

**WHITE LAKE TOWNSHIP
PLANNING COMMISSION**
7525 Highland Road
White Lake, MI 48383
JUNE 6, 2019 @ 7:00 p.m.

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

ROLL CALL: Steve Anderson
Debby Dehart
Mark Fine – Chairperson
Rhonda Grubb – Secretary
Peter Meagher
Anthony Noble
Joe Seward

Absent: Merrie Carlock
Scott Ruggles, Board Liaison

Also Present: Mike Leuffgen, J&A
Sean O’Neil, Planning Director
Aaron Potter, DPS Director
Sherri Ward, Recording Secretary

Visitors: 6

Approval of Agenda

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

Approval of Minutes

a. May 2, 2019

Mr. Meagher wanted to correct the motion on Page 5. The motion should read that Mr. Anderson moved to approve Final Site Plan Approval of the Preserve at Hidden Lake (identified as parcel 12-36-101-001, 12-36-101-003, and 12-36-101-004). The motion did not need to have Township Board approval.

Mr. Seward moved to approve the minutes of May 2, 2019 as amended. Mr. Meagher 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) **Trailside Meadow**

Location: Located on the south side of Elizabeth Lake Road, consisting of approximately 73 acres. Identified as parcel numbers 12-25-251-001 (vacant), and 12-25-201-004 (vacant).

Requests: **1) Final Site Plan Approval**
2) Planned Development Agreement Approval

Applicant: M/I Homes of Michigan, LLC
1668 S. Telegraph Road, Suite 200
Bloomfield Hills, MI 48302

Mr. Potter reviewed the plan and many items have been addressed. He recommends approval of the plan pending the other reviewers.

Mr. Leuffgen noted that there is a minor item and they need a final set of plans with signatures, signed and sealed. Exhibit documents will be needed to go along with the plans. Mr. Leuffgen noted that there had been a little back and forth this week with the grading and paving and the extension of the sidewalk. Regarding sanitary item #1 (flag lot), further review is needed to see how it's interpreted into the utility extension. In order to extend east, we would need additional right of way from neighboring properties. There may be a need for pressure reducing valves.

The overflow is not acceptable without an easement and they rearranged it, which is more appropriate. Regarding item #2, the storm water capacity of the off-site portion of property (Page 74 of the plans), he wants to make sure we have adequate capacity with that off site. Mr. Leuffgen is not confident they demonstrated adequate capacity, he received an update and he is mulling it over to see if he agrees. He wants to be very careful that it will accept the flow from that development.

Item #3, we defer to the Township Attorney regarding the private easements and the applicant's ability to convey stormwater discharge through this easement. Does the developer have any plans to improve the drainage, it could be done through an SAD along all properties along the drainage path.

Item #4 – Detention basin 1 is elevated related to the 3 houses to the north and they must be careful how that's built to make sure it doesn't breach during a storm. We're looking for details on how to seal that off. Essentially, you're creating a dam there.

Item #6 – In their investigations to offsite storm, there are some obstructions in the ditch currently, it would have to be cleaned out for use by the applicant. The offsite storm and approach will need to be approved by the Road Commission for Oakland County.

Mr. O'Neil discussed the report from Greg Elliott of McKenna. Regarding the sidewalk across the frontage, the largest owner is Mulligan Landscaping and he doesn't object to giving an easement, at least verbally at this point.

Nikki Jeffries (M/I Homes) reported that they have reached out to the owners adjacent to the 60' wide parcel abutting Elizabeth Lake Road in writing with an offer, giving them half the property adjacent to theirs in exchange for the easement. They have not heard back from them yet, Mr. O'Neil stated that the Township can send a letter at this point. There is some language in the PD agreement regarding the easements.

Mr. O'Neil would like to see the sidewalks connect into 8001 Elizabeth Lake Road (Mr. C's) because then they connect from there into other usable areas. In many cases the sidewalk will be on the other side of the road right of way because of the ditch. Mr. Elliott's review letter notes that it appears that no effort has been made to connect it to anything beyond the site and that discussion was previously had regarding trying to achieve a pedestrian access to the school property.

Ms. Jeffries thought their initial offer for sidewalks was across their property, not in front of Mulligan's. Some of the Planning Commission members had understood that there would be money put into a fund to cover the extension east to Mr. C's. Mr. O'Neil would rather have no sidewalks going west and go to the east instead, flip flop that. Mr. Noble thought the understanding was to get to the school so students have a way to cross safely. The school has no sidewalk along their frontage.

There is approximately 1,700 feet of sidewalk needed from the west line to Mr. C's. Mr. O'Neil would prefer the monies to be earmarked specifically for Trailside. Mr. Noble asked if we can get a current construction price. Ms. Jeffries, Mr. Bush (Atwell Hicks), and Mr. Leuffgen can get that cost estimate. Mr. Noble would like to see that cost estimate and Ms. Grubb noted that she would like to see the sidewalk all to the east.

Mr. Bush noted that on the drainage aspect, Mr. Leuffgen has done a great job reviewing. They are reducing or restricting their flows, they did a survey and profile of the pipes and noticed the debris and they will commit to cleanup. In reference to the pond embankment, they have a geotechnical engineer they are working with. The RCOC has been submitted to, and verbally they do not have any issues. They're confident they'll get that agreement, it's been submitted to them.

Mr. O'Neil wants to be very clear on the sidewalk issue with all the conditions discussed tonight and they are waiting for Mr. Leuffgen to work with Mr. Bush on some of these issues. We always want to make sure that they are fail proof.

