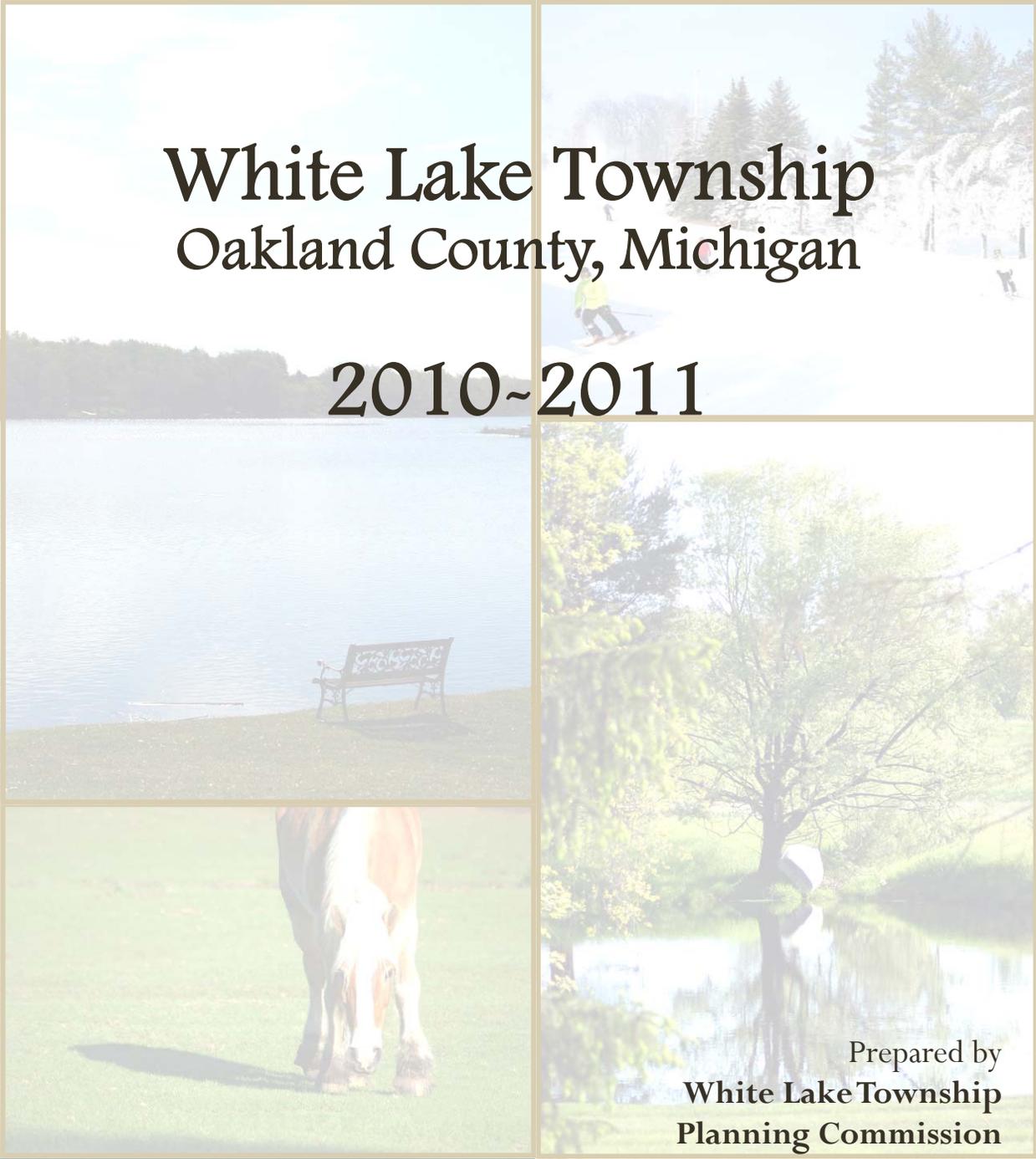


# Master Plan for Land Use



White Lake Township  
Oakland County, Michigan

2010-2011

Prepared by  
**White Lake Township  
Planning Commission**

With assistance from  
Birchler Arroyo Associates, Inc.  
[www.birchlearroyo.com](http://www.birchlearroyo.com)

## Acknowledgements

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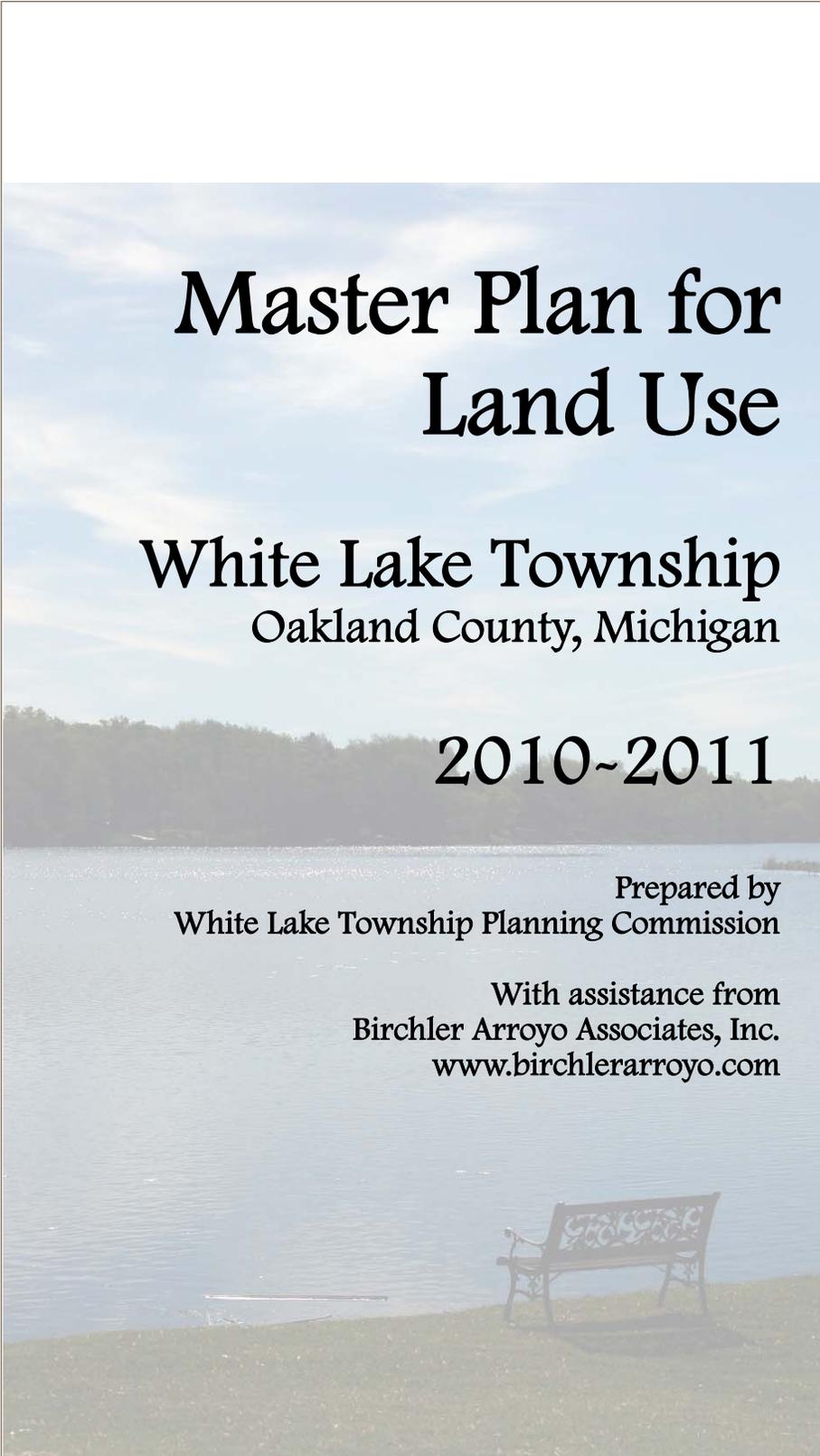
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The background of the cover is a photograph of a calm lake. In the foreground, a dark metal bench with a decorative backrest sits on a grassy bank. The water reflects the sky, which is filled with soft, white clouds. The far shore is lined with a dense forest of trees.

# Master Plan for Land Use

## White Lake Township Oakland County, Michigan

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“Make no little plans;  
they have no magic to stir  
men's blood and probably  
will themselves not be  
realized. Make big plans;  
aim high in hope and  
work...”

Daniel Burnham

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# Introduction



Planning today will  
make a difference  
for generations to come

## What is a Master Plan?

**W**hite Lake Township's Master Plan for Land Use represents an opportunity to set the course for sustainable development and redevelopment in the Township through the establishment of goals, objectives, strategies, and plans. The Master Plan is comprehensive, providing for future land use, transportation, and community facilities and services in a coordinated fashion. It portrays a clear statement of community goals and objectives, establishes a vision of the future, and includes plans to achieve the vision. In addition, the Plan promotes a land use pattern that is consistent with the community's goals.

The Master Plan for White Lake Township is long-range in its view and is intended to guide development in the Township over a period of 10 to 20 years.

The information and concepts presented in the Master Plan are used to guide local decisions regarding public and private uses of land and the provision of public facilities and services. The Plan is long-range in its view and is intended to guide development in the Township over a period of 10 to 20 years.

### Why Prepare a Master Plan?

**P**er PA 33, the Planning Enabling Act of 2008, the Planning Commission "shall make and approve a master plan as a guide for development." The Master Plan is not an ordinance, does not change the zoning of anyone's property, and does not have the force of law. It is a set of policies, strategies and plans to enhance and improve the community over a long-range planning horizon.

In addition, the Michigan Zoning Enabling Act of 2006 requires that the zoning ordinance be based upon a plan designed to promote the public health, safety, and general welfare. Zoning is a regulatory mechanism for controlling the classification and regulation of land use. It has the force of law.

While the Zoning Ordinance and Zoning Map regulate current land use, the Master Plan and its maps and policy statements are intended to guide future land use decision-making. The Master Plan is the community's "vision," while the Zoning Ordinance governs the path to that vision. With a valid Master Plan in place, zoning decisions consistent with the Plan and Ordinance are presumed by the courts to be valid.

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## Sustainability

**S**ustainability is an important concept in land use planning. Some use the term to describe environmental initiatives, but according to the United Nations Commission on Sustainable Development, sustainability is defined more broadly to mean, “meeting the needs of the present without compromising the ability of future generations to meet their own needs.” This concept is intended to encompass not only environmental concerns, but also economic and social.

Sustainability is more than just environmental initiatives or green building regulations. Sustainability at the full community level involves providing current and future generations the choices that will result in people choosing to remain in or relocate to White Lake Township.

The ICLEI - Local Governments for Sustainability is a worldwide organization that promotes education and awareness of sustainability issues. They suggest that, “Sustainability is not an end goal, but a journey that local governments can take to improve the social equity, environmental, and economic conditions in their jurisdiction.”

In June 2009, the Department of Housing and Urban Development, Department of Transportation, and the Environmental Protection Agency created sustainability policies that acknowledge the balance needed between housing, transportation, and the environment. Their “livability principals” are a good place to start as White Lake Township develops its own livability principles:

- Provide more transportation choices. Develop safe, reliable, and economical transportation choices to decrease household transportation costs, reduce our nation’s dependence on foreign oil, improve air quality, reduce greenhouse gas emissions, and promote public health.
- Promote equitable, affordable housing. Expand location- and energy-efficient housing choices for people of all ages, incomes, races, and ethnicities to increase mobility and lower the combined cost of housing and transportation.
- Enhance economic competitiveness. Improve economic competitiveness through reliable and timely access to employment centers, educational opportunities, services and other basic needs by workers, as well as expanded business access to markets.
- Support existing communities. Target federal funding toward existing communities—through strategies like transit oriented, mixed-use development, and land recycling—to increase

Sustainability is defined more broadly to mean, “meeting the needs of the present without compromising the ability of future generations to meet their own needs.”

—United Nations Commission on Sustainable Development (1987)

community revitalization and the efficiency of public works investments and safeguard rural landscapes.

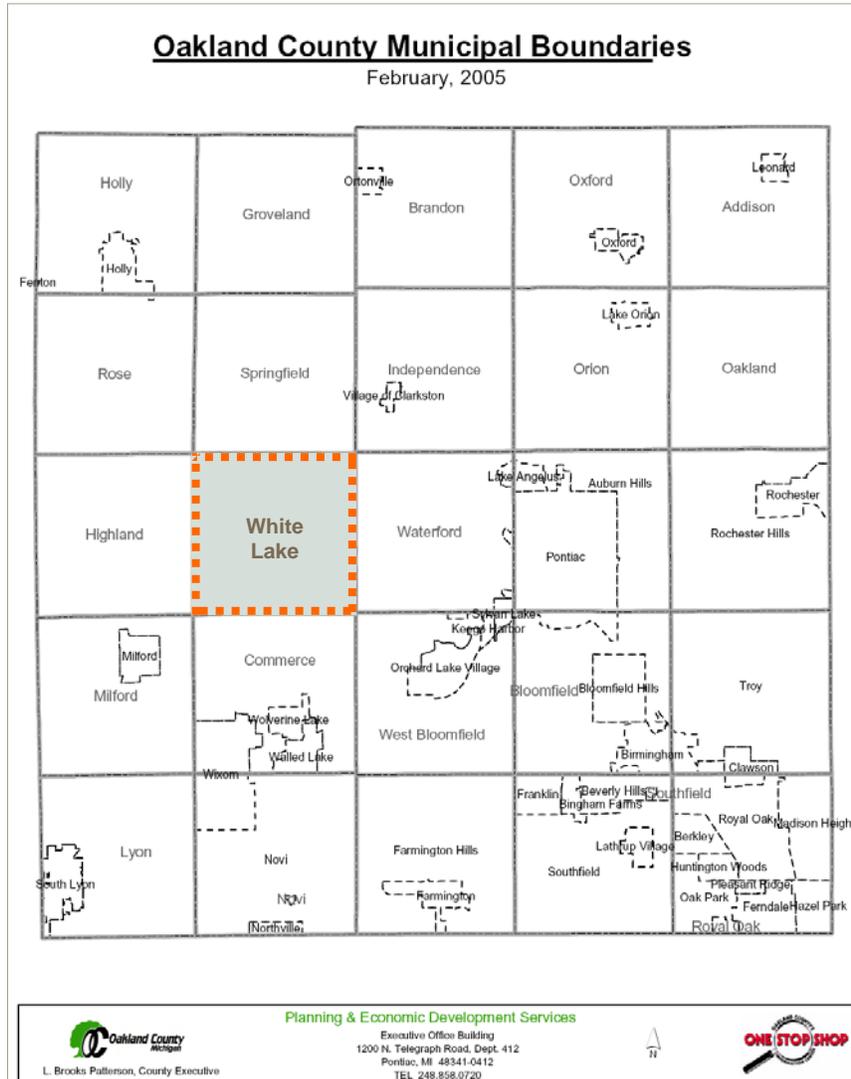
- Coordinate and leverage federal policies and investment. Align federal policies and funding to remove barriers to collaboration, leverage funding, and increase the accountability and effectiveness of all levels of government to plan for future growth, including making smart energy choices such as locally generated renewable energy
- Value communities and neighborhoods. Enhance the unique characteristics of all communities by investing in healthy, safe, and walkable neighborhoods—rural, urban, or suburban.

As White Lake Township begins the master planning process, it will be important to assess economic, social, and environmental conditions in the community. The Home Depot Foundation’s Sustainable Cities Institute notes in its report on “Creating an Environmental Sustainability Plan,” many communities find that the conditions and trends relating to the environment, economy, and society are unsustainable. They note, “Achieving sustainability is an incremental process, not an overnight transformation.”

## Regional Setting

**W**hite Lake Township is located in central Oakland County in the western lakes area. The Township’s slogan, “your four seasons playground,” is well-deserved as the region is a hub for year-round recreation opportunities. With two state recreation areas, one county park, one regional park, and three Township parks, public recreation areas total about 25% of the land use in the Township.

Access to the Township is good, with State Highway M-59 running east-west through the Township. Access to US-23, which runs north to Flint and south to Brighton and Ann Arbor is about 10 miles west. I-75, which runs north to Flint and south to Detroit, can be accessed about three miles northeast.



### Four Seasons Playground

**W**hite Lake lives up to its slogan as a “Four Seasons Playground,” with a variety of public and private recreation opportunities available all year-round, including:

- Highland State Recreation Area
- Pontiac Lake State Recreation Area
- White Lake Oaks County Golf Course
- Indian Springs Metropark
- Ferdinand C. Vetter Township Park
- Judy Hawley Township Park
- Dublin Community Senior Center
- Bloomer Township Park

In addition to the public facilities within the Township noted above, there are also private facilities including a ski hill and numerous golf courses.

Recreational opportunities include: hiking, biking, horseback riding, boating, fishing, swimming, birding, downhill skiing, cross country skiing, and golf, just to name a few.

### Regional Location White Lake Township Oakland County

MAP 1

Source: Oakland County



## INTRODUCTION

### Destination Oakland

Oakland County is working with its communities on an economic development strategy that reflects the unique recreational and cultural opportunities found throughout the County.

White Lake Township is included in the “Huron River District,” where the theme is “a world of outdoor adventure and small town charm.” Other communities in this district include:

- Commerce Township
- Highland Township
- Lyon Township
- Milford Township
- Milford Village
- South Lyon
- White Lake Township
- Wixom
- Wolverine Lake

The map below is available at [www.DestinationOakland.com](http://www.DestinationOakland.com)

Expanding on the recreational bounty in the White Lake area, Oakland County has established the region around the Huron River, with its river and lake access as the Huron River Valley. Calling the chains of lakes and recreation areas the “Blue Green Necklace,” the County is encouraging local communities to consider how to leverage these resources to enhance quality of life and promote the region as a place to live and work.

White Lake area of Destination Oakland County map



### Planning Influences

Factors outside of White Lake Townships borders are essential to consider in the planning process. The long-range planning goals and activities of neighboring townships and the county may impact the Township’s planning efforts, particularly near the Township’s borders.

White Lake Township is bordered by Waterford Township on the east, Commerce Township to the south, Highland Township on the west, and Springfield Township to the north. West Bloomfield Township meets White Lake Township at its southeast corner, forming the “Four Towns” area along Union Lake and Cooley Lake Roads, with Commerce and Waterford Townships.

Commerce Township resides south of White Lake. Along their shared border the majority of the land is planned for single family residential. In the central portion of Commerce there is a small area planned as multiple family and another small section of public institutional. In the easternmost section of the border there is an area planned as mixed use.

Waterford Township shares its western border with White Lake Township. Along this border, most of the land north of M-59 is planned as public land. The northern most section of the border is planned for single and multiple family residential with a very small pocket of local business. South of M-59 The majority of the bordering land is planned for single and multiple family residential with pockets of public lands and private common areas. The extreme southern portion of the border has a small pocket of community business.

Highland Township shares its eastern border with White Lake Township. All property along the border south of M-59 is presently part of the Highland State Park Recreation area and planned as park and recreation. North of M-59 the property is planned for medium and small lot residential and agriculture and rural residential.

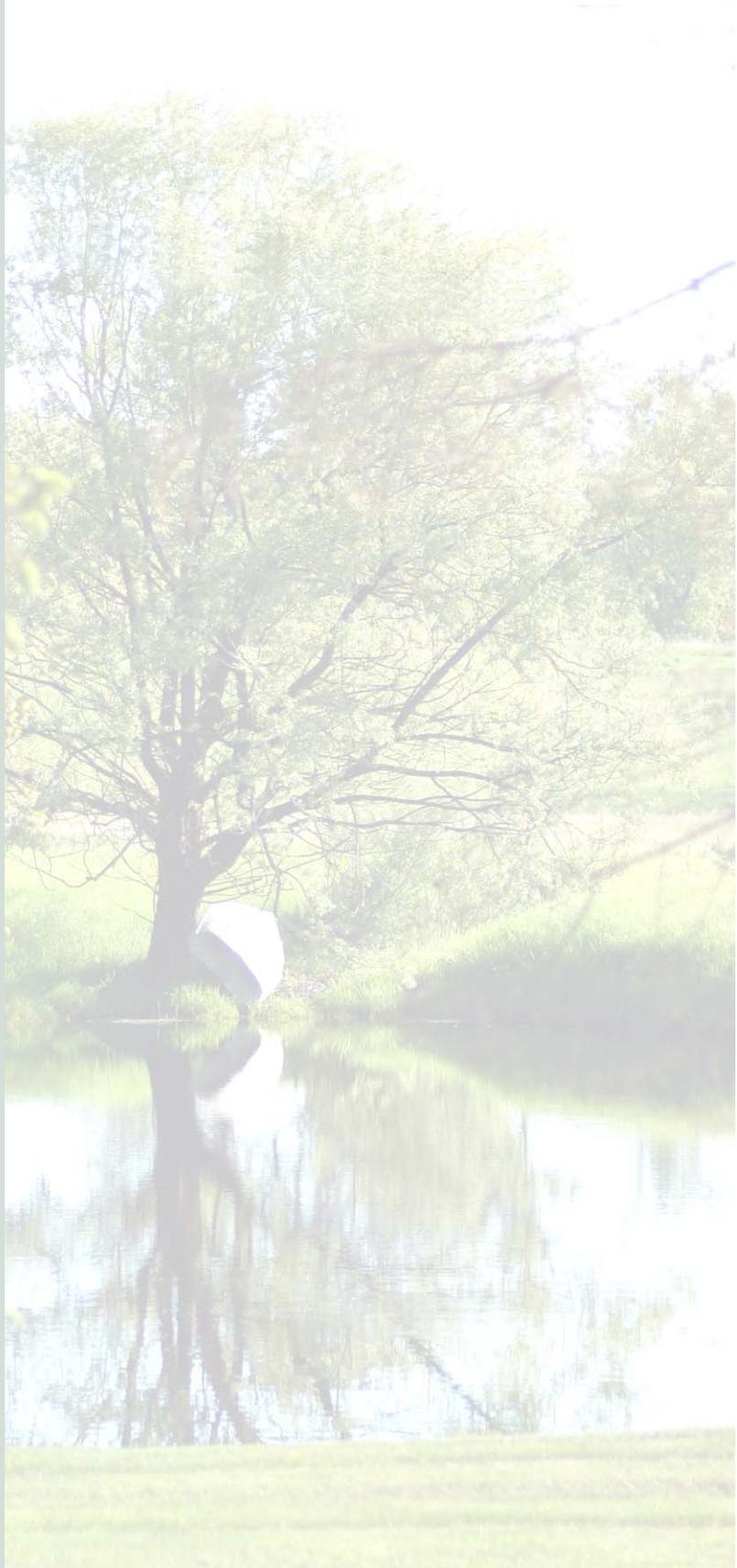
North of White Lake Township lies Springfield. Along the western half of this border all of the property is planned as low density residential. Along the western half of the border there is the Pontiac Lake State Recreation Area, planned as recreation-conservation, limited industrial, a small amount of medium density residential, and a small section of general cluster commercial.

West Bloomfield Township shares its northwestern most border with White Lake Township. At this corner, locally known as the "Four Towns" area (shared between Commerce, White Lake, Waterford and West Bloomfield Townships), West Bloomfield identifies this area as planned for moderate density single family and neighborhood commercial.

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# Existing Conditions



## Summary of Existing Conditions

The planning process begins with an evaluation of a community's characteristics, such as population, housing, workforce, income, development patterns, transportation and other pertinent factors. This information is a basic ingredient in planning for the future. Once a database of existing conditions is compiled, a community can use the findings to help set goals for the future development of the community.

The following discussion is intended to summarize and highlight important findings from the analysis of the Township's existing conditions. More detailed analyses on population, housing, and economic statistics, community facilities, and transportation conditions can be found in the Appendix of this document.

### Land Use Classifications

When preparing a master plan, it is helpful to look at the pattern of development and growth for the community. Map I displays the location of each of the land uses using 2009 data from Oakland County Planning and Economic Development. A description of each of the land use categories can be found at right.

### Land Use Analysis

Table I provides a comparison of the existing land uses in 2004 and 2009. It shows modest changes in land use over that time. There was a loss of 1.7% (389.7 acres) in vacant land. Most of this land was consumed by development such as "Single Family Residential" (170.1 acres), "Multiple Family" (31.3 acres), "Commercial/Office" (118.5 acres), and "Road Right-of-Way" (15.9 acres). White Lake also saw a small increase in "Recreation/Conservation" (83.8 acres) and the loss of all "Extractive" lands during this time.

**Vacant.** Approximately 12.7% of the Township's land area is vacant. The majority of these parcels are located within the western half of the Township. These vacant areas provide White Lake with the opportunity to consider their land use policy options in order to direct the type and location of development to meet the Township's goals.

**Agriculture.** In 2004, less than 20 parcels were identified within the Agricultural category, and in 2004, it was expected that this number would continue to decrease as development continues within the Township. However, since that time, the interest in organic and/or local food has slowed the fall off of agricultural lands. The majority of these parcels are located in the northwest quadrant of the Township. Many of these agricultural parcels may be used for small farms, community-supported agriculture, and horse pasture, or fallow fields.

**Residential.** Residential development is the most significant land use in the Township, with approximately one-third of the land (36.7%) developed with single-family, multiple-family, and mobile home park

**Agricultural.** Parcels used as cultivated farm land, orchards, nurseries, or for livestock or equestrian activity, with or without related farm structures.

**Single Family.** Improved parcels having three or less units per building in predominately residential use.

**Multiple Family.** Improved parcels having four or more units per building in predominately residential use.

**Mobile Home Park.** Improved parcels having multiple mobile home structures that are in the nature of a community or "mobile home park."

**Commercial/Office.** Improved parcels used for wholesale, retail, office, entertainment, or services, including those uses predominately at street level on multi-functional structures.

**Industrial.** Improved parcels used predominately for manufacturing or on which materials or articles are processed or semi-processed, but not retailed, including related storage areas, and warehousing.

**Public/Institutional:** Improved parcels and facilities that are held in the public interest and are usually exempt from real property taxation.

**Recreation/Conservation.** Parcels for which the primary purpose is for outdoor recreation or natural area conservation.

**Transportation, Utility & Communication.** Improved parcels containing utility or communication facilities, airports, railroad yards, and waste water treatment plants.

**Extractive.** Parcels that are primarily used for surface mining and extraction of materials such as gravel, stone, minerals, ore, soil, or peat.

**Vacant.** All parcels not included in one of the above definitions. These are unimproved areas that are not in a committed use.

