

**WHITE LAKE TOWNSHIP
PLANNING COMMISSION**
7525 Highland Road
White Lake, MI 48383
DECEMBER 19, 2019 @ 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: Merrie Carlock
Rhonda Grubb – Secretary
Peter Meagher
Anthony Noble
Debby Dehart
Joe Seward
Scott Ruggles, Board Liaison
Mark Fine – Chairperson

Absent: Steve Anderson - Excused

Also Present: Sean O’Neil, WLT Planning Director
Jason Hudson, Ordinance Officer
Mike Lueffgen, DLZ
Doug Plachcinski, McKenna
Sherri Ward, Recording Secretary

Visitors: 9

Approval of Agenda

Mr. Meagher moved to approve the agenda as presented. Ms. Grubb supported and the MOTION CARRIED with a voice vote. (8 yes votes)

Approval of Minutes

a. November 7, 2019

Ms. Dehart wanted to note that she was at the November meeting but said she was marked absent. Mr. Seward did not vote on the cell tower, he wasn’t at the meeting yet at the time of the vote.

Ms. Carlock moved to approve the minutes of November 7, 2019 as amended. Mr. Meagher supported and the MOTION CARRIED with a voice vote. (8 yes votes)

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

No public comment at this time.

6. Public Hearing:

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

Mr. O'Neil reported that in May, Lakepointe was approved for 57 units during preliminary site plan and zoning. The applicant also owns the property across the street, West Valley which is ranch style attached apartments. The applicant proposed 78 units, now it's at 75. He has to come thru the public hearing process for the significant change in units. He's also required to update the traffic study.

Doug Plachcinski discussed the McKenna review.

Mike Lueffgen discussed the DLZ review. The revised traffic impact study was dated December 2, 2019. The traffic impact study included West Valley and The Preserve at Hidden Lake. The traffic impact study noted that it's currently graded at an A (10 second stop delay per vehicle), they project it to be graded at a B (10-20 second delay). The study is only discussing the proposed entrance to the development and Union Lake Road.

Mr. Seward asked about the Master Plan zoning. Mr. O'Neil noted that this is Planned Neighborhood. It should not exceed 25% of net area.

Mr. Seward asked if the traffic study takes into account The Preserve and West Valley? It does take into account the projected trips from those proposed residences. Mr. Noble stated that we're having issues already with cars cutting through Bocovina. Mr. Seward asked Mr. Lueffgen to explain the traffic study. Mr. Meagher stated that what's strange about this traffic study is it seems these new developments aren't impacting traffic according to the traffic study. Mr. Seward noted that the McKenna report shows a level C after the development. Ms. Dehart asked if the apartments at 4 Corners were included in the study, Mr. Lueffgen doesn't believe so.

Mr. Meagher asked what the requirement is for the traffic study (how far down the road). The applicant's engineer puts a scope together. Mr. O'Neil believes the same traffic engineer worked on all three studies in the area.

Mr. Meagher noted that with the previous approval of 57 condo units, this seems to be a change of usage. Mr. O'Neil reported that this falls within the allowable uses. Mr. Meagher asked if this would have made a difference on the prior approval. Mr. O'Neil doesn't know. Mr. Meagher asked if from a need point of view, does the community need apartments? Mr. O'Neil stated that the developer can explain this further.

Ms. Dehart asked if we saw brick elevations for the first 57 units condo units. Mr. O'Neil stated that we did.

Cliff Seiber (Seiber Keist) and Michael Fanari (the Developer) introduced themselves to the Planning Commission. In 2005, this was before the PC as 85 units. It was determined that 78 units would be acceptable. There is more park area due to a change in the plan for storm water basins. Open space has tripled. As to parking, the parking requirements per the ordinance would be 188, they are proposing a total of 330 parking spaces. There are a variety of materials for elevations: brick, shake and vinyl siding. Garage doors are an upgrade architecturally. The traffic study showed no need for a passing lane or deceleration lanes, with most traffic coming from Commerce and West Bloomfield. There is a connection proposed to connect to Independence Village. One of the big changes is the storm water outlet, one of the benefits is providing an outlet thru West Valley.

