

**WHITE LAKE TOWNSHIP
PLANNING COMMISSION**
7525 Highland Road
White Lake, MI 48383
JANUARY 16, 2020 @ 7:00 p.m.

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

ROLL CALL: Rhonda Grubb – Secretary
Anthony Noble
Debby Dehart
Joe Seward
Scott Ruggles, Board Liaison
Mark Fine – Chairperson
Steve Anderson

Absent: Merrie Carlock - Excused
Peter Meagher - Excused

Also Present: Sean O’Neil, WLT Planning Director
Aaron Potter, WLT DPS Director
Mike Leuffgen, DLZ
Greg Elliott, McKenna
Sherri Ward, Recording Secretary

Visitors: 11

Approval of Agenda

Mr. Nobel moved to approve the agenda as presented. Ms. Dehart supported and the MOTION CARRIED with a voice vote. (6 yes votes)

Approval of Minutes

a. December 19, 2019

Ms. Grubb moved to approve the minutes of December 19, 2019 as presented. Ms. Dehart supported and the MOTION CARRIED with a voice vote. (6 yes votes)

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

Mary Ann Woodard (953 Schulyer) reported that she reviewed the environmental study and had questions about how the gray water tanks and septic vaults were handled. There were some recommendations to sample the beach and launch, was that handled yet? Mr. O’Neil said that the

Township Clerk, Terry Lilley, coordinated the cleanup to date and he recommended that she contact Terry Lilley.

Public Hearing:

No public hearing this evening.

Old Business:

a)	Lakepointe
Location:	Located on the northeast corner of Union Lake Road and Carpathian, consisting of approximately 13.32 acres. The property is currently zoned PD (Planned Development). Identified as parcel numbers 12-36-177-002 and 17-36-177-003.
Request:	Revised Preliminary Site Plan Approval
Applicant:	Fairview Construction Company

Mike Leuffgen (DLZ) discussed the DLZ engineering review. The review did not change much, it's not too much different than the last review and it still meets the preliminary site plan goals.

Lee Merrill (DLZ) went through the traffic impact study report and he explained the study. They reviewed the traffic back in December based on 75 units, now it's down to 69 units. They estimate that there will be a 12 ½ second delay in the morning, and a 13 ½ second delay in the afternoon. The result of the traffic impact study indicated that a taper and left turn lane would not be required, but they would recommend them.

Mr. Seward appreciates the study. One of the things he looked at was the 2017 minutes, in which the development was planned for empty nesters. Now it looks like with 12 more units, there are 12 less cars with a different demographic of use. Mr. Seward asked which code was used to generate the study. Mr. Merrill would have to review the two numbers between a different code used to look and see if it would make a difference. The applicant's consultant can address that.

Mr. Anderson asked how it impacts the traffic that is already there. Does it take into account Hidden Preserve and Four Corners – how does it affect the flow of traffic? They are trying to understand the report.

Mr. Elliott presented the McKenna review and noted that they have increased the recreational space. There were originally 11 units in the back along Union Lake Road and it has been reduced to 9 with more room in between the road and the buildings. Mr. Seward noted that the master plan calls for a certain amount of recreation space. Mr. Elliott reported that there is a good amount of recreation space.

Mr. Noble asked how it is benefitting our community. Mr. Elliott noted that the Planning Commission envisioned this as to how you would use that within your master plan. The Planned Unit Development (PUD) process allows them to achieve what your master plan envisions. Mr. Noble doesn't really see how it benefits the neighbors around, it benefits within that community. The speed humps would be a community benefit to the neighbors. Ms. Grubb noted that sometimes a benefit to our community could be local shoppers, dining, or anything that could keep our community moving.

Ms. Dehart's concern is that this was approved as a homeowner condo and now it's a rental. Owners tend to be a little more involved in their community. Mr. Ruggles asked about the range of density for that designation, and it's a big range. There was a two story proposed here before.

Cliff Seiber (Seiber Keist), Michael Furnari (applicant), and Julie Kroll (Fleis & Vandenbrink) were in attendance on behalf of Lakepointe. Density was a concern and they are down to 69 units from 75. Previously there was a mix of 5 and 6 unit buildings and now they are 3 and 4 unit buildings. They introduced a clubhouse and a pool. There are no shared driveways now. They have 4 times the recommended open space. The distance to the boulevard has increased. They think the reduced density solves some of the previous issues.

