

**WHITE LAKE TOWNSHIP
PLANNING COMMISSION**
7525 Highland Road
White Lake, MI 48383
JULY 18, 2019 @ 7:00 p.m.

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

ROLL CALL: Steve Anderson
Merrie Carlock
Debby Dehart
Rhonda Grubb – Secretary
Peter Meagher
Anthony Noble
Joe Seward

Absent: Mark Fine – Chairperson
Scott Ruggles, Board Liaison

Also Present: Mike Leuffgen (J&A/DLZ)
Sean O’Neil, Planning Director
Sherri Ward, Recording Secretary

Visitors: 16

Approval of Agenda

Anderson Meagher

Mr. Anderson moved to approve the agenda as presented. Mr. Meagher supported and the MOTION CARRIED with a voice vote. (7 yes votes)

Approval of Minutes

a. June 20, 2019

Mr. Meagher moved to approve the minutes of June 20, 2019 as presented. Mr. Anderson supported and the MOTION CARRIED with a voice vote. (7 yes votes)

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

There was no discussion from the public for items that were not on the agenda.

Public Hearing:

No public hearing,

Old Business:

No old business.

New Business:

a) **Bogie Lake Subdivision**

Location: Located on the west side of Bogie Lake Road, south of Cedar Island. Consisting of approximately 10 acres. Currently zoned (R1-C) Single Family Residential. Identified as parcel 12-33-100-008.

Request: **1) Preliminary Site Plan Approval**

Applicant: Better Built Homes
Charles Burt
156 East Meadow Circle
White Lake, MI 48383

Mike Leuffgen (J&A/DLZ) discussed his review letter. There was no landscaping plan included in his set of plans and he would like to get it on a resubmit. It is not clear if the roads are public or private. There is no sidewalk shown along Bogie Lake Road and this is an ordinance requirement. He needs clarification on the low point behind unit 6. This is planned as a low pressure sewer system, they'll need to build a structure on the existing pipe. There is no proposed public water main, the homes will use private water wells. The Fire Marshal needs to be accepting of the development. The discharges to Bogie Lake Road must be accepted by the RCOC. Mr. Leuffgen would recommend approval contingent upon the items he mentioned.

Mr. O'Neil discussed the Planning Review. The proposed name of the subdivision is Eagle Landing. The project doesn't require rezoning. The zoning is R1C and is consistent with future land use and the Master Plan. There was a review comment that the plan doesn't show preservation of existing vegetation and that needs to be addressed. Planning is comfortable with the layout. The lighting, signage, and landscape plans are not always seen at the preliminary review but it is required by the final review. Addressing will need to go through the Fire Department.

Ms. Carlock wanted to confirm that there are no zoning changes required? There are not

Mr. Meagher asked when consideration is made of traffic? Mr. O'Neil noted that this is a small project and projects like these usually doesn't require a traffic study, although the RCOC may require some things.

Pat McWilliams (Kieft) noted that the rear yards will be preserved. The sidewalk will be added and it will be a 6' walk. In reference to the low area at unit 6, the adjacent subdivision (Wexford Manor) had to put an intersection there for water. It was an overflow protection from Wexford and drainage for 1 ½ acres will now go to a ½ acre. The landscape plans will come with final site plan. The road name will be Blue Ridge Parkway and it will be a public roadway.

Ms. Carlock asked if there could be a pedestrian connection to the school? Mr. O'Neil stated that the school would have to approve that. Mr. O'Neil asked if we could get an easement for potential

pedestrian access and run it between unit 10 and 11. This would be a 10' easement for a possible 6' sidewalk.

Mr. Meagher asked if they are leaving the fringe vegetation behind and they are. Mr. O'Neil commented that the lots will be more desirable with the trees.