**Water.** Areas that are ordinarily covered by water as depicted in the Oakland County Waterbody feature class.

**Road Right-Of-Way:** Areas that are predominately used for vehicular transportation.

**Railroad Right-Of-Way** Areas improved with a rail system and predominately used for train traffic.

**Table 1: Land Use Inventory Comparison: 2004 and 2009**

Land Use	Acres 2004	% - 2004	Acres 2009	% - 2009
Agricultural	670.6	2.8%	664.3	2.8%
Single Family Residential	8,050.3	33.8%	8,221.0	34.7%
Multiple Family	102.7	0.4%	134.0	0.6%
Mobile Home Park	340.1	1.4%	340.0	1.4%
Commercial/Office	286.0	1.2%	404.5	1.7%
Industrial	156.1	0.7%	158.9	0.7%
Public/Institutional	397.1	1.7%	381.6	1.6%
Recreation/Conservation	5,935.7	25.0%	6,019.5	25.4%
Transp/Utility/Comm.	160.1	0.7%	161.0	0.7%
Extractive	43.2	0.2%		
Vacant	3,407.4	14.4%	3,017.7	12.7%
Water	2,582.7	10.9%	2,582.7	10.9%
Railroad Right-of-Way				
Road Right-of-Way	1,614.4	6.8%	1,630.3	6.9%
Total	23,716.6	100.0%	23,716.5	100.0%

*Source: Oakland County Planning & Economic Development*



uses. The southeast and northwest quadrants of the Township have the highest concentration of residential development. Much of the residential development has stalled over the past few years due to the economic conditions of the state. In addition, the foreclosure crisis has decreased home values in the region.

**Commercial / Office.** The majority of the commercial and office land uses are concentrated along the M-59 corridor. Since the 2004 Master Plan, newer commercial developments include Kohl’s and the Village Lakes shopping center, which includes stores such as JC Penney and Marshalls. These shops serve not only the community-wide needs of White Lake residents, but also draw from the nearby region. There has not been a significant change in office development within the Township, which is primarily limited to small professional and medical offices.



**Industrial.** There has not been a significant change to the industrial uses within White Lake since 2004. With the exception of Mack Industries on White Lake Road (manufacturer of precast concrete structures) and Gale Sand and Gravel on Gale Road, the remaining industrial uses are concentrated along M-59 near Teggerdine Road. As noted in 2004, existing industrial buildings along M-59 continue to undergo renovations to update the structures and make them usable by smaller, less intensive uses.

**Public & Quasi-Public.** Public and quasi-public uses are located throughout the Township, and they have changed very little since the previous Master Plan. Public uses consist of the Huron Valley Educational Complex on Bogie Lake Road (Lakewood Elementary, White Lake Middle School, and Lakeland High School); Brooks Elementary on Hill; Oxbow Elementary on Oxbow Lake Road; Dublin Elementary on Sandyside Street, and Douglass Houghton Elementary on Elizabeth Lake Road. The White Lake Township municipal buildings, including the Town Hall, Police Department, Fire Hall #1, and Library are located on Highland Road. Fire Hall #2 is located in the southeast quadrant of the Township on Round Lake Road and Fire Hall #3 is located in the northwest quadrant of the Township on Ormond Road. Quasi-public uses include the Fisk Farm on Fisk Road at M-59, Dublin Center on Union Lake Road, St. Patrick's School at Union Lake Road and Hutchins, several churches, four cemeteries (White Lake, Oxbow, Lakeside, and St. Patrick), and meeting halls.



**Utilities.** The utilities classification includes such things as electric substations and gas regulator stations, telephone switching equipment, community well sites in the southeast quadrant of the Township, and the like. The major utility in the Township that affects land use is the high-voltage electric transmission line corridor generally running from the southwest to the northeast portion of the Township.

**Recreation/ Open Space.** Recreation/ open space uses include two large-scale recreation areas operated by the Michigan Department of Natural Resources (Highland State Recreation Area and Pontiac Lake State Recreation Area) and a Huron-Clinton Metropark (Indian Springs Metropark). Highland State Recreation Area is situated on the western border of White Lake and extends into Highland Township. Pontiac Lake State Recreation Area is located in the northeast quadrant of the Township. Indian Springs Metropark is on the northern border of White Lake, adjacent to Pontiac Lake State Recreation Area, and extends into Springfield Township. The Township recently purchased an undeveloped parcel on McKeatchie Road from the State of Michigan. The Township is in the process of developing the site as Bloomer Township Park.



White Lake Township has community parks, including the Judy Hawley Memorial Field, located behind the Township Hall on Highland Road, and the Ferdinand C. Vetter Memorial Field on Union Lake Road, adjacent to the Dublin Senior Center.

White Lake Township has three golf courses, including the Indian Springs Metropark Golf Course off of White Lake Road, Brentwood Golf and Country Club on Havenwood, and White Lake Oaks Golf Course, operated by Oakland County.

The privately-owned Alpine Valley Ski Area, located on M-59, provides recreational activities during the winter months.

## EXISTING CONDITIONS

As shown in Table 2, White Lake Township has had a 6.4% increase in population between 2000 and 2010. Likewise, the number of occupied dwelling units has increased by 11.6% over the past decade, which was partially responsible for the 4.0% decrease in the Township's average household size. In 2010 White Lake Township had an average household size of 2.77 persons per household while in 2010 it was estimated to have dropped slightly to 2.66 persons per household. Nearly half of the population still comes from the 35-64 age group, but the median age has increased from 36.4 to 41.6. And while the percentage decreased slightly from 2000 to 2010, white residents continue to account for the majority of the Township's population.

As indicated in Table 3, over the next 20 years, SEMCOG forecasts a slight population growth of 2.64% for White Lake Township and a 8.43% increase for Oakland County. However, over the next ten years, SEMCOG projects a 1.14% decrease for White Lake even though Oakland County's population is projected to increase by 3.89%.

**Table 2: Demographics, White Lake Township**

Source: US Census 2000, Data Driven Detroit Analysis of US 2010 Census

	2000 Census	2010 Census	% Change
Population	28,219	30,019	6.4%
Occupied Dwelling Units/ Number of Households	10,092	11,262	11.6%
Avg. Household Size	2.77	2.66	-4.0%
Age Distribution			
Under 5	2,021	1,607	-20.5%
5-17	5,492	5,791	5.4%
18-34	5,860	5,050	-13.8%
35-64	12,637	14,149	12.0%
65+	2,208	3,422	55.0%
Median Age	36.4	41.3	13.5%
Race/Ethnicity			
White	95.4%	93.3%	-2.2%
Hispanic/Latino	1.8%	3.0%	66.7%
African American	0.8%	1.1%	37.5%
Asian	0.6%	0.9%	50.0%
Median Income			
Household	\$65,894	\$72,537	10.1%
Family	\$75,842	\$82,472	8.7%

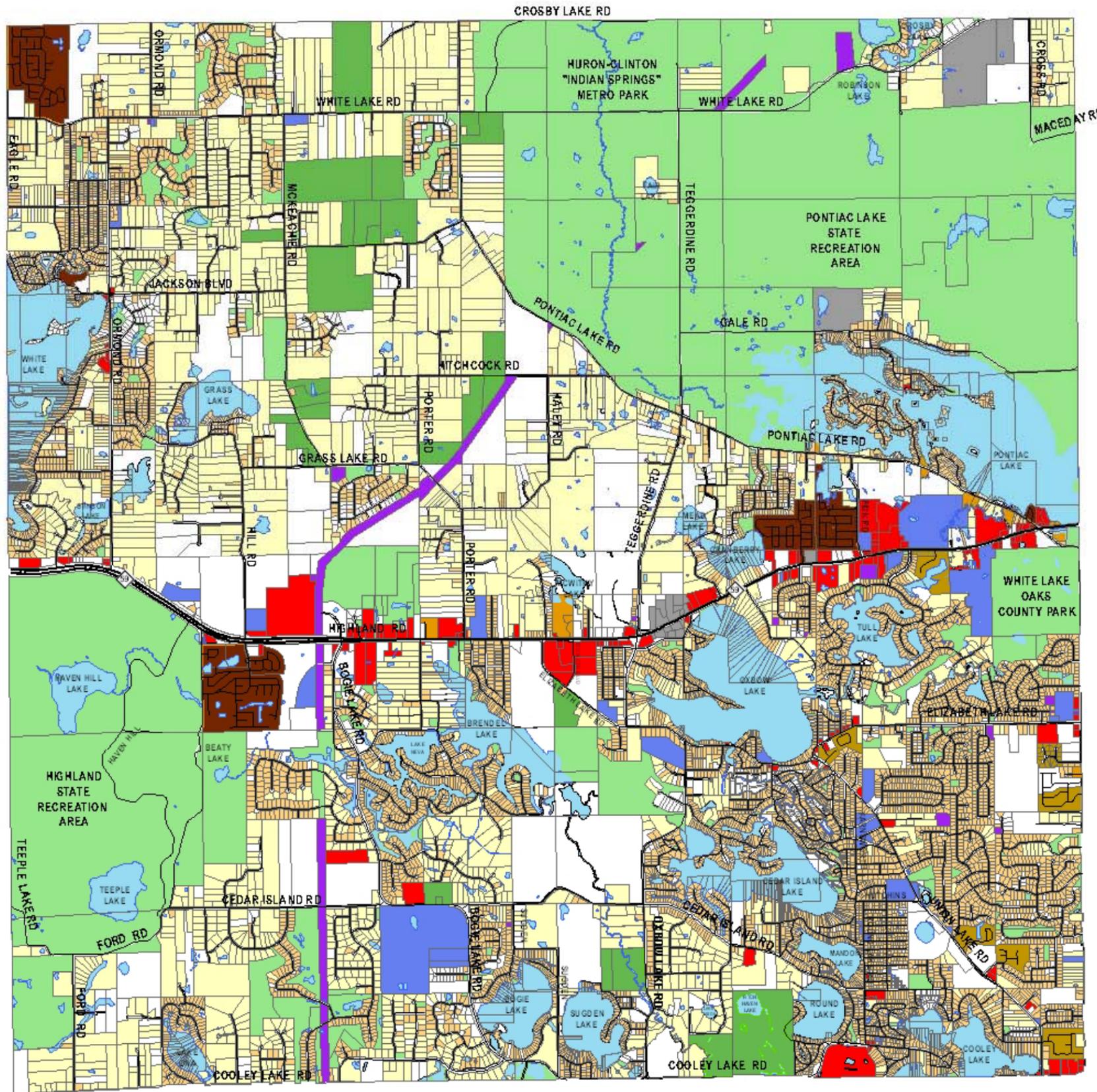
**Table 3: SEMCOG Population Projections  
White Lake Township and Oakland County**

Source: US Census 2010 and SEMCOG

	2010	2020	2030
<b>White Lake Township</b>	30,019	29,677	30,811
<b>Oakland County</b>	1,202,362	1,249,154	1,303,678

## Conclusion

The development patterns identified on the Existing Land Use map provide a base from which to begin the process of updating the Township Master Plan. Once identified, positive trends can be encouraged while negative trends should be avoided or reversed. The eclectic mix of uses throughout White Lake Township will provide unique challenges to the Commission. The vacant land remaining in the Township offers the Planning Commission the opportunity to chart a positive direction for change and growth in the future.



**EXISTING LAND USE - 2009**  
**WHITE LAKE TOWNSHIP**  
**OAKLAND COUNTY, MICHIGAN**  
**MAP 1**

- Agricultural
- Recreation/Conservation
- Single Family, Acreage parcel
- Single Family, Small lot
- Single Family, Attached
- Multiple Family
- Mobile Home Park
- Commercial/Office
- Industrial
- Public/Institutional
- Transportation/Utility/Communication
- Vacant
- Water



Sources: Oakland County Planning and Birchler Arroyo  
 October 20, 2010

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# Goals & Objectives

## Vision

“Strive for a sustainable White Lake Township that balances the community’s economic, environmental, and social needs. Promote the identity of White Lake Township as a small country town with big city amenities by protecting and preserving natural features, encouraging redevelopment of obsolete properties, and directing growth and development to a central community core.”

After analyzing historical development and existing conditions, and soliciting the input of residents during the Public Input Session, the Planning Commission has identified changes that it believes will reflect the community’s vision for White Lake Township. These changes are identified in the Vision at left and the following goals and objectives statements.

**Goals** are typically very general statements about the community that are not easily quantified or measured. Goals must be translated into specific **strategies** for implementation. The goals and strategies proposed are divided into tasks in which the Planning Commission takes the lead, and those that require discussion and partnership with other Township boards and/or groups outside the Township. These strategies will have to balance the public purposes inherent in planning for the long-range future of the community with the legitimate rights of the Township’s private property owners to develop an appropriate use of their land.

### **Goal - Natural Features**

Preserve and protect natural features that define White Lake Township, including wetlands, floodplains, lakes, woodlands and other natural features.

#### **Zoning & Other Ordinance Strategies for Natural Feature Protection & Preservation:**

1. Develop and enforce landscaping requirements to separate and buffer incompatible uses and improve views from the roadway.
2. Continually evaluate Township Zoning Ordinance provisions designed to preserve and protect woodlands and wetlands as features of new development.
3. Review and consider zoning ordinance provisions which would encourage a range of open space development designs.
4. Carefully apply zoning ordinance development standards so as to avoid requirements which result in unnecessary loss of open space.
5. Promote woodland protection by the application of standards that preserve natural features as an element of project design.
6. Restrict clear-cutting of trees prior to approval of the development.

#### **Partnership Strategies for Natural Feature Protection & Preservation:**

1. Support the use of land trusts or conservancies to accept donations of land, purchase sensitive properties, and manage and protect designated open spaces.
2. Assist in the development of a local land conservancy within White Lake and institute partnerships with established conservancies in Oakland County.
3. Acquire environmentally sensitive sites identified as important elements of the Township’s long-range recreation plan.

## **Goal – Infrastructure**

Provide appropriate infrastructure that preserves and protects White Lake Township’s natural features while addressing the community’s needs for efficient and safe multimodal access, sewer, and water systems.

### **Zoning and Other Ordinance Strategies for Infrastructure:**

1. Ensure that developers of new subdivisions within designated service areas provide sewer and water utilities without added expense to the Township.
2. Target sensitive lake areas as the first priority properties to receive sanitary sewer services.
3. Direct higher-density residential development to areas served by public utilities.
4. Promote access controls and control lanes to improve roadway capacity, circulation, and safety while decreasing the need for roadway widening.
5. Additional residential development should be timed to coincide with adequate roadway, sewer, and water systems needed to support the development.
6. Establish sidewalks and pathways that support multi-modal access throughout the Township.
7. Develop a Complete Streets program that addresses circulation concerns for all users of roadways and sidewalks throughout the Township.

### **Partnership Strategies for Infrastructure:**

1. Expand the water system to provide fire hydrants in new neighborhoods and higher density developments.
2. Cuthbert Road and Grass Lake Road as designated Natural Beauty Roads to protect the rural character of these thoroughfares.
3. Review roadway conditions and traffic volumes in order to target areas which should receive priority for road improvements.
4. Continue to work with the MDOT to get traffic signals installed in appropriate locations to improve safety while maintaining traffic flow.
5. Pave existing gravel roadways, where appropriate, in order to improve roadway capacity and traffic flow, while reducing adverse impacts such as dust and noise.
6. Consider developing an additional north-south connector to increase accessibility and improve roadway circulation for the Township’s commuters.





## **Goal - Residential Neighborhoods**

**Maintain the small-town rural character of existing single family residential areas, while providing a variety of housing opportunities that support a central community core with a unique identity.**

### **Zoning & Other Ordinance Strategies for Residential Neighborhoods:**

1. Plan for the Township's higher residential densities to occur within the central gathering space and satellite neighborhood centers.
2. Design residential development standards to be directly related to the natural capacity of the land.
3. Develop and/or enhance zoning standards which encourage innovative development patterns that result in open space buffers between residential and non-residential uses.
4. Include zoning ordinance incentives to encourage preservation of open space.
5. Enhance the sense of community and improve pedestrian transportation options by connecting residential developments to schools, parks, and cultural facilities.
6. Develop pedestrian connections between residential neighborhoods.
7. Work with developers to provide recreation land and open space within developments as one way to expand the system of local park facilities.
8. Encourage the development of higher density housing, such as apartments, townhomes, senior citizen housing and mixed-use housing only in areas where infrastructure is available or would be provided by the development.
9. Require appropriate water and sewer service for higher density development.

## **Goal - Shopping and Services**

**Encourage high-quality development and redevelopment of commercial properties intended for providing goods and services that meet the needs of current and future Township residents.**

### **Zoning & Other Ordinance Strategies for Shopping & Services:**

1. Establish a mixed-use central commercial core or town center that would include a variety of medium- to high-density residential, retail, cultural, and entertainment uses, in addition to perhaps new municipal services and facilities, that features multi-modal access, 24-hour/day activity, and serves as White Lake Township's gateway to the world.
2. Promote the concentration of new retail development in sustainable community and neighborhood centers and gradually reduce the extent of the strip or linear commercial areas as they become obsolete.

3. Continually implement access management techniques, such as shared drives, service roads, internal connections, and proper driveway design, to maintain roadway capacity and safety.
4. Encourage parking in the rear and to the side of stores in order to create more pedestrian-friendly and aesthetically appealing retail developments.
5. Parking areas should be designed in order to allow for efficient access from the roadway, while also maintaining a sense of safety and security for the users.
6. Review existing code enforcement efforts to insure positive response and timely compliance with violation notices.
7. Encourage business establishments that provide goods and services residents need on a daily basis to locate in reasonable proximity to residential areas.
8. Prevent premature commercial development in outlying areas ahead of demand for new floor area and ahead of infrastructure to support the development.
9. Require all major commercial developments to locate where sewer and/or water service is existing or planned.



**Partnership Strategies for Shopping & Services:**

1. Work with the MDOT and developers to provide shared driveways whenever possible, and locate new driveways in appropriate locations for safety and access, in order to implement the M-59 Access Management Plan.

**Goal - High Tech, Research & Light Industrial**

**Encourage high tech, research, and light industrial developments that improve the tax base and provide job opportunities to Township residents, while preserving and protecting the natural features of the Township.**

**Zoning and Other Ordinance Strategies for High Tech, Research, & Light Industrial:**

1. Allow compatible high tech, research & development uses to locate within a mixed-use town center or central gathering space
2. Encourage high tech, research, and industrial development within planned industrial parks and discourage scattered site development that negatively impacts adjacent land uses, especially residential areas.
3. Promote establishment of high tech, research, and light industrial operations at locations where sewer and/or water service is existing or planned, and where there is appropriate road access for employees and delivery vehicles.
4. Require outdoor storage to be properly screened from public view.
5. Address the relationship between adjacent uses by developing site plan review standards that encourage service drives,





combined parking and access drives, and signage which is sensitive to the primarily residential character of White Lake.

6. Review and enhance the zoning ordinance performance standards to ensure that the health and safety of Township residents is maintained while encouraging appropriate new manufacturing development.
7. Ensure that all manufacturers protect the Township's ground and surface waters by installing primary and secondary containment vessels and leak detection equipment for all hazardous materials and that Wellhead Protection procedures are followed for new manufacturing establishments within the designated wellhead protection areas
8. Locate manufacturing development where it blends in with the natural features of the Township in order to maintain rural character.

### **Partnership Strategies for high-tech, research, and light manufacturing uses:**

1. Plan for needed roadway improvements to support and enhance new light manufacturing uses.
2. Encourage a partnership between the Township and Oakland County to raise awareness of development opportunities and the attractive qualities of the Township.

## **Goal - Public Services**

**Provide efficient public services that adequately and safely support the existing and future population of White Lake Township.**

### **Partnership Strategies for Public Services:**

1. Incorporate new or relocated civic functions into or adjoining a town center or central gathering space.
2. Analyze the number and size of Township fire, police, and EMS facilities and allocate new facilities to provide appropriate geographic coverage and response times.
3. Expand or relocate the Township Hall to provide the space and facilities necessary to administer Township business and properly serve residents and businesses.
4. Promote a public transportation system to increase the mobility of the elderly and physically disabled and decrease congestion on the roadways.
5. Review existing code enforcement efforts to ensure positive response and timely compliance with violation notices.



### **Goal- Recreation and Open Space**

Enhance the quality of life for current and future White Lake Township residents and make the community more appealing by providing a variety of recreational facilities to accommodate residents of all ages, interests, and physical abilities.

#### **Zoning Strategies for Recreation & Open Space:**

1. Consider adopting zoning ordinance standards which will permit and encourage mechanisms to preserve and protect open space while adding to the Township's park land inventory.

#### **Partnership Strategies for Recreation & Open Space:**

1. Acquire land to develop small, neighborhood parks. These parks should include picnic areas, playground, and other passive uses.
2. Develop a centrally-located community recreation center, perhaps in conjunction with a town center, in order to accommodate Township events and build a sense of community among the residents.
3. Consider natural features, such as wetlands, floodplains, woodlands, lakes, streams, and steep slopes, which can be appropriately incorporated into recreational opportunities.
4. Develop a system of pathways in the Township that can connect residential neighborhoods to each other and with shopping areas.



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# Land Use Plan

## Area Plans

- Four Towns
- Lakes Town Center
- Pontiac Lake Gateway
- Elizabeth Lake Road/  
Union Lake Road

LAND USE CATEGORY	NET DENSITY
Rural Estates	0.5 Units Per Acre
Open Space Estates	0.5 – 1.0 Units per Acre
Residential Resort	2.0 – 3.0 Units Per Acre
Mobile Home	3.0 – 6.0 Units Per Acre
Planned Neighborhood	2.0 – 8.0 Units Per Acre, Based On Development Agreement
Multiple Family	6.0 – 10.0 Units Per Acre, Based On Development Plan
Planned Community	Varies Based Upon Development Plan and Agreement

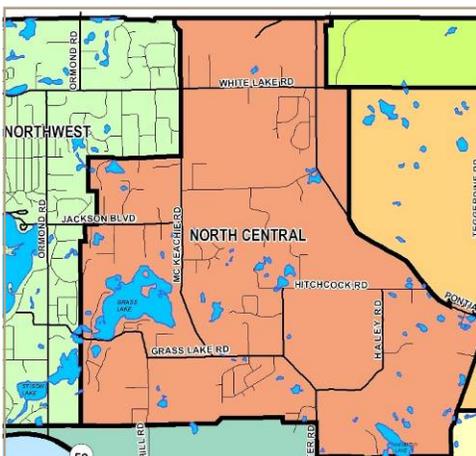
The development of a community’s Land Use Plan is based on many factors, including the type and distribution of existing land uses, presence of natural features, access management issues, provisions for pedestrian circulation, and availability of public utilities. The community’s preferences and future needs must be considered, including the desire for a mixture of land uses, sustainable economic development, and a balanced tax base.

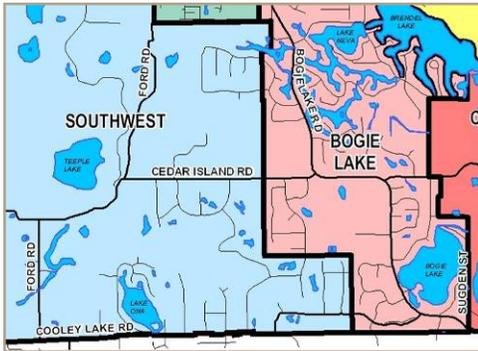
The following chapter forms the basis for developing the Land Use Plan. The process began with developing land use policies and land use categories, based upon the above-referenced issues. Prior to assigning land use categories to the parcels, White Lake was divided into twelve Planning Areas. Each Planning Area was developed based on having similar characteristics within the neighborhood, and by dividing the Township into smaller areas, it facilitated the development of the overall Township Land Use Plan. For those areas of the community with more complex land use issues or a desire to see substantial changes, special Area Plans were developed. Written and visual elements were developed for each of the four Area Plans. The chapter concludes with the overall Land Use Plan map and Planning Areas map.

**RESIDENTIAL**

**Rural Estates**

The Rural Estates land use category is found primarily in areas of the Township that are not planned to receive sanitary sewer service. This includes the Northwest, North Central, Northeast, and Pontiac Lake planning areas. Rural Estates is intended to establish a specific identity, characterized by larger, estate size lots interspersed with open spaces. Features such as open meadows, equestrian riding trails, small agribusiness uses, and preserved wildlife corridors are intended to remain as permanent natural and visual characteristics of the Rural Estates areas. Maintaining the Natural Beauty Road designation on Grass Lake and Cuthbert Roads, in conjunction with preserving the rural view from the road, will assist in preserving White Lake’s historical agricultural character for future generations. As an element of large-scale, residential development approval, the Township will expect public park and connected open space dedications from landowners/developers. Net development densities in Rural Estates, based on the buildable areas of a given site, are planned not to exceed 0.5 dwelling per acre.





**Open Space Estates**

The character of Open Space Estates, primarily the Southwest and Bogie Lake planning areas, is intended to include preservation of significant natural resources and features, maintenance of established wildlife corridors, and protection of lakes and stream systems within a setting of large, suburban estate lots. As an element of large-scale, residential development approval, the Township will seek public park and connected open space dedications from landowners/developers. The Open Space Estates land use category includes areas of the Township that are planned to receive sanitary sewer service, as well as areas that are outside the limits of the two sewer service districts. Net development densities, based on the buildable areas of a given site, are limited to 0.5 unit per acre in areas without sanitary sewers and 1.0 unit per acre on lands that have sanitary sewers available.



**Residential Resort**

The Residential Resort land use category includes those areas of the Township most closely associated with the modern and historic lakes area resort development. Residential Resort is the primary land use found in the Pontiac Lake and Central Lakes planning areas, and is a significant component in the Bogie Lake, Elizabeth Lake and Union Lake areas. Most development within this category will continue to occur as individual homes in platted or condominium subdivisions. As lakefront property becomes increasingly scarce in White Lake Township, many smaller existing homes will be expanded or removed and replaced with larger, more contemporary structures. As an element of large-scale, residential development approval, the Township will seek public park and connected open space dedications from landowners/developers. Connections to the Township’s community-wide pathway system will be required as an integral part of all new Resort Residential communities. Taking existing development into consideration, the net density of Residential Resort areas is planned to range between 2.0 and 3.0 dwellings per acre.

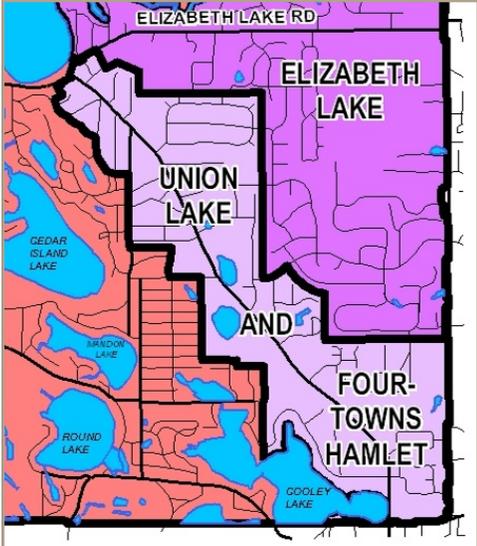
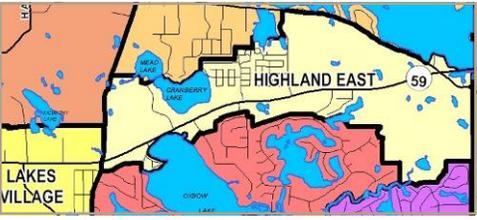


**Mobile Home**

The Mobile Home land use category is principally characterized by large-scale, modern manufactured home communities but includes several older, smaller parks as well. While this land use category incorporates a relatively small total land area, it includes some of the Township’s most dense single family development and a very large percentage of the existing housing stock. All of the Mobile Home areas are already served by Township sanitary sewers or private sanitary sewage treatment systems. Densities within these communities varies, however, it typically ranges between 3.0 and 6.0 units per acre. Design of Mobile Home communities is anticipated to exhibit many of the same characteristics of lower



# LAND USE PLAN



density, single family subdivision developments, such as, recreation space, pedestrian circulation systems and amenities, preservation of sensitive natural features, and attractive landscaping of common areas. As an element of future Mobile Home development approval, the Township will require public park and connected open space dedications from landowners/developers. Connections to and segments of the Township’s community-wide pathway system will be required as an integral part of all new or redeveloped Mobile Home communities.

