



Memorandum

To: Planning Commission Members
From: Elizabeth J Corwin, PE, AIPC; Planning Director
Date: November 20, 2025
Re: SPR 25-04
Applicant/Owner: Charles Burt; B&B Construction
Vacant Harvey Lake Road
PIN 11-14-100-054

The proposal presented tonight is for a Residential Open Space Planned Unit Development. This meeting will not be the formal review, but rather an opportunity for the Planning Commission to become familiarized with the site and proposal prior to the scheduled public hearing on December 4, 2025. There will be no decisions made this evening.

This evening will provide an opportunity for the Planning Commission to become reacquainted with the tool of a PUD as well, since we only a few of you have ever sat on the Planning Commission during a review of a PUD.

You'll find two plans in the plan set. The first is a parallel plan, which shows you what could be developed by right in compliance with the zoning regulations. If a property owner wanted to present this plan, you would approve 36 housing units, each complying with minimum lot width, lot size and other zoning requirements. But as you can see, this is not necessarily the best plan for the Township, the future occupants, or their neighbors.

By applying some exemplary design principles, as outlined in our zoning ordinance, you arrive at a better plan—the lots are smaller, there is less street to maintain, and there are substantial buffers between these new lots and the lots in the neighboring subdivisions. Each of these lots back up to open space.

We will get an overview of the site and its design constraints and opportunities. While you may choose to make some observations on character of the proposal, detailed review will wait until after we hear from the public.

Please take time to review the plan and particularly Section 7.02 of the Zoning Ordinance. You might also want to review Section 10-51 et al in the General Code of Ordinance, regarding Condominium Subdivision Regulations. Our discussion will largely be focused on process, so this would be a good time to ask general questions about the applicable ordinances.



**PUBLIC HEARING
CHARTER TOWNSHIP OF HIGHLAND
PLANNING COMMISSION
December 4, 2025
7:30 P.M.**

NOTICE IS HEREBY GIVEN that a public hearing will be held at the Highland Township Auditorium, 205 N. John St. on Thursday, December 4, 2025, at 7:30 p.m.

Notice is further given that all interested parties are invited to review the request and offer comment through the internet or mail. The application may be viewed at <http://highlandtwp.net> under the Planning Commission tab. Comment may be submitted to planning@highlandtwp.org, mailed to the Township offices or dropped in our secure drop box at the Township Offices, 205 N. John St. If you have any questions, please call 248-887-3791, ext. 2.

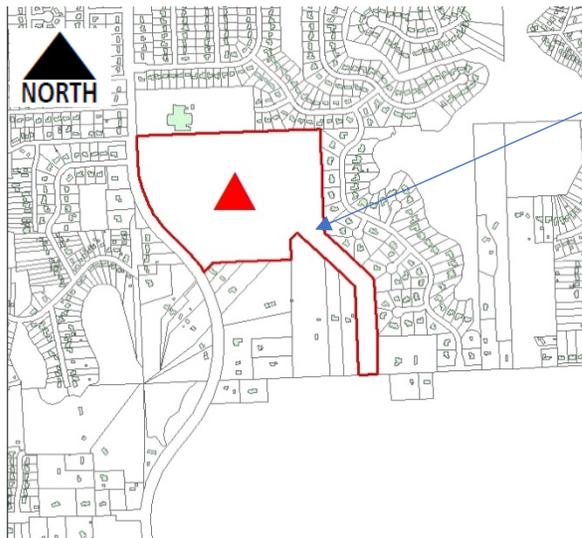
TO CONSIDER:

Request for Use Requiring Special Approval submitted by applicant and property owner Charles Burt for B&B Construction for preliminary approval of a Residential Open Space Planned Unit Development (RPUD). The applicant has submitted a parallel plan to establish allowable density of 36 homes on 64 acres. The proposal requests consideration for 43 homes based on bonus criteria awarded for exemplary projects based on criteria established in the Zoning Ordinance.

REQUEST:

Section 7.02, Residential Open Space Planned Unit Development (RPUD)

