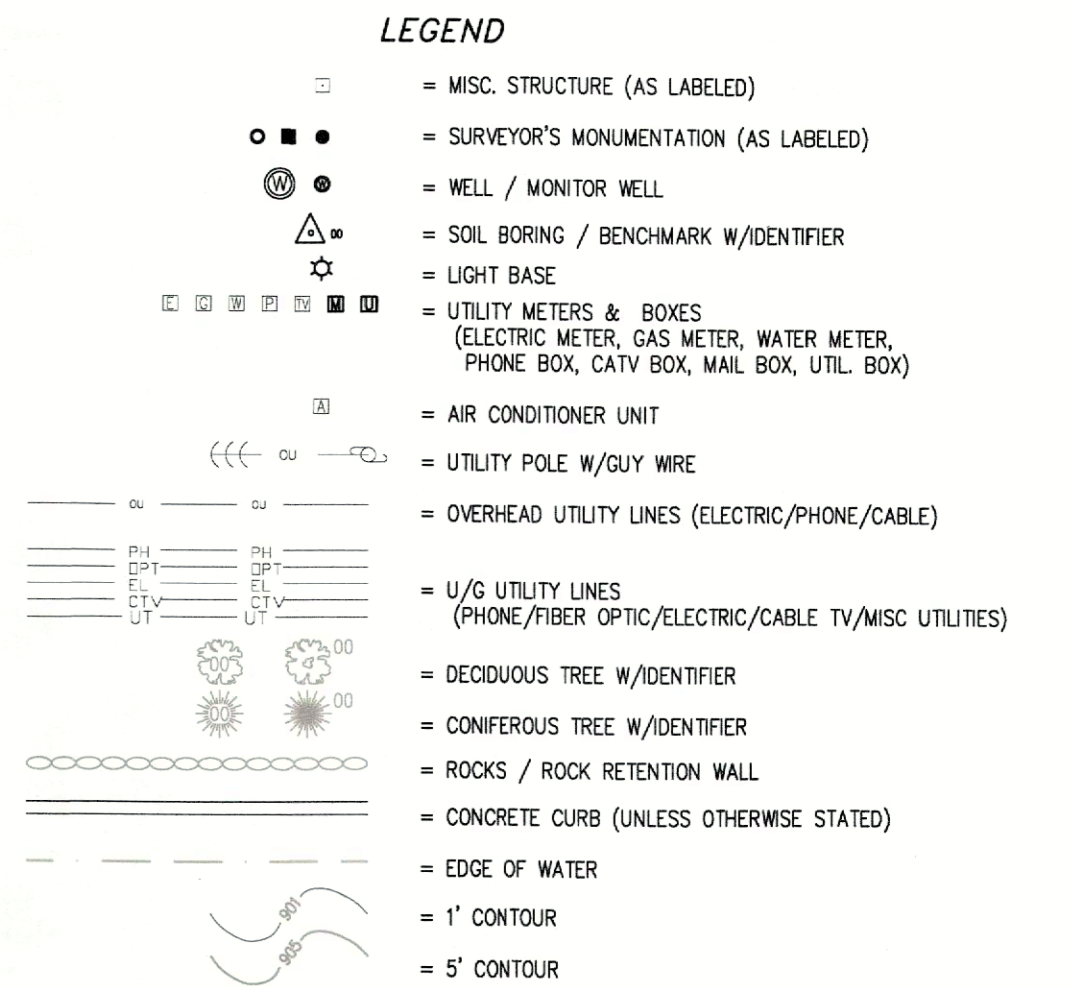
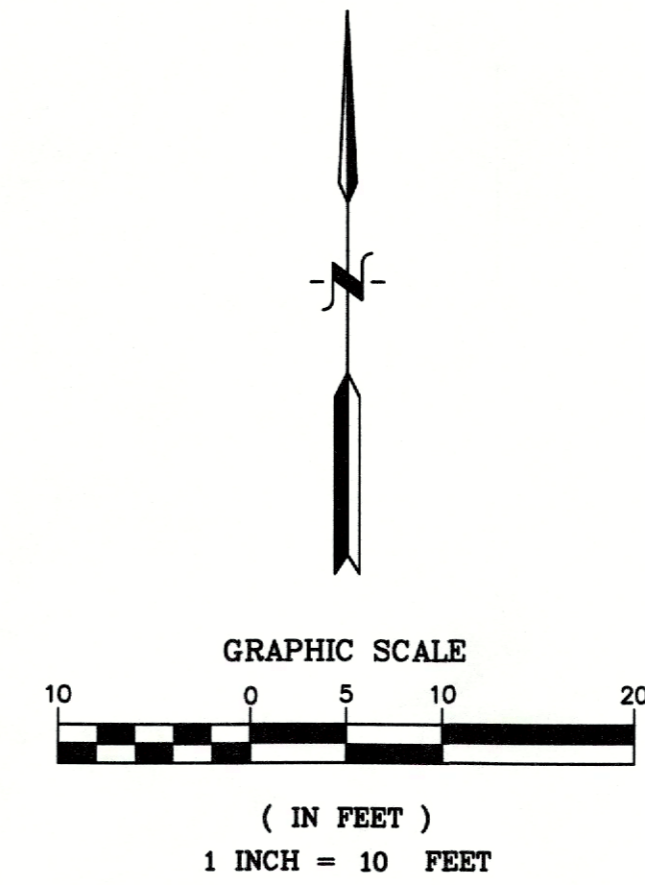
ADJOURNMENT

