



MEMORANDUM

To: Zoning Board of Appeals
From: Kariline P. Littlebear, Zoning Administrator
Date: August 7, 2024
Re: ZBA24-16
1131 White Lake Rd
11-02-300-002
Applicant: Khaled Mheisen
Owner: Imagination Station Two LLC

The subject parcel is zoned ARR – Agricultural and Rural Residential District (5 acres minimum parcels). The total parcel size is approximately 0.85 acres (or approx. 37,000 square feet). This parcel is a corner lot on two major thoroughfares and does not abut another corner lot.

The required setbacks for this parcel are as follows:
Front yard (N Milford Rd): 125 ft
Front yard (White Lake Rd): 125 ft
Side yards (north & east lot lines): 40 ft

This request is for a 56-foot variance from the required 125-foot west front yard setback to 69-feet provided and a 40.7-foot variance from the required 125-foot south front yard setback to 84.3-feet provided and a 6.1-foot variance from the required 40-foot north side yard setback to 33.9-feet provided for the construction of a 1776 square foot classroom building.

This request is for a variance from Section 4.15 of the Zoning Ordinance.

The property was first issued an approved Special Use Permit for a childcare facility in a residential district in 1985. The childcare facility has been in business continuously since then under different owners and different names. The business continues to be successful, and the new owners would like to expand to accommodate demand and are, therefore, requesting a variance for an additional school building on the site.

At the time of the deadline for the advertisement for this case it appeared that a variance would be needed for the existing accessory structure as well as the new structure since there is no evidence of a variance approval or building permit having been issued for it. You will find that variance request language on the agenda for this case. However, after the advertisement

had been published, I was able to locate the original approved site plan for the childcare facility which shows that the accessory structure east of the existing school building was also existing at that time. Therefore, both existing structures are legally non-conforming structures and do not require variances at this time.

The Planning Commission reviewed this proposal on Thursday, August 1, 2024. The Planning Commission stated that they have concerns about the proposed structure as it does not fit the character of the surrounding rural neighborhood. They are also concerned that the structure itself is a temporary classroom structure which again does not fit the neighborhood. The Planning Commission approved the Special Use for a childcare facility on this property with the conditions that the proposed structure be made to look like a residential building that fit the surrounding neighborhood, that variances for the setbacks are approved by the Zoning Board of Appeals, that vehicle site circulation is addressed, that site lighting is addressed, and that landscaping meets ordinance requirements. They tabled the Site Plan Review to Thursday, September 5, 2024 to give the applicant time to address those issues.

The full Planning Commission packet is available for review on the township website under the August 1, 2024 meeting listed as URSA 24-05/SPR 24-06 Wiggles and Giggles Portable Classroom.

The applicant has provided surveys of the existing and proposed site conditions as well as photos of the proposed structure and a concept of the proposed mural. Staff has supplied assessing records, a zoning map, an aerial approximation of the property, and Section 4.15. of the Zoning Ordinance.

Case # 24-16

Hearing Date 8/7/24

CHARTER TOWNSHIP OF HIGHLAND ZONING BOARD OF APPEALS
APPLICATION FOR APPEAL

APPLICANT

NAME: Khaled Mheisen

ADDRESS: 906 N Beck Rd
Canton, MI 48187

PHONE: 734-635-3507

EMAIL: Kbmheisen@gmail.com

OWNER

NAME: Imagination Station Two, LLC

ADDRESS: 1131 White Lake Rd
Highland, MI 48326

PHONE: 734-635-3507

EMAIL: Wigglesgigglesmi@gmail.com

PROPERTY ADDRESS: 1131 White Lake Road ZONING: ARR

PROPERTY TAX ID NO: H-11-02-300-002

ORDINANCE SECTIONS BEING APPEALED: Sec. 4.15 - Schedule of Regulations

VARIANCES REQUESTED: For Accessory Structure: east side yard variance of 27ft from 40ft to 13ft provided and north side yard of 3ft from 40ft to 37ft;
For school building: Front yard variance (Milford Road) of 56.0' from 125ft to 69ft provided;
Front yard variance (White Lake Road) of 40.7' from 125ft to 84.3ft provided;
Side yard variance (North Property Line) of 6.1' from 40ft to 33.9ft provided.

DESCRIBE THE NATURE OF YOUR PRACTICAL DIFFICULTY: The required buildable area/envelope, as required per Sec. 4.15, creates an exceptional hardship on the subject property as the buildable area amounts to a total of 740 sq.ft. or 2.0% of the total property area (36,948 sq.ft.).

I certify that all required information is shown on the attached plan and included on this form. I acknowledge that by signing this application, I am granting the right of the Zoning Board of appeals members, inspectors and administrators to conduct a site inspection of the subject property. All statements are true to the best of my knowledge.

SIGNATURE OF OWNER: [Signature] DATE: 6/27/24

SIGNATURE OF APPLICANT: [Signature] DATE: 6/27/24

Subscribed and sworn to before me this 27th day of June 2024

[Signature]
Notary Public

My Commission expires 3/13/2025

Jabin B. Young
Notary Public, State of MI
County of Wayne
My Commission Expires Mar. 13, 2025
Acting in the County of Wayne

APPLICATION FEE: \$275.00

Receipt# 1.060283 Date Paid 7/1/24

Received by LGB

Form revised 12/21/2015
S:\Planning Department New Folder\Zoning Board of Appeals\ARR\ARRA Application form

CHARTER TOWNSHIP OF HIGHLAND
ZONING BOARD OF APPEALS
WORKSHEET

The worksheet is designed to help you understand the appeal process and to help you submit a complete application for review by the Zoning Board of Appeals. If you have any questions after reading this worksheet you may contact the Planning and Zoning Department for assistance.

HAVE YOU MET ALL OF THE FOLLOWING CRITERIA?

- 1) Do the characteristics of the property include exceptional narrowness, shallowness, smallness, irregular shape, topography, vegetation or other similar characteristics? If so, please describe here.

Yes. The parcel is zoned ARR which has a minimum lot size of 5 Ac. However, the subject parcel is only 0.8 Ac. in total size.

The parcel is also a corner lot with two frontages along "major thoroughfares" (Milford & White Lake Road), requiring an additional 50' setback along each frontage.

The resulting buildable area is only 740 sq.ft. which is exceptionally small given that the minimum buildable area per code is 2 Ac.

- 2) Can the project be redesigned to meet the zoning requirements without the need for a variance?

No

- 3) Is the reason for a variance request of a personal nature? (for example: financial impact, physical and/or mental characteristics of the household members, inconvenience, etc.)

No

4) Has the difficulty been created by the current or previous owner?

No

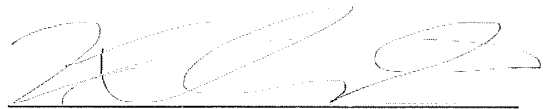
5) Will the proposed variance be harmful to or alter the essential character of the area in which the property is located?

No

6) Will the proposed variance be the minimum necessary?

Yes

Signature



Wiggles & Giggles

Child Care Center

1311 White Lake Rd.
Phone: (248) 887-5542



To whom it may concern:

We hope this message finds you well. The purpose of this project is to serve the need and demand of not only our parents but the community by large. Within our own center there are parents in need of child care and infant care. We hope to use the space for infants and toddlers, which will allow us to serve the needs of children under the age of 2. We purposely chose to use a classroom needing renovations to allow us to situate the building in a manner that meets our needs best. We also plan to have the exterior of the building displaying an educational mural. We look forward to working through this process with you.

Best Regards,
Khaled
Owner Wiggles and Giggles

Sec. 4.15. Schedule of Regulations.

