

**WHITE LAKE TOWNSHIP
PLANNING COMMISSION**
7525 Highland Road
White Lake, MI 48383
FEBRUARY 21, 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: Mr. Meagher and Mr. Fine were excused.

ROLL CALL: Steve Anderson
Merrie Carlock – Acting Chairperson
Debby Dehart
Mark Fine – Chairperson, Excused
Rhonda Grubb – Secretary
Anthony Noble
Peter Meagher - Excused
Scott Ruggles, Board Liaison
Joe Seward

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

Visitors: 54

Approval of Agenda

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

Approval of Minutes

a. January 3, 2019

Mr. Anderson moved to approve the minutes of January 3, 2019 as presented. Mr. Ruggles 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.

Their density plan showed 184 units. If they did R1D they could go back yard to back yard with no buffer. They would provide a buffer around the perimeter. Clustering with a buffer is generally looked at as a better planning practice.

Ms. Dehart asked if the development to the west is R1C. It is and R1C allows for 16,000 square foot lots versus 12,000 sq. ft. in R1D. The master plan provides for one or the other, or a hybrid of the two.

In an R1C or R1D zoning, you are only looking at the lot size. Mr. Anderson asked about R1C, will the house be larger or will there be more usable space of the lot. Mr. Elliott said that his sense would be neither is driving the house size, the market is.

Brad Botham M/I Homes (formerly with Pinnacle Homes) is in attendance seeking recommendation for the preliminary site plan approval. They have worked closely with the Township to generate a plan that takes into consideration the concerns of the Township.

They are proposing walkable pathways in portions of the development. There is an outdoor fitness center proposed to promote an active lifestyle. They are showing about 30 acres of open space. He presented a map of undisturbed area around the site. They are preserving as much as they can based on the topography of the site. They are proposing a minimum of 50 feet between the back of the houses and the property line of the development. Nicki Jeffries (M/I Homes) wanted to touch base on the fitness court planned for the development. It features 30 pieces of equipment that is used with your body weight. They are working with the National Fitness Campaign and have already installed 2 of them with a third planned.

The meeting was opened to the public for discussion about the proposed Trailside Meadows project.

Mike Starynychak (268 Dakota) - It seems like you're cramming a lot of homes into a small space and he worries about the value of his home. He bought the property based on the woods there. He is worried about the number of cars. He can hardly get out now, and feels this would increase the traffic on Williams Lake Road.

Lynn Passini (8338 Elizabeth Lake Road) - She wants to know what school district, it's Waterford Schools. She said the traffic backs up in the morning and afternoon from the elementary school. For the elementary school they would be walkers, and there are no sidewalks on either side of the street for safety of those walkers. It's not uncommon for her to wait 10 minutes to get out of her driveway. She wants to know if each home will pay \$10,000. to get access to Township water like she would have had to do.

Mark Stoll (170 Oak Ridge) – Is the developer going to tie into the street drains of Colony Heights? He's concerned about the water run off with the grade. He's unsure how the roads will be cleared of snow in the winter with the density.

Duane Roycraft (230 Melinda Circle) - He objects to the current proposals lack of access to Williams Lake Road. The just paid to have their roads paved and is worried about damage to the roads . Will it be a cross connection – can they use the new sub roads? He thinks there should be an outlet going to Williams Lake Road, possibly off of Schroeder. He wants to make sure their roads won't be used for construction traffic. He also wants to make sure that Colony Heights wouldn't be disturbed with the sewer. He likes the tree buffer requirement.

Ian Bryam (120 Lisa Circle) – He wants to know if we're hiring any more police or fire. Mr. Ruggles noted that we just hired two new firefighters. He's concerned with the amount of traffic on Elizabeth Lake Road.

Melanie Stauner(395 Melinda Circle E.) – Her main concern is the environmental impact and wondered if there was any environmental impact studies done. She's worried about that the wildlife there will be displaced and the amount of trees removed. She would like the environment impacted the least amount as possible.

Nancy Deszell (8255 Elizabeth Lake Road) – This will all be in her back yard. A lot of people use this as dumping grounds. She wondered about the survey of the ground condition for any contamination. She is concerned about the traffic, she sees every day how bad the traffic is.

Jean-Philippe Loew (247 Rosario Lane) – He lives in Sierra Heights 2. He runs and cross country skis in the area. He doesn't need a mini fitness center he already has one. He's concerned about the impact on water quality and he's concerned about the value of property without the open, usable space there. We should ask how to build that best. He thinks they should be built efficiently. He would like it not to be built.

Kay Rozman (251 Melinda Circle)– She wanted to clarify the 20 feet buffer versus 50 feet mentioned. What will happen to all the animals? She wants to make sure that there will be no construction traffic in her sub. She suggested during construction to cut off Sherry and Sharon until construction is completed. She's concerned about the grading and drainage of the woods backing up to Colony Heights.

Debbie Covert (8399 Elizabeth Lake Road) – She was concerned about how much woodland she would be losing behind her. Her property is low, so she's concerned about what the grading and drainage will do to her.