### Planned Neighborhood

The Planned Neighborhood land use category is envisioned as a primarily residential land use of mixed densities and multiple product types, in a setting that may occasionally include a limited number of neighborhood retail, office and personal service clusters. Planned Neighborhoods are proposed to be located in the Highland West; Highland East; Lakes Village; and Union Lake and Four Towns Gateway planning areas. Connections to and segments of the Township’s community-wide pathway system will be required as an integral part of all Planned Neighborhoods. Dedicated, usable open space with a variety of amenities will be sought as an element of large-scale, residential development, and the Township will seek public park and connected open space dedications from landowners/ developers. All Planned Neighborhood development is intended to be served by Township sanitary sewers and either Township public water or community well systems. Net residential densities are anticipated to range between 2.0 and 8.0 units per acre, and non-residential elements should not exceed 25% of the net neighborhood land area after preservation of natural features.

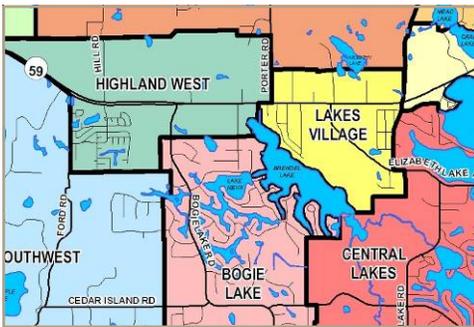
### Multiple Family

The Multiple Family land use category provides appropriate locations for the Township’s highest residential densities. This category may be characterized by owner-occupied duplexes, townhomes, stacked ranches, and flats, as well as traditional multi-family rental apartments. Developments in this land use category would typically require an RM-1 or RM-2 zoning classification and be characterized by state-of-the-art products types with significant amenities and facilities for their residents. As an element of large-scale, Multiple Family residential development, the Township will seek public park and connected open space dedications from landowners/ developers. Connections to and segments of the Township’s community-wide pathway system will be expected as an integral part of all Multiple Family communities. Densities are expected to range between 6.0 and 10.0 units per acre, based upon the product type, zoning classification, and approved development plan.



**NONRESIDENTIAL  
Planned Community**

Planned Community is characterized by a mix of uses that includes higher residential densities and a variety of housing product types as well as a core area with retail, dining, entertainment, governmental, recreational, institutional, office and personal service establishments. These are proposed to be the “town centers” of White Lake that give the community an identifiable “sense of place” as well as a central and satellite gathering locations. Residential elements of a Planned Community may take the form of a freestanding neighborhood, or may be permitted on the upper floors of non-residential development in the community core area. Multi-use/story buildings are expected to have 2 or 3 stories, however open space must be provided. Dedicated, usable open space with a variety of amenities will be featured as an element of large-scale, mixed use development, and the Township will seek public park and connected open space dedications from landowners/developers. Connections to and segments of the Township’s community-wide pathway system will be required as an integral part of all Planned Community developments.



**Satellite Business**

The Satellite Business land use category is intended to provide locations for mixed retail, office and personal services convenient to residential neighborhood concentrations. Satellite locations are not intended for intensive businesses that would be more appropriately located in the Highland West, Lake Village, and Highland East planning areas. Satellite Business clusters are shown at or near major arterial intersections, with significant residential population within a ¼ mile walking distance. Typical Satellite Business uses would operate during standard business hours, with the majority of patrons coming from pass-by traffic, thereby reducing the need for people to travel to Highland Road (M-59) for daily basic goods and services.



**Planned Business**

The Planned Business land use category is intended to be the primary development tool for larger, more intensive, non-residential land use throughout the Highland Road Corridor, including the Highland West, Lake Village, and Highland East planning areas. All development in Planned Business would be required to submit a unified site plan and development agreement, and adhere to strict access management principles in order to minimize traffic conflict and maximize safety throughout the corridor. Connections to and segments of the Township’s community-wide pathway system will be required as an integral part of all Planned Business development, as would internal vehicular and pedestrian connections to all abutting non-residential land uses.





### **Planned Commerce**

The Planned Commerce land use category consolidates a variety of intensive, employment generating land uses into a unified, planned business park setting. The Planned Commerce classification brings together light industry, research & development, office-warehouse-distribution, and corporate office uses into a well-designed, campus-like setting. Outdoor storage and activities are discouraged in this category and would require the highest level of visual and noise buffering. All development in Planned Commerce will be expected to provide a unified site plan and development agreement and adhere to strict access management principles in order to minimize traffic conflict and maximize traffic safety throughout the districts. If segments of the Township's community-wide pathway system occur along arterial street boundaries of Planned Commerce park developments, they shall be provided as a feature of the planned development.

### **Public & Quasi-Public**

The Public & Quasi-Public land use category includes public and governmental buildings and uses, libraries, places of worship, cemeteries, private clubs, and similar major uses of land. This category also includes existing public and private schools, colleges, universities and the like, as well as vacant land being held for future schools development. All school properties should be interconnected with the Township's community-wide pathway system. The location and design of the school should be carefully considered to ensure the safety of students.



### **Recreation & Open Space**

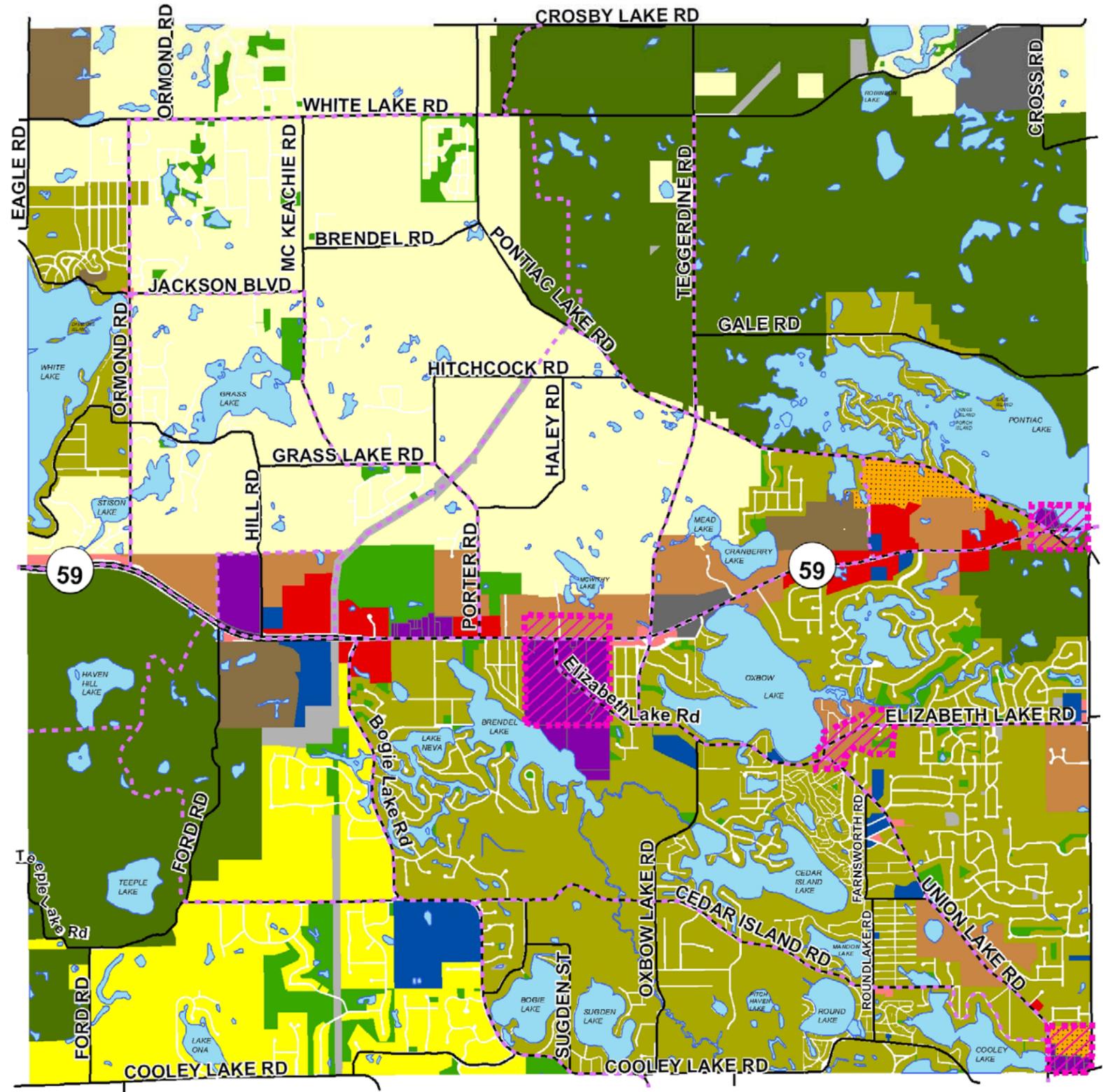
The Recreation & Open Space land use category includes Township, County, Regional, and State parks, recreation areas and major open space, as well as larger private facilities of quasi-public organizations, such as the Girl Scouts. All Parks and Recreation sites should eventually be interconnected with the Township's community-wide pathway system. This category is differentiated on the Land Use Plan into Regional and Local facilities. The Regional sub-category includes State, Huron-Clinton Metroparks, and Oakland County parks, recreation areas, and the like. The Local sub-category identifies sites that are Township-sponsored. While the majority of the parks contain a mixture of active (playfields, playground equipment) and passive (trails, picnic facilities) recreational opportunities, the Regional parks also serve as conservation areas for plants and wildlife.

### **Utilities**

The Utilities category identifies lands that are used or planned for utility transmission corridors, sub-station sites for gas, electric and telephone systems, water towers, National Weather Service, and similar activities. The location of future utilities should be carefully planned to ensure that safety for residents is maximized.

# LAND USE PLAN

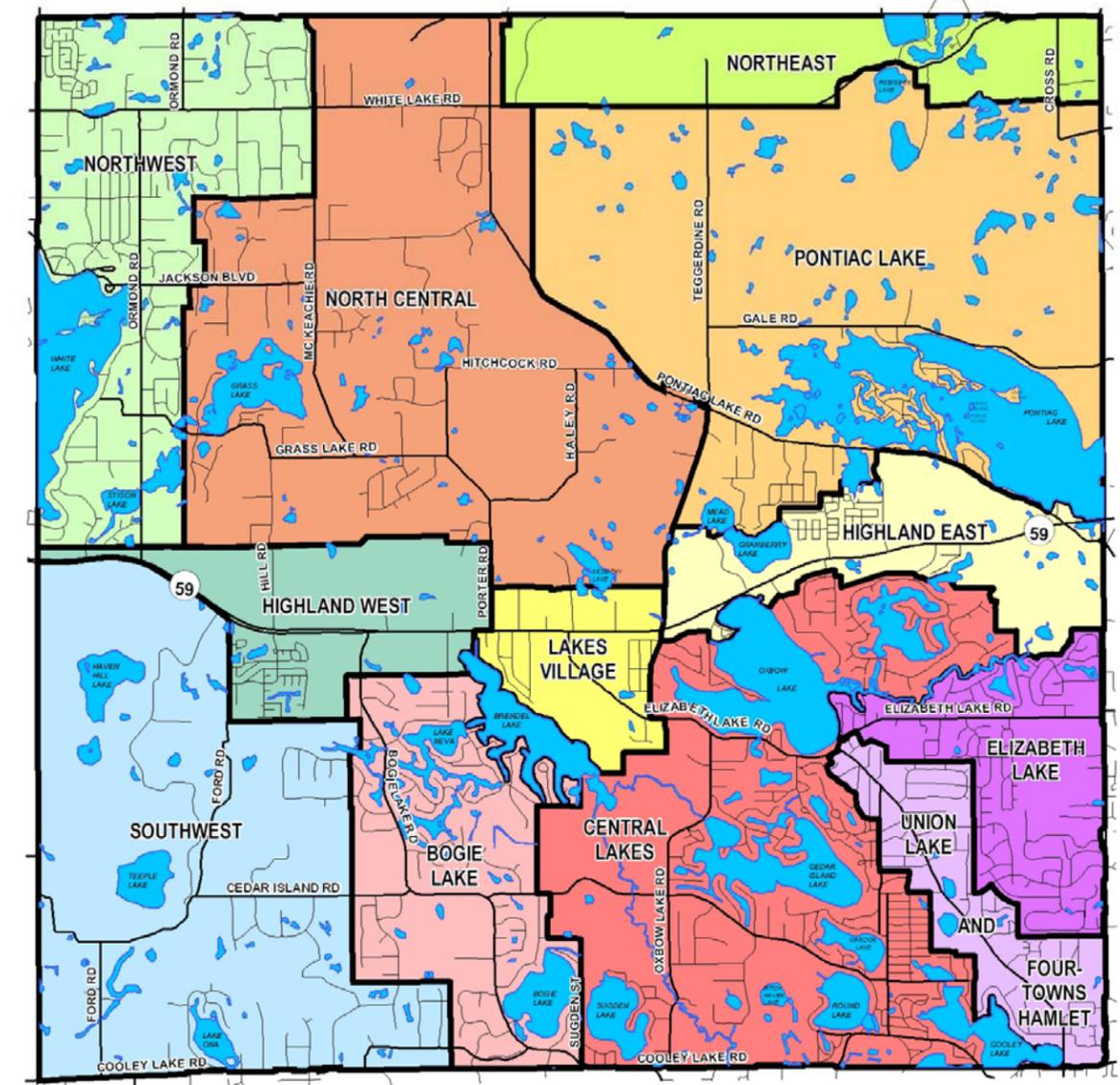
WHITE LAKE TOWNSHIP  
OAKLAND COUNTY, MI



- RURAL ESTATES
- OPEN SPACE ESTATES
- RESIDENTIAL RESORT
- MOBILE HOME
- PLANNED NEIGHBORHOOD
- MULTIPLE FAMILY
- PLANNED COMMUNITY
- SATELLITE BUSINESS
- PLANNED BUSINESS
- PLANNED COMMERCE
- FOCUS AREA
- PUBLIC AND QUASI-PUBLIC
- REGIONAL PARKS AND OPEN SPACE
- LOCAL PARKS AND OPEN SPACE
- UTILITIES
- WATER
- PLANNED PATHWAYS



Sources: Oakland County Planning and Birchler Arroyo  
May 25, 2011



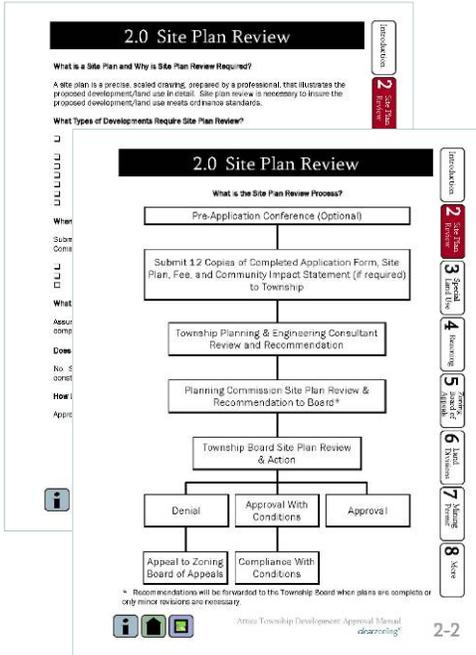
- NORTH CENTRAL
- HIGHLAND ROAD EAST
- NORTHWEST
- SOUTHWEST
- NORTHEAST
- BOGIE LAKE CORRIDOR
- PONTIAC LAKE
- CENTRAL LAKES AREA
- HIGHLAND ROAD WEST
- UNION LAKE CORRIDOR AND FOUR-TOWNS HAMLET
- TOWNSHIP CENTER
- ELIZABETH LAKE NEIGHBORHOOD

**PLANNING AREAS**  
**WHITE LAKE TOWNSHIP**  
**OAKLAND COUNTY, MI**



SOURCES: OAKLAND COUNTY PLANNING AND BIRCHLER ARROYO  
MAY 26, 2011

# What are Area Plans?



## What are Area Plans?

A master plan provides a comprehensive look at the entire community and offers overall goals and objectives that address different types of land use. When preparing a master plan, it sometimes becomes evident through the planning process that certain parts of a community need special attention. Within a master plan, special focus areas, or area plans, consider how a smaller area within the community may provide an opportunity to accommodate growth, correct blighted conditions, or to fill a specific need in the community. In some cases, an area plan may address all of those issues.

Area plans become a tool for implementing some of the overall strategies of the master plan. While area plans are still a general guide for action, they often provide a clearer concept for how an area should change over time. Often, these area plans can be used as a foundation for economic development strategies, showing property owners how the community wishes to guide change and address the vision of the master plan.

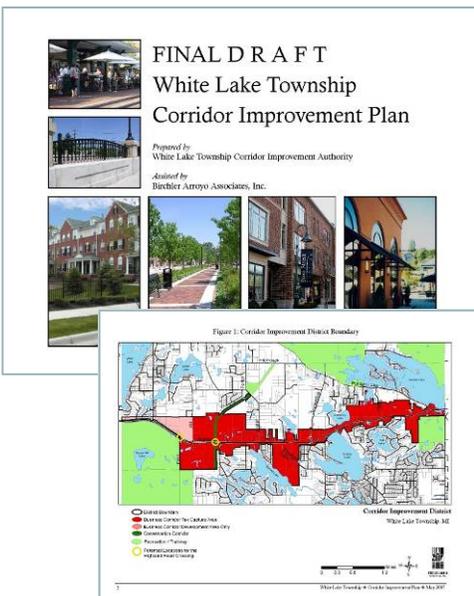
Development Review Manuals, such as the one for Attica Township (see sample pages above), helps everyone—property owners as well as Township staff—understand and navigate through the approval process.

White Lake Township prepared a Corridor Improvement Plan in 2007 (below), which could be revisited to include strategies from this Master Plan Update.

In White Lake Township there are a few goals and objectives that can be addressed through area plans. Concentrating development, correcting blight, and creating an identifiable town center are a few of the key points raised from the community through public input as well as by the Planning Commission. The area plans on the pages that follow examine existing conditions and recommend strategies to address goals and objectives.

## Strategies for Implementation

1. Identify inconsistencies between the area plans and current zoning ordinance regulations. Where appropriate, amend the zoning ordinance to facilitate development outlined in the area plans.
2. Incorporate area plans into Township economic development strategies that direct growth and development according to the Township’s plan. Consider the following tools available to the Township to encourage development:
  - Streamline the development process: examine the development review process, from the early stages of information-gathering to final reviews and approvals.



The **Corridor Improvement Authority Act** (CIAA) was passed by the Michigan legislature in 2005 and amended in 2007. It provides for the creation of a public economic development corporation that will work to “correct and prevent deterioration in business districts, encourage historic preservation, promote economic growth.” The act requires that all corridor improvement authorities allow for mixed use and high density residential, that they expedite permitting, and that they support non-motorized transportation. It also allows multiple municipalities to collaborate and establish one, unified authority. Working together, different local units of government that share a corridor are able to leverage their investment by defraying some of the costs of redevelopment and sharing resources that can be invested in improvements. A multiple jurisdiction corridor improvement authority also embraces the fact that many of the challenges facing communities ignore political boundaries and should be addressed through regional cooperation.

The **Local Development Financing Act** (LDFA), Act 281 of 1986, is an act to encourage local development to prevent conditions of unemployment and promote economic growth; to provide for the establishment of local development finance authorities and to prescribe their powers and duties; to provide for the creation of a board to govern an authority and to prescribe its powers and duties; to provide for the creation and implementation of development plans; to authorize the acquisition and disposal of interests in real and personal property; to permit the issuance of bonds and other evidences of indebtedness by an authority; to prescribe powers and duties of certain public entities and state officers and agencies; to reimburse authorities for certain losses of tax increment revenues; and to authorize and permit the use of tax increment financing.

Determine where improvements might be made for projects that meet the Township’s goals and objectives.

- Create special bonuses available to development that meets top priorities for the Township. These bonuses may include additional development density (i.e., more dwelling units, more square footage) in exchange for certain beneficial features such as high quality design and materials, extra landscaping, public art, public gathering spaces, etc.
- Waive development review fees, and/or other costs associated with development, for projects that meet or exceed the Township’s goals and objectives.
- Assemble property as appropriate for implementing area plans. This may require additional tools be utilized, including brownfield redevelopment authorities, corridor improvement authorities, or local development financing authorities. CIAs and LDFA’s may be used to facilitate a multi-jurisdictional approach with adjacent communities.
- Encourage property owners to collaborate in redevelopment through land pooling or cooperative development. In a land pooling strategy, multiple property owners combine, or pool, their land and receive appropriate shares in the resulting joint development. This strategy may be used with smaller parcels that cannot develop individually in a way that meets the Township’s vision, but together can create a large parcel that, with appropriate redevelopment, can transform an area. This approach also offers the ability to phase in development over time, as the market allows. The Township might offer assistance to property owners wishing to create a land pool or cooperative by streamlining the merging of lots, serving as mediators where appropriate, and assisting property owners with identifying financial resources. Such a development tool might also incorporate community participation, allowing the entire community the opportunity to invest in its future by buying shares in the development.

The following pages provide more detailed development or redevelopment strategies in four specific areas of the Township. The Area Plans for Four Towns, Lakes Town Center, Pontiac Lake Gateway, and the Elizabeth Lake Road/Union Lake Road hamlet are further detailed with 2D and 3D views of individual neighborhood elements in the Appendix.

## Four Towns

“Four Towns received its name because it is near the point where the townships of West Bloomfield, Commerce, Waterford, and White Lake meet. In 1866 a frame school house was built on land donated by Nathan R. Colvin. From that year until 1930 the building served as both a school and church. Since then the building has been used primarily for church activities.”

—Michigan Historic Marker at the Four Towns Methodist Church



Photo of Four Towns United Methodist Church from Waymarking.com

Four Towns is the name of a village that existed primarily during the second half of the 19th century. Named as the spot where four townships (White Lake, Commerce, West Bloomfield, and Waterford) meet, the area continued to serve as a sprawling village known as Union Lake through the late 20th century, when the zip code for Union Lake was eliminated.

Today, this area, roughly along Cooley Lake Road, from Union Lake Road on the west to Hospital Road on the east, is ripe for redevelopment. Many of the buildings at Union Lake and Cooley Lake Road were, over time, built close to the road, creating a friendly, secure feeling that is different from the suburban character of strip centers along major roads in the area. Four Towns already suggests a sense of being “someplace.” In addition, this area could capitalize on the draw of nearby recreational opportunities, shopping, and the Oakland Community College’s Highland Lakes campus.

Interestingly, in 2010 a group of residents created an event called “Re-Union Lake Days.” A festival was held in August at Waterford Lanes, on Cooley Lake Road at Hospital. There is a Facebook page dedicated to current and former residents of the Union Lake area, with over 2,700 members. Clearly there is an identification with this area that is real. Development and redevelopment that capitalizes on this authentic identity will likely be successful.



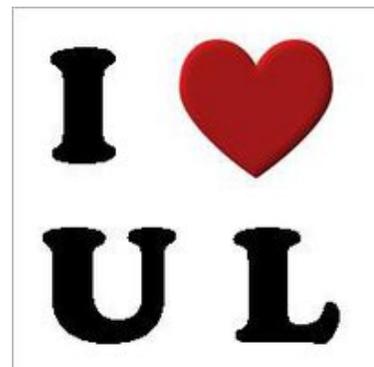
Historic photos (above and right) from Dawn Giroux on Facebook.



Views of the strip commercial center in the White Lake Township portion of Four Towns. The vast parking area, large building setbacks, multiple pole signs, and lack of landscaping contribute to the dated, tired, and uninviting environment.

“Next to the church is the Four Towns Cemetery. The cemetery is very small with only about 50 stones, but is the location of more than 2000 burials. A few stones are in very bad condition. Many are broken, buried or unreadable due to weathering. Generations of a prominent family from the area, the Spears, can be found in this cemetery, and living relatives of the early farmers still reside in the area on the remaining portion of the original farm land, which once extended northeast to the Clinton River. Across from the church’s site is the Four Towns Elementary school building, previously home to the Four Towns Chargers, and later known as the Four Towns Discovery School. Completed in 1930, this historical yet outdated building has since been closed and was demolished in January 2006.”

— wikipedia



“I Love Union Lake” logo from the Facebook page, “You know you’re from Union Lake Michigan if....”

“Now, how did Four Towns get its name? A stage line was established between Pontiac and Milford by way of Four Towns and Commerce. The stage was drawn by four horses and carried passengers and mail, making the trip three times each week. A post office was open 1 1/2 miles west of where the Townships of Waterford, Commerce, West Bloomfield and White Lake meet. It was given the name of Four Towns Post Office.”

—Four Towns United Methodist Church website



Live/Work units in Walled Lake (above & below).



The Four Towns Gateway concept illustrates how White Lake Township might redevelop its portion of the Four Towns area and encourage neighboring communities to plan similar strategies for this area.

### Land Use & Circulation

In the past, it was suggested that a redesign of the Union Lake/Cooley Lake/Williams Lake intersections was essential—mainly for the purpose of improving the flow of traffic through the area. However, up to this time, the four communities involved in the potential road redesign have differing views of how the roadway should function. The lack of shared vision, combined with the limited funds available for road reconstruction, make further changes to the roadway unlikely. Nevertheless, it is possible that the redevelopment of a “Four Towns” mixed-use core could change the expectations of these roads. Rather than simply moving traffic, these roads could function as the framework for serving community needs while establishing a unique identity and sense of place.

### Physical Form & Characteristics

- ✓ Redevelop retail component to establish a unique, neighborhood character with strong pedestrian orientation
- ✓ Promote residential over retail mix in place of the existing suburban shopping center form
- ✓ Add in-town style residential condos as a key element of the redeveloped retail core
- ✓ Work with the Road Commission for Oakland County to establish signal timing that facilitates commuter patterns, while retaining convenient local access
- ✓ Create a greenbelt along north property line with Whetherstone condos
- ✓ Establish direct pedestrian connections with Whetherstone
- ✓ Complete sidewalk network from Union Lake to Williams Lake
- ✓ Allow first floor retail with up to two floors of flex office/residential space
- ✓ Develop a service street with parallel parking to separate neighborhood traffic from commuters on Cooley Lake Road
- ✓ Improve vehicular traffic with access management techniques
- ✓ Install a corner feature at Union Lake and Cooley Lake Road to define the area

**Partnerships**

To properly develop and market this area for appropriate redevelopment, a partnership between each of the four townships should be established to further refine this concept, create strategies for redevelopment, and implement appropriate land use policy and zoning changes to accommodate this type of mixed-use village area. Since the OCC Highland Lakes campus is a regional draw for the area, representatives from OCC should be included in these discussions. It should be noted that this type of environment could attract students and professors to OCC and to Four Towns.

Other stakeholders would include neighborhood groups, parks and recreation committees/commissions, business owners, and property owners who hold significant parcels.