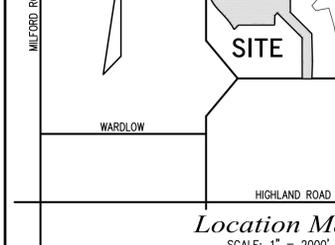
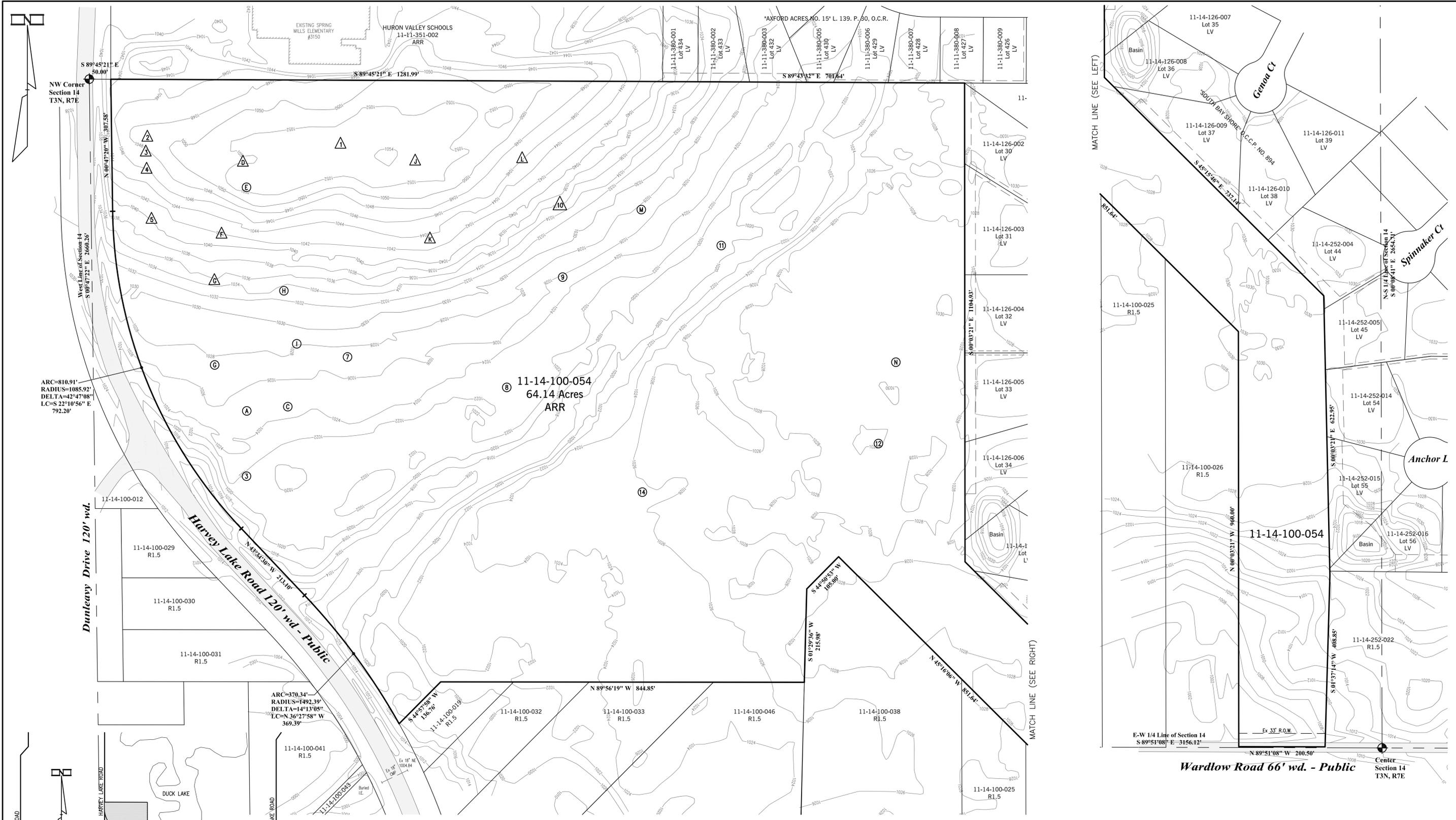
LOCATION: 11-14-100-054



Parcel to be considered
for RPUD

Kevin Curtis, Chairman
Highland Township Planning Commission

(Publish: on or before November 19, 2025)



Soil Boring Legend

- ⑦ Acceptable
- ⚠ Not Acceptable
- ⚠ Not Acceptable

Parcel 11-14-100-054:
PART OF THE NW 1/4, SECTION 14, T3N, R7E, HIGHLAND TOWNSHIP, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS BEGINNING AT A POINT LOCATED S 89°45'21" E 50.00' FT FROM THE NW CORNER, T3N, R7E, TH S 89°45'21" E 1281.99' FT, TH S 89°43'32" E 707.64' FT, TH S 00°03'21" E 1104.03' FT, TH S 45°16'06" E 737.14' FT, TH S 00°03'21" E 622.95' FT, TH S 01°37'14" W 408.85' FT, TH N 89°51'08" W 200.50' FT, TH N 00°03'21" W 960.00' FT, TH N 45°16'06" W 851.64' FT, TH S 44°50'53" W 105' FT, TH S 01°29'36" W 215.98' FT, TH N 89°56'19" W 844.85' FT, TH S 44°57'58" W 136.76' FT, TH ALONG A CURVE TO THE LEFT, RADIUS 1492.39' FT, CHORD BEARS N 36°27'58" W 369.39' FT, DISTANCE OF 370.34' FT, TH N 43°34'30" W 213.10' FT, TH ALONG A CURVE TO THE RIGHT, RADIUS 1085.92' FT, CHORD BEARS N 22°10'56" W 792.20' FT, DISTANCE OF 810.91' FT, TH N 00°47'20" W 307.58' FT TO THE POINT OF BEGINNING. CONTAINING 64.14 ACRES.