Cliff Seibert (8145 Benny Lane) — He sees a few positives with the way the site is laid out. He's sees a good transition between Colony Heights. It seems to him that R1D zoning makes sense. It looks like a lot of open space. The density seems to be matched with the sites adjacent. One concern he has is the Southwest corner, the high density units backing up to that area don't seem inappropriate. They have a right to develop, it isn't a park.

Christine Gregory (379 Melinda Circle East) - She moved here because of woods and wildlife. She would like the board to consider the broader picture with the other developments taking place, we're seeing this boom. It's sad to lose the land, change will happen but please look at the broader picture. She would also like the streets closed off at Sherry and Sharon. It's a terrible thought to spend that money and then have the road ruined. She's also worried about the animals.

Bob Vogt (227 Melinda Circle) - He wanted to rebut a few things said. He's concerned with the 20 versus 50 feet buffer. He bought the house for the woods behind him.

Mark Stoll (170 Oakridge) – He asked who is responsible for the overall drainage of the site.

David Miller (207 Lisa Circle) – He's been there 21 years and the traffic increases every year.

Camille Loew (247 Rosario Lane) – She has used the vacant land as a play ground and training area. They go sledding there in the winter. She is concerned about the animals, that they won't have anywhere to go. She worries about the traffic increase and cases of pollution.

Cheryl Sieber (8145 Benny Lane) - They have seen a lot of progress over the years, there used to be no one around them. They have a lot of surrounding development. She thinks White Lake Township has done a good job over the years, but this proposed development just seems to be poor planning.

414 Dakota (Ray representing Suzanne Hutchinson) – She has a steep hill in her yard. Will the tree line and the elevation be gone?

The public hearing was closed at 8:33 p.m.

Mr. O’Neil noted that people in the surrounding area received notice for the rezoning request. They are asking for rezoning and preliminary site plan approval at this time. This body makes a recommendation and on March 12 the Township Board will hear this. If it moves past the Township Board, the Planning Commission would recommend final approval.

Mr. O’Neil stated that they are proposing private streets. They provide cross access easements which everyone can use. Regarding the construction traffic and signage, he’s not sure how it will work but doesn’t expect it to come through all of the streets. Construction traffic will enter off Elizabeth Lake Road. Signage or barricades would be fine by us. The WRC will monitor soil erosion at the site. There are many terrible roads within the Township. Township’s don’t get funded for roads. Mr. O’Neil gave out the phone number for the Road Commission for Oakland County (248-858-4804) and noted that we don’t own or maintain roads in the Township. Mr. O’Neil doesn’t know if the kids will be bused or not. A sidewalk is needed for safety. With no sidewalks it’s assumed they would send a bus into the neighborhood.

Mr. Botham understands that no one wants a new development in their back yard. They could clear cut to the property boundary if they choose to, but they feel they are meeting environmentally sensitive needs. They will meet the requirements from the RCOC. They are open to put up temporary gates at Sharon and Sherry during construction. When they develop sites, they detain all the water and discharge it at or below the current discharge rate of the site. It should improve the current status. In regards to hiring new police and fire, this project, if approved, will generate \$1 million in taxes that could go towards that. They have performed an environmental study of the site for contamination.

Matthew Bush from Atwell explained the buffer around the proposed development.

A resident asked if approved, when construction would start. Mr. Botham reported that they would start site development in late August, be paved out at the end of this year, and digging basements by the end of this year or the first quarter of 2020.

Mr. Elliott wanted to point out that the area with the detention pond isn’t really going to remain undisturbed. Atwell has another grading plan that didn’t make the packet showing an update to this area. These type of changes can’t be sent in the packet unless they have been reviewed first.

Mr. Noble would like to see the updated plan. Mr. Seward stated that regarding the comment about the school and the walking, he would like to see sidewalks on both sides of the streets. Mr. Botham stated that they can put sidewalks on their property, but he doesn’t have right of way for the other areas there. All of the property owners would need to grant right of way. ROW acquisition could be a Township board decision, but it wouldn’t be something the Township paid for. The school should have put sidewalks in when they did their recent construction. Mr. Noble noted that one of the main objectives is to be more walkable.

Mr. Seward asked if they anticipate using the detention pond as open space? Mr. Botham doesn't see why they wouldn't, and possibly use it for a sledding hill.

Mr. Anderson asked what you use as a premise for usable space. Mr. Botham said they netted out the right of ways. Mr. Bush from Atwell said that they included all open space. Mr. Bush also noted that they are meeting the Township standard for the 1:3 slope. Mr. O'Neil said that the Planning Commission will have to decide what is usable or not usable. Ms. Dehart asked how many acres of open space there will be. Mr. Bush stated there will be 28.9 acres, they take out lots, buildings, and roads. There was a question about the acreage of the pond, they are not sure. It's a dry basin and drains dry. Ms. Grubb noted that she likes the concept, but it's tight.

Mr. Botham asked Mr. O'Neil if the parallel plan was acceptable? It's R1D, is 184 units a viable density? It's not up to Mr. O'Neil. The parallel plan is a little more clear cut, but would need to be evaluated. It's a bit old school, there is no open space. The parallel plan has been provided, and we could give it a cursory review – but we don't have engineering, etc. How much of the open space proposed does the Planning Commission consider to be open space? Through the Planned Development process you can give them more homes, as long as they're giving enough community benefit. Community as in White Lake Township.