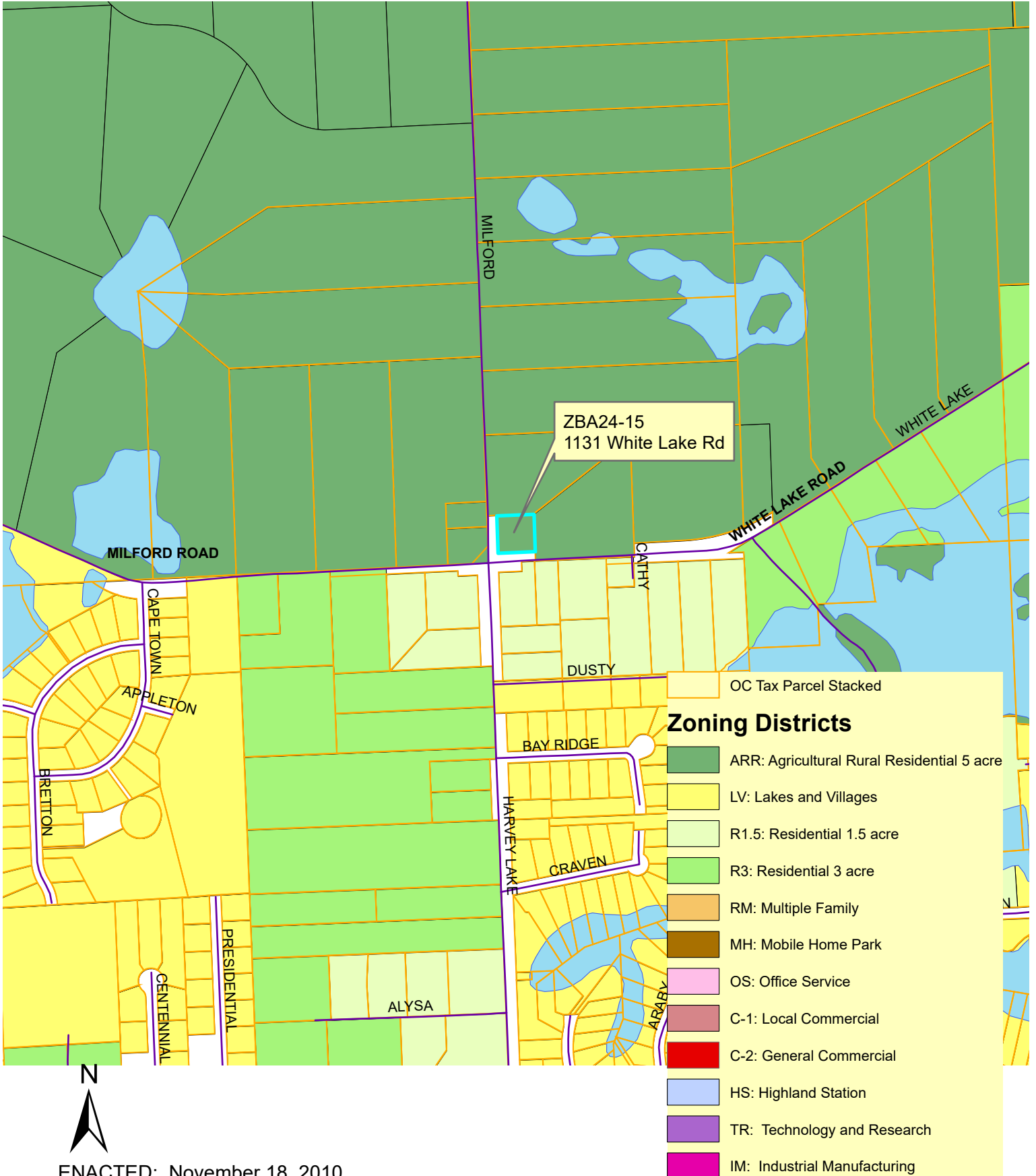
TABLE 4.1. SCHEDULE OF REGULATIONS

Zoning District	Minimum Lot Size		Maximum Building Height (B)		Minimum Yard Setback (C, D, E, P)					Max. Lot Coverage	Min. Floor Area per Dwelling Unit
	Area	Lot width	Stories	Feet	Front	Least Side	Total Side	Rear	Ordinary High Water Mark	Percent	Square Feet
ARR Q	5 acres (L)	330 ft.	2	28 (A)	75 ft. (G)	40 ft.	80 ft.	100 ft. (R)	65 ft.	10%	1,000 (750 first floor)
R-3	3 acres (L)	200 ft.	2	28 (A)	75 ft. (G)	40 ft.	80 ft.	100 ft. (R)	65 ft.	10%	1,000 (750 first floor)
R-1.5	65,000 sq. ft. (M)	150 ft.	2	28 (A)	50 ft. (G)	30 ft.	60 ft.	50 ft.	65 ft.	15%	1,000 (750 first floor)
LV (H)	---	---	---	---	---	---	---	---	65 ft.	---	---
RM (I)	---	---	---	---	---	---	---	---	65 ft.	---	---
MH (J)	---	---	---	---	---	---	---	---	65 ft.	---	---
OS	30,000 sq. ft. (N)	120 ft.	2	25	80 ft. (F)	20 ft.	50 ft.	50 ft.	65 ft.	30%	N/A
C-1	30,000 sq. ft. (N)	120 ft.	2	25	80 ft. (F)	20 ft.	50 ft.	50 ft.	65 ft.	30%	N/A
C-2	30,000 sq. ft. (N)	150 ft.	2	25	80 ft. (F)	20 ft.	50 ft.	50 ft.	65 ft.	30%	N/A
C-3	30,000 sq. ft. ^N	150 ft.	2	25	80 ft. ^F	20 ft. ^S	50 ft. ^{S,T}	50 ft. ^{S,T}	65 ft.	varies ^U	N/A
HS (K)	---	---	---	---	---	---	---	---	65 ft.	---	---
TR (O)	30,000 sq. ft. (N)	150 ft.	2	30	40 ft. (F)	20 ft.	40 ft.	40 ft.	65 ft.	30%	N/A
IM (O)	30,000 sq. ft. (N)	150 ft.	2	30	75 ft. (F)	20 ft.	40 ft.	40 ft.	65 ft.	30%	N/A

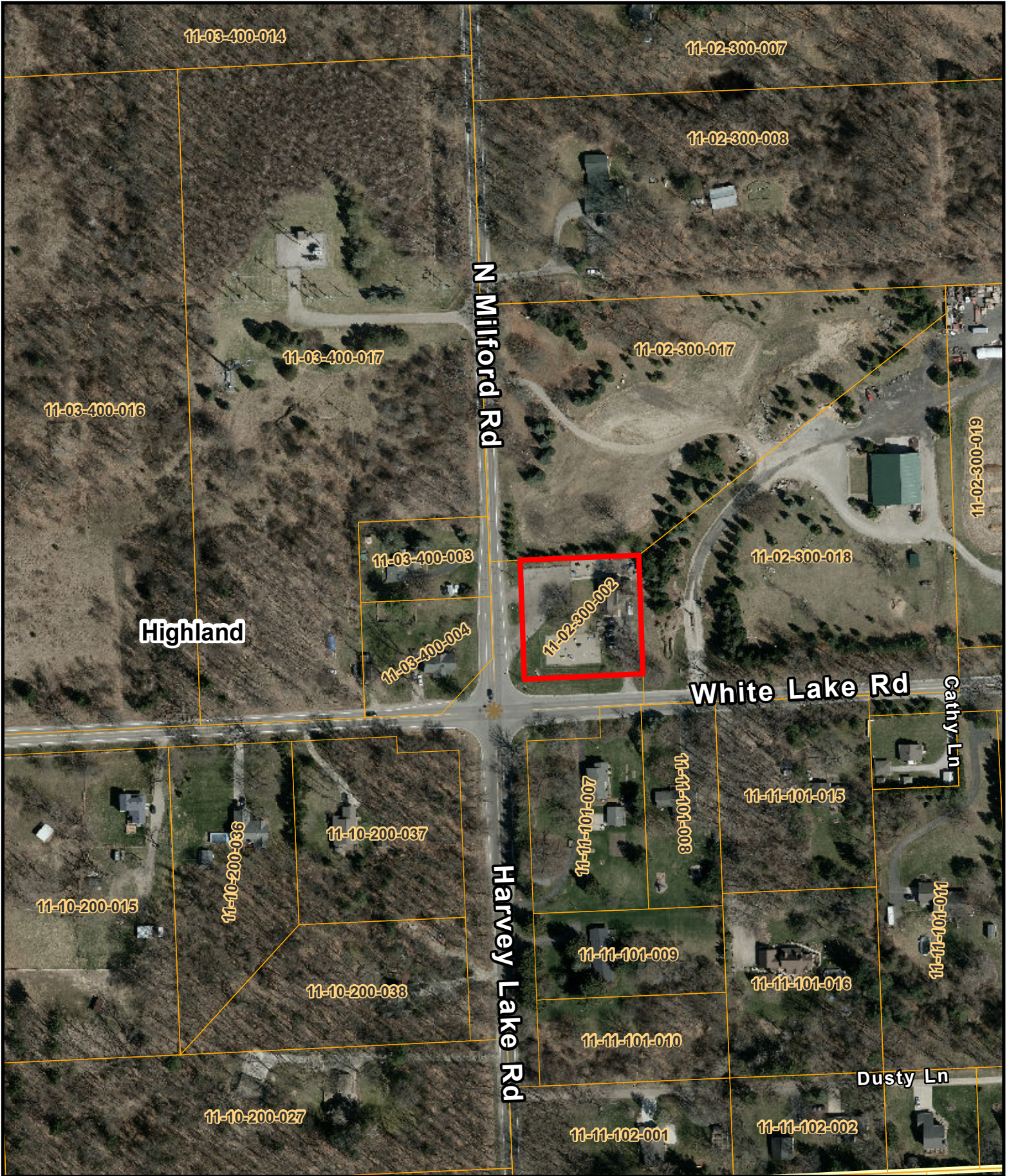
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- A. For residential principal and accessory structures, the structure shall be designed so that firefighters can access the roof at multiple locations by means of a standard fire ladder.
 - B. For non-residential accessory structures, the maximum building height shall be subject to the same height requirement as a principal structure.
 - C. Non-residential accessory buildings, structures and uses shall be subject to the same setback requirements as a principal building structure, or use. A non-residential accessory building, structure or use shall not occupy more than twenty-five percent (25%) of the total gross floor area of the principal building in which it serves, except that the Technology and Research District shall be limited to fifteen percent (15%).
 - D. Septic systems in all districts are subject only to the setbacks established by the Oakland County Health Division.
 - E. Any structure, yard, pen, or other area where farm animals are kept must be setback fifty (50) feet from any residential building or structure on the same lot and fifty (50) feet from any building or structure on an adjacent lot. Animal owners are liable for damage their animals may inflict on neighboring properties, and are advised to maintain a suitable setback from the property line, considering the behavior of their animals and the nature of the adjoining properties.
 - F. For parcels fronting on M-59, a minimum setback of one hundred (100) feet shall be required.
 - G. For lots fronting major thoroughfares, the front yard setback shall be increased by fifty (50) feet.
 - H. Refer to Section 9.02 for Lake and Village Residential District regulation.
 - I. Refer to Section 9.03 for Multiple-family Residential regulations.
 - J. Refer to Section 9.04 for Manufactured Home Park District regulations.
 - K. Refer to Section 9.05 for Highland Station District regulations.
 - L. Minimum buildable area shall be 2 acres. The buildable area shall be of such configuration to permit construction of a house, septic system and reserve septic system.
 - M. Minimum lot size and buildable area shall be 65,000 square feet. The buildable area shall be of such configuration to permit construction of a house, septic system and reserve septic system.
 - N. Minimum lot size and buildable area shall be 30,000 square feet. The buildable area shall be of such configuration to permit construction of the principal structure, septic system and reserve septic system.
 - O. Refer to Section 9.06 for additional regulations for the Technology and Research District and the Industrial Manufacturing District.
 - P. Corner and through lots have two front yards. The two remaining yards are considered side yards. Corner lots will have a rear yard if the parcel is large enough to be divided.
 - Q. Refer to Section 10.13 for Yard Setback Exceptions relative to temporary Farm Market Structures.
 - R. For accessory buildings and structures in the R-3 Zoning District, the rear yard setback shall be fifty (50) feet.
 - S. Side and rear setbacks shall be doubled along lot lines adjacent to residentially zoned and used properties.
 - T. A minimum twenty-five (25) foot landscape buffer is required along lot lines adjacent to residentially zoned and used properties. No outdoor activities are permitted in this space.
 - U. Maximum lot coverage shall not exceed thirty (30) percent except that the aggregate of greenhouses and self-storage may cover forty (40) percent of the lot, provided no single building exceeds five thousand (5,000) square feet.