Mr. Seward noted that you invited us to go to your Clarkston Development. Mr. Seward and Mr. Noble toured the facility and noted that you can't use the back patio for anything due to a gate across it. There will be no gate in White Lake and the patios are about 8 x 10. They will also have community events. Ms. Grubb appreciates that they addressed all the prior concerns.

Julie Kroll presented the traffic study. She reported that they have done many traffic studies in the area. They did Lakepointe and Hidden Valley, the Preserve at Hidden Lake, Trailside and Four Corners. They set up video cameras to collect data during the peak periods which are between 7 and 9 a.m. and 4 and 6 p.m. Once they get the data back, they put it in a modeling software. They use a manual prescribed by MDOT on how to do these studies. The traffic impact assessment (TIA) study required doesn't include nearest intersections. She feels that this development is such a small increment due to it's size. Mr. Fine asked if we're at a B now, at what point do we become a C or D?

Mr. Seward asked if they study if cars would be using Bocovina to cut through. They did not, because they don't assume that they would cut through. She answered Mr. Seward's question about the codes used. In 2018 a different code was used, and now they used a multifamily low rise code. The data changed because the development switched from condos to rentals, but it wasn't a significant change. Mr. Potter said this reminds him of the REU study committee. Over the years, the uses for different types of commercial uses has changed, and it reminds him of that. Data gets updated and they use those updates. Its not an interpretation of the data, its new data. Mr. Fine noted that both studies report that the levels are acceptable.

Emily Collier (8331 Carpathian) sits on the board at Bocovina. They really have a problem with cut through traffic. Mr. Furnari offered to pay for speed humps and they have an agreement in place. They were really shocked that he offered to pay for those and he will put funds into an escrow account. She still needs 60% approval in her neighborhood.

Mary Earley (5925 Pineridge Ct.) noted that they travel Union Lake Road. She appreciates the fact that the applicant wants to make money but she would suggest they cut down on one unit because its too close to the pool and if there are pool parties the noise may carry over to this unit. She asked if there will be a sidewalk along Union Lake Road and there will be.

Mr. Noble asked if the development were to liquidate tomorrow, could these be turned into condos? Mr. Furnari noted that they could, it's set up for a condominium. Mr. O'Neil would require administrative review. Mr. Noble noted that makes business sense. Mr. Anderson asked if right now your mindset is rental? Mr. Furnari said it is. Mr. Noble noted that the applicant has to come up with a pumping station for \$300,000 and extend the main. The numbers have to work to afford these improvements and that's why he's asking for 69 units.

Mr. Seward noted that our master plans makes mention of open space with a variety of amenities dedicated, does that mean everyone can use those trails? Mr. Furnari hasn't thought of that but he guesses they could.

Mr. Fine MOVED to recommend to the Township Board the approval of the Revised Preliminary Site Plan for Lakepointe located on the northeast corner of Union Lake Road and Carpathian, consisting of approximately 13.32 acres. The property is currently zoned PD (Planned Development), identified as parcel numbers 12-36-177-002 and 17-36-177-003. The approval is for 69 units and is subject to all consultant review comments. As part of the development agreement, the applicant put money in escrow for the installation of speed humps in Bocovina. No bars are to be installed on the back patios so people shall have access to their back yards. The Planning Commission feels that a bypass lane should be included with this project and this should be discussed before the Township Board. Ms. Grubb supported and the MOTION CARRIED with a roll call vote: Grubb – yes; Noble – no; Dehart – yes; Seward – yes; Ruggles – yes; Fine – no; Anderson – no. (4 yes votes).

New Business

No new business.

Liaison's Report

Mr. Ruggles had no report because the next Township Board Meeting is Tuesday, 1/21/2020.

Ms. Grubb reported that Parks and Rec met on January 8th and today was Jason Iacoangeli's last day at the Township. They discussed grant targets and the triangle pathway along M59, Elizabeth Lake Road and Teggerdine. They also discussed the new Brendel Lake acquisition, Stanley Park.

Ms. Dehart had no report.

Planning Consultant's Report

Greg Elliott no report

Director's Report:

Mr. O'Neil reported that he and Greg Elliott will discuss ordinance amendments next week and possibly bring them to the Planning Commission in February. There are a lot of projects in the South East corner right now. Mr. O'Neil doesn't think there will be a February 6th meeting.

Communications:

a.) Next meeting dates:

February 6, 2020

February 20, 2020

Other Business:

No other business discussed.

Adjournment:

Mr. Noble moved to adjourn the meeting at 9:19 p.m. Mr. Anderson supported and the MOTION CARRIED with a voice vote. (7 yes votes)