Mr. Meagher moved to recommend to the Township Board Preliminary Site Plan Approval for Bogie Lake Subdivision (now Eagle Landing) identified as parcel 12-33-100-008. The motion is subject to all staff, consultant, and Planning Commission comments, a 6' wide sidewalk along Bogie Lake Road, a 10' wide pedestrian access easement between units 10 and 11, and meeting the landscaping requirements. Mr. Anderson supported and the MOTION CARRIED with a roll call vote: Anderson – yes; Grubb – yes; Dehart – yes, Meagher – yes; Carlock – yes, Noble – yes; Seward – yes. (7 yes votes)

This item will go to the next Township board meeting on August 20th for preliminary consideration.

b) **Centerpointe Plaza**

Location: Located on the north side of Highland Road, between Dolane and Tranquility Drive. Consisting of approximately 1.27 acres. Currently zoned (LB) Local Business. Identified as parcel numbers 12-21-276-020 & 12-21-276-002

Request: **1) Final Site Plan Approval**

Applicant: RSI Holdings
Rob Pope
75 Jesswood Lane
White Lake, MI 48386

Mike Leuffgen (J&A/DLZ) discussed his review letter of June 19, 2019. The final site plan is in good shape. Regarding the grading and paving the applicant is getting some MDOT approvals for approach work and they are actively working on it. The turning radius looks good. A water main easement has to be listed with a Liber and page number.

Mr. Anderson asked about the timeline for MDOT approvals. Everything was turned in and they should be getting approvals soon. Mr. Leuffgen wanted to note that the plan is slightly different. The approach is shifted and is now a shared drive concept with a neighbor property. This is ideally where we would like the drive to be. There will be reciprocal access with Auto Zone.

Two parcels need to be combined, and this will be done administratively. The neighbor to the West doesn't want trees screening the property line, he wants a fence. The applicant noted that it will be a white 6' vinyl or PVC fence.

Mr. O'Neil went through the McKenna comments and they called out the screening. McKenna would also like to see a smoother transition on the driveway. Mr. Leuffgen noted that he doesn't have a problem with the drive.

Mr. Anderson asked what type of tenants the applicant is looking for. Mr. Pope stated that he thinks it could be an insurance company, carryout or retail shops or a bodega.

Mr. Meagher asked if there is any issue screening mechanicals? They have a little panel that would match the building to screen the mechanicals, or hang them inside the unit.

Ms. Dehart if the neighboring parcel is developed will they share the driveway? Yes they will. Will there be a deceleration lane? That is an MDOT call. They can't really expand along M-59 to get that deceleration lane. MDOT will generally give direct access or shared access. Most retailers aren't going to want to go through adjacent sites to get them to their site. Mr. Noble commented that it's a beautiful building.

Mr. Seward moved to recommend Final Site Plan Approval for Centerpointe Plaza Identified as parcel numbers 12-21-276-020 & 12-21-276-002. The approval is subject to all staff and consultant comments and is conditional on the MDOT approvals. Mr. Noble supported and the MOTION carried with a roll call vote: Anderson – yes; Grubb – yes; Dehart – yes, Meagher – yes; Carlock – yes, Noble – yes; Seward – yes. (7 yes votes)

Liaison's Report:

Ms. Grubb reported there was not a Park and Recreation meeting. Mr. Iagoangeli sent out an email about bids going out for Fisk Farm. The only bid received was a 50% increase from prior bids received. We might combine with another project or send out for fall or winter bid. Other communities are having problems with work on small jobs because of how busy contractors are at this time.

Ms. Dehart did not have a report.

Director's Report – Mr. O'Neil reported that the Preserve at Hidden Lake project is at a stand still until they get their DEQ permits. The CIP will be here at the next meeting. We are moving ahead with the CCDC, there will be a meeting with the Township board in two weeks for a feasibility study for Township hall. The Police & Fire needs assessment is nearing completion. The Building Official, Brent Bonnavier, retired recently, and Mr. O'Neil commented that he didn't know anyone who didn't like working with him. McKenna is in for a temporary basis as his replacement.

Other Business:

4 Corners Square

Location: Located on the northeast corner of Union Lake Road and Cooley Lake Road, currently zoned Neighborhood Mixed Use (NMU), identified as parcel numbers 12-36-478-028 (1451 Union Lake Road), 12-36-476-030 (8752 Cooley Lake Road), 12-36-476-029 (8198 Cooley Lake Road), and 12-36-476-025 (8080 Cooley Lake Road), consisting of approximately 6.25 acres.

Request: **Elevation Changes to Apartment Buildings**

Applicant: 4 Corners Square, LLC
Shakir Alkhafaji
29580 Northwestern Hwy, Suite 1000
Southfield, MI 48034

Mr. O'Neil noted that there is a memo in your packet explaining the proposed change.

Randy Martinuzzi was at the meeting to represent 4 Corners Square, LLC and he noted that the commercial parcel now has sidewalks and additional landscaping. They are waiting on a tenant for the corner outlet.