Village residential with unifying neighborhood design characteristics

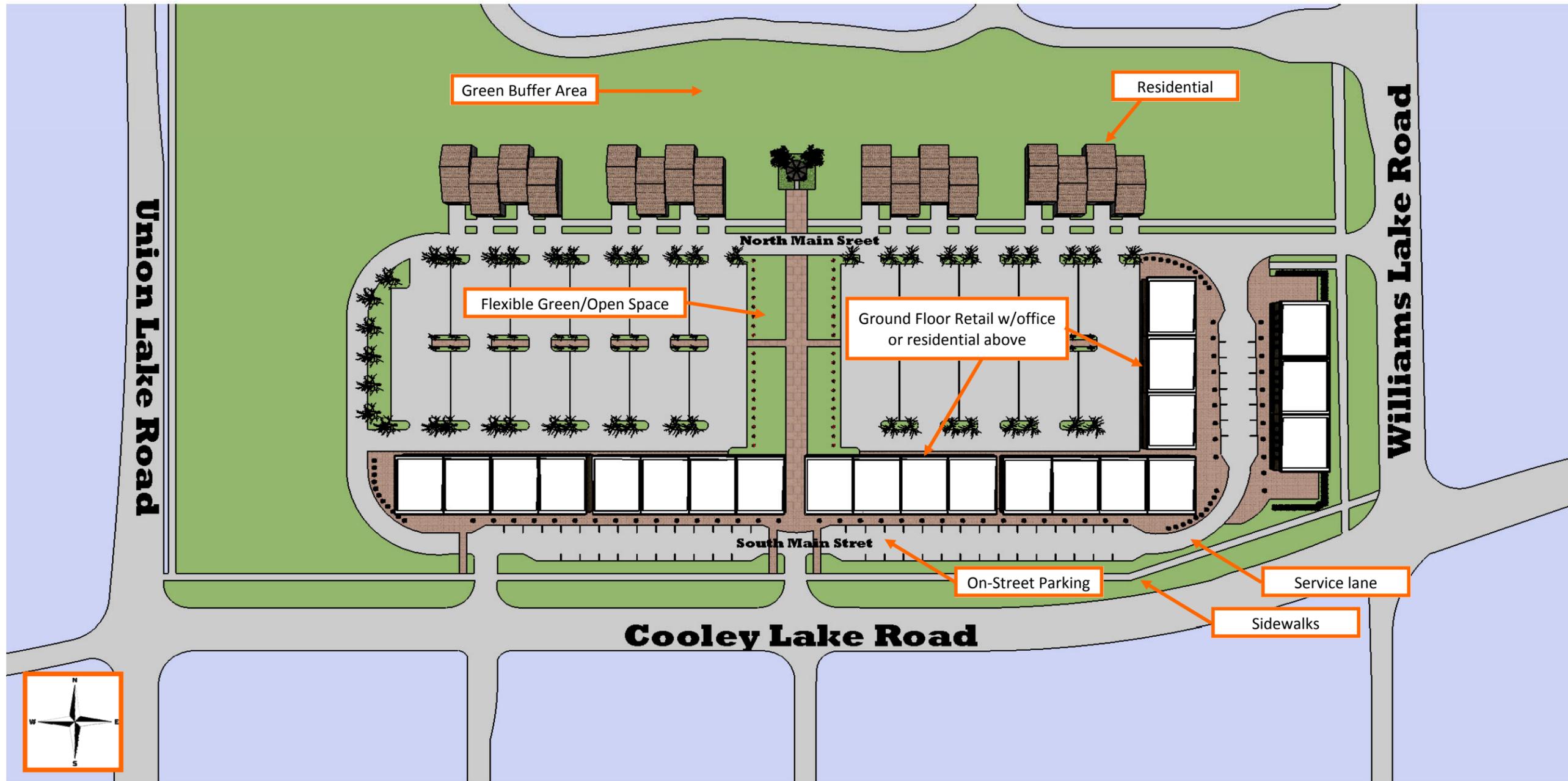


Residential units over retail stores



Pedestrian-friendly, neighborhood shopping

# Four Towns Concept Plan



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# Lakes Town Center



A new shopping center was built in Lakes Town Center in 2009. The center, while traditional in form, offers quality design and materials, and new opportunities for shopping for Township residents.



Quality landscape design and amenities such as benches, lights, and a wooden trellis (above) break up the paved areas and provide pedestrian linkages between buildings on the site.



The Lakes Town Center Focus Area envisions the establishment of a true, new center of civic life in White Lake Township, a concept expressed by Township residents in surveys and public input. In order to achieve this goal, certain physical and land use characteristics must be present to ensure Lakes Town Center’s permanent success over time, as well as its ability to respond to changing need within the community. Lakes Town Center needs to become a 24-hour “place”, unlike a typical shopping center that has no permanent residents or activity beyond store hours. In the long run, Lakes Town Center should come to be thought of as a “town within a township”. This is the same type of historical association found throughout the Midwest between small towns and growing new development on their outskirts. It gives communities a sense of place and unifies residents around a physical gathering spot and center of activity. Further, this type of development pattern concentrates growth in an identifiable, desired area, allowing other parts of the Township to retain a more open and rural character.

### Land Use

A large retail development has occurred in this area since the last master plan. This development takes the form of a typical linear shopping center, and is anchored by two department stores. Smaller retail uses make up the balance of the center. Plans have been approved for a skilled nursing and rehabilitation center, with a medical office building being considered just south of the shopping center. To fully realize the vision of a “village” in this area, the land uses in Lakes Town Center must also include residential, institutional, entertainment and recreation. The Village must, in essence, represent a concentrated version of what makes the whole Township a successful community. Most importantly, the land use mix must result in a desirable gathering spot that can become an identifiable “place”, and one with which residents in the Township choose to be identified.

Township residents have expressed interest in locating a new civic center in this area. Current facilities on M-59 and Porter Road are outdated, small, and difficult to access. New facilities should be open and inviting, adequately designed to serve Township residents and business owners. A new library, centrally located in a vibrant setting, would be a great asset for the community.

Township residents have also expressed interest in attracting a school or institute of higher learning that would continue to attract people and generate activity in this area. Such a school might focus on the sciences, given the proximity to natural features and medical facilities.

### Physical Form & Characteristics

The principal characteristics of Lakes Town Center’s physical form should include at least the following elements:

- ✓ Higher density residential, often in the form of upper floors in mixed use retail or office development.
- ✓ Unifying visual development features, such as: special pedestrian pavements, light fixtures, landscaping, way-finding sign systems, highest quality architecture, timeless design that avoids “theme” concepts, and the like
- ✓ Unique and attractive roadway features that also promote pedestrian safety, such as: landscaped boulevards, special crossing features, refuge areas in the center of wide crossings, mast-arm signals incorporating lighting and signage systems, and on-street parking
- ✓ Terminated Vistas that provide attractive locations for civic anchors, such as major retailers or institutional, civic, museum, or religious uses
- ✓ Terminated Vistas also can be used to: screen less attractive elements, such as parking lots; and draw residents and visitors toward a destination, thereby encouraging pedestrians to walk and enjoy all that Lakes Town Center has to offer.
- ✓ Parking should be provided both on-street, to enhance the appearance of convenience and improve safety for pedestrians, and in convenient but thoughtfully-screened parking lots or parking structures that include landscaping for beauty and to provide shade, thereby reducing the “heat island” effect.
- ✓ Compact development allows buildings to be concentrated into a form that is more walkable.
- ✓ Sidewalk, alleys, and mid-block connections all contribute to a walkable area that is easy to navigate.

### Proposed Land Use

The Lakes Town Center Focus Area land use attempts to address the use and physical features characteristics discussed above in the following ways:

- ✓ The retail core should include, in addition to shopping opportunities: restaurants and entertainment uses, sidewalks, upper-floor condominiums or apartments, civic spaces for events and quiet gatherings.
- ✓ A mixed-use element that provides for residential units above stores or offices, possibly with live-work spaces that provide opportunities to individuals who desire office, exhibit, or studio space in close proximity to their residence.
- ✓ Civic uses, including the Township municipal offices, library, and public safety, could be upgraded and expanded to meet the community’s needs, as well as generate additional customer traffic for the area.



Retail element of Lakes Town Center should invite pedestrians to explore shops and entertainment.



Locating civic uses in a “downtown area”, as Zeeland, Michigan has done with their library (above and below), reinforces the identity of a central core area.



# Lakes Town Center, Phase 1A



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## Pontiac Lake Gateway



Scrubby trees and a worn path along Pontiac Lake welcome visitors to White Lake from the east.



Development along M-59 near Pontiac Lake Road (above and below) is typical of that further east along M-59 in neighboring Waterford.



White Lake Township is blessed with numerous lakes within its borders. Several of these lakes offer significant recreational opportunities, including Pontiac Lake, which is located at the eastern entry to the Township. The Pontiac Lake Gateway offers an opportunity to showcase White Lake Township at its only major entry from the east by enhancing lake views, removing blighted structures, and improving connectivity for pedestrians. Traffic from the Oakland County International Airport provides an opportunity to offer services for business travelers. In addition to the lake, Pontiac Lake State Recreation Area is located to the north, and White Lake Oaks Golf Course is located to the south.

### Land Use

The land uses around the Pontiac Lake Gateway require a thoughtful new focus. Redevelopment is being discussed by property owners on the north side of M-59. Given its proximity to the OCIA, the peninsula out into the lake has the potential to serve as a hotel and conference center. Properties adjacent to White Lake Oaks Golf Course offer great views for medium density residential, such as condominiums. This type of density would help support a mixed-use retail node along M-59. Key to this concept would be to provide pedestrian pathways, linkages and green spaces that expand views to Pontiac Lake and the golf course, softening the impact of a major highway that splits the Township roughly in half.

### Physical Form & Characteristics

- ✓ The gateway should exhibit a unique White Lake signature
- ✓ Enhanced views of Pontiac Lake and White Lake Oaks from roadways and sidewalks promote the Township as a Four Seasons Playground
- ✓ Buildings close to the roadway, with parking in the rear, create a sense of place, and is a distinct change from the land use arrangement to the east along M-59.
- ✓ Pedestrian pathways should provide linkages from neighborhoods south of M59 to activity along the road as well as provide safe crossing for pedestrians to access Pontiac Lake.
- ✓ New development should incorporate a visual connection to the lake or the golf course
- ✓ Breaks between buildings should be landscaped to soften the hardscape of M-59 and parking lots typical of the existing commercial strip

### Proposed Land Use

- ✓ Retail and other service uses are well-suited to this commercial area
- ✓ Hotel, dining, and entertainment uses, as well as office uses could be attractive to users of the OCIA

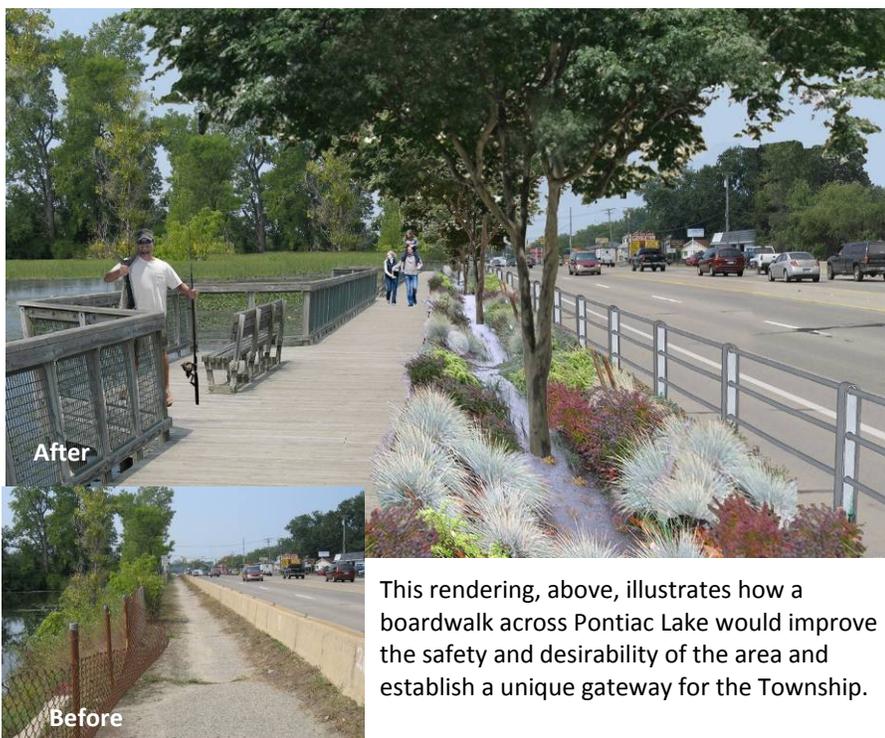


The Oakland County International Airport (OCIA) serves southeast Michigan and Oakland County. It is a designated general aviation reliever airport serving individuals, businesses and industries in Oakland County, the State of Michigan and the nation.

OCIA is ranked as the world's twelfth busiest general aviation airport with an average of approximately 120,000 takeoffs and landings annually, translating to approximately 500,000 passengers and pilots passing through the airport. More than 150 corporations base aircraft at OCIA, many with several aircraft. Over 800 aircraft are based at the airport, and their value is in excess of \$200 million. The facility is self supporting. Open 24 hours a day, the airport offers:

- Charter contract passenger service
- Air freight operations
- Fuel services and maintenance, new and used aircraft sales, and flight training schools
- Federal Aviation Administration-staffed control tower provides complete air traffic control services including Tower Advisory Radar
- Restaurant and banquet facilities, car rental and many other services are within easy reach of the comfortable terminal lobby and waiting areas

*Source: Oakland County*

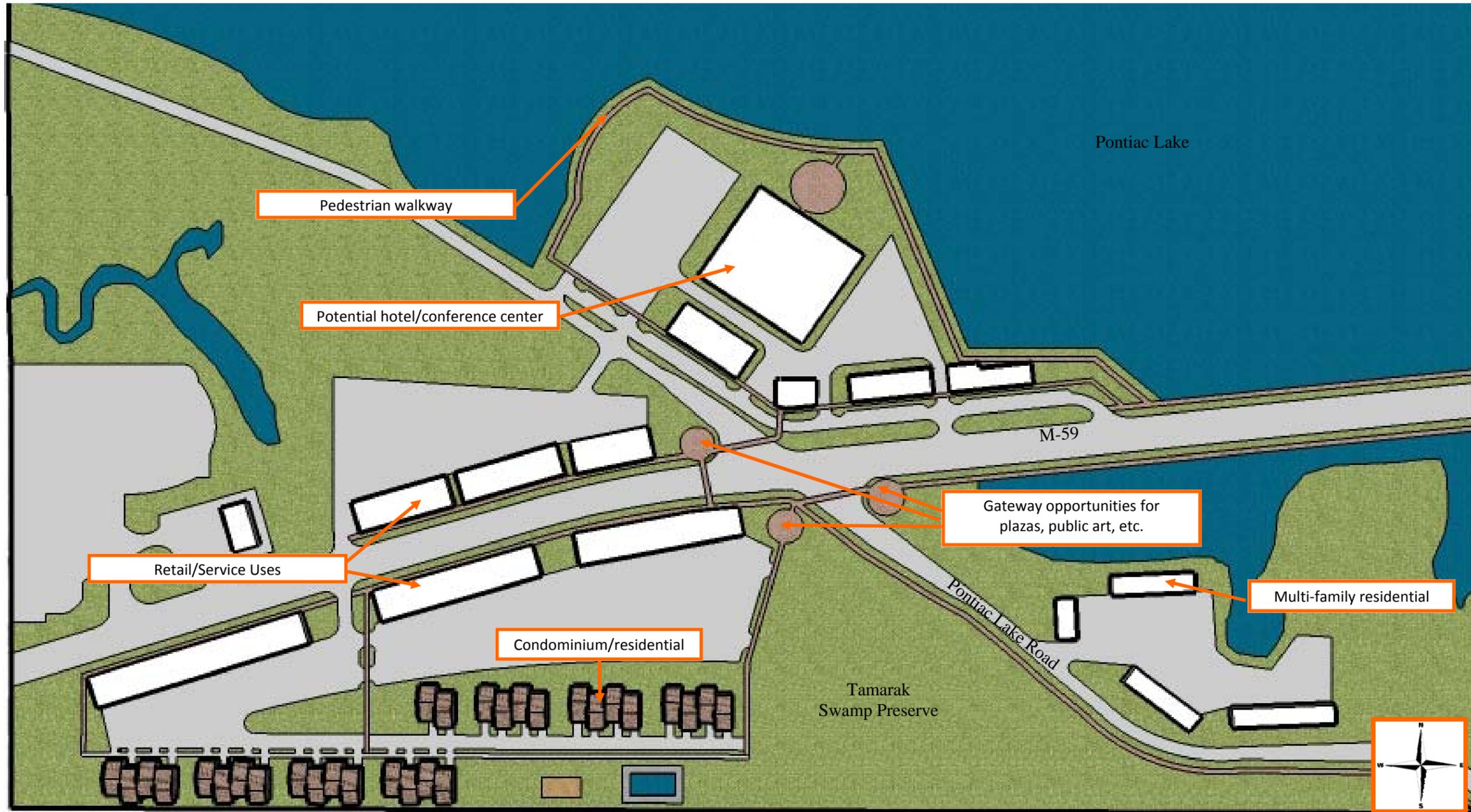


This rendering, above, illustrates how a boardwalk across Pontiac Lake would improve the safety and desirability of the area and establish a unique gateway for the Township.



The Oakland County International Airport is currently building a new terminal that will modernize and update the airport facilities.

# Pontiac Lake Gateway Concept Plan



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## Elizabeth Lake Road/Union Lake Road

Over the years, small businesses have taken hold near the crossroads of Elizabeth Lake Road and Union Lake Road. Some of these businesses serve the local population (pizza shops, bars, car wash), and others serve a wider area (contractors' facilities, auto repair). Recent development includes medium density residential, although the recent economic downturn has left at least one development unfinished. Many of the existing commercial buildings have grown tired and a few appear vacant or are for sale. The area would benefit from investment into rehabilitating existing buildings or new construction. The existing residential uses would likely support neighborhood retail. Other benefits of revitalization would include removal of blighted buildings, an improved appearance, uses more in keeping with the largely residential character of the area, improved views of Oxbow Lake, and the opportunity to link the commercial area with nearby residential neighborhoods.



Underutilized buildings (above and below)



Crossroads of Elizabeth Lake Road & Union Lake Road view to the east (above) and west (below)





Newer townhouse-style condominiums (above) have infrastructure in place to add additional units (below) as the market improves



**Land Use**

The land uses in this area are currently a mix of retail and light industrial. Townhouse residential development, neighborhood retail, and services would be well-suited to this part of the community. Live-work units, where small professional offices or retail spaces are on the first floor and residential apartments are above, would be appropriate in this area. Sidewalks along Union Lake Road, specifically to the nearby schools, would be a benefit to area residents.

**Physical Form & Characteristics**

- ✓ Buildings should be situated to the front of the street, increasing visibility of businesses, slowing traffic, and making the area more walkable
- ✓ Spaces in between buildings should be enhanced by landscaping, and used as quasi-park spaces (similar to a courtyard), pathways to parking, or as outdoor dining spaces
- ✓ Parking should be located behind the buildings
- ✓ Access to businesses should be from a service drive to existing side streets, improving vehicular and pedestrian safety along Elizabeth Lake Road by eliminating driveways
- ✓ Sidewalks should connect commercial buildings and residential neighborhoods along both Elizabeth Lake Road and Union Lake Road
- ✓ The addition of landscaping will improve the look of this area
- ✓ Development should be primarily one story, with opportunities to add one additional story, for residential occupancy, as the market allows



Small-scale retail, as seen above and below, can be enhanced by open space and landscaping around the buildings.



# Elizabeth Lake Road and Union Lake Road Concept Plan



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# Action Strategies

**Framework for Sustainable Development**

White Lake Township is and will continue to be impacted by significant changes occurring at the national and even global level. Population decline in Michigan and the movement of manufacturing overseas have temporarily slowed economic growth and development in our State, region, and community. The aging of the community’s population and the changing nature of young professionals’ location and job decisions demands that White Lake Township hone its place-making skills. Tried and true Euclidean zoning techniques that separated land uses into exclusive districts are no longer responsive to younger or older Americans who demand vibrant places in which to live, work and recreate.

**A strategy for sustainable development should include at least the following six elements (discussed in more detail on the following pages):**

1. Master Plan Implementation Matrix
2. Framework for Lakes Town Center
3. New zoning districts to accommodate new types of development
4. Economic development strategy
5. Sustainable development incentives
6. Framework for benchmarks and annual assessments of progress

1. **Master Plan Implementation Matrix.** An organized plan for implementing the Goals and Objectives of this Master Plan. The Implementation Matrix which follows sets the stage for prioritizing actions, assigning responsibility, and following through with an assessment of progress and certainty of success.

NEXTSTEPS	Short Term	Long Term	Implementation Leader
<b>Natural Feature Protection &amp; Preservation:</b> Preserve and protect natural features that define White Lake Township, including wetlands, floodplains, lakes, woodlands and other natural features.			
<b>Ordinance Strategies</b>			
Develop and enforce landscaping requirements to separate and buffer incompatible uses and improve views from the roadway.			Planning Commission
Evaluate Zoning Ordinance provisions designed to preserve and protect woodlands and wetlands as features of new development.			Planning Commission
Research and consider zoning provisions that encourage a range of open space development designs.			Planning Commission
Carefully apply zoning standards to avoid unnecessary loss of open space.			Planning Commission
Promote woodland protection by applying standards that preserve natural features as an element of project design.			Planning Commission
Restrict clear-cutting of trees prior to development approval.			Township Board
<b>Partnership Strategies</b>			
Support use of land trusts/conservancies for donations of land, purchase sensitive properties, manage and protect designated open spaces.			Township Board
Collaborate to develop a local land conservancy in White Lake and institute partnerships with established conservancies in Oakland County.			Township Board
Acquire environmentally sensitive sites identified in the Township’s long-range recreation plan.			Parks & Recreation

NEXTSTEPS	Short Term	Long Term	Implementation Leader
<b>Infrastructure:</b> Provide appropriate infrastructure that preserves and protects White Lake Township’s natural features while addressing the community’s needs for efficient and safe multimodal access, sewer, water, and communications systems.			
<b>Ordinance Strategies</b>			
Ensure that developers of new subdivisions within designated service areas provide sewer and water utilities at no cost to the Township.			Township Board
Target sensitive lake areas as the first priority properties to receive sanitary sewer services.			Township Board
Direct higher-density residential development to areas served by public utilities.			Planning Commission
Promote access controls and control lanes to improve roadway capacity, circulation, and safety while decreasing the need for roadway widening.			Planning Commission
Additional residential development should be timed to coincide with adequate roadway, sewer, and water systems needed to support the development.			Planning Commission
Establish sidewalks and pathways that support multi-modal access throughout the Township.			Parks & Recreation
Develop a Complete Streets program that addresses circulation concerns for all users of roadways throughout the Township.			Planning Commission
<b>Partnership Strategies</b>			
Expand the water system to provide fire hydrants in new neighborhoods and higher density developments.			Water Department
Maintain Cuthbert Road and Grass Lake Road as designated Natural Beauty Roads to preserve the rural character of these thoroughfares.			TB/RCOC
Review roadway conditions and traffic volumes in order to target areas that receive priority for road improvements.			Traffic Engineer
Work with MDOT to get traffic signals installed in appropriate locations to improve safety and maintain traffic flow.			Planning Commission
Pave gravel roadways, as appropriate, to improve roadway capacity and traffic flow, while reducing adverse impacts such as dust and noise.			TB/RCOC
Consider developing an additional north-south connector to improve access and circulation for the Township’s commuters.			TB/RCOC
Evaluate current communications providers and re-negotiate franchise agreements to ensure state-of-the-art capabilities and service to Township businesses and residents			TB

**ACTION STRATEGIES**

NEXTSTEPS	Short Term	Long Term	Implementation Leader
<b>Residential:</b> Maintain the small-town rural character of existing single family residential areas, while providing a variety of housing opportunities that support a central community core with a unique identity.			
<b>Ordinance Strategies</b>			
Plan for the Township’s higher residential densities to occur within the central gathering space and satellite neighborhood centers.			Planning Commission
Design residential development standards to be directly related to the natural capacity of the land.			Planning Commission
Include zoning ordinance incentives to encourage preservation of open space.			Planning Commission
Enhance the sense of community and improve pedestrian transportation options by connecting residential developments to schools, parks, and cultural facilities.			Parks & Recreation
Develop pedestrian connections between residential neighborhoods.			Planning Commission
Work with developers to provide recreation land and open space within developments as one way to expand the system of local park facilities.			Planning Commission
Encourage the development of higher density housing, such as apartments, townhomes, senior citizen housing and mixed-use housing only in areas where infrastructure is available or would be provided by the development.			Planning Commission
Require appropriate water and sewer service for higher density development			Township Board



NEXTSTEPS	Short-Term	Long-Term	Implementation Leader
<b>Shopping and Services:</b> Encourage high-quality development and redevelopment of commercial properties intended for providing goods and services that meet the needs of current and future Township residents.			
<b>Ordinance Strategies</b>			
Establish a mixed-use central core or town center that includes a variety of medium- to high-density residential, retail, cultural, and entertainment uses, in addition to new municipal services and cultural facilities, that features multi-modal access, 24-hour/day activity, and serves as White Lake Township’s gateway to the world.			Planning Commission
Promote the concentration of new retail development in sustainable community and neighborhood centers and gradually reduce the extent of the strip or linear commercial areas as they become obsolete.			Planning Commission
Continually implement access management techniques, such as shared drives, service roads, internal connections, and proper driveway design, to maintain roadway capacity and safety.			Traffic Engineer
Encourage parking in the rear and to the side of stores in order to create more pedestrian-friendly and aesthetically appealing retail developments.			Planning Commission
Parking areas should be designed to afford efficient access from the roadway, while also maintaining a sense of safety and security for the users.			Planning Commission
Review existing code enforcement efforts to insure positive response and timely compliance with violation notices.			Community Development Dept.
Encourage business establishments that provide goods and services residents need on a daily basis to locate in reasonable proximity to residential areas.			
Prevent premature commercial development in outlying areas ahead of demand for new floor area and ahead of infrastructure to support the development.			Township Board
Require all major commercial developments to locate where sewer and/or water service is existing or planned.			Planning Commission
<b>Partnership Strategies</b>			
Work with the MDOT and developers to provide shared driveways whenever possible, and locate new driveways in appropriate locations for safety and access, in order to implement the M-59 Access Management Plan.			Traffic Engineer

## ACTION STRATEGIES

NEXTSTEPS	Short-Term	Long-Term	Implementation Leader
<b>High Tech, Research &amp; Light Industrial:</b> Encourage high tech, research, and light industrial developments that improve the tax base and provide job opportunities to Township residents, while preserving and protecting the natural features of the Township.			
<b>Ordinance Strategies</b>			
Allow compatible high tech, research & development uses to locate within a mixed-use town center or central place			Planning Commission
Encourage high tech, research, and industrial development within planned industrial parks and discourage scattered site development that negatively impacts adjacent land uses, especially residential areas.			Planning Commission
Promote establishment of high tech, research, and light industrial operations at locations where sewer and/or water service is existing or planned, and where there is appropriate road access for employees and delivery vehicles.			Planning Commission
Require proper screening of outdoor storage			Planning Commission
Address the relationship between adjacent uses by developing site plan review standards that encourage service drives, combined parking and access drives, and signage which is sensitive to character of White Lake.			Planning Consultant
Review and enhance the zoning ordinance performance standards to ensure that the health and safety of Township residents is maintained while encouraging appropriate new manufacturing development.			Planning Consultant
Ensure that all manufacturers protect the Township's ground and surface waters by installing primary and secondary containment vessels and leak detection equipment for all hazardous materials and that Wellhead Protection procedures are followed for new manufacturing establishments within the designated wellhead protection areas			Community Development Department
Locate manufacturing development where it blends in with the natural features of the Township in order to maintain rural character.			Planning Commission
<b>Partnership Strategies</b>			
Plan for needed roadway improvements to support and enhance new light manufacturing uses.			Township Board/Road Commission for Oakland County
Encourage a partnership between the Township and Oakland County to raise awareness of development opportunities and the attractive qualities of the Township.			Community Development Director

NEXTSTEPS	Short-Term	Long-Term	Implementation Leader
Public Services: Provide efficient public services that adequately and safely service the existing and future population of White Lake Township.			
<b>Partnership Strategies</b>			
Incorporate new or relocated civic functions into or adjoining a town center or central gathering space.			Township Board
Analyze the number and size of Township fire, police, and EMS facilities and allocate new facilities to provide appropriate geographic coverage and response times.			Planning Consultant
Review existing code enforcement efforts to ensure positive response and timely compliance with violation notices.			Community Development Dept.
Expand or relocate the Township Hall to provide the space and facilities necessary to administer Township business and properly serve residents and businesses.			Township Board
Promote a public transportation system to increase the mobility of the elderly and physically disabled and decrease congestion on the roadways.			Township Board/ SMART
<b>Recreation and Open Space:</b> Enhance the quality of life for current and future White Lake Township residents and make the community more appealing through investments in green infrastructure that provides a variety of recreational facilities to accommodate residents of all ages, interests, and physical abilities.			
<b>Ordinance Strategies</b>			
Consider adopting zoning ordinance standards which will permit and encourage mechanisms to preserve and protect open space while adding to the Township’s park land inventory.			Planning Commission
<b>Partnership Strategies</b>			
Acquire land to develop small, neighborhood parks. These parks should include picnic areas, playground, and other passive uses.			Parks & Recreation
Develop a centrally-located community recreation center, perhaps in conjunction with a town center, in order to accommodate Township events and build a sense of community among the residents.			Township Board/Parks & Recreation
Consider natural features, such as wetlands, floodplains, woodlands, lakes, streams, and steep slopes, which can be appropriately incorporated into recreational opportunities.			Parks & Recreation
Develop a system of pathways in the Township that can connect residential neighborhoods to each other and with shopping areas.			Parks & Recreation/ Planning Commission

**2. Framework for Lakes Town Center.** A framework for the creation of a true Town Center that will become the heart of civic, business, entertainment and neighborhood life in White Lake. This will require zoning policy shifts, utility policy incentives, a comprehensive economic development strategy, and periodic assessment of progress and course correction. Implementing the detailed outline for a Lakes Town Center District, which follows, should be the first step in completing this framework.