Mr. Anderson asked Mr. Leuffgen, if you were to look at the issues, what are they? Mr. Leuffgen stated that Clerk Lilley has expressed historic concerns with drainage in that area. The calculations they provided were working under the premise that they aren't making things worse because they're detaining water, they are making certain assumptions. What we can't say is the amount of water going from the site, there is no way to meter that. The site may be draining water and it's not currently making it there because of good soil conditions. Mr. Noble asked Mr. Leuffgen if he felt comfortable as it stands? Mr. Leuffgen stated that the math they provided on the plans demonstrates that it works on their assumptions, the follow up info checks out. Again we're basing on assumptions. Colony Heights

releases to the road, and there are assumptions about drainage areas coming into this. A worst case scenario is that you'll have offsite drainage improvements such as ditch cleanup and bigger pipes, probably where it will end. If you have more detention in the site you'll release less. Mr. Meagher asked Mr. Leuffgen if he will get information that you'll be comfortable with, and Mr. Leuffgen indicated yes, with the steps that will be taken. Ms. Jeffries noted that it's typical that there are some concerns at this point with outstanding engineering items.

Mr. Leuffgen noted that looking at 10 year storm event, that's 9.6 cubic feet per second and he's having a hard time understanding this is less than or equal to what's coming off the site. These are assumptions that can't be measured in the real world and he wants to see a hydraulic profile thru discharge path.

Mr. O'Neil stated that as much as we want to get done and thru the process, we want to get through the meeting process because the PC only meets twice per month. Mr. Potter noted that these are typically engineering details, any major redesign and we'd have to come back.

Mr. O'Neil stated to go across the main entrance and then going east will bear more fruit, this gets us closer to a real connection. Taking it as far to the east as possible and you may want to detail this out in your motion. It would be 7 lots plus our parcel to come up with the price. Mr. Potter noted that it's approximately 1,000 linear feet that you'd ask them to deposit.

Ms. Jeffries estimates that they'll be there for 4 years. Mr. O'Neil asked if they would do this in Phase 1 if it moves along. Ms. Jeffries said yes, as long as we get the easements, sooner rather than later.

Mr. Meagher moved to recommend final Site Plan Approval for Trailside Meadow (identified as 12-25-251-001 and 12-25-201-004) to include, but not exclusive to, satisfying the engineering concerns from DLZ or any other consultants, and to consider all staff, consultant and department comments, the developer will make a deposit after negotiations of an approved amount earmarked specifically to Trailside Meadow to fund 1,000 feet of sidewalk on Elizabeth Lake Road with the sidewalk going as far east as possible. Mr. Anderson supported and the MOTION CARRIED with a roll call vote: Anderson – yes; Fine – yes; Dehart – yes; Grubb – yes; Meagher – yes; Noble – yes; Seward – yes. (7 yes votes)

Regarding the Planned Development Agreement, Exhibit B is the approved site plan and gets attached to development agreement. Mr. Meagher stated that there were 8 points and asked Mr. O'Neil if we are comfortable with those? Mr. O'Neil said yes we are if Ms. Jeffries says she'll address those. Ms. Jeffries has no problems with the comments, a lot have been complied with already.

Prior to the pre construction meeting, the boundaries of phases need to be very clear. Mr. Potter is comfortable with the phases and he commented on his first plan review for the final site plan.

We care how the utilities and infrastructure work and that they can stand on their own forever. The most northern road connection will be made to Sharon Drive.

There is an agreement that allows us to accept their deposit, the Township will give the deposit of \$ 20,000. to the SAD, but it's a contribution for their public benefit. It will reduce their assessments. Once the resolution is a go, we'll need to get the check right of way.

Ms. Grubb moved to recommend to the Township Board the Planned Development Agreement Approval for Trailside Meadow (identified as 12-25-251-001 and 12-25-201-004) subject to compliance

with all review comments. Ms. Dehart supported and the MOTION CARRIED with a roll call vote: Anderson – yes; Fine – yes; Dehart – yes; Grubb – yes; Meagher – yes; Noble – yes; Seward – yes. (7 yes votes)

Liaison's Report:

Ms. Grubb reported that they have not met in a while but there is a meeting next week and she discussed the agenda items. Mr. O'Neil reported that we're waiting for appraisals for the Brendel Lake acquisition and hoping to get them back in a week or two. Mr. Noble wanted to recognize Jason Iacoangeli for writing the grant, it was a great job. Mr. O'Neil stated that Mr. Iacoangeli does a nice job and does quite a few of the grants for the parks, we've captured a lot of money.

Ms. Dehart reported that there were two cases for the ZBA. One applicant had to cut their garage back because they were in the road right of way. They did a good job, and they approved the case. The applicant for the Ridge Road case moved the house a bit for the neighbor and that was approved.

Director's Report – Mr. O'Neil reported that the board had the first reading of the Kimmel rezoning and it will go for second reading. They saw the development agreement for the Preserve at Hidden lake. There is a log jam of projects coming through including Centerpointe commercial plaza, West Valley and Lake Point. The next meeting will have a rezoning for a property on Brendel Road, they want to rezone from AG to SF and there will be approximately 12 splits. The Mexican restaurant got their DEQ permits and is still moving ahead. It's time to get into the CIP again later this summer. Four Corners has not had the utility lines moved yet that they applied for a year ago. The Library opened today with a ribbon cutting and there have been some discussions about what will happen with the old library.

Other Business:

No other business.

Mr. Anderson moved to adjourn the meeting at 8:44 p.m. Ms. Dehart supported and the MOTION CARRIED with a voice vote. (7 yes votes)

The next meetings are scheduled for June 20th, and July 18th, 2019.