Ms. Grubb asked where the entrance is in relation to Hidden Lake. Mr. Seiber stated that they are about 1,300 feet to the north, across from Akehurst. What is the roof height compared to prior plans? The proposed units are about 9 feet lower than the past. Mr. Noble asked about the starting rent. The applicant reported that it will be about \$ 1,800 to \$ 2,100. They are more of a hybrid between a condo and retirement living. They have a similar development near Dixie and 75 (Deer Hill) – and the applicant invited anyone to go and see it. The units are 1,550 sq. ft. with 2 car garages and keyless entry. They plan to offer some senior home health services and food services.

There are 92 units at their Deer Hill development. They use a 3rd party management company and are currently building in many surrounding areas. The density at Deer Hill is pretty similar.

Mr. Seward stated that they exceed ordinance requirements for parking. Mr. Noble sees a potential problem with the visitor parking. Ms. Carlock asked about the requirement for common spots. The requirement is 38, and there are 30 planned.

Ms. Dehart noted that their drawing shows a widening of a traffic lane but you're not putting it in. Mr. Seiber noted that it wasn't required by the traffic study. There are no street lights in the development, coach lights are on all apartments. Mr. Seward stated that it looked jammed in there, the staggered buildings would look better. Mr. Noble feels it's too many units. Mr. Fine said 75 seems too much when we originally approved 57. Mr. Noble noted that it's a beautiful project, but bumping it up 30% is too much with more and more traffic cutting through Bocovina.

Mr. Fine opened the Public Hearing at 8:03 p.m.

Emily Collier (8331 Carpathian) sits on the board of Bocovina. She thinks the traffic study is wrong, they have 500 cars through every day with 58 homes in their subdivision. The cut through traffic is unbearable. They are trying to install speed bumps to slow traffic. People use their subdivision to bypass traffic, and unfortunately, they opened it up to the super sub. She understands development will happen but Bocovina residents are very concerned. It's heavily travelled from 5 a.m. to 11 p.m. with no sidewalks and kids have to ride in the streets.

Mr. Fine closed the Public Hearing at 8:07 p.m.

Ms. Carlock asked if the sub was originally closed off. Mr. O'Neil doesn't know when Autumn Glen was connected.

Ms. Grubb noted that the front elevations look very nice, but doesn't show everything behind it. She thinks 75 is too dense. She thinks ranches versus two story are helpful.

Mr. Fine stated that we reviewed the 57 pretty well. Mr. Noble noted that it's a nice project and he sees a need for it, but he would like to stick with 57. Mr. Seward stated that density is an issue and it looks dense, too close together. Mr. Meagher stated that you're picking up a lot of space without the storm water basin, so there are some plusses but the sticking point is the number of units. The applicant stated that it makes it hard to work without the density. There's a preexisting problem, and his customers may not even cut down that street. Maybe he could take out a handful of units. Mr. O'Neil suggested that he could add some speed bumps. Mr. Meagher would like to reduce the units to 65.

Mr. Ruggles can agree with the road and traffic issues. We were okay with 57 more cars but 65 is breaking point? The trespass issue is another issue, but maybe we should be looking at this on it's own. 75 units is high, he'd like to see it reduced. Bocovina is looking at 9-10 humps at an approximate cost of \$ 15,000.

Ms. Dehart asked what number of houses made it flip to a B versus an A. Mr. Lueffgen said they could rerun the report with different counts. Adding 1.4 seconds would bring the grade from a B to a C. Ms. Dehart has an issue with the passing lane being removed. She thinks people could get rear ended without it.

The applicant would prefer to be tabled rather than denied. Mr. Lueffgen would like the PC to tour the units. Marketing materials will be provided to the PC. Mr. O'Neil suggested that they appear before the January 16th PC meeting.

James Collier (8331 Carpathian) said that their lack of sidewalks is a large part of the problem. They proposed gates and were denied. He's worried about the roads wearing out with 5 years. Mr. O'Neil reported that gates can only be on private roads and gates really propose a public safety issue.

Mr. Meagher moved to table the Revised Preliminary Site Plan Approval for Lakepointe. Mr. Noble supported and the MOTION CARRIED with a voice vote. (8 yes votes)

7. Old Business:

a) Approval of 2020 Planning Commission Meeting dates

Mr. O'Neil reported that there will be 23 scheduled Planning Commission meetings for 2020 instead of 24 meetings due to an issue with reserving a space to hold one of the meetings.