DATE	ISSUE

PROPRIETOR:
BETTER BUILT HOMES
156 EAST MEADOW CIRCLE
WHITE LAKE, MICHIGAN 48383
(248) 892-0080

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KIEFT ENGINEERING, INC.
PROFESSIONAL ENGINEERS AND PROFESSIONAL SURVEYORS
5852 SOUTH MAIN STREET, SUITE 1, CLARKSTON, MICHIGAN 48346
PHONE (248) 625-5251 www.kiefteng.com FAX (248) 625-7110

DATE 6-10-19	CKD. BY	DATE
DRAWN GF		
DESIGN JJS		
SECTION 14	T-3 -N- R-7 -E	



Existing Conditions Plan
Parcel 11-14-100-054
PART OF THE NW 1/4 OF SECTION 14, T3N, R7E, HIGHLAND TOWNSHIP, OAKLAND COUNTY, MICHIGAN

SCALE 1" = 100'
SHEET 1 OF 3
KE 2019.013



NOTE:
A PERMIT FOR ALL WORK WITHIN HARVEY LAKE ROAD WILL BE REQUIRED BY THE R.C.O.C., INCLUDING THE NEW PROPOSED APPROACH.

**Proposed Zoning: R-1.5
Single Family Residential**

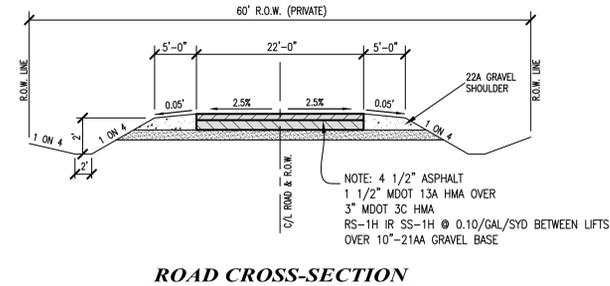
RESIDENTIAL OPEN SPACE PLANNED UNIT DEVELOPMENT (RPUD)
MINIMUM LOT SIZE: 24,000 SF
MINIMUM FRONTAGE: 110 FT (MEASURED AT FRONT SETBACK LINE)
FRONT SETBACK: 50 FT
REAR SETBACK: 50 FT
SIDE SETBACK: 10 FT (EA)
GROSS SITE AREA: 64.14 ACRES
PROPOSED PRIVATE ROADWAY AREA = 5.31 ACRES
UNIT AREAS: 25.07 ACRES
PARK/COMMONS AREA: 33.76 ACRES (53%)

UNIT COUNT & DENSITY BONUS
PER DENSITY PLAN (36 UNITS)
OPEN SPACE BONUS (5.3%) = 1.91 UNITS
DIRECT ACCESS TO OPEN SPACE (100% OF UNITS) = 1.69 UNITS
PERIMETER LANDSCAPED SCREENING 100 FT (5%) = 1.81 UNITS
PROVIDE CENTRAL WATER (5%) = 1.81 UNITS
TOTAL BONUS UNITS = 7.22 UNITS
POSSIBLE DENSITY = 43 UNITS
PROPOSED DENSITY = 42 UNITS

Note:
THE DEVELOPMENT OF "TIMBERLAND ESTATES" WILL BE RECORDED AS A CONDOMINIUM. THE ROADWAYS AND PARKS WILL BE GENERAL COMMON ELEMENTS, DEDICATED TO THE USE OF ALL UNIT OWNERS WITHIN THE CONDOMINIUM. RESTRICTIONS AND MAINTENANCE WILL BE DELINEATED WITHIN THE CONDOMINIUM MASTER DEED & BY LAWS.

Utility Systems:
ALL UNITS WILL BE SERVICED BY PUBLIC WATERMAIN AND SEPTIC SYSTEMS.

Soil Conditions: PER SOIL SURVEY OF OAKLAND COUNTY
23C SISSON FINE SANDY LOAM, SUITED FOR BUILDING DEVELOPMENT AND SEPTIC TANK ABSORPTION FIELDS
45C ARKPORT FINE SAND, SUITED FOR BUILDING DEVELOPMENT AND SEPTIC TANK ABSORPTION FIELDS
13B OSHTEMO-BOYER LOAMY SANDS, WELL SUITED FOR BUILDING DEVELOPMENT AND SEPTIC TANK ABSORPTION FIELDS



ROAD CROSS-SECTION



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DATE	CKD. BY	DATE
6-10-19		



Cluster Plan
"TIMBERLAND ESTATES"
PART OF THE NW 1/4 OF SECTION 14, T3N, R7E,
HIGHLAND TOWNSHIP, OAKLAND COUNTY, MICHIGAN

SCALE 1" = 100'
SHEET 3 OF 3
KE 2019.013