MOVED by Member Aseltyne, **SUPPORTED** by Member Dehart to adjourn the meeting at 9:55 P.M.
The motion **CARRIED** with a voice vote (4 yes votes).

NEXT MEETING DATE: February 24, 2022 Regular Meeting

GENERAL NOTES

- 1) CONTRACTOR SHALL PERFORM ALL WORK IN ACCORDANCE WITH THE REQUIREMENTS OF THE APPROPRIATE LOCAL, COUNTY, AND STATE AGENCIES AND ALL OTHER GOVERNMENT AND REGULATORY AGENCIES WITH JURISDICTION OVER THE PROJECT.
- 2) ALL TREES DESIGNATED BY OWNER TO REMAIN TO BE PROTECTED DURING CONSTRUCTION
- 3) VERIFY BUILDING DIMENSIONS PER ARCHITECTURAL PLAN PRIOR TO CONSTRUCTION
- 4) SEPTIC TANK, SEWER LEAD, AND DISPOSAL FIELD ARE TO BE FIELD LOCATED BY HAND DIGGING PRIOR TO CONSTRUCTION.



BENCHMARK

DATUM BASED ON NOS OPUS SOLUTION REPORT, DATED APRIL 7, 2021 AT 1:03 PM

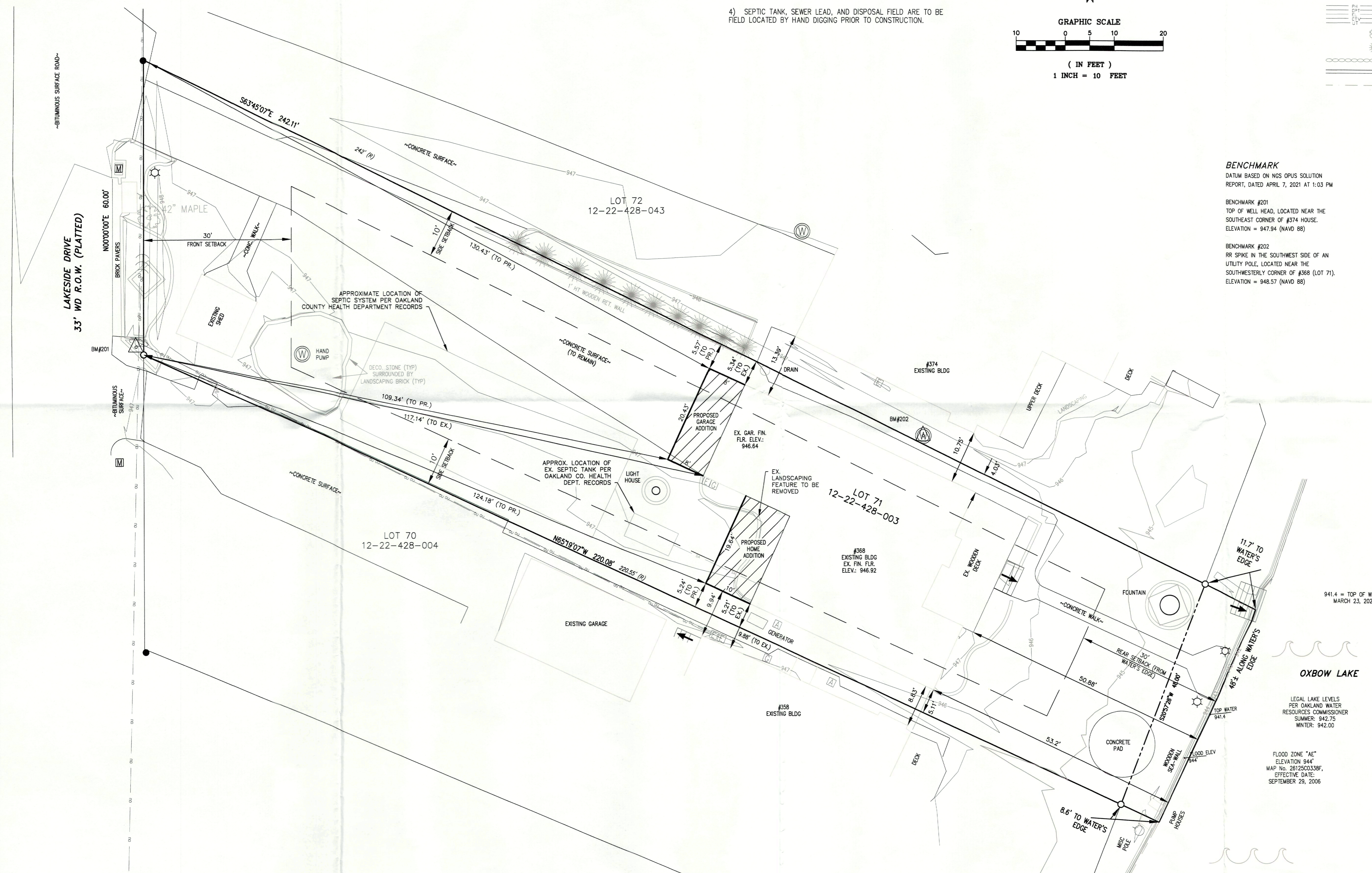
BENCHMARK #201
TOP OF WELL HEAD, LOCATED NEAR THE SOUTHEAST CORNER OF #374 HOUSE.
ELEVATION = 947.94 (NAVD 88)

BENCHMARK #202
RR SPIKE IN THE SOUTHWEST SIDE OF AN UTILITY POLE, LOCATED NEAR THE SOUTHWESTERLY CORNER OF #368 (LOT 71).
ELEVATION = 948.57 (NAVD 88)

LEGAL DESCRIPTION

Lot 71 of "Teggerdine Beach," a subdivision of part of the Southeast 1/4 of Section 22 and part of the Southwest 1/4 of Section 23, Town 3 North, Range 8 East, White Lake Township, Oakland County, Michigan, according to the plat thereof, as recorded in Liber 30 of Plats, Page 16, Oakland County Records.
Tax ID: 12-22-428-003
Also known as: 368 Lakeside Drive, White Lake, Michigan

Legal description of record provided by client. Surveyor was not supplied with a Title Search at this time. Refer to the current policy for title insurance for proof of ownership and all encumbrances affecting title to the surveyed parcel.