(Ord. No. Z-006, § 1, 10-14-2015 ; Ord. No. Z-013 , § 1, 10-9-2019)

CHARTER TOWNSHIP OF HIGHLAND ZONING MAP



1131 White Lake Rd



Highland









White Lake Rd

N Milford Rd

Harvey Lake Rd


Gathy Ln

Dusty Ln

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

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


David Coulter
 Oakland County Executive

Date Created: 7/10/2024

 NORTH
 1 inch = 200 feet

1131 White Lake Rd



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

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OAKLAND COUNTY MICHIGAN
 Economic Development & Community Affairs
David Coulter
 Oakland County Executive

Date Created: 12/15/2023

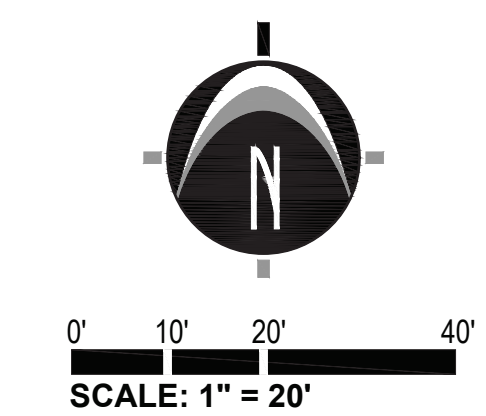
 NORTH
 1 inch = 50 feet

PREPARED FOR:
 Wiggles & Giggles
 Khaled Mhaisen

1131 White Lake Rd.
 Highland, MI 48356

REVISIONS:

Title: SITE PLAN SUBMITTAL
 Drawn: CB/OO Checked: BC Date: 7.1.2024



LEGEND

●	Section Corner	MB	Mailbox
●	Iron - Set 1/2" X 18" iron rebar with NED Cap	P	Post
○	Iron - Found as noted	U	Utility Pole
□ _{AC}	Air Conditioning	S	Sign
⊙	Catch Basin - Round	ST/CP	Stop Sign
⊞	Catch Basin - Square	GAS	Underground Gas Marker
△	Control Point/ Benchmark	WELL	Water Well
⊞	Cable Riser	— X — X —	Fence
⊞	Culvert	G	Gas Line
○	Deciduous Tree	OH	Overhead Utility
□ _{EM}	Electric Meter	SS	Sanitary
○	Evergreen Tree	---	Zoning Setback Line
⊞ _{CT}	Faucet	▒	Asphalt
⊞	Flag	▒	Existing Building
□ _{GM}	Gas Meter	▒	Concrete
⊞	Guy Anchor	▒	Gravel
⊞	Light Pole		

BENCHMARKS

BENCHMARK #1416 ELEV. = 1035.77 (NAVD88)
 Benchtie in East side of power pole, located 16'-4" East of edge of pavement for Milford Road and 190'-4" North of White Lake Road.

BENCHMARK #1268 ELEV. = 1029.35 (NAVD88)
 Rim of catch basin, located at the Northeast corner of the intersection of White Lake Road and Milford Road 7'-4" North of back of curb.

LEGAL DESCRIPTION

Real property in the City of Highland, County of Oakland, State of Michigan, described as follows:

South 242.22 Feet of the West 242.22 feet of the Southwest 1/4 of Section 2, Town 3 North, Range 7 East, Except the South 50 feet of the West 50 feet taken for road.

(Warranty Deed, dated, December 15, 2023, 135783, Liber 59066, Page 442, Oakland County Register of Deeds.)

SURVEYOR'S NOTES

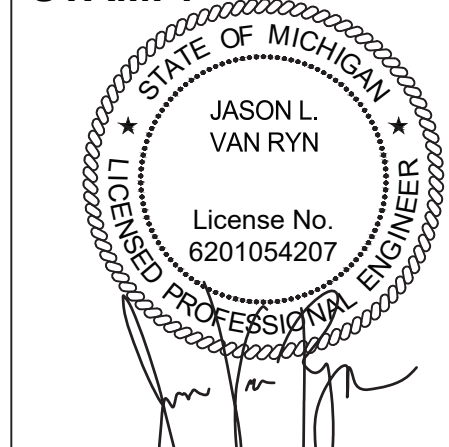
- 1) Flood Zone Classification: An examination of the National Flood Insurance Program's Flood Insurance Rate Map for Community Number 260650, Map Number 2612500311F, with an Effective Date of September 29, 2006, shows this parcel to be located in Zone X (subject to map scale uncertainty).
- 2) Lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In addition, in some jurisdictions, 811 or other similar utility locate requests from surveyors may be ignored or result in an incomplete response. Where additional or more detailed information is required, the client is advised that excavation and/or a private utility locate request may be necessary. These locations should not be interpreted to be exact locations nor should it be assumed that they are the only utilities in this area.
- 3) NOTE TO CONTRACTORS: 3 (THREE) WORKING DAYS BEFORE YOU DIG, CALL MISS DIG AT TOLL FREE 1-800-482-7171 FOR UTILITY LOCATIONS ON THE GROUND.
- 4) BASIS OF BEARING: NAD83 Michigan State Planes, South Zone, International Foot
- 5) Quit Claim Deed to Board of County Road Commissioners of the County of Oakland, State of Michigan, a Public Body Corporate as recorded in Liber 5589, Page 662, Oakland County Register of Deeds.

WIGGLES & GIGGLES

Existing Site Conditions Plan

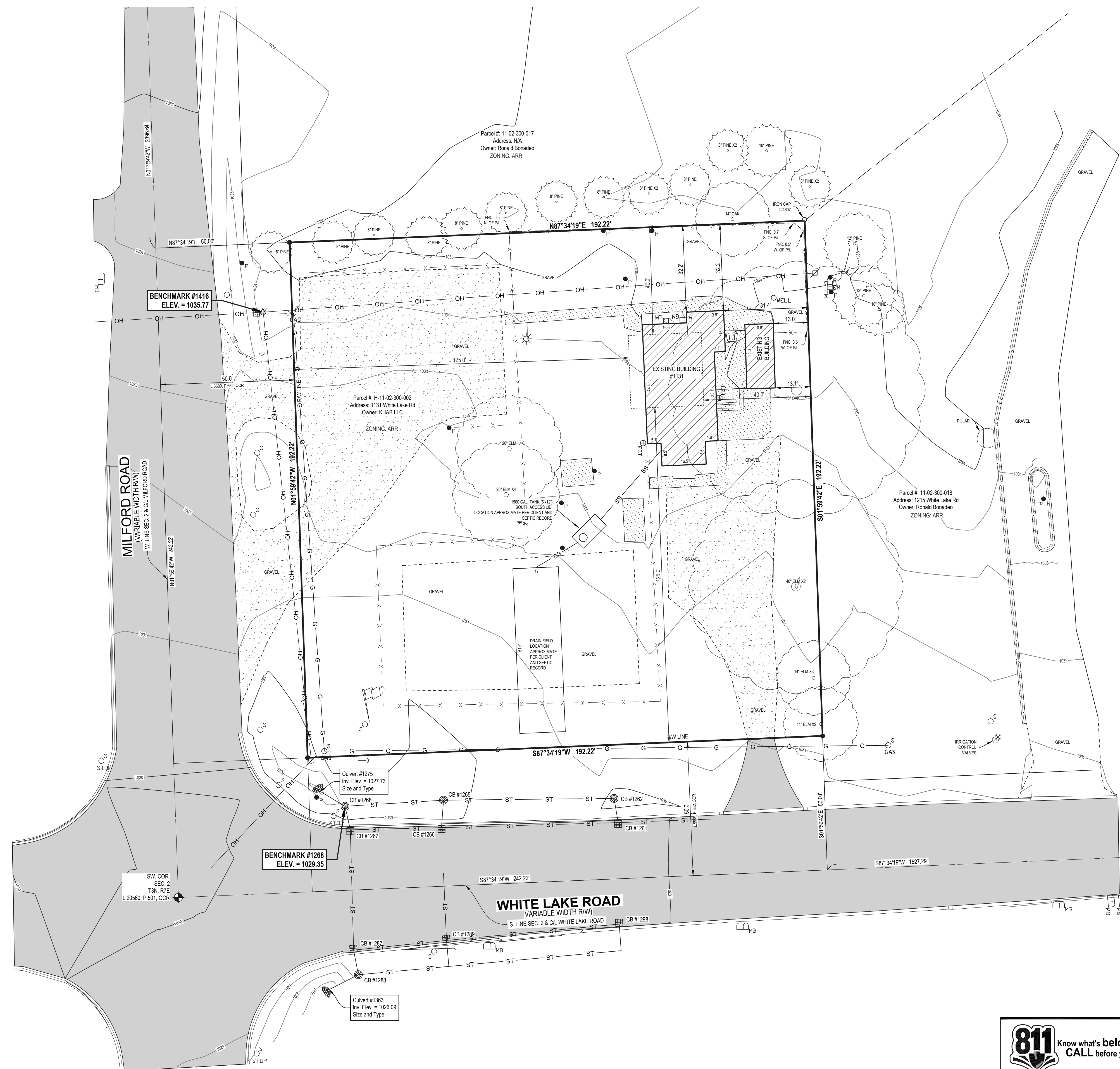
1131 WHITE LAKE RD
 PART OF THE SOUTHWEST 1/4 OF SECTION 2, T3N, R7E,
 HIGHLAND TOWNSHIP, OAKLAND COUNTY, MICHIGAN

STAMP:



PROJECT NO:
 24500220

SHEET NO:
C-201



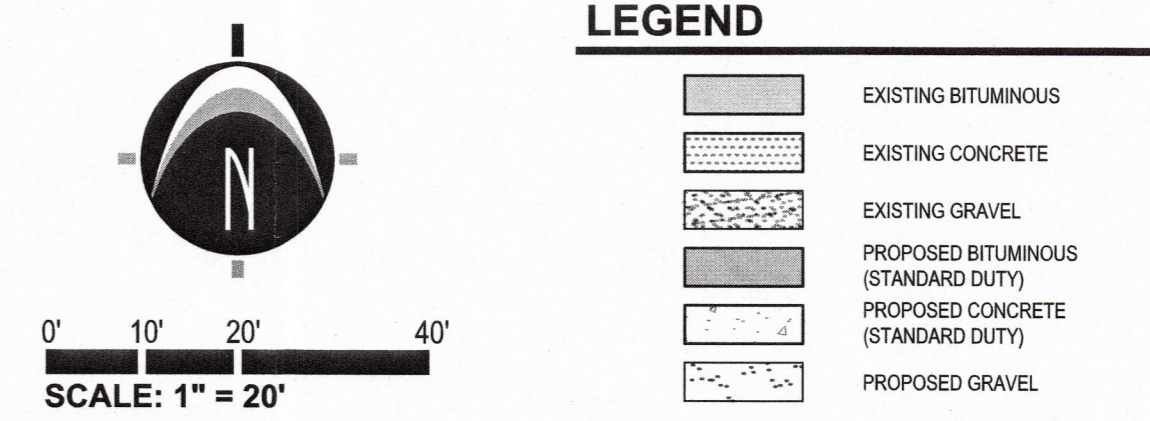
811 Know what's below.
 CALL before you dig.

UTILITY LOCATIONS ARE DERIVED FROM ACTUAL MEASUREMENTS OR AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETTED TO BE EXACT LOCATIONS NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THIS AREA.

NOTE:
 EXISTING UTILITIES AND SERVICE LINES IDENTIFIED AS 'SPRAY' WERE OBTAINED FROM AVAILABLE AS-BUILT RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY THE LOCATION, DEPTH AND STATUS OF ALL UTILITIES AND SERVICE LINES PRIOR TO NEW CONNECTIONS.