Activity-generating ground floor uses encourage pedestrian traffic. Buildings in the Town Center district should be comprised of high quality materials, be at least two stories, up to five stories, and be located up to the sidewalk, with access to ground floor uses at the front and rear.

**Lakes Town Center (TC) District—Draft Framework**

**Intent:** The intent of the Lakes Town Center district (TC) is to create a compact and unique center of civic life for White Lake Township. In this district, new development and redevelopment of properties will be laid out in a pedestrian-oriented manner that reflects a traditional town form, featuring a mix of residential, retail, and office uses. There will be two types of roads in the TC district: Primary roads that function as the main streets and other roads that will support a grid network. Parking will be provided on-street and in shared parking areas. Alleys or backstreets will provide access to service and parking areas.

**TC District Uses:**  
In the Town Center district, a form-based zoning code will be less concerned with regulating uses, but more with the types of activity generated. Ground-floor uses in a “main street” setting should be active and visible to the public, promoting a sense of vibrancy and security.

Upper floors are more well-suited for lower-intensity uses, and residential uses should always go on floors above all other uses.

Use	Floor	
	Ground Floor	Upper Floor
<b>Commercial Uses</b>		
Restaurant, bar, tavern, live entertainment	P	P
Personal Services	P	P
Bed & Breakfast, inn, hotel	P	P
Retail commercial uses up to 6,000 sq. ft.	P	S
Grocery store up to 10,000 sq. ft.	P	
Post office and other government services	P	P
Professional & administrative offices		P
Medical offices and clinics		S
Office supply shops	P	P
Copy and print shops	P	P

Use	Floor	
	Ground Floor	Upper Floor
<b>Recreation, Education &amp; Assembly</b>		
Library, museum	S	P
Child care center	P	S
Theater, cinema, performing arts, places of worship	S	S
Instruction centers for academic and fine arts purposes	P	P
Health/Fitness facility	P	P
<b>Residential Uses</b>		
Home occupations/Live-Work	P	A
Single family attached		P
Multiple family		P
Accessory uses, customarily incidental to permitted uses	A	A
Uses similar to the above uses, as determined by the Planning Commission	P*/S**	P*/S**
*P=Permitted; **S=Special Land Use		

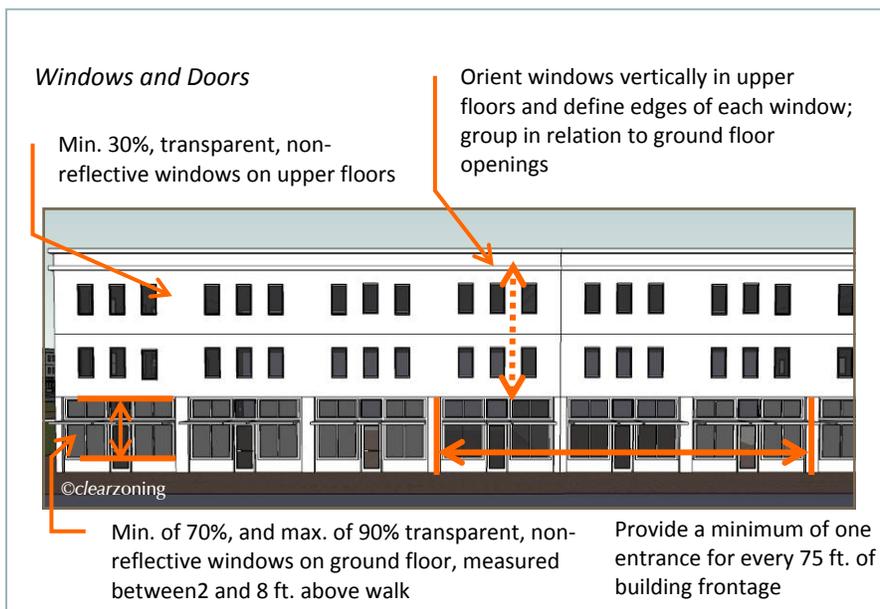


Abundant windows entice pedestrians to continue walking down the street, creating opportunities for businesses and civic spaces. Driveways should not break the building wall along a main street.

**Zoning Regulations:**

Creating a Town Center area means establishing a dense, pedestrian-friendly form. Using a grid pattern for streets and buildings that are situated up to the sidewalks helps frame the public spaces, making the area inviting, safe, and comfortable. A sample of the types of zoning regulations that contribute to creating a town center include:

- Minimum lot area: 5,000 sq ft
- Minimum lot width: 20 ft
- Minimum front yard setback: 0 ft
- Minimum rear yard setback: 5 ft
- Build-to-line coverage
  - Primary Roads: 90%
  - All other roads 75%
- Maximum building height:
  - Primary Roads: 5 stories/60 ft, whichever is less, when setback ten (10) ft from all building sides
  - All other roads: 3 stories, 40 ft, whichever is less
- Minimum Floor Height
  - First/ground floor: 14 ft
  - Upper floors: 10 ft



The illustration above is an example of possible zoning requirements for buildings in the Town Center district. These elements require large transparent windows at the ground level to encourage window-shopping and make the walk at the sidewalk level interesting for pedestrians.

**3. New zoning districts to accommodate new types of development.** Promoting one or more key neighborhood centers as satellites of the larger Town Center and as connections to the Oakland County and Metro Detroit region. The Four Towns, Elizabeth Lake/Union Lake, and Pontiac Lake Gateway nodes and neighborhood centers offer three specific opportunities for a system of interconnected activity centers in White Lake. The proposed outlines for a Mixed Use and a Pontiac Lake Gateway district offer examples of immediate actions that can be taken to achieve progress on this front.



Mixed use areas can offer a variety of residential and commercial uses that promote “one-stop shopping,” and fewer vehicular trips.



**Four Towns (FT) District—Draft Framework**

**Intent:** The FT Four Towns district is intended to allow flexibility in the redevelopment of property along Cooley Lake Road, where historically, a mixed-use area existed. It is also offered as a model to encourage our three neighbor communities to expand the concept into a true town center. This district will encourage pedestrian-oriented design, provide a unique identity to this historical place, and complement existing residential, institutional, and recreational uses.

**FT District Permitted Uses:** The types of uses permitted in the Four Towns area should include a variety of everyday uses as well as uses that draw people from the nearby region. A mix of uses that includes residential, office, retail, and service creates foot traffic evenly throughout the day and evening, creating a sense of vibrancy and activity. A sample of the types of uses that may be permitted in this district include:

- Single-family attached dwellings
- Duplex dwelling units
- Multiple-family dwellings
- Upper floor apartments and condos
- Professional and administrative offices
- Medical offices and clinics
- Personal services (Businesses which perform personal services on the premises including, but not limited to, barber shops, beauty shops, tailor shops, photographic studios)
- Restaurants
- Health and fitness facilities
- Office supply shops
- Copy and printing shops
- Retail commercial uses (Businesses that supply commodities on the premises including, but not limited to clothing shops, shoe shops, pharmacy shops, flower shops, office supply and stationery shops, gift shops)
- Instruction centers for academic and fine arts purposes
- Accessory buildings and uses customarily incidental to any of the above permitted uses
- Similar uses as determined by the Planning Commission

**FT District Special Land Uses:** Certain uses, while not detrimental to this district, may include an aspect that is less desirable for a pedestrian-oriented environment. For example, banks and restaurants are appropriate uses in this district; however, drive-throughs or drive-ins place their emphasis on the automobile, and

often create an environment that is hazardous to pedestrians. These uses may be appropriate on the edge of the district, or in service lane areas. In addition, uses that occupy space infrequently, such as places of worship and assembly halls, generate low everyday traffic and, while they are appropriate for a village environment, should be located such that they do not create empty spaces in the streetscape for long periods of time. A sample of some uses that may be permitted as a special land use include:

- Drive-through or Drive-in service
- Public utility substations
- Places of worship
- Assembly and meeting halls
- Child care centers
- Uses similar to any special land use in the district, as determined by the Planning Commission, and subject to reasonable conditions to address impacts of similar special land uses.

#### Zoning regulations:

As in the TC district, there should be no required front yard setbacks to encourage pedestrians, make businesses more visible, and slow vehicular traffic. As the vision is to create a pedestrian-friendly, village-type environment, the form of buildings and the street network needs to be established through zoning regulations. Buildings should be made of high quality materials, and be 2-3 stories tall. Properties should share access and parking, which should be located behind the buildings. A sample of the types of zoning regulations in this district might include:

- Minimum lot area: 5,000 sq ft
- Minimum lot width: Not specified
- Maximum lot coverage: Governed by setbacks
- Minimum front yard setback: 0 ft
- Minimum rear yard setback:
  - Adjacent to alley/service drive: 5 ft
  - No alley/service drive: 25 ft
- Minimum side yard setback: 0 ft
- Build-to-line coverage: 60%
- Maximum building height: 40 feet or 3 stories, whichever is less
- Minimum Floor Height
  - First/ground floor: 14 ft
  - Upper floors: 10 ft



Buildings should be situated at the sidewalk to create pedestrian-friendly spaces





Enhancing the Pontiac Lake Gateway area can create a unique identity for White Lake Township and further enhance the image of the community as a “four seasons playground.”

**Pontiac Lake Gateway (PL) District—Draft Framework**

**Intent:** The PL district is intended to create a unique gateway into White Lake Township, enhancing the views of Pontiac Lake and White Lake Oaks Golf Course and reinforcing the appeal of the Township as a “four seasons playground.” Properties located in this area, adjacent to the state trunkline, may accommodate greater height and more intense land activity than elsewhere in this otherwise low density community. This district will allow flexibility in the redevelopment of property along Highland (M-59) Road, encourage pedestrian-oriented design, provide a unique identity to this region of the Township, and be compatible with existing residential, institutional, and recreational uses.

**PL District Permitted Uses:** Because of its location along M-59, the types of uses permitted in the Pontiac Lake Gateway district should include a variety of everyday uses as well as uses that draw people from the region. With this area so close to the Oakland International Airport, supporting uses for business travelers, such as hotels and meeting places, should be included. A mix of uses along M-59 that includes retail and service creates foot traffic evenly throughout the day and evening, creating a sense of vibrancy and activity. Residential and office uses would be well-suited near the golf course and lake. A sample of the types of uses that may be permitted in this district include:

- Single-family attached dwellings
- Duplex dwelling units
- Multiple-family dwellings
- Professional and administrative offices
- Medical offices and clinics
- Personal services
- Restaurants
- Health and fitness facilities
- Office supply shops
- Copy and printing shops
- Retail commercial uses
- Hotels and motels
- Places of worship
- Conference centers, assembly and meeting halls
- Child care centers
- Instruction centers for academic and fine arts purposes
- Accessory buildings and uses customarily incidental to any of the above permitted uses
- Publicly owned and operated parks and parkways
- Similar uses, as determined by the Planning Commission

**PL District Special Land Uses:** As in the Four Towns area, certain uses, while not detrimental to this district, may include an aspect that is more appropriate in certain parts of the district than in others. For example, banks and restaurants are appropriate uses in this district, and those with drive-through service should be located adjacent to M-59 or in service lane areas.

- Drive-through or Drive-in service
- Hotels over three stories
- Uses similar to any special land use in the district, as determined by the Planning Commission, and subject to reasonable conditions to address impacts of similar special land uses.

**Zoning regulations:**

The PL district should minimize front yard setbacks to encourage pedestrians, make businesses more visible, and, although M-59 is a very busy highway, vehicular traffic should slow somewhat in this area. As the vision is to create a unique gateway entrance to White Lake Township, form of buildings and access needs to be established through zoning regulations. Buildings should be made of high quality materials, and be 2-3 stories tall. Properties should share access and parking, which should be located behind the buildings. A sample of the types of zoning regulations in this district might include:

- Minimum lot area: 5,000 sq ft
- Minimum lot width: Not specified
- Maximum lot coverage: Governed by setbacks
- Minimum front yard setback: 0 ft
- Minimum rear yard setback:
  - Adjacent to alley/service drive: 5 ft
  - No alley/service drive: 25 ft
- Minimum side yard setback: 0 ft
- Build-to-line coverage: 60%
- Maximum building height: 40 feet or 3 stories, whichever is less (hotels over three stories, up to six stories may be permitted as a special land use)
- Minimum Floor Height
  - First/ground floor: 14 ft
  - Upper floors: 10 ft



Gateways may be enhanced with landscaping and public art.



**Zoning regulations:**

In the PL district, there should be no required front yard setbacks, to make businesses more visible, and slow vehicular traffic somewhat, encouraging pedestrian activity. Buildings should be 1-3 stories tall. Properties should share access and parking, which should be primarily located behind the buildings

The zoning regulations should include requirements for architectural materials and design features that are appropriate for the region and signify the importance of the gateway location. Public art should be encouraged.

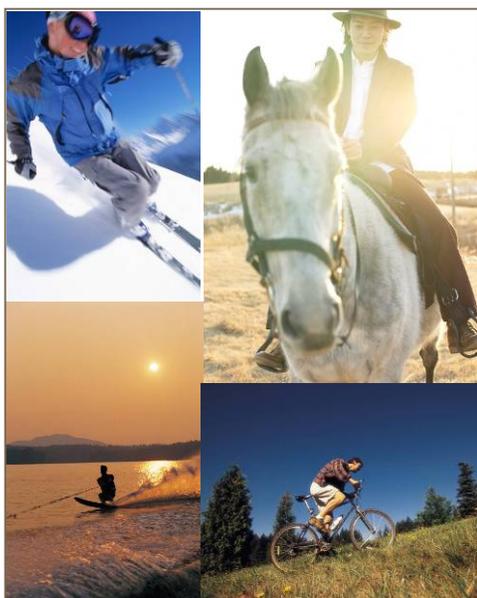
**4. Economic development strategy.**

Development and implementation of a comprehensive Economic Development Strategy that defines the actions necessary for White Lake to be successful in its quest to attract sustainable development and to achieve sustainable community status.

Through the Master Plan Update process, it has become clear that Township residents, staff, and officials are more interested in positive, directed growth than in maintaining the status quo. They have noticed that when not managed properly, development can create an uninviting place. However, when supported by a community vision, the right kind of development will make the Township sustainable—helping people meet the needs of today, while protecting resources that tomorrow’s residents will need.

Over the years, many communities in the area have limited their involvement with development. In other words, they have taken a passive role in the development process: either development happens or it doesn’t. Today, however, with the decline in the economy, many communities realize that new development is needed to prevent blight and deterioration as well as to ensure services can be provided. A more active approach to pursuing development—the right kind of development—is needed for the following reasons:

- Growth and redevelopment increases property values. Attracting the right kind of growth and redevelopment, that which is meaningful to Township residents, will make the Township more desirable and also increase residential property values.
- Competition amongst communities will be tough in the next few years. As communities try to climb out of the situation of declining property values, new development will be welcomed by most—even communities that have historically challenged development.
- The Township can direct growth and redevelopment where growth and redevelopment are desired.
- By identifying what Township residents want and need so that they may live, work, and play on a more local level will allow residents to make fewer vehicular trips, saving time and money, as well as serving the needs of the aging population, and creating an attractive environment for a younger population.



**Concept for a Sustainable Development Incentives Amendment**

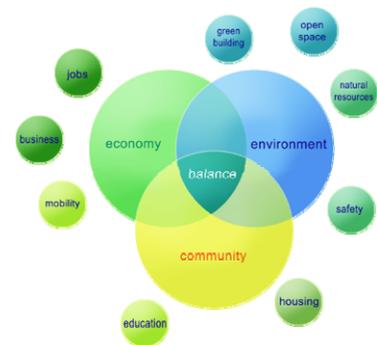
**A. Purpose Statement**

The Charter Township of White Lake recognizes that there must be a balance between promoting economic development in the township while protecting and preserving the community’s abundance of natural features and amenities. White Lake Township wishes to establish itself as a leader in economic growth through sustainable development and to serve as a model for other communities in the region that wish to do the same. In order to achieve this goal, the Charter Township of White Lake has adopted the “Sustainable Development Incentives” section outlined herein. The intent of this Sustainable Development Incentives section is as follows:

1. Create a list of “Sustainable Development Features” and a “Sustainability Score” for each of those Features
2. Establish a target minimum Sustainability Score for every project in the Township that requires site plan review, special land use review, and/or planned development review.
3. Create an approval process that encourages and enables low-impact developments that incorporate “Sustainable Development Features” beyond the minimum required.
4. Create a system of “Sustainability Tiers” based on the Sustainability Score a development reaches, and offer a hierarchy of incentives to any applicant whose development reaches one of the Sustainability Tiers.

This Sustainable Development Incentives section and corresponding approval process are intended to be flexible and adaptable. There may be incentives an applicant seeks which are not expressly discussed in the following pages, and there may be Sustainable Development Features which are either not included, or do not exist as of the writing of this Section. In instances where the Sustainable Development Features an applicant proposes or the incentives the applicant seeks are not expressly discussed, the spirit and intent of this Sustainable Development Policy shall be applied.

**5. Sustainable development incentives.** Sustainable development incentives in zoning and other development regulations that will reward developments that are consistent with our policies and streamline their approval and delivery to the marketplace.



**ACTION STRATEGIES**



**B. Sustainable Development Incentives.** The following incentives are available to all developments that demonstrate achieving the highest level of sustainability:

1. Expedited/streamlined review process
2. Committee and/or Administrative Approval
3. Density bonus (floor area ratio and/or number of dwelling units)
4. Building height / additional story bonus
5. Reduction and/or waiver of application fees
6. Reduction of sewer and/or water connection charges

<b>C. Sustainable Development Features and Point Ratings</b>		
	<b>Point Rating</b>	<b>Sustainable Development Features</b>
1.	1 Point	Low-flow toilets and lavatory sinks Bike racks Motion-controlled lighting Pedestrian accessibility features (sidewalk and pathway connections)
2.	2 Points	Native vegetation (side and rear yard only) Natural interior lighting (e.g. skylights) Treated flat roof (white, aluminized) Preservation of existing trees Recycling facilities Motion-controlled restroom fixtures Bike lockers
3.	3 Points	Green roof (25-50% of roof area) Permeable parking surface (25-50% of parking lot area) Permeable non-parking surface (sidewalks, display areas, etc.) Dedication of open space Gray water reuse Employee shower/locker facilities Onsite garden and/or greenhouse Nature trails and recreation facilities Bio-swales Shared driveway LED/CFL interior lighting
4.	4 Points	Rainwater harvesting Energy-efficient heating/cooling (e.g. high-efficiency heat pump) Solar hot-water heaters Mixed use development Shared parking LED exterior lighting Shared storm water facilities Underground storm water retention

5.	5 Points	Green roof (over 50% of roof area) Permeable parking surface (over 50% of parking lot area) Solar electric panels Wind energy conversion system Geo-thermal heating/cooling (recirculating system) Rehabilitation/reuse of existing building Green roof over parking area
6.	20 Points	Mixed use with retail on first floor and residential on at least one upper floor
7.	40 Points	Mixed use with retail on first floor and residential on two or more upper floors



<b>D. Sustainability Tiers and Incentives</b>			
	<b>Point Score</b>	<b>Incentives</b>	
1.	Tier 1	0 – 9	Standard Approval Applies
2.	Tier 2	10 - 24	Expedited/streamlined approval process Reduction application fees Committee Approval
3.	Tier 3	25 - 74	Expedited/streamlined approval process Waiver of application fees Committee Approval 3 % Retail floor area + 5% dwelling unit bonus (35 pts) 6 % Retail floor area + 10% dwelling unit bonus (50 pts) 9 % Retail floor area + 15% dwelling unit bonus (65 pts) Reduction of water connection charges
4.	Tier 4	75 or more	Expedited/streamlined approval process Waiver of application fees Administrative Approval Reduction of sewer and water connection charges 12 % Retail floor area and 25 % dwelling units bonus Building height bonus (1 additional story)



**6. Framework for benchmarks and annual assessments of progress.**  
 An honest assessment of our economic development progress annually, with a substantive review of the effectiveness of current development and redevelopment policy at least every 5 years.

The success of the White Lake Township Master Plan and Economic Development Strategy will earn the Township a reputation as one of the most desirable and sustainable communities in the region. The Township should annually collect statistical information on economic activity within the Township to share with residents, business owners, prospective businesses, and Township officials. A program that is leveraging private investment, generating new businesses and new jobs, while staying committed to the Township’s vision for the future will be supported by the community.



Data should be collected now to establish a base line of what is happening in the Township as an economic development strategy begins. In subsequent years, it will be possible to show a pattern of increasing investment and revitalization in the Township in the form of more businesses, more jobs, and higher property values.



<b>Benchmarks of Success in White Lake Township</b>	
Public investment:	dollar value of program, staff, incentives, and public projects
Private investment:	dollar value of new development (new building, renovations, expansions, signs, etc.
	New jobs, net number added in current year
	New businesses, net number opened in current year
	Property values: dollar value of residential and commercial property



# Appendix

Population, Housing & Economic Analysis

Natural Features

Area Plan Details

Public Input—Survey Responses

Sewer System Master Plan Map

Resolution

## Population, Housing and Economic Analysis



It is important to understand demographic trends and influences in order to assess future planning needs and goals for White Lake Township. During the planning process, Township decision-makers have the opportunity to decide how they wish to encourage current desirable trends and try to cultivate change when needed.

Both internal and external factors influence White Lake Township's growth and development. This chapter includes analysis of data relating to trends in the community's population growth and characteristics, housing base, and economy. This information points out areas of growth and decline, the pace of residential construction, and general information about the community's residents. By looking at both local and regional data, the community may examine the surrounding region as a whole, as trends that are not yet evident in the Township may emerge on a larger scale. An awareness of these trends can enable the community to make the most of its assets while effectively addressing its challenges.



### Population

Between 1970 and 2010, the population of White Lake Township more than doubled. White Lake Township's population is estimated to have increased by 4.2 percent between 2000 and 2010. As shown in Table A1-1 on the following page, this increase comes after a decade of significant growth between 1990 and 2000, in which the Township grew by 24.80%. Commerce, Independence, and Springfield Townships experienced similar growth rates over the past forty years. Milford Township and Wixom experienced the overall highest growth rates over that time period. Rose Township experienced the highest growth rate in the decade between 2000 and 2010. On the other end of the scale, the Village of Wolverine Lake and Waterford Township lost population between 2000 and 2010.



Table A1-2 shows White Lake Township's share of Oakland County's population and population growth. As the table demonstrates, White Lake Township has contributed more than its share of County growth in every decade but the 1980's, which was a particularly slow period of growth for the Township. This likely resulted from the last major national recession, which occurred in 1981-1982. The Township's share of the County population has increased slightly since 1970.

Table A1-1  
 Population Comparison  
 White Lake Township and Surrounding Communities 1970-2010

Community	1970	1980	% Change, 1970-1980	1990	% Change, 1980-1990	2000	% Change, 1990-2000	2010 SEMCOG Estimates	% Change, 2000-2010	% Change, 1970-2010
White Lake Township	14,311	21,870	52.80%	22,608	3.40%	28,219	24.80%	29,403	4.20%	105.46%
Village of Clarkston	1,034	968	-6.40%	1,005	3.80%	962	-4.30%	994	3.30%	-3.87%
Commerce Township	14,556	18,789	29.10%	22,228	18.30%	34,764	56.40%	36,265	19.50%	149.14%
Highland Township	8,372	16,958	102.60%	17,941	5.80%	19,169	6.80%	19,592	2.20%	134.02%
Independence Township	16,327	20,569	26.00%	23,717	15.30%	32,581	37.40%	36,202	11.10%	121.73%
Milford Township	2,557	5,146	101.30%	6,610	28.40%	8,999	36.14%	10,318	14.70%	303.52%
Village of Milford	4,699	5,041	7.30%	5,511	9.30%	6,272	13.80%	6,730	7.30%	43.22%
Orchard Lake Village	N/A	1,798	N/A	2,286	27.10%	2,215	-3.10%	2,656	19.90%	N/A
Rose Township	2,502	4,465	78.50%	4,926	110.30%	6,210	26.10%	6,489	4.50%	159.35%
Springfield Township	4,388	8,295	89.00%	9,927	19.70%	13,338	34.40%	14,265	7.00%	225.09%
Walled Lake	3,759	4,748	26.30%	6,278	32.20%	6,713	6.90%	7,131	6.20%	89.70%
Waterford Township	59,123	64,250	8.70%	66,692	3.80%	71,981	7.93%	69,295	-3.70%	17.20%
West Bloomfield Township	28,563	41,962	46.90%	54,516	29.90%	64,860	19.00%	67,007	3.30%	134.59%
City of Wixom	2,010	6,705	233.60%	8,550	27.50%	13,263	55.10%	14,161	6.80%	604.53%
Village of Wolverine Lake	4,301	4,968	15.50%	4,727	-4.90%	4,415	-6.60%	4,222	-4.40%	-1.84%
Oakland County	907,871	1,011,793	11.40%	1,083,592	7.10%	1,194,156	10.20%	1,204,053	0.80%	32.62%

Sources: United States Census Bureau, 1970—2000; SEMCOG, the Southeast Michigan Council of Governments, 2010.