941.4 = TOP OF WATER MARCH 23, 2021

OXBOW LAKE

LEGAL LAKE LEVELS PER OAKLAND WATER RESOURCES COMMISSIONER
SUMMER: 942.75
WINTER: 942.00

FLOOD ZONE "AE" ELEVATION 944' MAP No. 28125C0338F, EFFECTIVE DATE: SEPTEMBER 29, 2006

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BRIGHTON, MICHIGAN 48114

DESIGN:SVB	REVISION #	DATE	REVISION-DESCRIPTION	REVISION #	DATE	REVISION-DESCRIPTION
DRAFT: SVB						
CHECK: TRP						

PROPOSED HOME ADDITIONS

LOT 71 TEGGERDINE BEACH SUB'D. WHITE LAKE TOWNSHIP

CLIENT: SCOTT ROBBINS
211 STONEFREE CIRCLE
ROCHESTER HILLS, MI 48309

SCALE: 1" = 10'
PROJECT No.: 214063
DWG NAME: 4063 PP
ISSUED: SEPT. 30, 2024

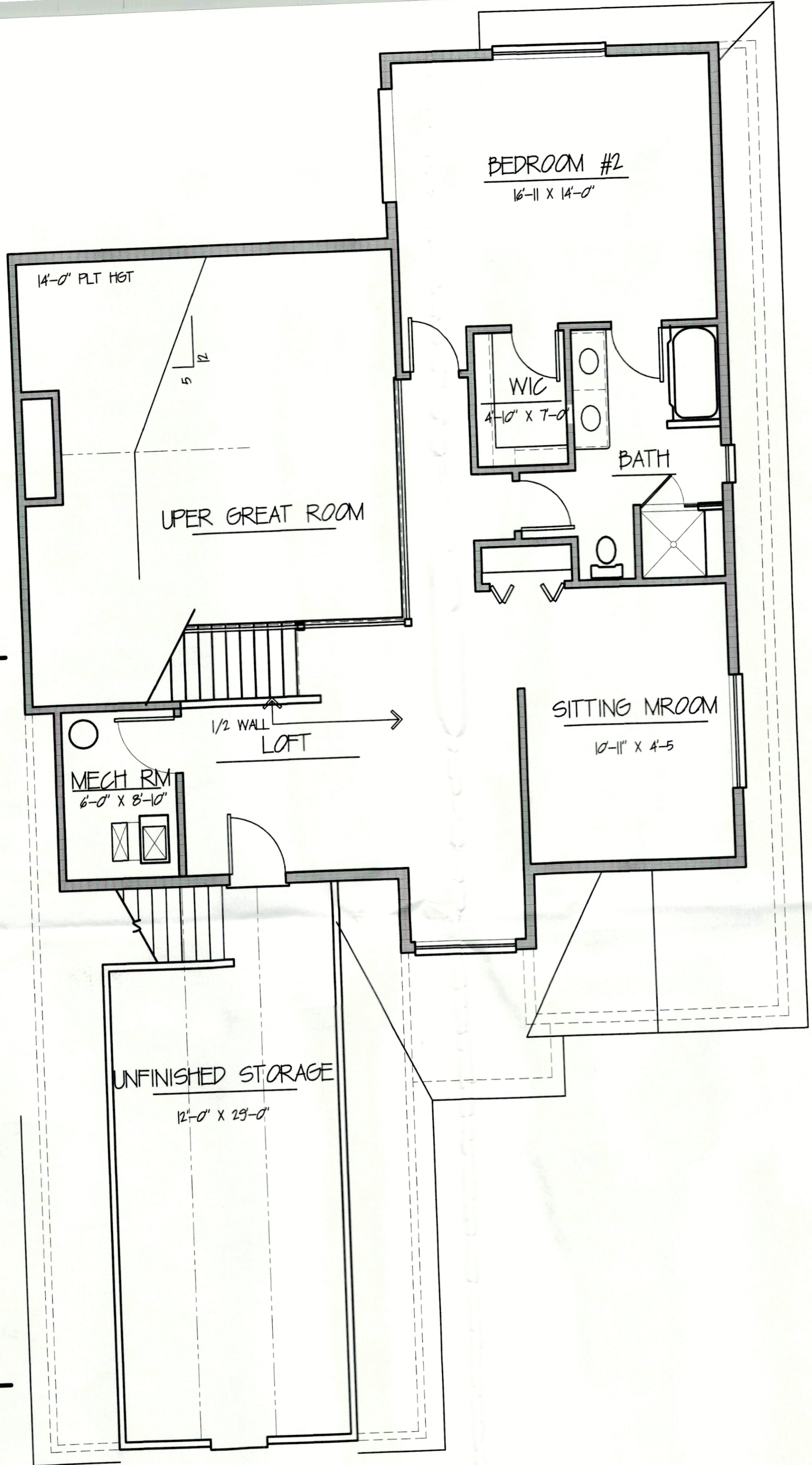
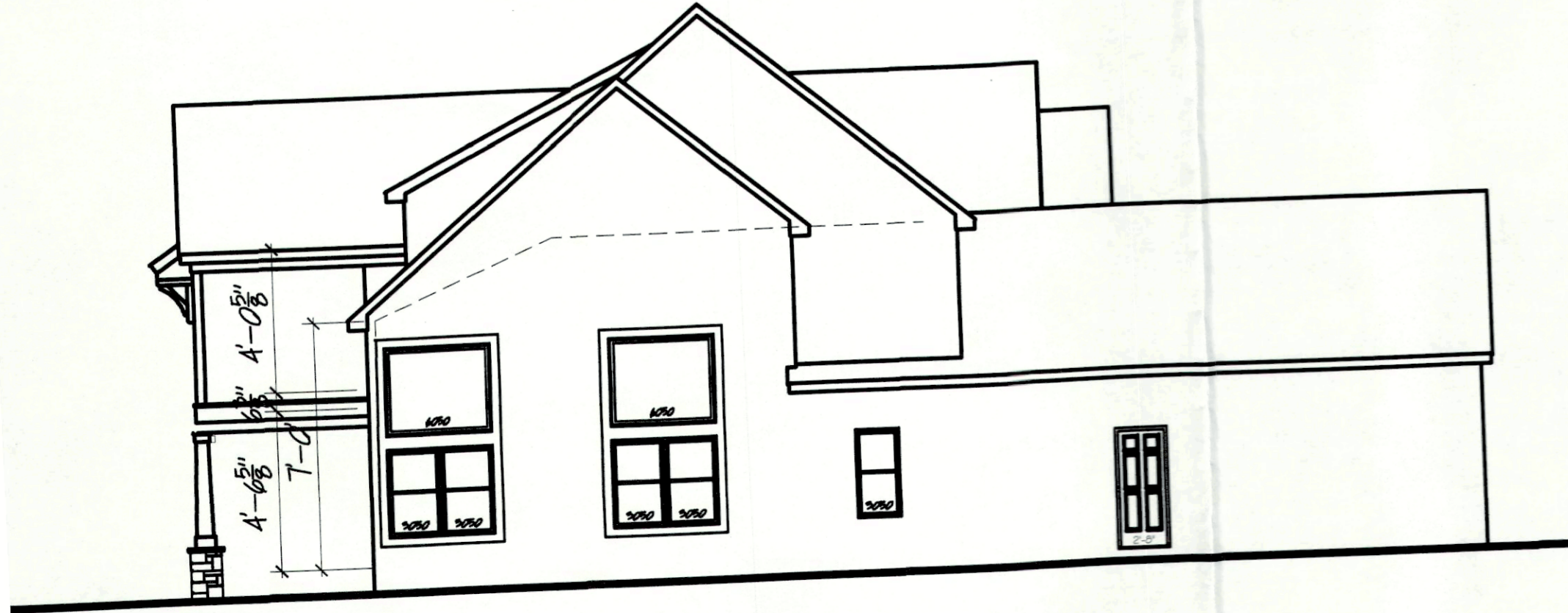
PR