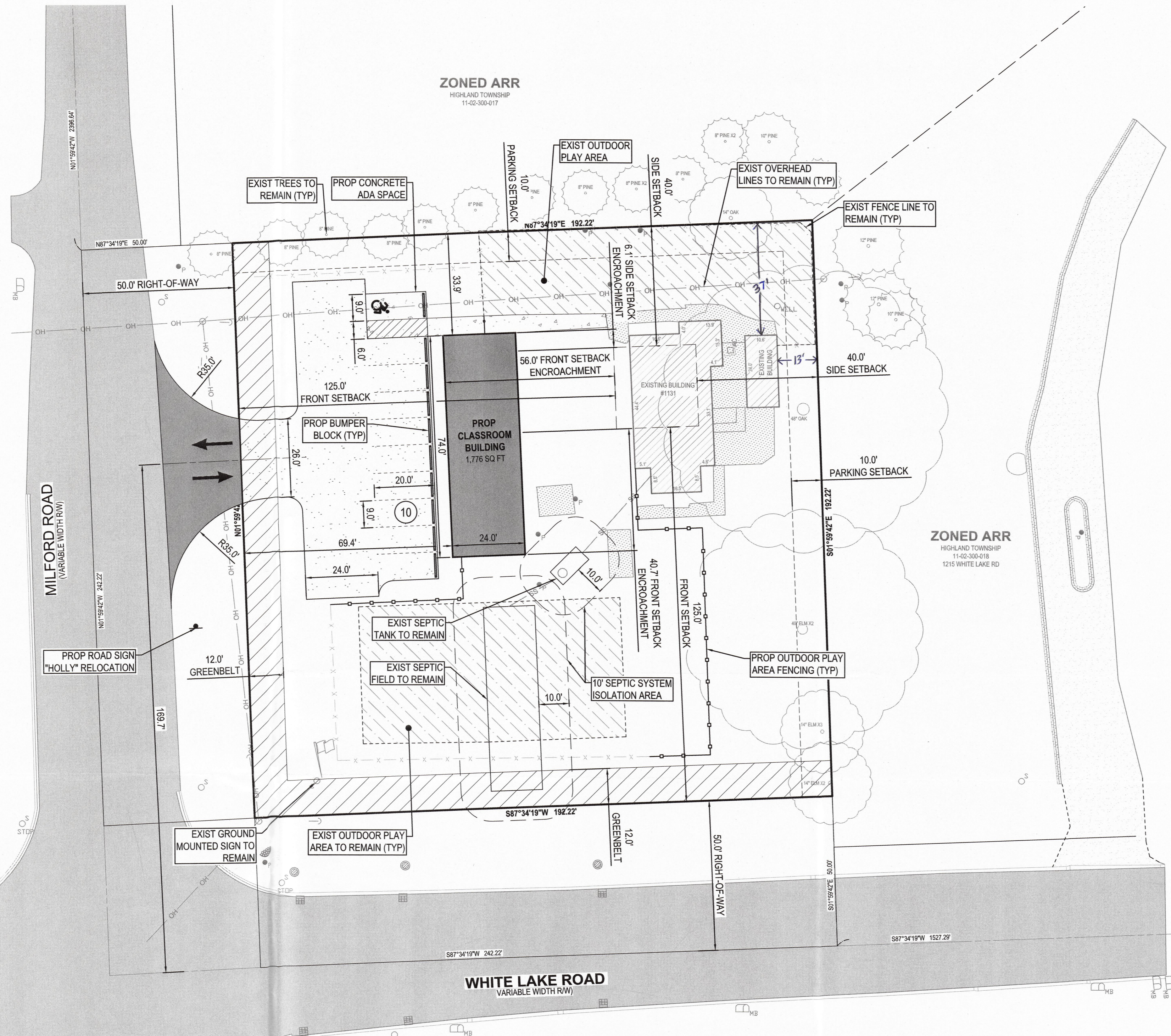
PREPARED FOR:
 Wiggles & Giggles
 Khaled Mhaisen
 1131 White Lake Rd.
 Highland, MI 48356

REVISIONS:
 Title: SITE PLAN SUBMITTAL
 Drawn: CB/OO Checked: BC Date: 7.1.2024



GENERAL NOTES

- ZONING OF PROPERTY: ARR - AGRICULTURAL & RURAL RESIDENTIAL
 ARR ZONING REQUIREMENTS
 A) MINIMUM LOT AREA = 5 ACRES (217,800 SQ. FT.)
 B) MINIMUM LOT WIDTH = 330 FT.
 C) MAXIMUM BUILDING HEIGHT = 28 FT OR 2 STORIES
 D) MAXIMUM LOT COVERAGE = 10%
 SETBACKS
 A) FRONT YARD = 125 FT. (FRONTING MAJOR THOROUGHFARE)
 B) SIDE YARD = 40 FT.
 2) SUMMARY OF LAND USE:
 A) TOTAL ACREAGE = 0.85 ACRES (36,946 SQ. FT.) (EXCLUDING R.O.W.)
 B) TOTAL BULLABLE AREA = 0.02 ACRES (740.6 SQ. FT.)
 C) AREA OF PROPOSED BUILDING = 1,776 SQ. FT.
 D) AREA OF EXISTING BUILDING = 1,414 SQ. FT.
 E) LOT COVERAGE = 8.6%
 F) ZONING OF PARCELS TO SOUTH AND WEST = R-1.5 & ARR
 ZONING OF PARCELS TO NORTH AND EAST = ARR
 G) PROPOSED SETBACK ENCROACHMENTS:
 FRONT SETBACK (MILFORD RD) = 56.0 FT.
 FRONT SETBACK (WHITE LAKE RD) = 40.7 FT.
 SIDE SETBACK (NORTH) = 6.1 FT.
 *A VARIANCE APPLICATION FOR THE PROPOSED ENCROACHMENTS HAS BEEN SUBMITTED TO THE ZBA ON 7/2/2024
- PARKING REQUIREMENTS:
 A) MINIMUM REQUIRED SPACE PER TOWNSHIP = 9'x20' (24' AISLE)
 B) TYPICAL PARKING SPACE PROVIDED = 9'x20' (24' AISLE)
 C) TYPICAL VAN ACCESSIBLE PARKING SPACE = 11'x18' WITH 5' AISLE
 D) TYPICAL CAR ACCESSIBLE PARKING SPACE = 8'x18' WITH 5' AISLE
 E) NUMBER OF SPACES REQUIRED = 10 (BASED ON HIGHLAND REQUIREMENTS - 2 SPACES PLUS 1 ADDITIONAL SPACE FOR EACH 8 CHILDREN = 40 CHILDREN / 8 = 8 SPACES + 2 SPACES = 10 SPACES)
 F) NUMBER OF SPACES PROVIDED = 10
- THIS PROJECT IS NOT LOCATED IN THE 100 YEAR FLOOD PLAN, BASED ON THE NATIONAL FLOOD INSURANCE PROGRAM RATE MAPS
- BEST MANAGEMENT PRACTICES WILL BE UTILIZED DURING AND AFTER CONSTRUCTION OF THE PROJECT. MEASURES WILL INCLUDE THE USE OF SEEDING AND MULCHING, SEDIMENT INLET FILTERS, COMPACTION AND PAVING. THE OWNER OF THE SUBJECT PARCEL SHALL HAVE THE RESPONSIBILITY TO MAINTAIN THE PERMANENT SOIL EROSION PROTECTION MEASURES.
- UTILITIES SHOWN ARE APPROXIMATE LOCATIONS DERIVED FROM ACTUAL MEASUREMENTS OR AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATIONS NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THIS AREA.
- CONTRACTOR TO FIELD VERIFY ALL INVERTS.
- ALL LIGHTING SHALL BE SHIELDED FROM ALL ADJACENT PROPERTIES. PROPOSED LIGHTING SHALL CONSIST OF WALL-MOUNTED LIGHTS AND LIGHT POLES, BOTH FITTED WITH DOWN CAST TYPE FIXTURES TO BE SPECIFIED BY LIGHTING CONSULTANT.
- THE PERMANENT PARCEL NUMBER FOR THE SITE IS H-11-02-300-002. THE ADDRESS OF THE PROPERTY IS 1131 WHITE LAKE RD.
- NO FENCES OR WALLS OTHER THAN WHAT IS SHOWN ON THE SITE PLAN ARE PROPOSED AT THIS TIME.



ZONED ARR
 HIGHLAND TOWNSHIP
 11-03-400-003
 5241 N MILFORD RD

ZONED ARR
 HIGHLAND TOWNSHIP
 11-03-400-004
 5181 N MILFORD RD

ZONED ARR
 HIGHLAND TOWNSHIP
 11-02-300-017

ZONED ARR
 HIGHLAND TOWNSHIP
 11-02-300-016
 1215 WHITE LAKE RD

ZONED R1.5
 HIGHLAND TOWNSHIP
 11-11-101-007
 1124 WHITE LAKE RD

ZONED R1.5
 HIGHLAND TOWNSHIP
 11-11-101-008
 1150 WHITE LAKE RD

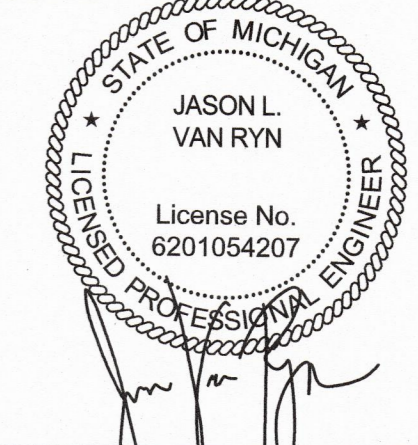
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WIGGLES & GIGGLES

Proposed Site Layout Plan

1131 WHITE LAKE RD
 PART OF THE SOUTHWEST 1/4 OF SECTION 2, T3N, R7E,
 HIGHLAND TOWNSHIP, OAKLAND COUNTY, MICHIGAN

STAMP:



PROJECT NO:
 24500220

SHEET NO:
C-205

PREPARED FOR:
Wiggles & Giggles
Khaled Mneisen

1131 White Lake Rd.
Highland, MI 48356

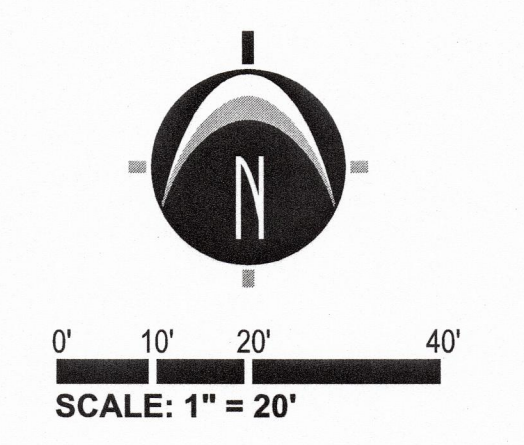
REVISIONS:
Title: SITE PLAN SUBMITTAL
Drawn: CB00 Checked: BC Date: 7.1.2024

WIGGLES & GIGGLES
Proposed S.E.S.C. & Grading Plan
1131 WHITE LAKE RD
PART OF THE SOUTHWEST 1/4 OF SECTION 2, T3N, R7E,
HIGHLAND TOWNSHIP, OKLAND COUNTY, MICHIGAN