Ms. Carlock moved to approve the 2020 Planning Commission Meeting dates with 23 scheduled meetings instead of 24 meetings. Ms. Grubb supported and the MOTION CARRIED with a voice vote. (8 yes votes).

a) White Lake Assisted Living

Location: 9101 Highland Road

White Lake MI, 48386

Consisting of approximately 5.02 acres. Currently zoned (R1-C)

Single Family Residential. Identified as parcel number 12-23-227-003.

Request: **1) Waiver Request for Minimum Acreage for Planned Development District**
(Article 3.11.X Notes to District Standards)

Applicant: North Coast Design Build LLC

Mr. O'Neil discussed his memo regarding the site. A waiver request only allows them to start through the process.

Mr. Ruggles asked about the members of the church, the applicant noted that they have multi site churches. The applicant noted that there will be a chapel in the building and they will maintain the Calvery church presence.

Ms. Dehart asked if the approval runs with the site or the project? Mr. O'Neil stated that it only runs with the project. Steve Larsen (Go Forth Group – development and market studies) noted that his understanding is that tonight is just about approving the waiver.

The management company is Randall Residencies and they've been doing this a long time. There have been two market studies thus far, and there's a need in this community. Their employee retention rate is about three times the industry average.

Mr. Meagher doesn't see opposition for butting up to the adjoining neighborhood. The applicant stated that they have a few issues on their development checklist that they feel they need to address. If everything fell in line they could begin in 6-7 months, realistically maybe 11-12 months. Mr. Meagher stated that this is probably not the highest and best use of the property, but the current owners marriage with the development could makes it work. Calvery church is very dynamic and they'd really like to make this work. The average age is 83. Most units would be private. Mr. Noble asked how many medical runs they estimate? The applicant noted much less than you think. They are high acuity and many issues are taken care of by their nurses. Mr. Noble would like to see that data. One of the benefits of the site on the main street is if there is an emergency call, the first responders are not going through a neighborhood. In reference to the highest and best use – if it's a prime property, should a church be there? It's going to be a much bigger ministry. Ms. Carlock asked if this is tax exempt. It is not tax exempt.

Mr. Seward wanted to clarify that we're not recommending rezoning. No, just a waiver and we will be getting feedback through the process.

Mr. Meagher asked about the point of the 10 acre minimum. Mr. O'Neil stated that this was in place before he started at the Township and it could be arbitrary. South Haven changed to lower acreage when water and sewer became available. Mr. Ruggles asked how long ago we came up with the waiver. It's been in place about 2 years.

Mr. Noble moved to recommend approval of the Waiver Request for Minimum Acreage for Planned Development District (Article 3.11.X Notes to District Standards) to the Township Board. Mr. Seward supported and the MOTION CARRIED with a roll call vote: Fine – yes; Ruggles – yes, Dehart -- yes; Carlock – yes; Grubb – yes; Meagher – yes; Noble – yes; Seward -- yes. (8 yes votes)

9. Liaison's Report

Mr. Ruggles reported that the Township Board met on the 17th. They are working on putting together a SAD on Pinecrest for Sewer. The Police Department will be hiring an officer. The Clerk's office will replace a part time employee with a full time employee. They went through the code of ordinance changes. The Township now has the new park on Brendel Lake.

Ms. Grubb reported that Parks and Recreation had their election of officers, and approved meeting dates and grant targets. They will attend the MI Parks Conference in Novi. A boardwalk is being built near Redwood. Planning members are working on a rate study for their parks.

Ms. Dehart reported that the December ZBA meeting had 6 cases and they were there until after 10 p.m. There were a few lot coverage issues with lakefront homes and she wondered if we should look at other Townships to see their lot coverage. Mr. O'Neil noted that they can get 10% more lot coverage if you're on sewer and you meet the other setbacks.

Planning Consultant's Report

Doug Plachcinski wanted to thank the PC for welcoming him to the meeting.

Director's Report:

Mr. O'Neil reported that the Ordinance amendments have gone to McKenna, and will possibly be discussed during the first February meeting. The steel is up at Centerpointe Plaza. The West Valley project is waiting to come back for final approval until we make a decision on Lakepointe.

Communications:

a.) Next meeting dates:

January 2, 2020

January 16, 2020

Other Business

No other business discussed.

Adjournment:

Mr. Ruggles moved to adjourn the meeting at 9:08 p.m. Ms. Carlock supported and the MOTION CARRIED with a voice vote. (8 yes votes)

The next meeting dates are scheduled for January 2, 2020 and January 16, 2020