Table A1-2  
 White Lake Township's Growth as a  
 Percentage of Oakland County's Growth, 1970 - 2010

Year	White Lake Township Population	Oakland County Population	White Lake Share of County Population	White Lake Share of County Growth
1970	14,311	907,871	1.60%	2.70%
1980	21,870	1,011,793	2.20%	7.30%
1990	22,608	1,083,592	2.10%	1.00%
2000	28,219	1,194,156	2.40%	5.10%
2010	29,403	1,204,053	2.40%	12.00%

## Population Projections

In order to properly plan for White Lake Township's future, it is important to establish a reliable estimate of the Township's population for the next twenty years. A good estimate of the future population will help White Lake in determining future infrastructure and municipal service needs.

In 2008, the Southeast Michigan Council of Governments (SEMCOG) produced its 2035 Forecast for Southeast Michigan. To help with regional planning, SEMCOG projected a long-range forecast of regional and local population, household, and job trends. The forecast anticipates very slow growth to occur within both White Lake Township and Oakland County. Populations between 2005 and 2015 are projected to be stagnant, with a mere 1.2 percent increase in population in White Lake and 1.8 percent increase in Oakland County. Between 2005 and 2035 a modest increase of 10.4 percent population growth is anticipated in White Lake. Similarly, Oakland County is expected to grow by 10.1 percent during the same time period. The SEMCOG population projections for White Lake Township and adjacent communities are provided in Table A1-3 .

Table A1-3  
 SEMCOG Population Forecasts  
 White Lake Township and Surrounding Communities, 2005 – 2035

Community	2005 Population	2010 Population Projection	2015 SEMCOG Projection	2020 SEMCOG Projection	2025 SEMCOG Projection	2030 SEMCOG Projection	2035 SEMCOG Projection	% Change, 2005-2035
White Lake Township	29,248	29,484	29,587	29,677	30,044	30,811	32,294	10.40%
Clarkston	963	973	1,003	1,061	1,119	1,131	1,114	15.70%
Commerce Township	34,575	34,978	36,185	38,153	40,146	42,766	45,042	30.30%
Highland Township	20,004	20,161	20,154	20,464	20,988	21,949	22,513	12.50%
Independence Township	34,157	34,641	34,863	35,944	37,259	38,975	40,550	18.70%
Milford Township	9,208	9,605	10,011	10,455	10,877	11,200	12,057	30.90%
Village of Milford	6,602	6,554	6,524	6,477	6,635	6,622	6,873	4.00%
Village of Orchard Lake	2,255	2,373	2,429	2,480	2,560	2,623	2,684	19.00%
Rose Township	6,178	6,195	6,296	6,464	6,852	7,269	7,817	26.50%
Springfield Township	13,780	13,847	14,102	14,552	14,928	15,669	16,325	18.50%
Walled Lake	6,921	7,064	7,190	7,410	7,513	4,659	7,927	14.50%
Waterford Township	72,496	72,788	73,303	73,420	73,897	74,755	75,896	4.70%
West Bloomfield Township	65,184	65,564	66,182	66,698	67,678	69,087	70,617	8.30%
Wixom	13,823	15,007	15,100	15,323	15,513	15,927	16,456	19.00%
Village of Wolverine Lake	4,317	4,286	4,228	4,099	4,097	4,122	4,234	-1.90%
Oakland County	1,214,481	1,226,169	1,235,849	1,249,154	1,272,065	1,303,678	1,336,761	10.10%

Source: SEMCOG, 2008

## Households

As discussed above, White Lake Township’s population increased by 4.2 percent between 2000 and 2010. During the same time period the number of households in the community increased by 8.5 percent (see Table A1-4). According to the U.S. Bureau of the Census, a household includes all of the people who occupy a particular housing unit. It is not unusual to see a larger increase in households than in population. This is consistent with a nationwide trend of decreasing household size. In keeping with this trend, White Lake Township’s average household size has decreased since 1990, when it was 2.87 persons per household. Household size decreased to 2.77 in 2000, and is estimated to have dropped again in 2010 to 2.66 persons per household. From 1990 to 2010, average household size in White Lake Township was greater than Oakland County’s average household size (see Table A1-5).

Some factors that have led to a decrease in household size include people having fewer children, a large population of baby boomer “empty nesters”, longer life expectancies, more elderly people staying in their own homes, and people marrying later and living alone for longer periods. The decline in average household size may stabilize in the next decade or two, although the general aging of the U.S. population may continue to drive down the average.

Table A1-4  
Total Households  
White Lake Township and Adjacent Communities, 1990-2010

Community	1990 Households	2000 Households	% Change, 1990-2000	2010 Household Estimates	% Change 2000-2010	% Change 1990-2010
White Lake Township	7,776	10,092	29.80%	10,945	8.50%	40.80%
Clarkston	431	406	-5.80%	405	-0.20%	-6.00%
Commerce Township	9,358	10,708	14.40%	13,254	23.80%	41.60%
Highland Township	5,933	6,786	14.40%	7,044	3.80%	18.70%
Independence Township	8,408	11,765	39.90%	12,926	9.90%	53.70%
Milford Township	2,182	3,043	39.50%	3,487	14.60%	59.80%
Village of Milford	1,999	2,427	21.40%	2,583	6.40%	29.20%
Village of Orchard Lake	696	750	7.80%	851	13.50%	22.30%
Rose Township	1,589	2,144	34.90%	2,327	8.50%	46.40%
Springfield Township	3,276	4,619	41.00%	5,103	10.50%	55.80%
Walled Lake	2,794	3,158	13.00%	3,052	-3.40%	9.20%
Waterford Township	25,476	29,387	15.40%	29,613	0.80%	16.20%
West Bloomfield Township	19,226	23,414	21.80%	24,187	3.30%	25.80%
Wixom	4,114	5,889	43.10%	6,112	3.80%	48.60%
Village of Wolverine Lake	1,658	1,671	0.80%	1,575	-5.70%	-5.00%
Oakland County	410,488	471,115	14.80%	477,317	1.30%	16.30%

Source: United States Census Bureau, 1990 – 2000; SEMCOG, 2010

Table A1-5  
Persons per Household  
White Lake Township and Oakland County, 1990 – 2010

	1990 PPH	2000 PPH	% Change 1990-2000	2010 PPH	% Change 2000-2010	% Change 1990-2010
White Lake Township	2.87	2.77	-3.50%	2.66	-4.00%	-7.30%
Oakland County	2.61	2.51	-3.80%	2.49	-0.80%	-4.60%

Source: United States Census Bureau, 1990 – 2000; SEMCOG, 2010.

## Housing Units



As displayed in Table A1-6, the number of housing units in White Lake Township increased by 14.3 percent during the last decade, well above the 8.5 percent increase in households reflected in Table A1-4. The U.S. Bureau of the Census defines a housing unit as “a house, an apartment, a mobile home, a group of rooms, or a single room that is occupied as separate living quarters.” These housing unit figures indicate, again, that White Lake Township is growing more quickly than Oakland County as a whole. Housing units in Commerce Township increased by more than 20 percent, while Milford Township and the Village of Orchard Lake saw increases over 15%.

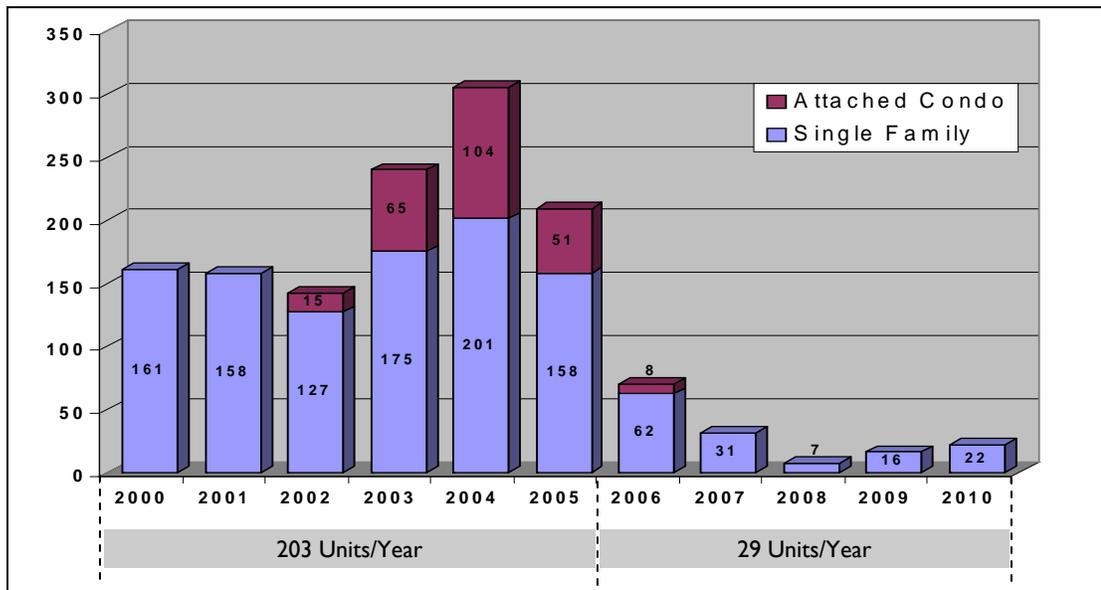
According to SEMCOG, 1,361 residential building permits were issued in the White Lake Township between 2000 and 2010, as shown in Figure A1-1. On average, 203 new housing units were constructed each year between 2000 and 2006. After this time period there was a significant decline in new housing construction, an average of only 29 new housing units per year between 2006 and 2010. This is reflective of the decline in the economy that occurred during this time. During the same ten-year period, 93 homes were demolished, for a net gain of 1,268 units.

Table A1-6  
Total Housing Units  
White Lake Township and Adjacent Communities, 1990 – 2010

Community	1990 THU	2000 THU	% Change, 1990-2000	2010 THU Estimates	% Change 2000-2010	% Change 1990-2010
White Lake Township	8,267	10,616	28.40%	12,139	14.30%	46.80%
Clarkston	449	424	-5.40%	435	2.60%	-3.10%
Commerce Township	8,135	11,191	37.60%	13,931	24.50%	71.20%
Highland Township	6,271	7,179	14.50%	7,758	8.10%	23.70%
Independence Township	8,746	12,375	41.50%	13,926	12.50%	59.20%
Milford Township	2,298	3,159	37.50%	3,760	19.00%	63.60%
Village of Milford	2,108	2,491	18.20%	2,754	10.60%	30.60%
Village of Orchard Lake	760	805	5.90%	936	16.30%	23.20%
Rose Township	1,770	2,277	28.60%	2,526	10.90%	42.70%
Springfield Township	3,459	4,794	38.60%	5,411	12.90%	56.40%
Walled Lake	2,884	3,390	17.50%	3,542	4.50%	22.80%
Waterford Township	26,509	30,404	14.70%	32,385	6.50%	22.20%
West Bloomfield Township	20,378	24,410	19.80%	26,129	7.00%	28.20%
Wixom	4,475	6,086	36.00%	6,646	9.20%	48.50%
Village of Wolverine Lake	1,712	1,733	1.20%	1,818	4.90%	6.20%
Oakland County	432,684	492,006	13.70%	525,653	6.80%	21.50%

Source: United States Census Bureau, 1990 – 2000; SEMCOG

Figure A1-1  
 Number of Housing Units for Which Building Permits Were Issued  
 White Lake Township, 2000–2010



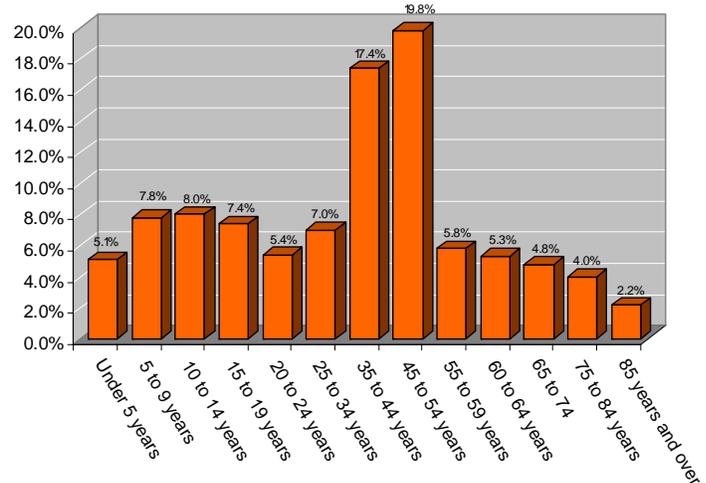
Source: SEMCOG

## Age

In addition to total population, housing units, and household size, it is important to examine the overall age groupings of a community's population. The overall age grouping provides figures for the number of school-age children, the size of the workforce, and the size of the elderly population. This data can be used for school enrollment projections and planning for recreation facilities, special services for the elderly, and other governmental services. Figure A1-2 below illustrates the estimated age distribution of White Lake Township residents from 2006-2008.

Another way to obtain information about age-related trends in a community is to look at residents' median age. In 1970, the median age in the White Lake was 24.7; as of 2006-2008, the median age had risen to 41.3. Similarly, the 2006-2008 median age in Oakland County was 39.9, up from 30.3 in 1970. These numbers reflect a nationwide trend toward an aging population. This aging is fueled by a number of factors, including an increase in life expectancy, declines in fertility, and aging of the baby boom generation, who are now in their 40's, 50's and 60's.

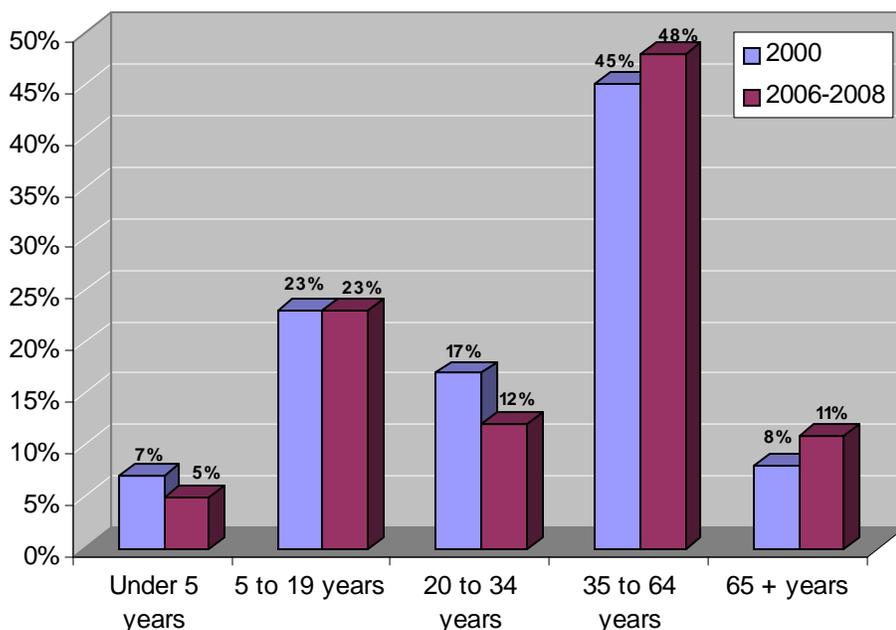
Figure A1-2  
 Age Distribution  
 White Lake Township, 2006-2008



Source: 2006-2008 American Community Survey 3-Year Estimates.

A third way to examine age distribution is to aggregate ages into categories based on common life stages. Figure A1-3 below displays the Major Age Groups distribution of White Lake Township residents. The five major age groups are Pre-School, School Age, Young Family Formation, Work Force, and Retirement. As shown in Figures A1-2 and A1-3, these demographics indicate that it is important for the community to plan for the needs of people of all ages. Since the population is generally getting older, more retirement and assisted living housing may be necessary in the future, as well as programs and facilities for seniors.

Figure A1-3  
Major Age Groups  
White Lake Township, 2000 and 2006-2008



Source: United States Census Bureau, 1990 & 2000; 2006-2008 American Community Survey 3-Year Estimates.

## Employment

As shown in Table A1-7, “management and professional” occupations make up more than one third of the jobs of employed residents over sixteen in White Lake Township. “Sales and office” occupations make up another 26.9 percent. In comparison with Oakland County, the County has a higher percentage of residents in management and professional occupations, while the Township exceeds the County in percent of workers in construction, extraction, and maintenance occupations; and production, transportation, and material moving occupations.

According to the 2006-2008 American Community Survey 3-Year Estimates by the U.S. Census, the mean travel time to work for White Lake residents was 30.8 minutes, which was longer than the mean travel time for Oakland County residents as a whole (26.1 minutes). The Census also reports that, as of 2006-2008, White Lake Township residents’ commuting patterns were quite similar to commuting patterns of County residents in general. The

majority of White Lake Township residents (87.6 percent) drove alone to their place of work, while 86.4 percent of Oakland County residents did so. In 2006-2008, the other significant means of transportation to and from work for White Lake residents was carpooling, which accounted for 6.7 percent of all trips. In the County as a whole, the carpool rate was slightly higher – 7.3 percent.

Table A1-7  
 Employment by Occupation and Industry  
 White Lake Township and Oakland County, 2006-2008

Occupation / Industry	White Lake Township	Percent of Township Total	Oakland County	Percent of County Total
<b>Civilian employed population 16 years and over</b>	14,964	100.0%	600,692	100.0%
<b>OCCUPATION</b>				
Management, professional, and related occupations	5,357	35.8%	272,606	45.4%
Service occupations	2,321	15.5%	81,555	13.6%
Sales and office occupations	4,031	26.9%	154,405	25.7%
Farming, fishing, and forestry occupations	0	0.0%	411	0.1%
Construction, extraction, maintenance and repair occupations	1,395	9.3%	34,150	5.7%
Production, transportation, and material moving occupations	1,860	12.4%	57,565	9.6%
<b>INDUSTRY</b>				
Agriculture, forestry, fishing, hunting, and mining	19	0.1%	1,031	0.2%
Construction	1,276	8.5%	27,910	4.6%
Manufacturing	2,559	17.1%	111,045	18.5%
Wholesale trade	636	4.3%	20,733	3.5%
Retail trade	1,704	11.4%	63,893	10.6%
Transportation, warehousing, and utilities	668	4.5%	17,654	2.9%
Information	258	1.7%	15,059	2.5%
Finance, insurance, estate, rental and leasing	1,038	6.9%	48,033	8.0%
Professional, scientific, management, administrative, and waste management services	1,719	11.5%	81,533	13.6%
Educational services, health care and social assistance	2,790	18.6%	125,403	20.9%
Arts, entertainment, recreation, accommodation and food services	1,191	8.0%	48,141	8.0%
Other services, except public administration	596	4.0%	24,707	4.1%
Public administration	510	3.4%	15,550	2.6%

Source: 2006-2008 American Community Survey 3-Year Estimates.

## Income

Table A1-8 below shows the per capita income and median household incomes of White Lake Township and adjacent communities in 2000 and 2006-2008. From 2000 to 2008, White Lake’s per capita income increased by 13.7 percent and its median household income increased by 10.1 percent. The 2006-2008 estimates anticipate the Township’s median household income to be higher than that of Oakland County as a whole, while the per capita income was lower. This discrepancy may be explained by the Township’s slightly higher-than-average household size.

According to the U.S. Census’ 2006-2008 American Community Survey 3-Year Estimates, the unemployment level for White Lake Township was 5 percent, which is almost exactly the same as the reported unemployment rate for Oakland County as a whole (4.9 percent). The Census also reported that 4.6 percent of White Lake families were living below the poverty line. This is a slightly lower percentage than that of Oakland County as a whole, which

itself had a 5.3 percent family poverty rate. It is important to note that recent trends in the national and state economies may have increased the unemployment rates in both the Township and the County since the 2006-2008 Census estimates. We may also see temporary declines in median household income resulting from the current recession and the lag that is typical when a new trend is being manifested.

Table A1-8  
Per Capita and Median Household Income  
White Lake Township and Adjacent Communities, 2000 and 2006-2008

Community	2000 Per Capita Income	2006-2008 Per Capita Income	% Change 2000 to 2006-2008	2000 Median Household Income	2006-2008 Median Household Income	% Change 2000 to 2006-2008
White Lake Township	\$27,916	\$31,739	13.7%	\$65,894	\$72,578	10.1%
Clarkston	\$36,838	n/a	n/a	\$62,667	n/a	n/a
Commerce Township	\$33,104	\$36,900	11.5%	\$72,702	\$85,085	17.0%
Highland Township	\$25,484	\$31,692	24.5%	\$62,805	\$67,151	6.9%
Independence Township	\$33,067	\$36,770	11.2%	\$74,993	\$82,317	9.8%
Milford Township*	\$29,913	\$37,455	25.2%	\$67,672	\$91,787	36.0%
Village of Orchard Lake	\$67,881	n/a	n/a	\$121,126	n/a	n/a
Rose Township	\$24,983	n/a	n/a	\$66,401	n/a	n/a
Springfield Township	\$28,247	n/a	n/a	\$71,977	n/a	n/a
Walled Lake	\$24,199	n/a	n/a	\$45,386	n/a	n/a
Waterford Township	\$27,432	\$29,302	6.8%	\$55,008	\$55,141	2.4%
West Bloomfield Township	\$44,885	\$49,876	11.1%	\$91,661	\$101,260	10.5%
Wixom	\$27,543	n/a	n/a	\$44,320	n/a	n/a
Village of Wolverine Lake	\$30,026	n/a	n/a	\$65,682	n/a	n/a
Oakland County	\$32,534	\$37,722	15.9%	\$61,907	\$69,152	11.7%

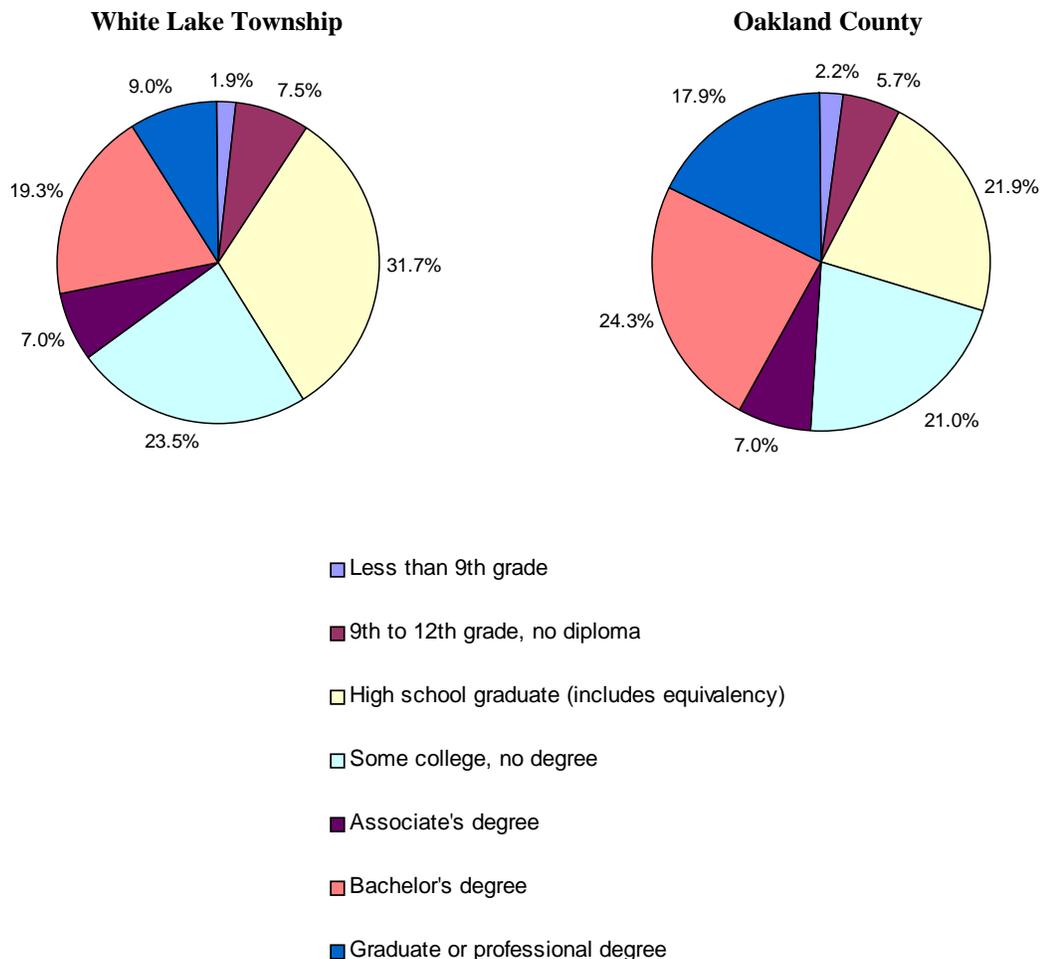
\* includes the Village of Milford

Source: United States Census Bureau, 2000; 2006-2008 American Community Survey 3-Year Estimates.

## Education

Figure A1-4 shows the educational attainment levels for White Lake Township and Oakland County. As illustrated, White Lake Township residents generally have a slightly lower level of educational attainment than the County as a whole. While the percentages of people who did not graduate from high school are relatively equivalent (7.9 percent for Oakland County and 9.4 percent for White Lake), Oakland County has a higher percentage of people with bachelor's and graduate degrees than the Township. For example, 17.9 percent of Oakland County residents have a graduate or professional degree while only 9.0 percent of White Lake Township residents do. In addition 31.7 percent of White Lake Township residents but only 21.9 percent of Oakland County residents have a high school diploma as their highest educational attainment. In the New Economy of the future, attracting knowledge workers to White Lake will be a key component in ensuring the community's long-term sustainability.

Figure A1-4  
 Educational Attainment, Population 25 Years and Older  
 White Lake Township and Oakland County, 2006-2008



Source: 2006-2008 American Community Survey 3-Year Estimates.

### Race / Ethnicity

Table A1-9 shows racial composition in White Lake Township and Oakland County for the years 2000 and 2008. The percentage of white population in both the Township and the County declined slightly, although both still have relatively small minority populations. The percentage of Asian and Pacific Islanders and persons of Hispanic origin increased slightly for both the Township and the County. However, on the whole, neither Oakland County nor White Lake Township experienced any significant change in racial composition between 2000 and 2008.