STAMP:
STATE OF MICHIGAN
JASON L. VAN RYN
LICENSED PROFESSIONAL ENGINEER
License No. 6201054207

PROJECT NO:
24500220

SHEET NO:
C-300



LEGEND

EXISTING	PROPOSED
Section Corner	EX. GRADE CONTOUR
Iron - Set 1/2" X 1/8" iron rebar with NED Cap	PROP. GRADE CONTOUR
Iron - Found as noted	PROP. GRADE ELEV.
Air Conditioning	PROP. GRADE ELEV. (CONCRETE)
Catch Basin - Round	PROP. GRADE ELEV. (GRAVEL)
Catch Basin - Square	PROP. GRADE ELEV. (FINISH FLOOR)
Control Point/Benchmark	EX. CONCRETE
Cable Riser	PROPOSED CONCRETE (STANDARD DUTY)
Culvert	PROPOSED GRAVEL
Deciduous Tree	PROPOSED ASPHALT (STANDARD DUTY)
Electric Meter	PROP. STORM SEWER
Evergreen Tree	PROP. SANITARY SEWER
Faucet	PROP. WATERMAIN
Flag	SILT FENCE
Gas Meter	
Guy Anchor	
Light Pole	
Mailbox	
Post	
Utility Pole	
Sign	
Stop Sign	
Underground Gas Marker	
Water Well	
Fence	
Gas Line	
Overhead Utility	
Sanitary	
Zoning Setback Line	
Existing Building	
Existing Concrete	
Gravel	

RAINGARDEN CALCULATIONS

RAIN GARDEN CALCULATIONS

Design Basis: Oakland County Stormwater Standards, November 2021

I. Runoff Volume Requirement

1) Developed area contributing runoff (A) = 0.17 acres

Surface	Area (sf)	C factor	A x C
Building	1,776	0.95	0.227
Gravel	4,709	0.75	0.476
Concrete	532	0.95	0.068
Water Surface	0	1.00	0.000
Semi-impervious	405	0.30	0.116
	7,422		0.79

Weighted Runoff Coefficient (C) = $(\sum A \times C) / \sum A$ = 0.79

2) Runoff Volume Infiltration Requirement ($V_{C/PVC}$) = 633 ft³

$V_{wq} = 4,719 \times A \times C$

II. CPVC Volume Provided

Determine Applicable BMPs and Associated Volume Credits

Proposed BMP	Area (ft ²)	Runoff Storage Volume (ft ³)		Ave. Design Infiltration Rate (in/hr)	Subsurface Infiltration Volume (ft ³)	Total Volume Reduction (ft ³)
		Surface	Soil			
Porous Pavement w/Infiltration Bed						
Infiltration Basin						
Subsurface Infiltration Bed						
Infiltration Trench						
Rain Garden	487	406	0	1.5	0	406
Rain Garden	353	294	0	1.5	0	294
Dry Well						
Bioswale						
Vegetated Filter Strip						
Green Roof						
Total Volume Reduction Credit by Proposed Structural BMPs (ft ³) =						700
Runoff Volume Infiltration Requirement ($V_{C/PVC}$) =						633
Total Designed/Provided Infiltration Volume =						111%

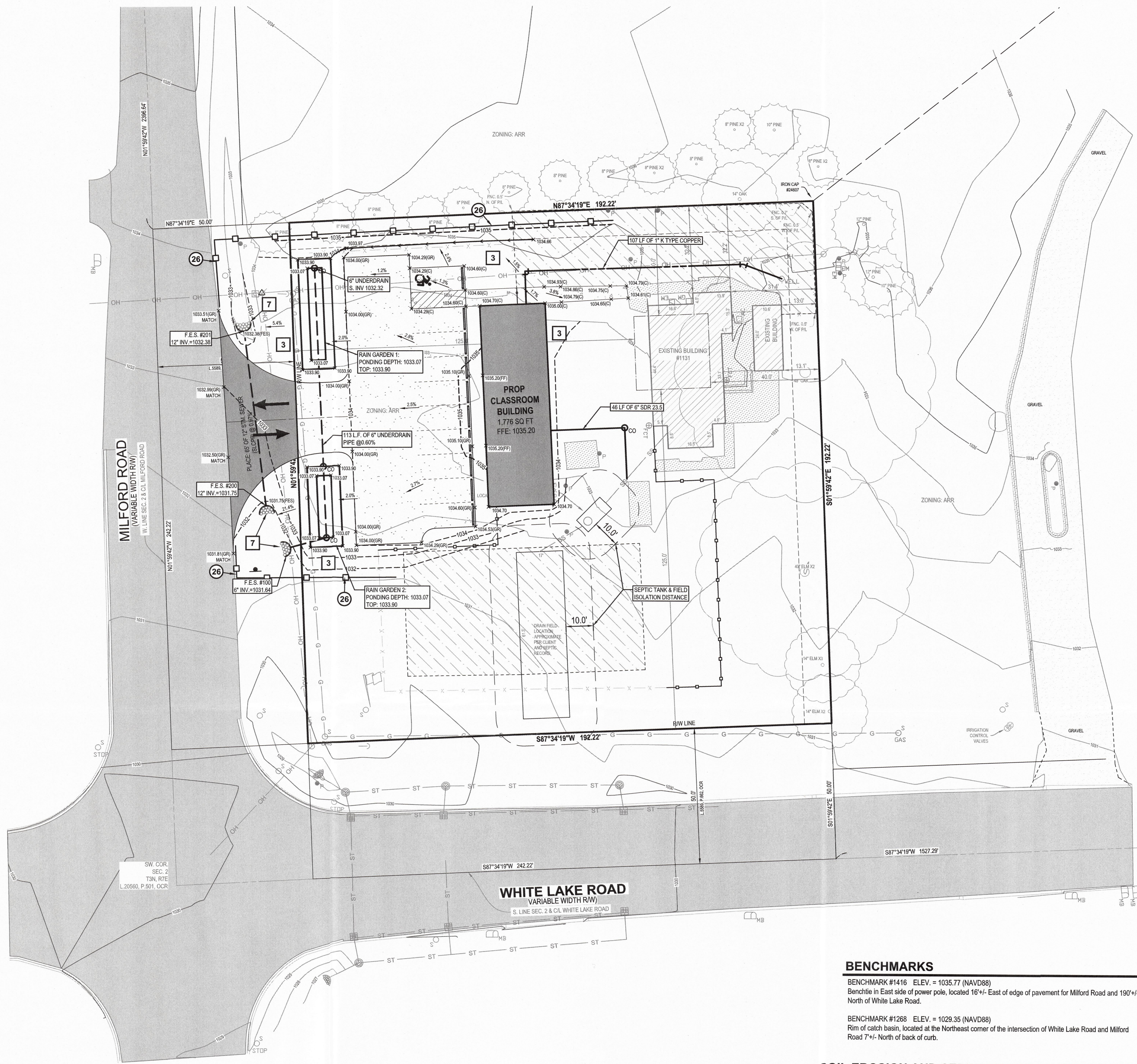
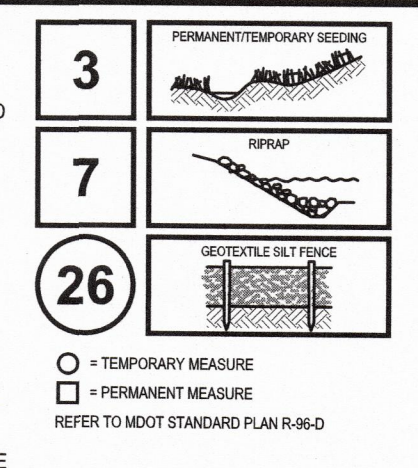
BENCHMARKS

BENCHMARK #1416 ELEV. = 1035.77 (NAVD88)
Benchline in East side of power pole, located 16'-+- East of edge of pavement for Milford Road and 190'-+- North of White Lake Road.

BENCHMARK #1268 ELEV. = 1029.35 (NAVD88)
Rim of catch basin, located at the Northeast corner of the intersection of White Lake Road and Milford Road 7'-+- North of back of curb.

SOIL EROSION AND SEDIMENTATION CONTROL NOTES

- CONTRACTOR SHALL POSSESS THE SOIL EROSION AND SEDIMENTATION CONTROL PERMIT PRIOR TO START OF ANY EARTH WORK.
- CONTRACTOR SHALL MODIFY THIS SOIL EROSION AND SEDIMENTATION CONTROL PLAN TO SHOW THE ADDITIONAL CONTROL MEASURES INTENDED TO BE USED DURING CONSTRUCTION. SUBMIT MODIFICATIONS TO THE CONTROLLING AGENCY, THE OWNER, AND THE ENGINEER.
- EROSION PROTECTION SHALL BE PROVIDED AT ALL STORM SEWER INLETS AND OUTLETS. ALL BARE EARTH SHALL BE STABILIZED WITH SEEDING.
- REFER TO THE M.D.O.T. "SOIL EROSION AND SEDIMENTATION CONTROL MANUAL" (MARCH 2021) FOR ADDITIONAL INFORMATION.
- THE ENTIRE STORM SEWER SYSTEM SHALL BE CLEANED AND FLUSHED FOLLOWING CONSTRUCTION AND PAID RECEIPT THEREOF PROVIDED TO THE ENGINEER AND COUNTY SESC AGENT PRIOR TO FINAL PAYMENT TO THE CONTRACTOR OR FINAL ACCEPTANCE OF THE CONSTRUCTION BY THE OWNER.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO INSPECT, TAKE CORRECTIVE ACTION AND MAINTAIN ALL TEMPORARY SESC MEASURES DAILY AND AFTER EACH RAIN EVENT UNTIL FINAL COMPLETION AND ACCEPTANCE OF THE PROJECT.



811 Know what's below. CALL before you dig.
UTILITY LOCATIONS ARE DERIVED FROM ACTUAL MEASUREMENTS OR AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATIONS NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THIS AREA.
NOTE: EXISTING UTILITIES AND SERVICE LINES IDENTIFIED AS "PLAN" WERE OBTAINED FROM AVAILABLE AS-BUILT RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY THE LOCATION, DEPTH AND STATUS OF ALL UTILITIES AND SERVICE LINES PRIOR TO NEW CONNECTIONS.