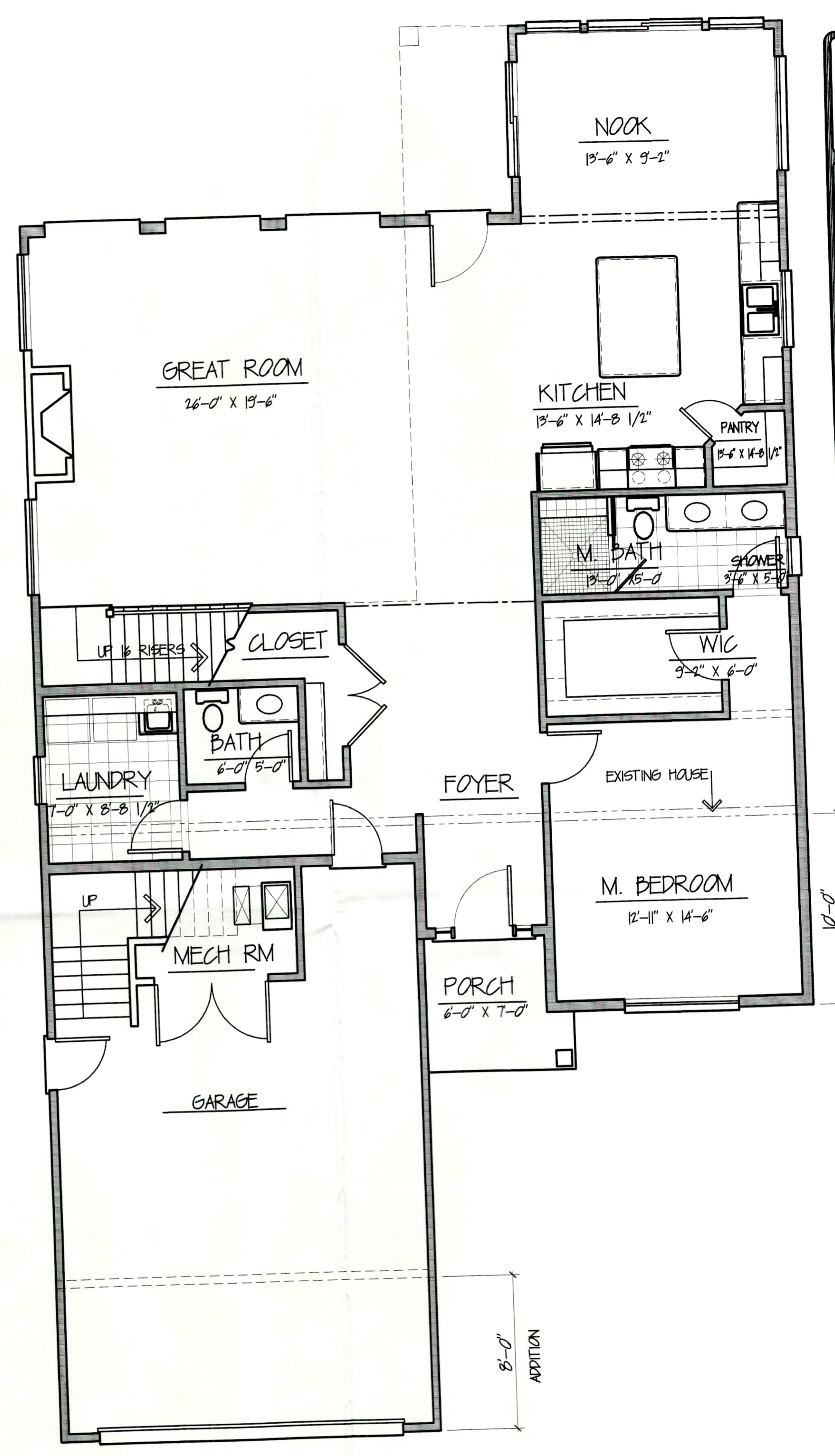
FRONT ELEVATION SCALE 1/4" = 1'-0"