One aspect of the reporting of racial groups that changed with the 2000 Census was that for the first time, respondents to Census questionnaires could describe themselves as being members of more than one racial group. Therefore, some people who were forced to choose one racial category in the 1990 Census were able to more accurately reflect their backgrounds in the 2000 Census. In 2000, 1.3 percent of respondent in White Lake and 1.9 percent of Oakland County residents indicated they were of Hispanic origin. These numbers are estimated to have

## APPENDIX

decreased in White Lake to 1.0% and remain at a steady 1.9% in Oakland County. Nationally, these percentages are expected to increase in the future.

A common mistake made in reporting racial data is to add respondents of Hispanic/Latino origin to the other racial categories to calculate the total. Hispanic/Latino is an ethnic/cultural category, not a racial one. People of Hispanic/Latino origin may be of any race, or of more than one race. The 2006-2008 estimates indicate that 2.8 percent of White Lake Township residents and 3.1 percent of Oakland County residents identified themselves as Hispanic/Latino.

Table A1-9  
Race and Ethnicity  
White Lake Township and Oakland County, 2000 and 2006-2008

Race	White Lake Township				Oakland County			
	2000		2006-2008		2000		2006-2008	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White	27,247	96.6%	29,099	95.3%	998,194	83.6%	957,567	79.6%
Black	219	0.8%	376	1.2%	120,720	10.1%	142,731	11.9%
American Indian and Alaska Native	137	0.5%	74	0.2%	3,270	0.3%	3,072	0.3%
Asian or Pacific Islander	173	0.6%	417	1.4%	49,697	4.2%	64,231	4.3%
Other race	83	0.3%	264	0.9%	10,064	0.8%	12,818	1.1%
Two or more races	360	1.3%	292	1.0%	22,211	1.9%	22,623	1.9%
<b>Ethnicity</b>								
Hispanic origin	510	1.8%	849	2.8%	28,999	2.4%	36,996	3.1%

Source: United States Census Bureau, 2000; 2006-2008 American Community Survey 3-Year Estimates.

## Conclusion

As identified in this chapter, major trends in White Lake Township include the following: population growth has slowed and is expected to remain slow in the upcoming years; the population is aging, just as the region and nation as a whole ages; the amount of residential building activity has slowed considerably over the last 4 years and is expected to remain slow; and average household size is declining, just as it is across the country. Armed with knowledge of these trends, the Township can establish the most appropriate goals to guide its future development.

## Natural Features

The identification of the natural features that presently exist in White Lake Township is an important step in the Master plan process. With such knowledge, Township officials can make informed land use decisions to preserve and protect natural features.

### Topography

White Lake Township is characterized by rolling terrain. The land surface of the Township varies by approximately 211 feet from its lowest point to its highest point, as indicated on the USGS Topography Map. (See Map A4-1). In general, the lowest elevations occur in the south central portion of the Township and rise as one moves to the north. Brendel Lake, at 933 feet above National Geodetic Vertical Datum (NGVD), is at the lowest elevation in White Lake Township. The highest elevation is 1144 feet NGVD, in the northwest portion of the Township adjacent to the access road for the radio tower in Springfield Township.

### Geology

The Quaternary Geology Map (Map A4-2) shows the geological features of the surface of White Lake Township. A significant portion of the Township, particularly south of M-59, is classified as glacial outwash sand and gravel and postglacial alluvium. This area was formed from flowing glacial melt water as the glaciers retreated during the end of the last ice age. The majority of the County's lakes and wetland areas are located within the outwash plain.

Moraines, composed of gravel and sand deposited as the retreating glaciers melted in place, were formed throughout the Township, especially north of M-59. The largest moraine follows a general diagonal from the southwest corner of the Township to around the midpoint of the Township's northern boundary on either side of Pontiac Lake Road.

### General Soils

The General Soils Map (Map A4-3) shows the locations of various soil types throughout White Lake Township. These soil associations are areas with distinctive patterns of soils. Of the eight soil associations found in Oakland County, three can be found in White Lake Township.

The majority of the eastern half and a small area in the northwest corner of the Township is characterized by the "Urban land-Spinks-Oshtemo" soil association. This association is composed of well-drained sandy soil, located on nearly level to rolling topography. Urban land consists of soils that have been so altered by development that it is no longer possible to determine the original soil type. The "Oshtemo-Spinks-Houghton" soil association is located in a band running from the southwest corner to the northeast corner of the Township. It is found on nearly level to hilly



The Huron River District and its chain of lakes are a regional asset on which White Lake can capitalize and enhance the community's sustainability.



terrain, and is composed of well drained to very poorly drained loamy, sandy and mucky soil. The northern border of the Township and a small area in the southwest corner are made up of the “Fox-Oshtemo-Houghton” association. It is an area of nearly level to steep topography. This soil association is also a well drained to very poorly drained sandy and mucky soil.

### Limitations for Septic Fields

The Soil Suitability for Septic Use Map (Map A4-4) shows locations where there are severe, moderate, and slight limitations for septic uses. The map is general in nature, and is meant for overall planning of land use. On-site investigation is still necessary for individual sites. In general, however, the map accurately portrays those areas of White Lake Township that are best able to absorb new development that must rely on septic tank disposal systems, including potential recreational facilities.

Septic system development in the Township is limited by its extensive network of water bodies. The wetlands, lakes and river areas are identified as unsuitable for septic uses. Most of the Township, in fact, is not considered suitable for septic uses, although there are small areas scattered around the Township designated as marginally suitable. While some of the areas with moderate or severe limitations may be suited for septic use, many of them will probably require larger tile field areas. Also, it should be noted that under heavily saturated conditions, the marginally suitable soils may behave as unsuitable soils.

### Floodplains

The Floodplains Map (Map A4-5) illustrates the land that lies within the 100 and 500-Year Flood Plains. The areas within the flood plain boundaries in White Lake are generally associated with existing lakes and portions of the Huron River and its tributaries. In several sections of the Township, there are residential areas which are located in the 100-Year Flood Plain. Site specific analysis is necessary to determine the limitation placed on parcels due to floodplain restrictions.

### Watersheds

Map A4-6 shows watersheds and subwatersheds in White Lake Township. The great majority of the Township lies in the Huron River Watershed. Most of Section 1 and parts of Section 25 fall into the Clinton River Watershed. Within the Huron River Watershed there are three subwatersheds. Runoff from the northwest corner of the Township flows into Pettibone Creek, then into the Huron River; water from the southeast corner of the Township flows into Hayes Creek, then into the Huron River; and water from the central portion of the Township flows directly into the Huron River.

## Groundwater Vulnerability

White Lake Township relies upon a system of wells to provide domestic water for its residents. There are 11 community wells in the Township, and at last count there were approximately 2500 individual domestic wells. The number of individual wells may have increased since this count was taken. Map A4-7 shows the community wells, most of which are located in the southeast portion of the Township, and groundwater vulnerability in the Township. Many areas of the Township have high soil permeability and therefore high groundwater vulnerability. Many other areas of the Township are categorized as having moderate groundwater vulnerability. These characteristics indicate that protecting groundwater from pollution is vital for the safety of the water supply and the health of Township residents.

## Woodlands

Despite White Lake Township's residential and commercial growth and development during the last several decades, there are still many woodland areas scattered throughout the Township. The vast majority of the trees are upland hardwoods. The Highland State Recreation Area and the Pontiac Lake State Recreation Area both have large stands of protected upland hardwoods. White Lake also has a few small areas of upland conifers dispersed throughout the Township. These wooded areas are a resource to both the residents and the wildlife in the Township. (See Map A4-8).

## Wetlands

White Lake Township has significant wetlands acreage, as shown on Map A4-9. This includes a significant percentage of open water, as well as scrub/shrub, emergent growth, and forested. While wetland areas are found throughout the Township, their greatest concentration is south of M-59 and adjacent to the Huron River. These wetlands provide a valuable environmental resource, including habitat for wildlife, flood control, filtration of potential contaminants of the local aquifers, and aesthetic appeal for the residents. To protect these fragile areas, wetlands of five acres or more, or smaller wetlands hydrologically connected to large wetlands, are under the jurisdiction of the Michigan Department of Natural Resources. In addition, wetlands of two acres or more fall under the protection of White Lake's own Wetlands Ordinance.

The pace of development can impact natural resources - such as wetlands - in several ways. The most immediate loss caused by development is the reduction of open space and associated wetlands and woodlands. Water quality and flora and fauna habitat areas are also directly affected by development. As development continues to occur in the Township, preserving in their natural state wetlands, woodlands, stream corridors, flood plains, and similar natural resources becomes increasingly more difficult and more valuable to the community.

## Wildlife

Ecologists often emphasize the concept of species biodiversity – that is, the number and variety of different species of plants and animals that naturally populate a given place. Because of the interdependence among these organisms, the loss of natural diversity can throw an ecosystem out of balance. Natural biodiversity is often considered a measure of an ecosystem’s sustainability, as well as its current health. In addition, species diversity is important because of the potential commercial value of rare species. Finally, many people agree that biodiversity is intrinsically valuable, regardless of human uses for the species.

The Michigan Natural Features Inventory (MNFI) has identified a variety of state-protected plant and animal species within White Lake Township. The table on the following page lists the species and notes their current status. The specific locations of these protected species are not released for protection purposes.

An endangered species is defined as any species of fish, plant life, or wildlife that is in danger of extinction throughout all or a significant part of its range. A threatened species is any species that is likely to become an endangered species within the foreseeable future throughout all or a significant portion of its range.

There are many other species in White Lake Township that fall into the category of “Special Concern.” While these species are not protected under state law, they have been identified as rare or of uncertain status. Many of the species classified as of “Special Concern” are noted as such because of their declining populations in the state. Should these species continue to decline, they would be recommended for “Threatened” or “Endangered” (E) status in the future.

Several rare community types of high quality are found in White Lake Township. These have been assigned a state rank. A rank of “S1” indicates that the community is critically imperiled in the state because of extreme rarity (5 or fewer occurrences or very few remaining individuals or acres) because of some factor(s) making it especially vulnerable to extirpation in the state. “S3” indicates the community is rare or uncommon in the state (on the order of 21 to 100 occurrences.) “S4” indicates that the community is apparently secure in the state, with many occurrences.



White false indigo



Cerulean warbler



Eastern box turtle

**MICHIGAN NATURAL FEATURES INVENTORY (MNFI) SPECIES  
RECORDED IN WHITE LAKE TOWNSHIP REGION**

NAME	STATE STATUS	GLOBAL RANK	STATE RANK	COMMON NAME
ANGELICA VENENOSA	SC	G5	S3	HAIRY ANGELICA
ASTRAGALUS CANADENSIS	T	G5	S1S2	CANADIAN MILK VETCH
BATISIA LACTEA	SC	G4Q	S3	WHITE OR PRAIRIE FALSE INDIGO
BUTEO LINEATUS	T	G5	S3S4	RED-SHOULDERED HAWK
CASTANEA DENTATA	E	G4	S1S2	AMERICAN CHESTNUT
COREGONUS ARTEDI	T	G5	S3	LAKE HERRING OR CISCO
CYPERUS ACUMINATUS	X	G5	SX	CYPERUS, NUT GRASS
DENDROICA CERULEA	T	G4	S3	CERULEAN WARBLER
DRY SOUTHERN FOREST		G4	S3	WELL-DRAINED FOREST, CENTRAL MIDWEST TYPE
DRY-MESIC SOUTHERN FOREST		G4	S3	
ERYNNIS BAPTISIAE	SC	G5	S2S3	WILD INDIGO DUKSYWING
GALEARIS SPECTABILIS	T	G5	S2	SHOWY ORCHIS
HARDWOOD-CONIFER SWAMP		G4	S3	
HYDRASTIS CANADENSIS	T	G4	S2	GOLDENSEAL
JEFFERSONIA DIPHYLLO	SC	G5	S3	TWINLEAF
MESIC SAND PRAIRIE		G2	S1	MOIST SAND PRAIRIE, MIDWEST TYPE
MESIC SOUTHERN FOREST		G2G3	S3	RICH FOREST, CENTRAL MIDWEST TYPE
OECANTHUS LARICIS	SC	G1G2	S1S2	TAMARACK TREE CRICKET
POOR CONIFER SWAMP		G4	S4	
PRAIRIE FEN		G3	S3	ALKALINE SHRUB/HERB FEN MIDWEST TYPE
PROSAPIA IGNIPECTUS	SC	G4	S2S3	RED-LEGGED SPITTLEBUG
PYRGULOPSIS LETSONI	SC	G5	SU	GRAVEL PYRG
RICH TAMARACK SWAMP		G4	S3	FORESTED BOG, CENTRAL MIDWEST TYPE
SISTRURUS CATENATUS CATENATUS	SC	G3G4T3T4	S3S4	EASTERN MASSASAUGA
SOUTHERN HARDWOOD SWAMP		G3	S3	
SOUTHERN WET MEADOW		G4?	S3	WET MEADOW, CENTRAL MIDWEST TYPE
TERRAPENE CAROLINA CAROLINA	SC	G5T5	S2S3	EASTERN BOX TURTLE
TRICHOSTEMA DICHOTOMUM	T	G5	S2	BASTARD PENNYROYAL
WILSONIA CITRINA	SC	G5	S3	HOODED WARBLER

## Potential Conservation/Natural Areas

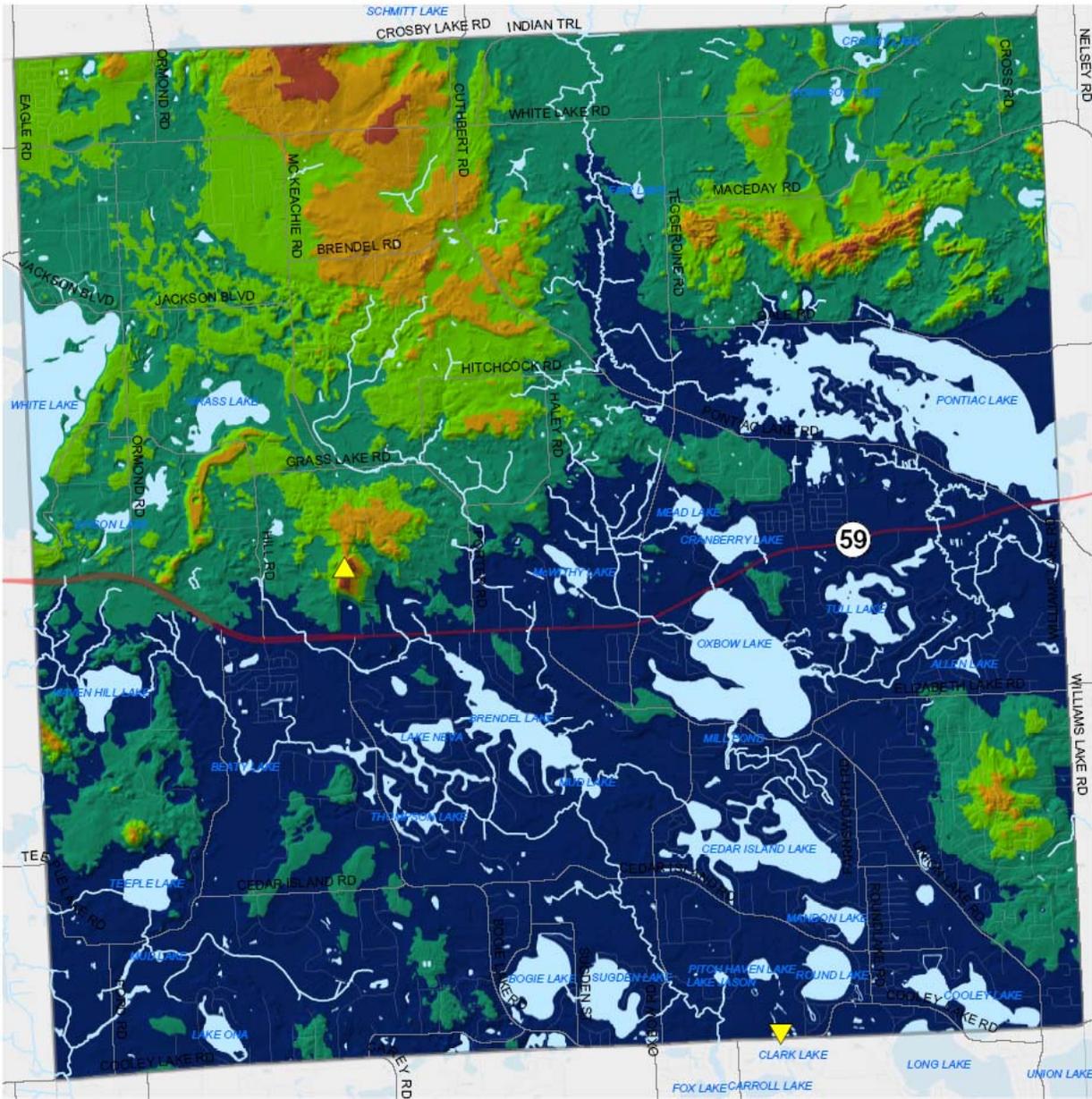
Natural resource areas are the basis for green infrastructure that will identify White Lake Township's unique natural assets. They provide a place for recreation, wildlife habitat, and water infiltration that overall make a community a more desirable place to live. With this in mind, Oakland County Planning contracted with the Michigan Natural Features Inventory to conduct a study and determine the location of Oakland County's potential high quality remaining lands. The 2004 Oakland County Potential Conservation / Natural Areas Report identifies and ranks the potential conservation areas that remain in Oakland County.

Map A4-11 displays the areas identified in the study within White Lake Township. Priority One conservation areas are believed to have the highest conservation value, Priority Two has a moderate conservation value, and Priority Three has the lowest conservation value. The location of these high quality natural lands should be considered whenever development takes place within the community. MNFI's most recent evaluation in 2009 may provide the basis for adding certain lands to priority one and two categories.

## Green Infrastructure Planning

Green infrastructure planning focuses on developing a connected network of natural land, open spaces, and waterways. It consists of three elements: hubs, sites, and links. A hub can be a large conservation area or a small park, but its purpose is always the same - it serves as an anchor to the network. It is a place of destination for people and wildlife believed to help improve water quality and provide habitat for native species. Sites are smaller areas of destination holding less significant ecological importance. Finally links are the connector routes that hold the network together. They provide a means of traveling from one hub or site to the next.

Oakland County Planning and the Natural Areas Advisory Group worked together to identify what they believed to be the highest priority natural areas within each community. They then worked to identify appropriate links to each of these areas. Map A4-12 displays the County's resulting green infrastructure framework for White Lake Township.

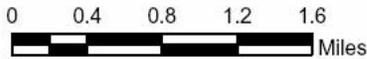


**Elevation in Feet**

- 1125.1- 1210
- 1077.1- 1125
- 1042.1 - 1077
- 985.1 - 1042
- 930 - 985

SOURCE: OAKLAND COUNTY

- Highest point in Township (Alpine Valley Ski Area, 1210')
- Lowest point in Township (Ivory Farms, 930')

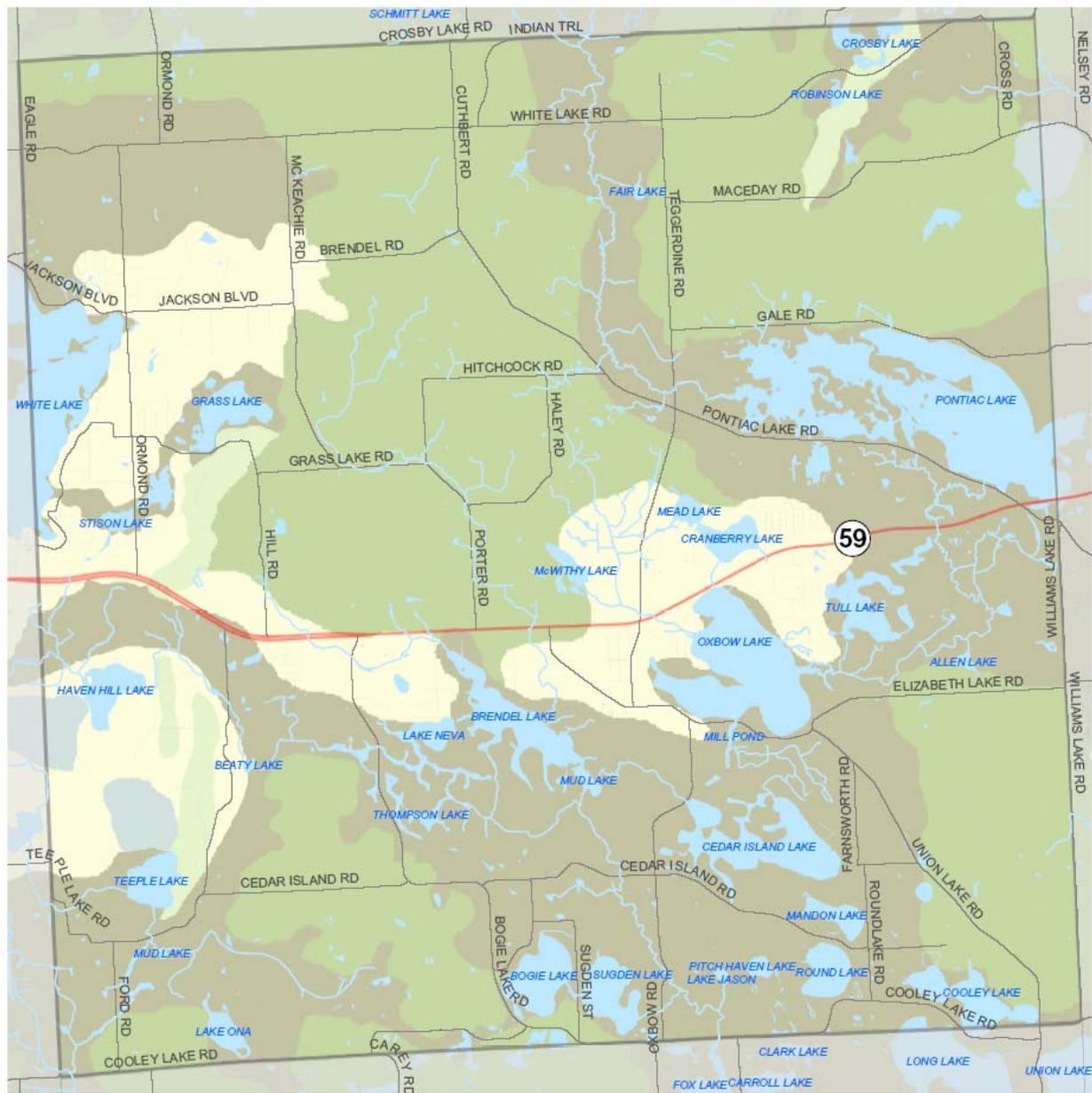


**TOPOGRAPHY**

WHITE LAKE TOWNSHIP  
OAKLAND COUNTY, MI

MAP A4-1





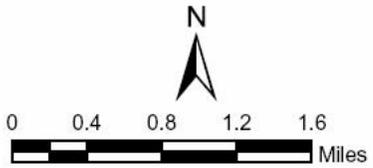
- End Moraine: Till
- Esker: Stratified Sand and Gravel
- Ground Moraine: Till
- Kame: Stratified Sand, Gravel and Debris Flow Deposits
- Outwash Plain, Glacial Channel, Recent Alluvium: Stratified Sand and Gravel

## QUATERNARY GEOLOGY

WHITE LAKE TOWNSHIP  
OAKLAND COUNTY, MI

MAP A4-2

SOURCE: OAKLAND COUNTY





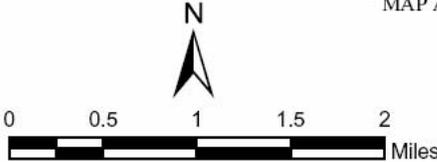
- COLOMA-SPINKS-OSHTEMO
- MIAMI-MARLETTE-LAPEER
- SPINKS-HOUGHTON-BOYER
- URBANLAND-SPINKS-OSHTEMO

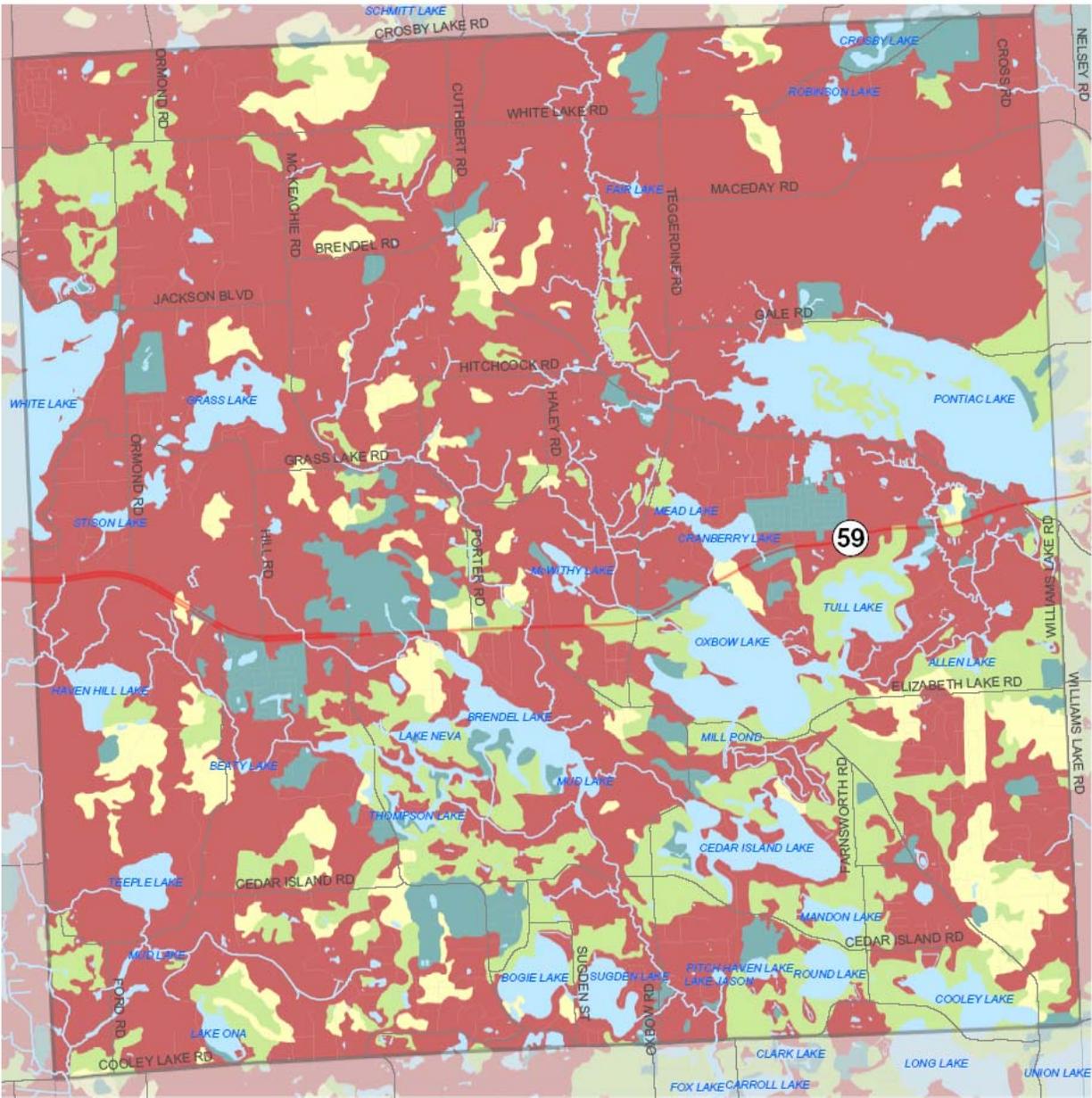
**GENERAL SOILS**  
**WHITE LAKE TOWNSHIP**  
**OAKLAND COUNTY, MI**

MAP A4-3



SOURCE: EPA





**Septic Suitability Limitations**

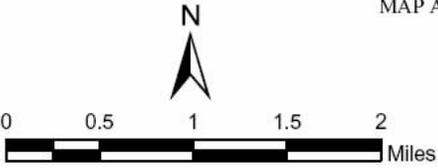
- Severe
- Moderate
- Slight
- Unknown
- Variable
- Water