Proposed School Building



Proposed School Building

2024-05-13 18:01:46



Proposed School Building





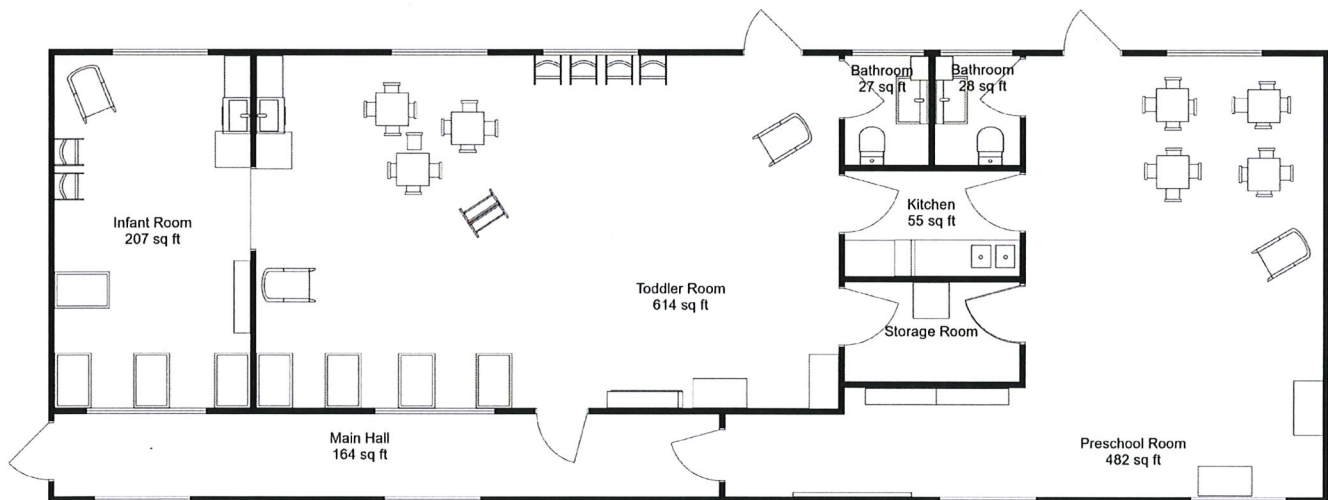
Proposed Mural



New Preschool Rooms

Proposed School Building

1. Floor



Existing Accessory Structure

1131 White Lake Rd
Highland MI 48356-1173

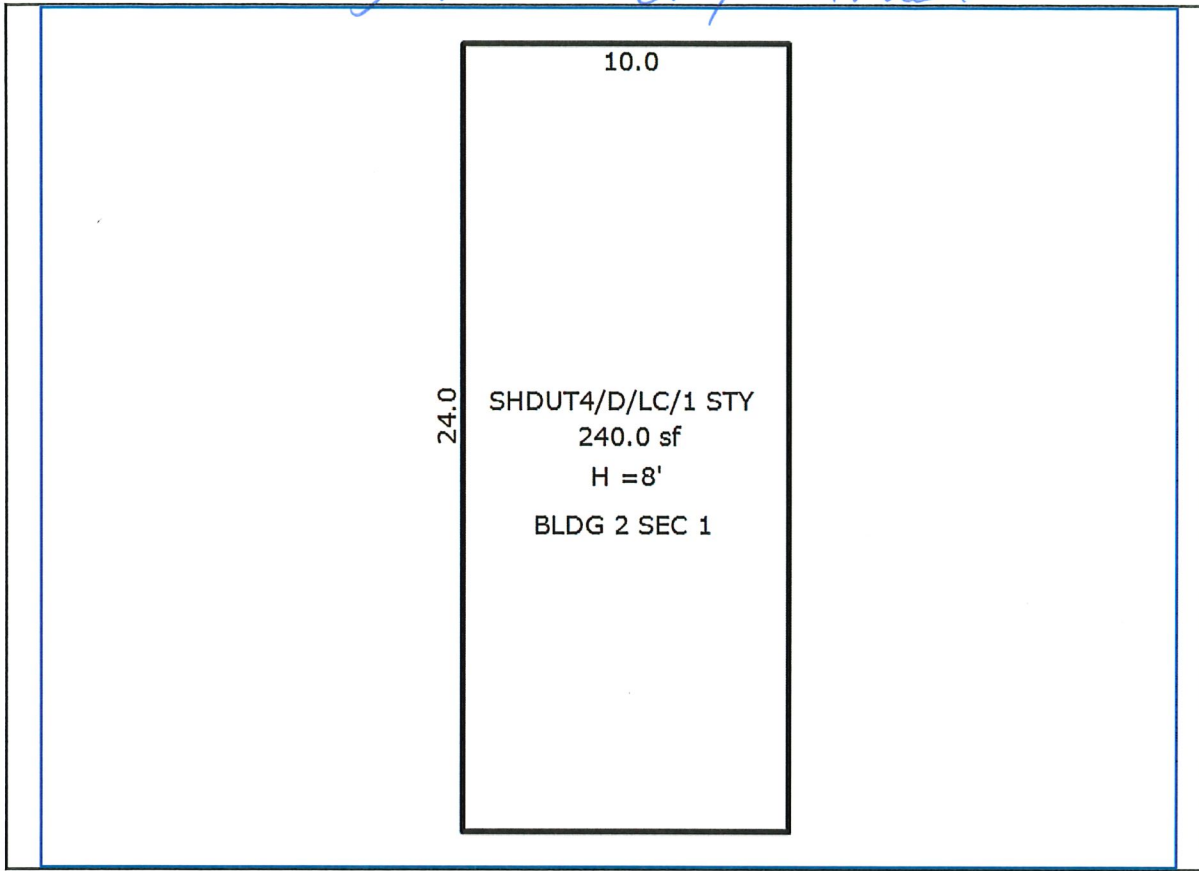
View: Front

Structure: Out-Building

Photo Date: 07/18/2017



Existing Accessory Structure



Existing School (From White Lake Rd)

1131 White Lake Rd
Highland MI 48356-1173

View: Side

Structure: Primary

Photo Date: 07/18/2017



Parcel Sketch View

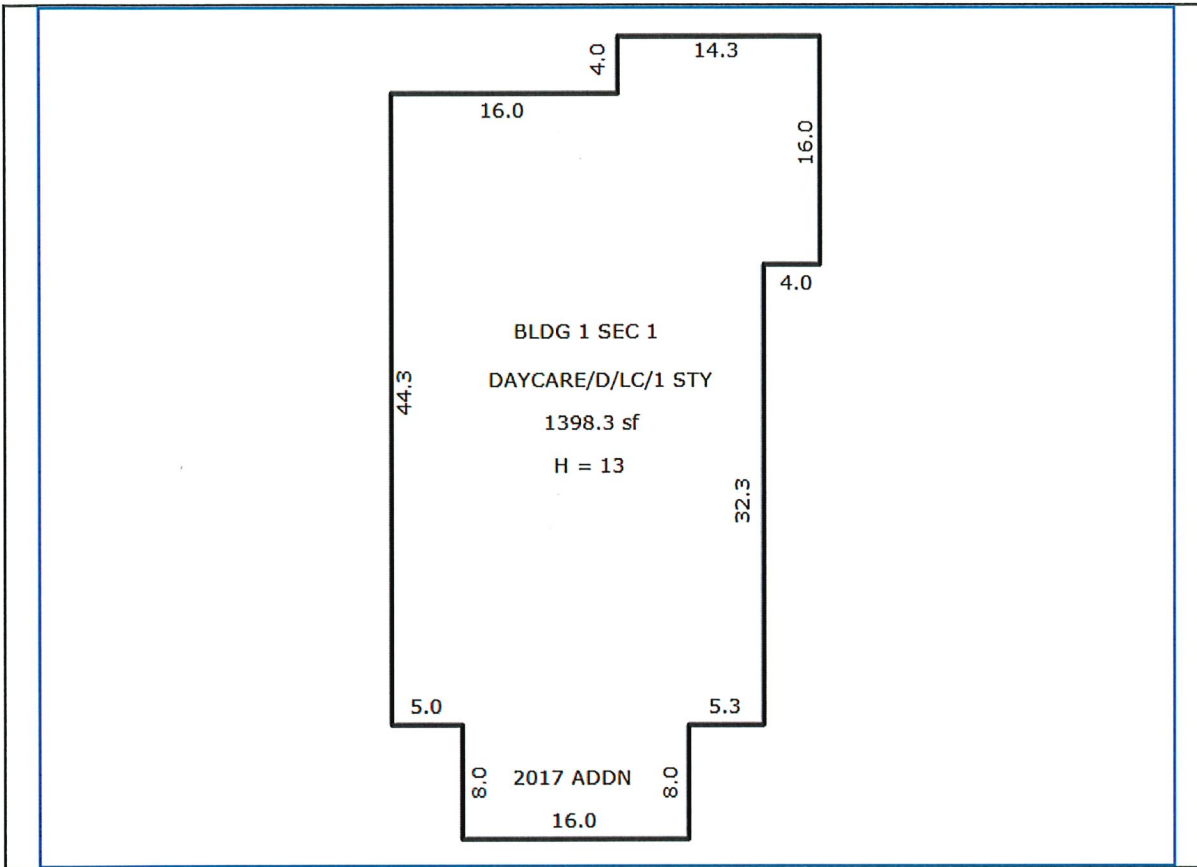
Charter Township of Highland (H)