Mr. Anderson asked if the trees taken out from behind the building have been replaced? Those trees have not been replaced yet, there is no water source. The residential site is a year behind schedule. There are arborvitaes and some pines, but not a lot of landscape between commercial and residential. There were some trees accidentally taken out next to the subdivision, the trees were between the apartment and the lake. After it's used for staging materials, more trees will be put in.

Mr. Anderson asked if the out lot is to plan? It is. What's deterring someone from putting in a restaurant? Mr. Martinuzzi thinks there will be more interest when the development is further along. The whole idea with the corner was to make it all work together, commercial and residential.

Mr. O'Neil stated that the elevation plan as submitted recently looked like a hospital. Mr. O'Neil stated that it is his hope that you'll decide on colors and materials, and you'll add decorative pieces to make it look like the building we approved before. Mr. Martinuzzi noted that they are using a burnished block, you can go 38' without a relief angle (no worries about stress cracks or sagging). The lower part of the building has burnished block. They want to remove the silver brick area and go with commercial grade vinyl siding. The cost savings from the vinyl siding is \$ 135,000. They are really over budget right now. They spent a half million in footings. This building is equivalent to many other communities with many amenities. Mr. Martinuzzi is hoping to have a building ready in February of 2020, with the 2nd one ready in April.

Mr. Noble stated that this is like a gateway to White Lake, and it needs to be aesthetically pleasing. The rooftop elements and some different colors for depth need to be shown. Mr. O'Neil noted that we don't dictate color as much as material.

Mr. Anderson said that he's trying to understand the selection process prior to construction, being able to plan the exterior structure of the building and they didn't think about this being a problem? Mr. Martinuzzi stated that our plans are good, we just want to get rid of the brick and go with siding, that this is just good due diligence on their part. Mr. O'Neil commented that most buildings with a mix of materials can really look good and he doesn't have an opinion either way. The Planning Commission needs to make the decision. Mr. Anderson noted that it's really hard looking at the rendering, it doesn't look like the same building.

Mr. Noble asked if it is fair to say they warned you about contamination? Mr. Martinuzzi stated in the commercial area yes, but not in residential. Mr. Noble noted that you knew this could cause you delays. Mr. Martinuzzi stated that an old septic was found in the center of the property and the necessary cleanup was in about a 100' radius. The cost of cleaning up the contamination was \$580,000. and they have applied for some reimbursement for this.

Mr. Seward asked if they are trying to take the roof structures off? Mr. Martinuzzi said they are not. They are basically using silver siding instead of silver brick. The white on the rendering is going to be Hardy Board and he thinks it will be midnight gray, this will look nice along the top of building. The Hardy Board color would be complimentary with the dark brick, there will be no white on the building.

Mr. Anderson asked about the original roof feature, it looked like fake windows (spandrel glazing) and the terrace. Mr. Martinuzzi wants to get rid of the spandrel glass. Mr. Seward noted to be clear that you are changing silver brick to silver siding and removing the spandrel glass at the top.

Mr. O'Neil is requiring new full color elevations for the WLT Planning and Building Department and the roof top elements need to go back in. Mr. Noble noted that there are too many plans floating around and it's not fair for the WLT Planning Department to have so many plans floating around. Mr. Noble stated that he's for it, but wants Mr. O'Neil to be comfortable with the changes. Mr. O'Neil will get the renderings and send them out as soon as possible as an FYI.

Mr. Noble stated to Mr. Martinuzzi that we're not coming back after tonight with changes and Mr. Martinuzzi said he guessed not.

Ms. Dehart moved to approve the elevation changes to 4 Corners Square apartment building from silver brick to commercial grade silver vinyl siding, removing spandrel glass from the two uppermost portions of the roof and to provide up to date color renderings showing the vinyl siding and rooftop metal structures for the building plans. Ms. Grubb supported and the MOTION carried with a roll call vote: Anderson – yes; Grubb – yes; Dehart – yes, Meagher – yes; Carlock – yes, Noble – yes; Seward – yes. (7 yes votes)

No other business.

Mr. Meagher moved to adjourn the meeting at 9:10 p.m. Mr. Noble supported and the MOTION CARRIED with a voice vote. (7 yes votes)

The next meetings are scheduled for August 1st or August 15th, 2019.