REAR ELEVATION SCALE 1/4" = 1'-0"



SECOND LEVEL FLOOR PLAN SCALE 1/4" = 1'-0"
981 SQ FT



FLOOR PLAN SCALE 1/4" = 1'-0"
1619 SQ FT

REVISIONS	
CHARLES W. LIZZET ARCHITECTURAL DESIGN 5475 GRASS LK RD, WHITE LK MI. 48383 (248) 887-8925	
PROJECT: ROBBINS RESIDENCE 368 LAKESIDE DR, WHITE LAKE OAKLAND COUNTY	
JOB NO	0324
TITLE	PRELIMINARIES III
DRN. BY:	C. LIZZET
CHK'D BY:	
DATE	10-1-24
SHEET	1
OF	1

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



Trustees
Scott Ruggles
Liz Fessler Smith
Andrea C. Voorheis
Michael Powell

WHITE LAKE TOWNSHIP

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

December 3, 2021

Scott Robbins
368 Lakeside Dr
White Lake, MI 48386

RE: Proposed 2nd Story Addition

Based on the submitted plans, the proposed residential 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 of 10 ft each side and total of 20 ft.

The existing structure is legal non-conforming. The approximate 12,500 sq ft lot contains a residential structure; having a 4.03 ft side yard setback on the north side and 5.11 ft setback on the south side. The proposed second story addition would encroach into the north side yard setback 4.7 ft resulting in a 5.3 ft side yard setback, and encroach into the south side yard setback 3.6 ft resulting in a 6.4 ft side yard setback. The total side yard setback would be 11.7 ft of a minimum 20 ft. If approved, in no instance shall any portion of the proposed structure project closer than 5 ft to either side yard lot line.

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 January 27th Zoning Board of Appeals (ZBA) meeting, application must be submitted to the White Lake Township Planning Department no later than December 29th at 4:30 PM. The Planning Department can be reached at (248)698-3300, ext. 5

Sincerely,

Nick Spencer, Building Official
White Lake Township