Page Print Layout: 2 per page ▼

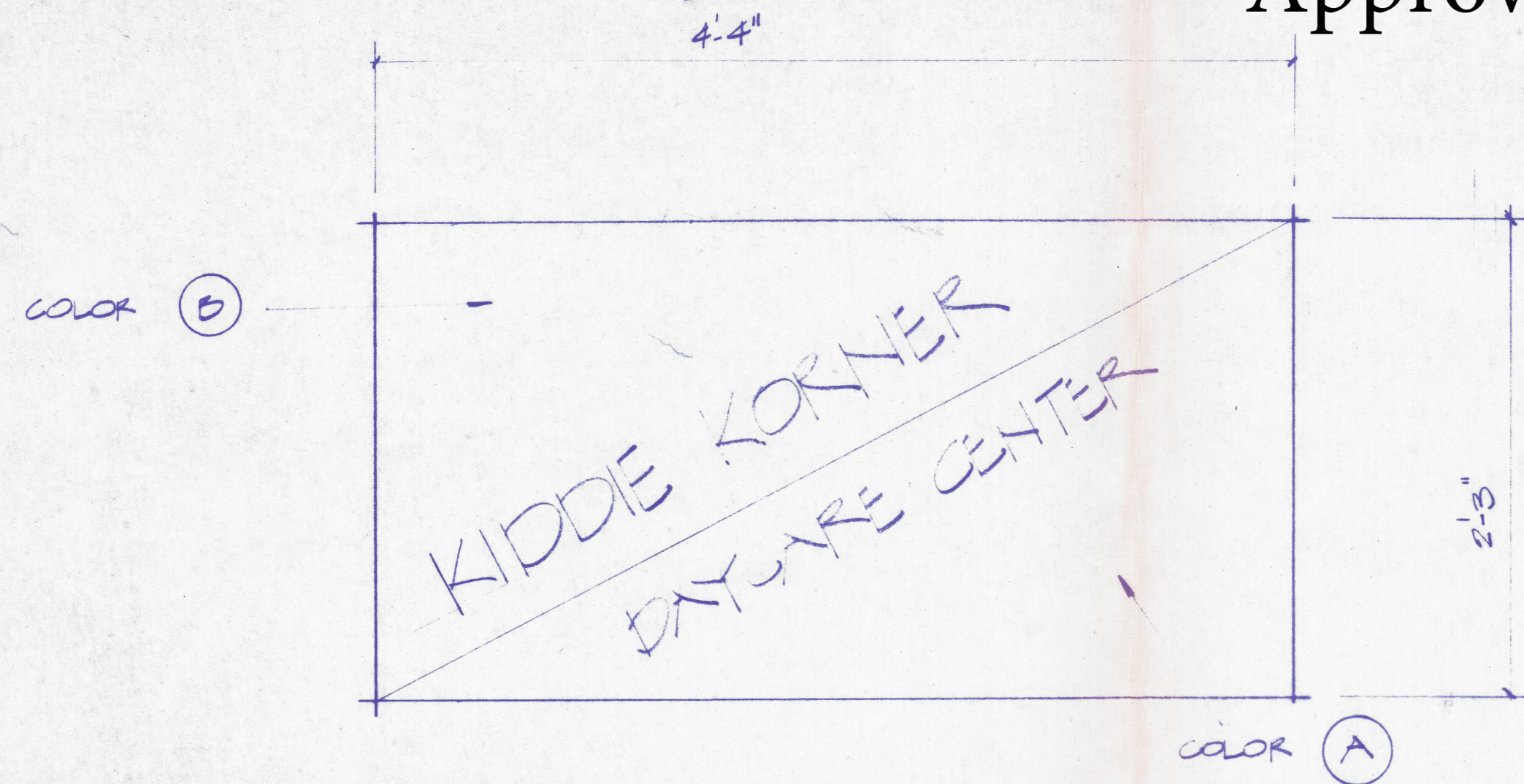
PIN: 11-02-300-002

PRINT DATE: 7/10/2024

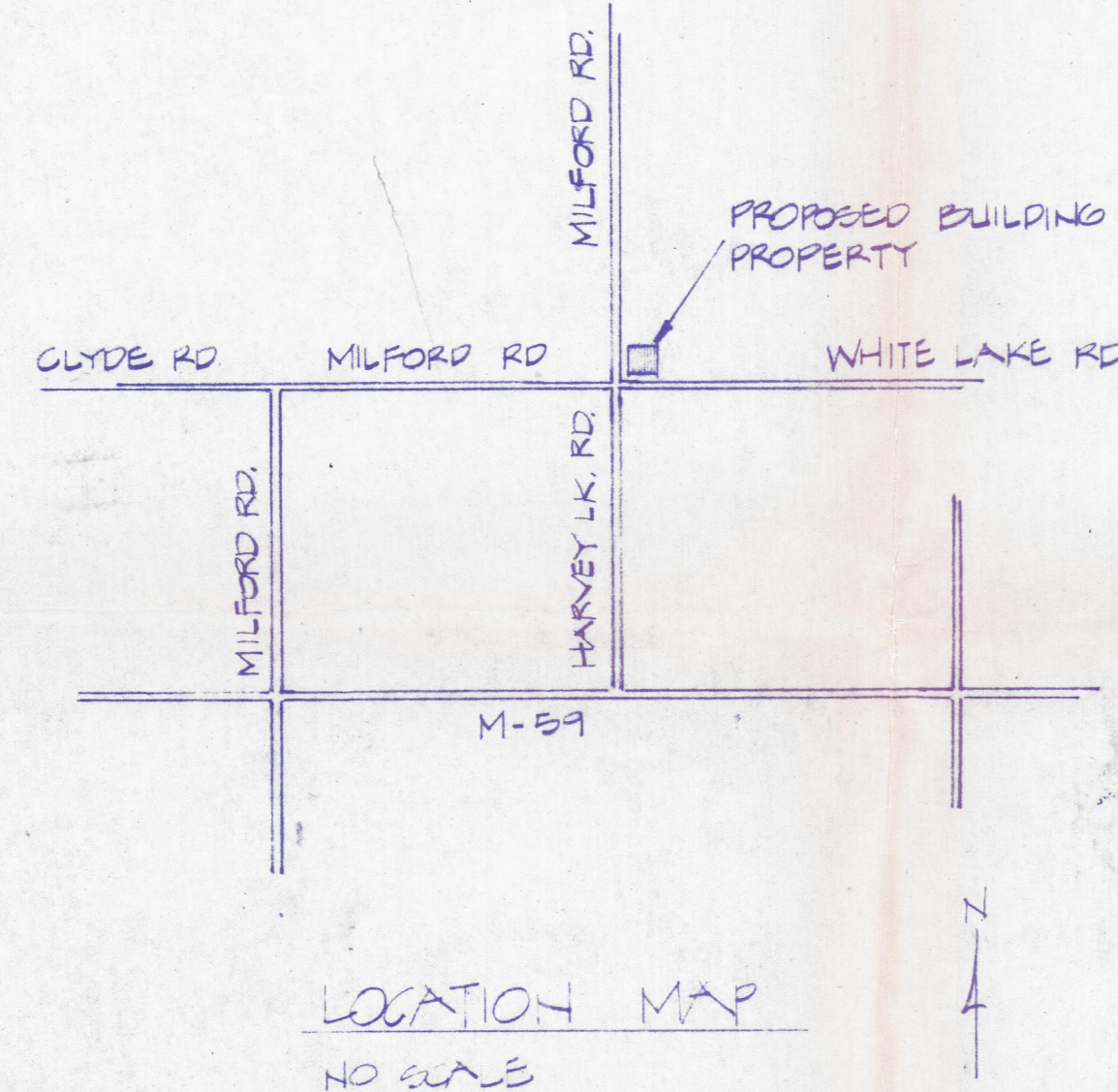
Existing School
Building



Approved Site Plan 1985



FREE STANDING - GROUND MOUNTED
SIGN - 9.75 S.F.

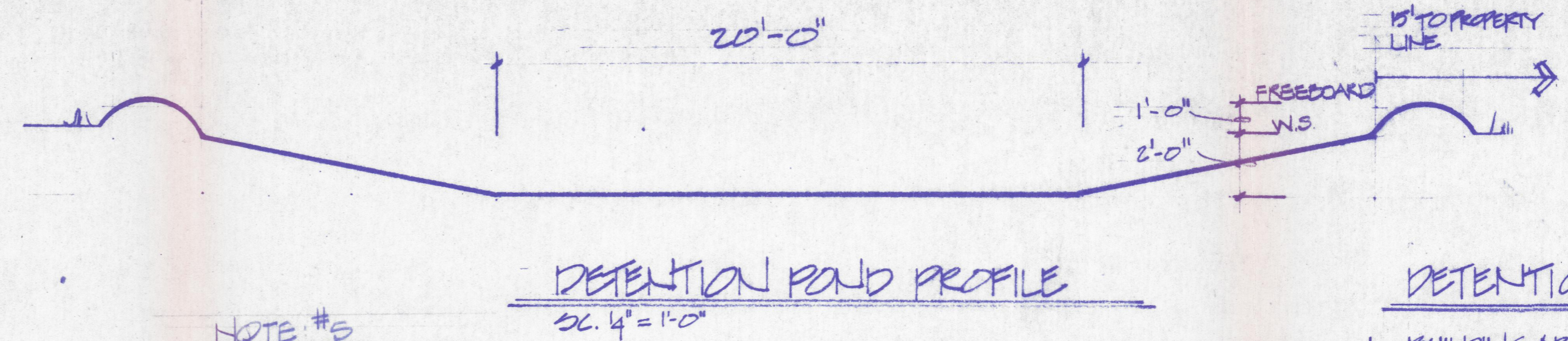


- NOTE: 1
PROVIDE 2" RESTRICTED DISCHARGE PIPE CEMENTED INTO 6" PVC BASIN OVERFLOW, AT INLET SIDE
- NOTE: 2
ASPHALT PAVING TO BE 2 1/2" #4.11 MSHD OVER 6" 22A ROAD GRAVEL AGGREGATE BASE
- NOTE: 3
ALL DISTURBED EARTH SURFACE TO BE SEEDED AND STRAW MULCHED TO PREVENT EROSION
- NOTE: 4
PROVIDE "ONE-WAY DO NOT ENTER" SIGNS AS REQ'D

PHASE I - WORK DESCRIPTION

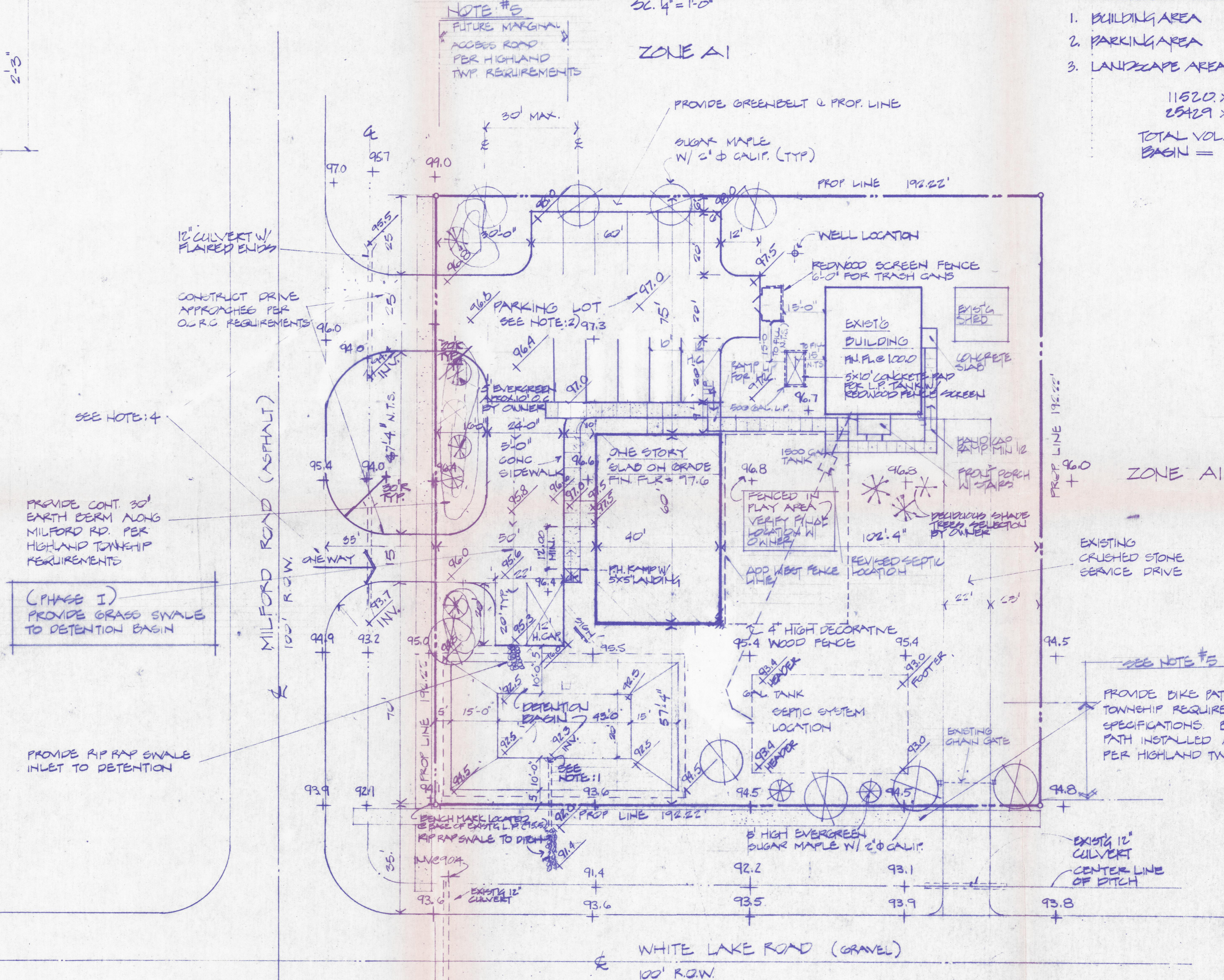
EVERYTHING AS SHOWN ON THIS SITE PLAN WITH THESE EXCEPTIONS

- A. 1 STORY BUILDING SLAB ON GRADE
- B. SOUTH APPROACH AND DRIVE W/ RELATED SIDEWALKS



DETENTION POND CRITERIA

1. BUILDING AREA	=	3600 S.F.
2. PARKING AREA	=	7920 S.F.
3. LANDSCAPE AREA	=	25429 S.F.
11520 X .1667 X .9 = 1728		
25429 X .1667 X .2 = 848		
TOTAL VOL. OF DETENTION BASIN	=	2576 CU.F.