Mr. Ruggles asked if there was an estimate about what might happen to surrounding real estate values. He's on board with the temporary gate to stop traffic. He feels the development must address the traffic in the existing subs. Snow removal will more than likely go in front yards and cul de sacs and this may need to be addressed. He imagines the animals will disappear with the clear cut. He lives next to a Planned Development by his farm and over time the trees will grow, but probably nothing in the short term. It may be something to discuss at a Township level regarding sidewalks.

Mr. Anderson asked about some of the major things that will be contributed to the community. Mr. Botham stated that they are preserving as much perimeter buffer as possible. The 12" water main is a benefit. They believe they are providing a product type difficult to find in the Township and providing a good value for the homes. They are providing two stubs for the neighboring community – and he would pay for the two access points to help pay for the SAD. He would be willing to get down to 184 home sites by reducing the number of high density home sites near adjacent low density areas.

Mr. Carlock noted that basins can't be counted as open space.

Mr. Seward is in favor of going with the Planned Development and how amenable he is to making changes, but tabling the rest. Ms. Dehart likes the Planned Development. Mr. Anderson asked if they are agreeable to go to the 184, is that still part of the Planned Development? Mr. O'Neil stated that he has to yield those 7 lots.

Mr. Botham stated that they will go to 184 lots, and make a \$20,000 contribution to the Colony Heights road SAD. He will place sidewalks along Elizabeth Lake Road if ROW is procured. They will need to modify the utility and grading plans to be consistent with the natural areas preservation plan. Ms. Grubb asked if the 7 homes taken out would be open space.

Mr. Leuffgen noted that after speaking with DPS Director Potter, he wanted to point out the impact of the 12" water main. It will have a profound improvement, sizing the sewer allows for expansion that would not have otherwise been possible.

Mr. Anderson moved to recommend to the Township Board approval of the rezoning request of Parcels 12-25-251-001 and 12-25-201-004 from (AG) Agricultural and (R1-C) Single Family Residential to (PD) Planned Development. Ms. Dehart supported and the MOTION CARRIED with a roll call vote: Anderson – yes; Carlock – yes; Dehart – yes; Grubb – yes; Noble – yes; Ruggles – yes; Seward – yes (7 yes votes).

Mr. Anderson moved to recommend to the Township Board approval of the Preliminary Site Plan for Trailside Meadows (Parcels 12-25-251-001 and 12-25-201-004) and to acknowledge that a 50 foot setback with preservation buffer will be maintained, the development will include 184 lots with 7 homes taken out of the Northeast and Southwest corners of the development, a \$20,000 contribution will be made to the Colony Heights Road SAD, sidewalks will be provided on the applicant's property abutting Elizabeth Lake Road and along the Elizabeth Lake Road ROW (if procured), the utility and grading plans will be modified to be consistent with the natural areas preservation plan, construction traffic will only be allowed off of Elizabeth Lake Road and temporary barricades will be placed at Sharon Dr. and Sherry Dr. to prevent any access to the site during construction, and to consider comments of staff and consultants, and subject to the parcel being rezoned. Mr. Noble supported and the MOTION IS NOT RECOMMENDED FOR APPROVAL with a roll call vote: Anderson – yes; Carlock – no; Dehart – no; Grubb – no; Noble – yes; Ruggles – no; Seward – yes (3 yes votes, 4 no votes).

Mr. Anderson asked those who voted no what they would like in the way of direction? Ms. Carlock would like to see the revisions from the motion and what we talked about during the meeting. Mr. Botham noted that he could meet these revisions at the Township Board level.

The comments from tonight and from the consultants need to be addressed and the plans updated for review.

Mr. Noble moved to TABLE approval of the Preliminary Site Plan Approval of Trailside Meadows (Parcels 12-25-251-001 and 12-25-201-004) to the March 7, 2019 meeting. Ms. Carlock supported and the MOTION CARRIED with a roll call vote: Anderson – No; Carlock – yes; Dehart – yes; Grubb – yes; Noble – yes; Ruggles – yes; Seward – yes (6 yes votes, 1 no vote).

Old Business:

No old business.

New Business:

No new business.

Liaison's Report:

Mr. Ruggles reported that two new firefighters were hired. GFL came to the Board meeting with a presentation regarding recycling and how they are losing money for recycling, it was very informative. Fire Station 2 and 3 will get new parking lots. The Board discussed the plans for the proposed safety buildings.

Ms. Grubb reported that Parks and Recreation discussed the Fisk Farm pathway again and quotes were received for work planned to Vetter Park for ball field maintenance.

Ms. Dehart reported that the ZBA approved an addition on Sugden Lake.

Director's Report – No report at this time.

Other Business:

No other business.

Ms. Carlock moved to adjourn the meeting at 10:02 p.m. Mr. Noble supported and MOTION CARRIED with a voice vote. (7 yes votes)

The next meeting is scheduled for March 7th, 2019.