SOURCE: OAKLAND COUNTY

**LIMITATIONS FOR SEPTIC FIELDS**

WHITE LAKE TOWNSHIP  
OAKLAND COUNTY, MI

MAP A4-4







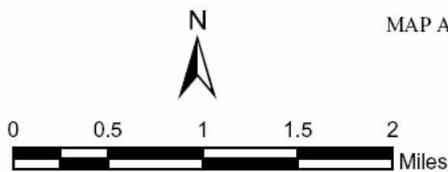
-  Major Watershed Boundary
- Subwatersheds**
-  Clinton River
-  Hayes Creek
-  Huron River
-  Pettibone Creek

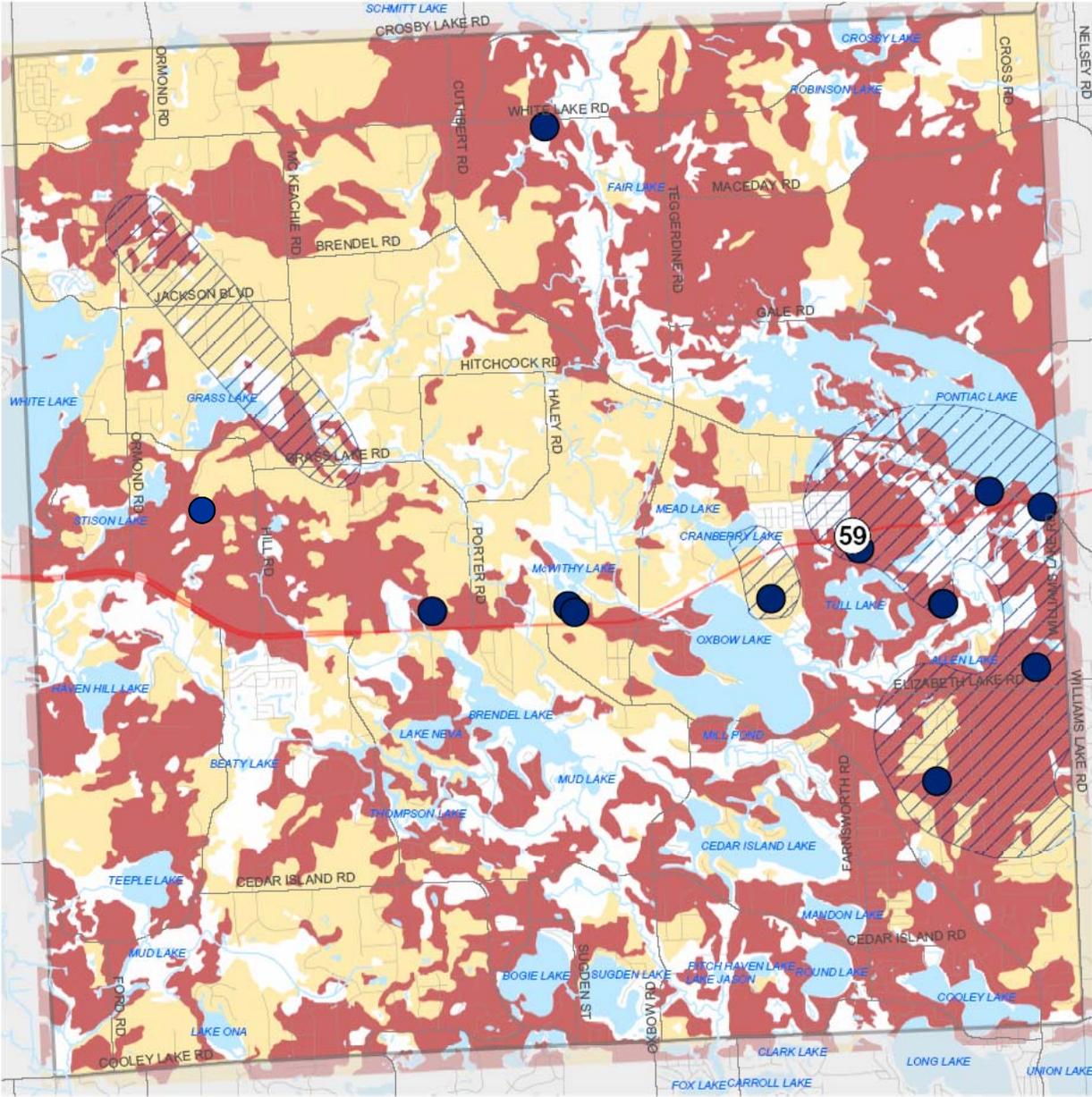
SOURCE: OAKLAND COUNTY

**WATERSHEDS AND SUBWATERSHEDS**

WHITE LAKE TOWNSHIP  
OAKLAND COUNTY, MI

MAP A4-6





- Community Well
- Wellhead Protection Area
- Moderate Groundwater Vulnerability
- High Groundwater Vulnerability

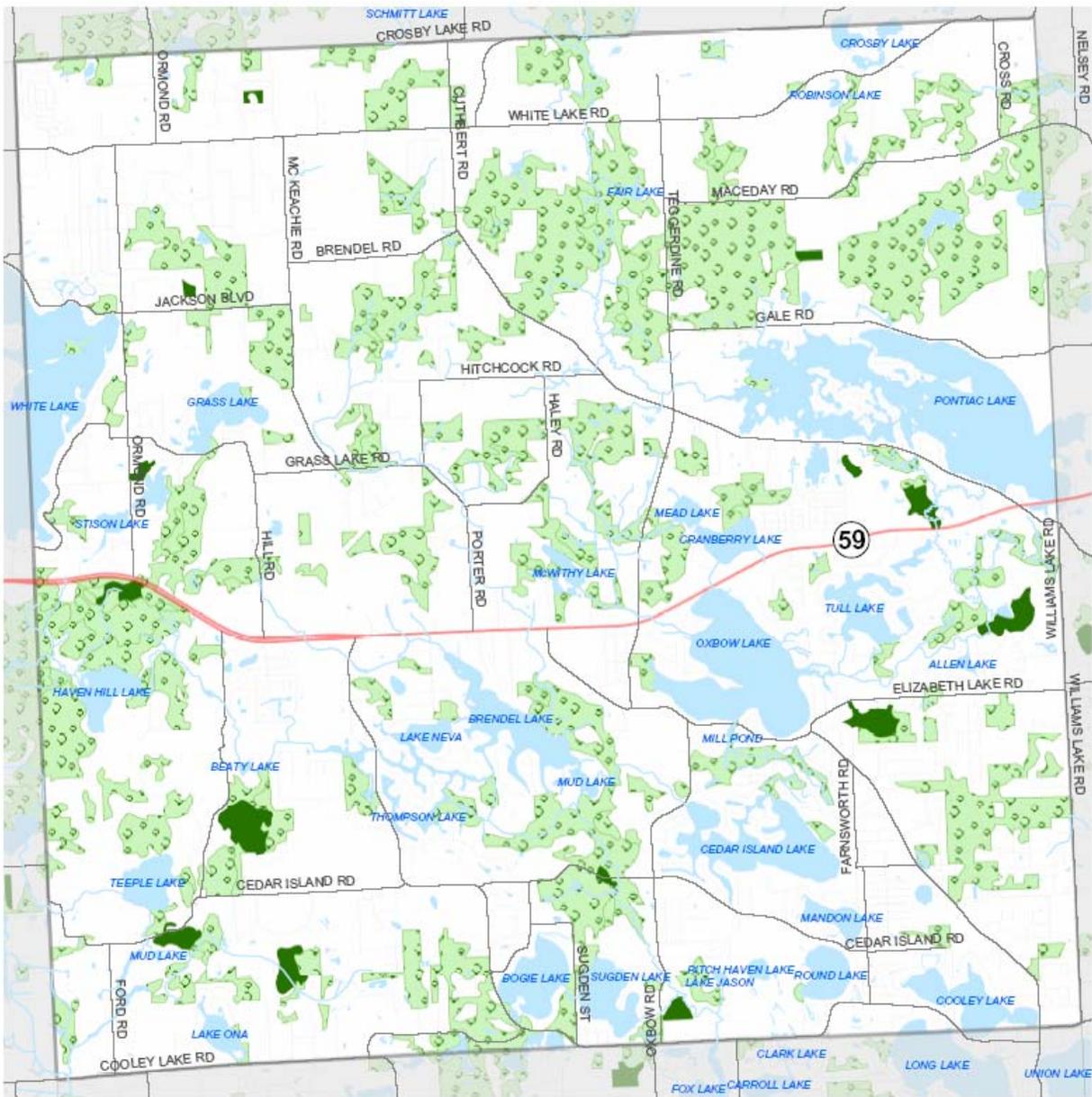
**GROUNDWATER VULNERABILITY**  
**WHITE LAKE TOWNSHIP**  
**OAKLAND COUNTY, MI**

MAP A4-7



SOURCE: OAKLAND COUNTY



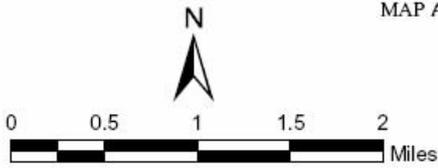


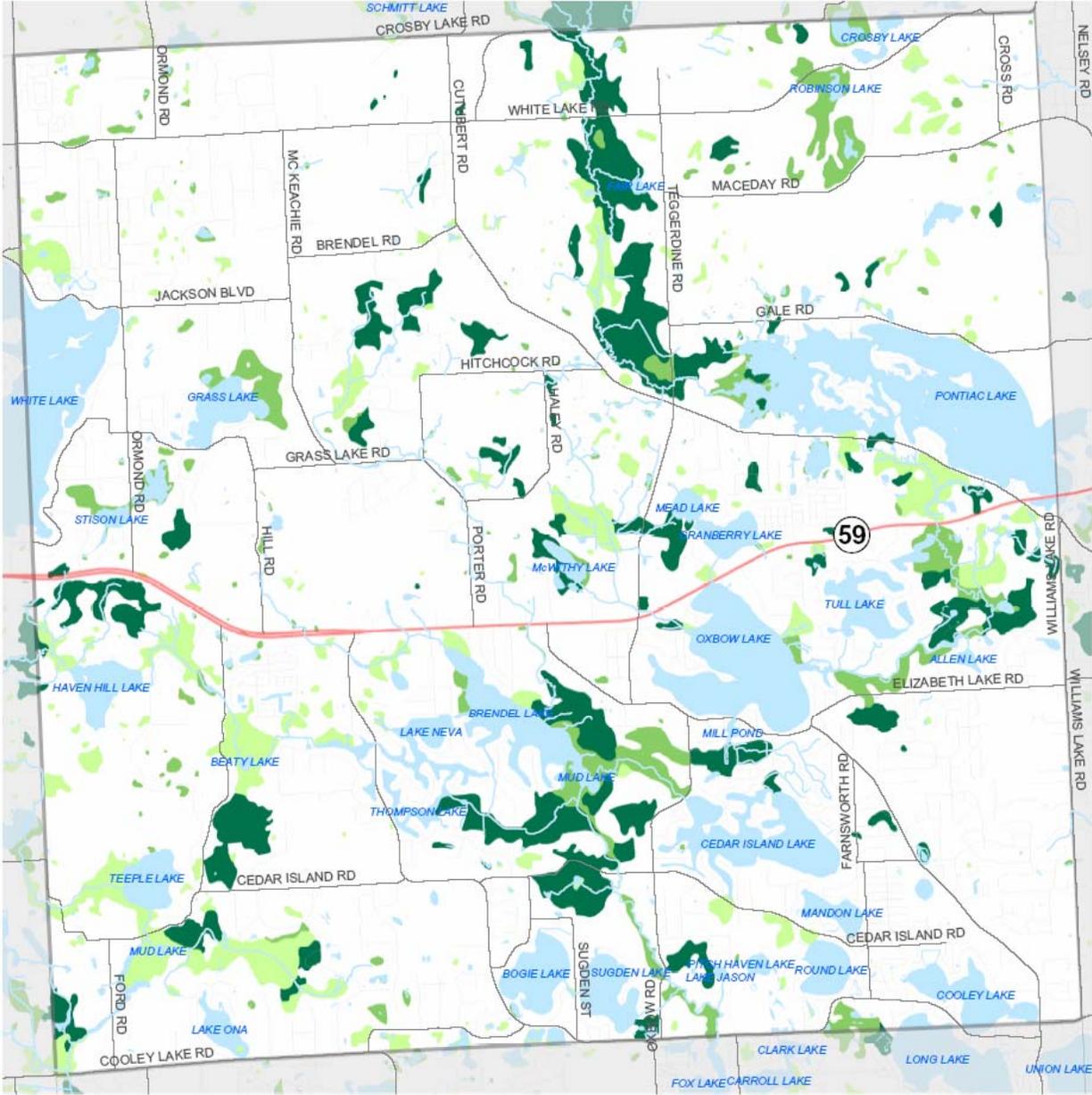
-  Broadleaved Forest (Generally Deciduous)
-  Coniferous Forest

**WOODLANDS**  
**WHITE LAKE TOWNSHIP**  
**OAKLAND COUNTY, MI**

MAP A4-8

SOURCE: LAND USE/LAND COVER, MIRIS, 1978





- Emergent
- Scrub-Shrub
- Forested

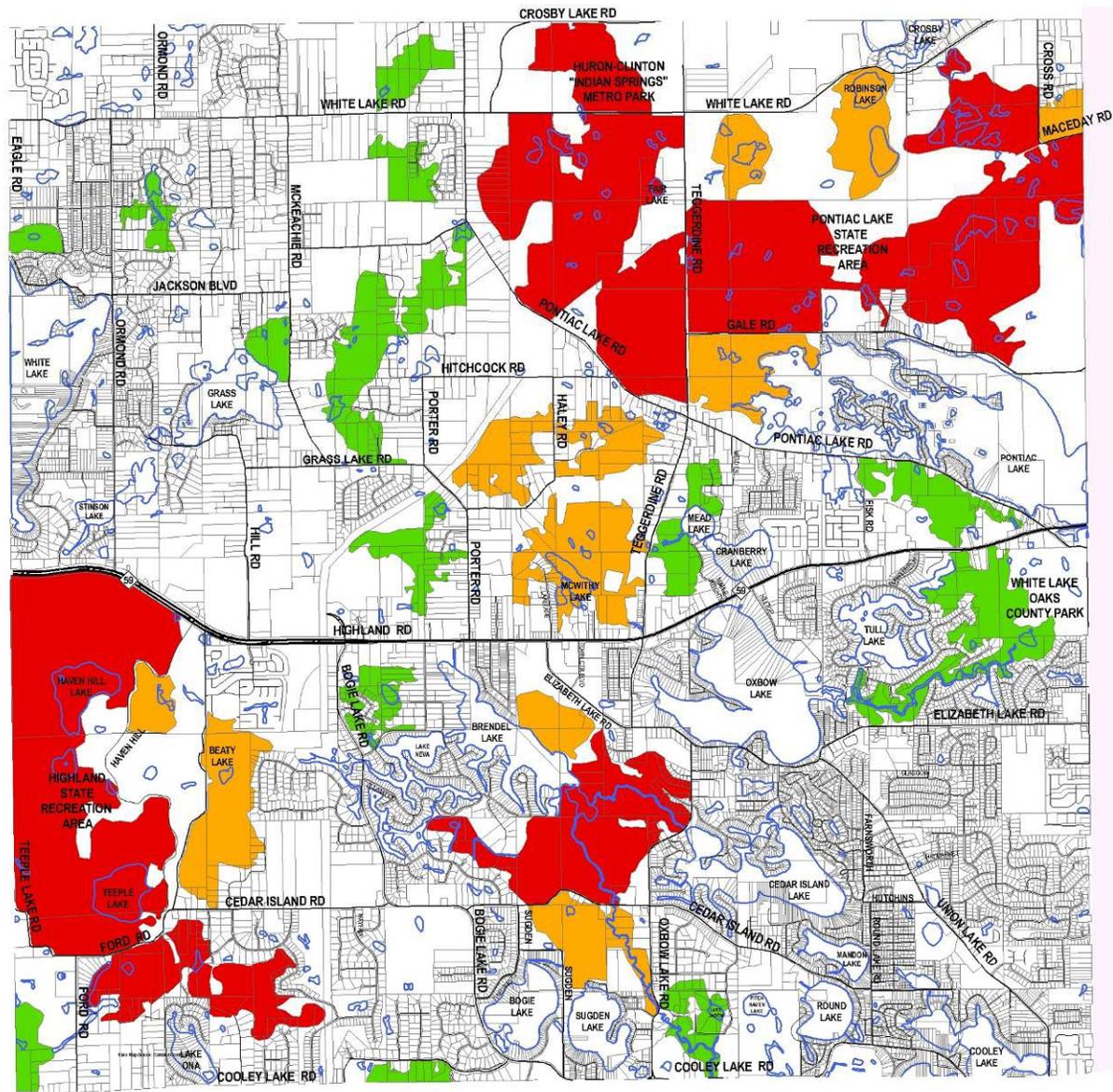
**WETLANDS**  
 WHITE LAKE TOWNSHIP  
 OAKLAND COUNTY, MI

MAP A4-9



SOURCE: NATIONAL WETLANDS INVENTORY





- PRIORITY**
- Priority One
  - Priority Two
  - Priority Three

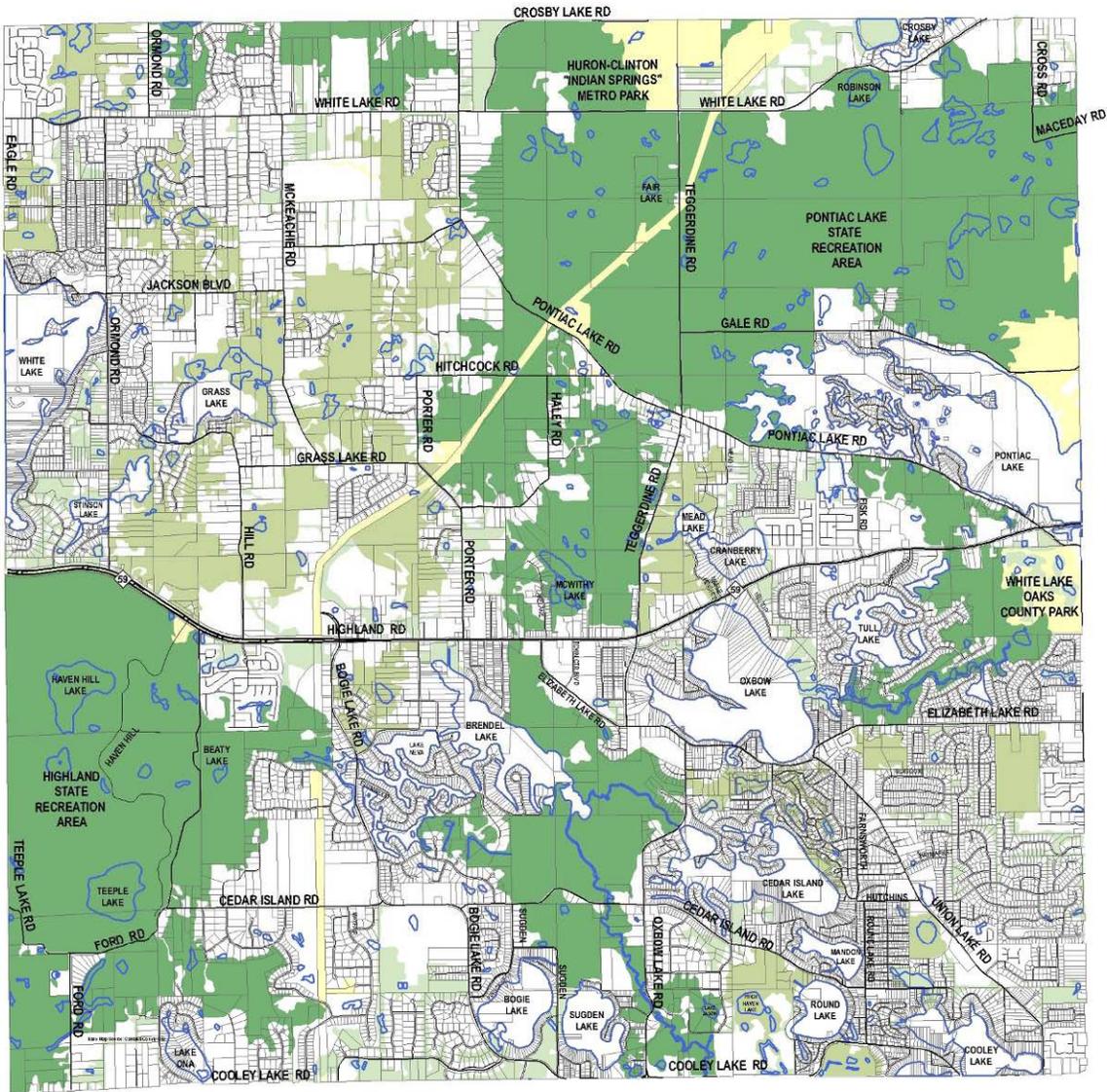
**POTENTIAL CONSERVATION /  
NATURAL AREAS**

WHITE LAKE TOWNSHIP  
OAKLAND COUNTY, MICHIGAN  
MAP A-11



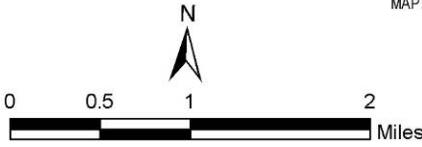
Sources: Oakland County Planning  
September 23, 2010





- Hub
- Site
- Link
- Other

**GREEN INFRASTRUCTURE**  
 WHITE LAKE TOWNSHIP  
 OAKLAND COUNTY, MICHIGAN  
 MAP A4-12



Sources: Oakland County Planning  
 September 23, 2010



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# *Four Towns Corner*

White Lake Township  
Plan and Bird's Eye View  
of Concept Drawing

Birchler Arroyo Associates, Inc.

1



# *Four Towns Corner*

White Lake Township  
Mixed Use  
Development

Birchler Arroyo Associates, Inc.



2



*Four Towns  
Corner*  
White Lake Township  
Pedestrian  
Orientation

Birchler Arroyo Associates, Inc.



# *Four Towns Corner*

White Lake Township  
In Town Residential

Birchler Arroyo Associates, Inc.



*Four Towns  
Corner*  
White Lake Township  
Landscaping

Birchler Arroyo Associates, Inc.

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# *Lakes Town Center*

White Lake Township  
Plan and Bird's Eye View of  
Concept Drawing

Birchler Arroyo Associates, Inc.



*Lakes  
Town Center*  
White Lake Township  
Civic Core

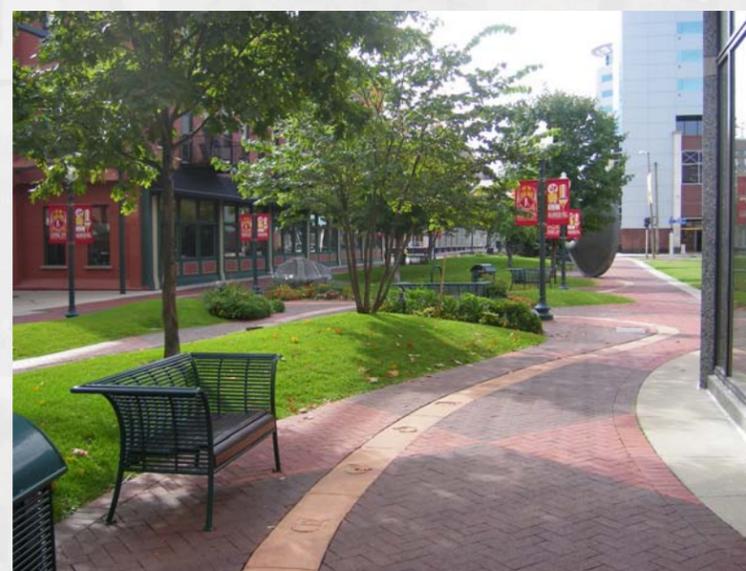
Birchler Arroyo Associates, Inc.



# *Lakes Town Center*

White Lake Township  
Mixed Use  
Development

Birchler Arroyo Associates, Inc.



*Lakes  
Town Center*  
White Lake Township  
Civic Plaza

Birchler Arroyo Associates, Inc.



*Lakes  
Town Center*  
White Lake Township  
 Landscape Median

Birchler Arroyo Associates, Inc.

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RESOLUTION OF ADOPTION  
**Charter Township of White Lake Master Plan**  
By The White Lake Township Planning Commission

WHEREAS, the Charter Township of White Lake Planning Commission has the responsibility and is empowered by the Michigan Planning Enabling Act, PA33 of 2008, to make and approve a Master Plan for the physical development of the Township and to amend the Plan as needed from time-to-time, and

WHEREAS, the Charter Township of White Lake has retained a professional planning consultant to assist the Planning Commission with the technical studies necessary to prepare the Master Plan update, and

WHEREAS, the Charter Township of White Lake Planning Commission held a public hearing on the proposed new Master Plan on September 15, 2011 at the White Lake Township Hall, and

WHEREAS, the Planning Commission finds that the new Master Plan is necessary for the continued development and the appropriate redevelopment of the physical areas of the Charter Township of White Lake,

NOW THEREFORE BE IT RESOLVED that the Planning Commission of the Charter Township of White Lake hereby approves and adopts this Master Plan, along with the text, maps, charts, graphs, and other descriptive materials contained in the Plan, and

BE IT FURTHER ORDERED, that an approved copy of the Master Plan shall be submitted to Oakland County, SEMCOG, and the Planning Commissions of Commerce Township, West Bloomfield Township, Waterford Township, Highland Township, Rose Township, Springfield Township, Milford Township, and Independence Township.

Motion by McNulty

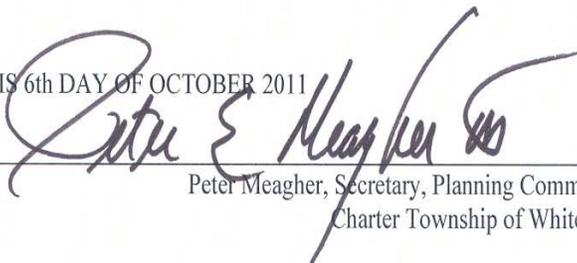
Supported by Birkle

AYES: 8

NAYS: 0

ABSENT: Novak-Phelps

RESOLUTION DECLARED AOPTED THIS 6th DAY OF OCTOBER 2011

  
\_\_\_\_\_  
Peter Meagher, Secretary, Planning Commission  
Charter Township of White Lake