SITE PLAN
SCALE 1" = 30'

+ INDICATES EXISTING GRADES
X INDICATES NEW GRADES

DATE: REV 10/17/85
 PROJECT: SITE PLAN REV. 5/15/85
 SHEET: 5
 JOB: PROPOSED CHILD CARE CENTER
 CLIENT: MICHAEL DUKHEPTY
 ADDRESS: JOHN STEWART # 45500, 645 N. MILFORD ROAD, MILFORD, MICHIGAN 48042, 685-0776

To whom it may concern,

In our country, many families must quickly face the decision to go back to work or stay home after their baby arrives. Despite loving my career, the daycare decision still wasn't an easy one for our family. My husband and I researched many daycares and never found one that fit until we visited Wiggles and Giggles. It was an atmosphere unlike any other I've seen. It was filled with laughter and love. This wasn't just a job for the staff. You could tell it was their passion.

We settled into a normal daycare routine and watched our daughters thrive in a caring learning environment with wonderful teachers. Their tireless efforts in creating a warm, inclusive, and engaging environment does not go unnoticed. From the creative crafts that adorn our refrigerator to the happy songs that are hummed around our house, their influence is evident in our daily lives. Wiggles and Giggles not only ensures our children are safe and well taken care of, but also makes sure they are learning in a fun and engaging way.

Wiggles and Giggles was a large reason why my husband and I decided to foster. We knew they would be there to help raise this little one just as they were for our daughters. A few weeks ago we began fostering a 7 week old baby. He is such a joy and blessing to our family! Approving the addition to expand the daycare will help us immensely. It will allow my family to have all three of our children at one location. It will put my mama heart at ease knowing our foster baby is being cared for with the same love and attention that I would give. I am forever grateful to this incredible daycare. To the daycare that has shown unconditional love. To the daycare that has helped shape my girls into the wonderful

young ladies they are today. This is why I believe you should approve the expansion of Wiggles and Giggles. Doing this will not only help my family, but it will give countless little ones the same opportunity to learn in a safe and caring atmosphere.

Sincerely,

Courtney LaMirand

To whom it may concern,

I currently have two children enrolled full time at Wiggles & Giggles/Imagination Station Two, they are 2.5 and 4 yrs old and have been at this daycare since 2021. I now also have a two week old infant who will need full time childcare when I return to work full time as a local emergency physician. To prevent multiple drop offs and/or searching for a new infant daycare, most of which have very long waitlists, I will need to enroll my newborn into our current daycare when he turns 12 weeks old, as I have done with my previous children. Thank you for your time and consideration. Please feel free to reach out with any concerns or questions.

Sincerely,

Erika Roberts, M.D.
Emergency Medicine
erikarobertsmd@gmail.com
734-301-7944

To whom it may concern,

I have had my children enrolled full time with Wiggles and Giggles for the past few years. I am a foster parent and they always tried their best to accommodate me. The only reason I had to leave Wiggles was because the owners at the home center where I had 2 babies enrolled, retired. I currently have 3 children that require daycare and I would love to be back with Wiggles if there is a center for infants/young toddlers. Thank you!

Very Respectfully,

Amanda Boatright

To whom this recommendation will be viewed and taken into consideration,

Our local Wiggles & Giggles of Highland, MI is in the process of having an infants addition added onto their care and services on the current property that they are located at now. Speaking for myself (and possibly other parents) the construction of an infant addition would be more than excellent for multiple reasons: personally, professionally, and most profitable for the Highland community.

Since the COVID pandemic, profit decreased everywhere from businesses to households. Wiggles & Giggles potentially adding infant care to the list of ages for part time or full time care as a licensed facility can be most profitable by creating more employment opportunities and households nearby will have the availability to work as they want while having a peace of mind that their baby is in great hands. Another profitable benefit of having the new addition added is that it could potentially draw in more people to want to settle their permanent home in the Highland area, making or planning families.

Professionally, Wiggles & Giggles checks all the boxes for kindness, smiley teachers (for smiley babies), applying & teaching all the milestones that need to be made by creativity and hands-on learning, having proper procedures in place for extra preventive safety measures per Michigan State guidelines, on top of keeping up with hygiene and cleanliness. With that small list of professionalism, parents are exceptionally willing to enroll their baby/toddler/child at Wiggles.

Personally, I am a Mom to a three year old that has been with Wiggles & Giggles since May 1st, 2023. A little over a year later I have been back to work full time and one of the hardest moves I had to make as a Mom was enrolling my son into a stranger's hands, Aiden being my first child especially. Looking back on my decision on moving forward with Wiggles & Giggles, I would make that same decision now. Aiden shows what he has learned at Wiggles in so many mind-blowing and crazy, cute ways. We have both been easily able to adapt well. My thanks and appreciation is to Wiggles & Giggles Staff and Wiggles & Giggles being there locally. From Holly, MI and growing up in the White Lake and Highland Township's community the local comfort-care and availability is all truly a blessing. Speaking of blessings, Aiden's baby sister is coming soon! With our economy, I will have no choice but to find infant care for her so I can continue to provide for our family. If Wiggles & Giggles has an infant addition added onsite it would be amazing and most convenient having that consistent comfort and available care!

Our local Wiggles & Giggles of Highland, MI is in the process of having an infants addition added onto their care and services on the current property that they are located at now. Speaking for myself (and possibly other parents) the construction of an infant addition would be more than excellent for multiple reasons: personally, professionally, and most profitable for the Highland community.

Thank you for acknowledging this letter. The communities all around look forward to growth.

Julia Sage, June 2024

To Whom it May Concern,

My 3-year-old daughter currently attends Wiggles & Giggles. As a working parent, I very much appreciate the hours and flexibility offered there. Our youngest daughter Willow, age 18 months, has to attend a daycare in Waterford. This is due to the surrounding daycares in Highland either not accepting infants and young toddlers, being at full capacity, or offering hours that do not work with my schedule of 7:30-4:30. It would be a lot less stressful to have her daycare located in Highland, which is why I'm hoping that Wiggles & Giggles is approved for the mobile unit so that they can begin accepting children under 18 months.

I have spoken to many of my friends that have similar struggles of finding childcare for their young children. The need is great for additional childcare resources in our area, especially for infants.

We are looking forward to the opportunity to move Willow's childcare to Wiggles & Giggles and to continue her pre-school there. Please consider allowing Wiggles & Giggles to open their mobile unit as soon as possible.

Should you have any questions, please do not hesitate to reach out.

Thank you for your time and consideration,

Chelsea Ferguson

3448 Lido Dr. Highland, MI 48356

(248) 860-5709

Note: Please be advised the data included in Property Gateway originates from multiple local municipalities. Data, in regard to properties, may be classified and updated differently by municipalities. If you have any questions, please contact the local community where the data originated.

Owner Information

Owner(s) : KHAB LLC
 Mailing Address : 1131 WHITE LAKE RD HIGHLAND MI 48356-1173

Location Information

Site Address : 1131 WHITE LAKE RD HIGHLAND MI 48356-1173
 PIN : 11-02-300-002 Neighborhood Code : DCC
 Municipality : Charter Township of Highland
 School District : 63220 HURON VALLEY SCHOOLS
 Use : 201 Commercial - Improved
 Water Indicator : N Sewer Indicator : N
 Well Indicator : N Septic Indicator : N

Property Description

T3N, R7E, SEC 2 S 242.22 FT OF W 242.22 FT OF SW 1/4 EXC S 50.00 FT OF W 50.00 FT TAKEN FOR ROAD
 0.85 A

Most Recent Sale Since 1994

Date : 12/04/2023
 Amount : \$300,000 Liber : 59066:442
 Grantor : RIDALLS, KAREN
 YVONNE
 RIDALLS, EDWARD Grantee : KHAB

Next Most Recent Sale

Date : 05/04/2004
 Amount : \$225,000 Liber : 33347:897
 Grantor : FLOWERS, K Grantee : RIDALLS, EDWARD
 DOUGHERTY, RIDALLS, KAREN Y
 KATHLEEN

Tax Information

Taxable Value : \$96,240 State Equalized Value : \$96,240
 Current Assessed Value : \$96,240 Capped Value : \$74,600
 Effective Date For Taxes : 07/01/2024 Principal Residence Exemption : 0%
2023 Taxes **2024 Taxes**
 Summer : \$2,878.49 Summer : \$3,895.65
 Winter : \$718.98 Winter :
 Village : Village :

Lot Information

Description : LEVEL Acres : 0.85

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Building/Section 1

Building	: 1	Used As	: Day Care Centers
Year Built	: 1973	Effective Year	: 1984
Class	: D	Quality	: Average
No of Stories	: 1	Height Per Story (feet)	: 13
Avg Square Feet	: 1,398	Elevators	: N
Sprinklers	: N	Identical Units	: 1
Total Building Square Footage	: 1,398		

No lump sum improvements Data Available for Building/Section1

Note: Please be advised the data included in Property Gateway originates from multiple local municipalities. Data, in regard to properties, may be classified and updated differently by municipalities. If you have any questions, please contact the local community where the data originated.

Building/Section 2

Building	: 2	Used As	: Shed - Utility Light Commercial Building
Year Built	: 1980	Effective Year	: 1992
Class	: D	Quality	: Low Cost
No of Stories	: 1	Height Per Story (feet)	: 8
Avg Square Feet	: 240	Elevators	: N
Sprinklers	: N	Identical Units	: 1
Total Building Square Footage	: 240		

No lump sum improvements Data Available for Building/Section2

No yard improvements Data Available for Building/Section2