

Rik Kowall, Supervisor
Terry Lilley, Clerk
Mike Roman, Treasurer



Trustees
Scott Ruggles
Michael Powell
Andrea C. Voorheis
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WHITE LAKE TOWNSHIP

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WHITE LAKE TOWNSHIP PLANNING COMMISSION

7525 Highland Road
White Lake, MI 48383
June 7, 2018 @ 7:00 p.m.

Mr. Anderson called the meeting to order at 7:00 p.m. and led the Pledge of Allegiance. Roll was called: Mr. Fine, Mr. Noble and Mr. Meagher were excused.

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

Also Present: Sean O'Neil, AICP, Community Development Director
Lynn Hinton, Recording Secretary

Visitors: 0

Approval of Agenda

Ms. Carlock 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. April 19, 2018

Ms. Dehart moved to approve the minutes of April 19, 2018 as submitted. Ms. Grubb supported and the MOTION CARRIED with a voice vote. (5 yes votes; 1 abstained - Anderson)

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

Mr. Anderson opened the discussion for public comment on items not listed on the agenda, but none was offered.

Public Hearing:

a. Zoning Board Amendments to Ordinance 58

Mr. O'Neil indicated that the biggest change to this ordinance is the addition of Seasonal Boat Storage and the amendment to Planned Development to allow a waiver for properties less than 10 acres.

Changes to the Digital Sign Section now limit how much area can be changeable. All other amendments are things that the commission is familiar with.

With regard to Seasonal Boat Storage, Suburban Farms has 20% minimum lot coverage, whereas Agricultural district has a 30% allowance. If someone has a 5-acre lot, they can have 1 acre of boat storage. This could equate to 109 boats on 5 acres by doubling the size of the average sized boat. In AG, they would get 10% more lot coverage. He asked whether the commission wanted to limit this to 20%. The consensus of the group was to standardize this and be consistent in both districts at 20%.

Mr. Anderson indicated that the key thing with boat storage is start-up costs. If they get revenue for 100 boats at say \$350/boat for the season, it could generate \$35k. There are start-up costs associated with ingress/egress, fencing and/or a landscape berm, developing a plan, permit fees, etc.

Ms. Carlock asked if there was a stipulation if someone has existing vegetation that can be used as natural berm. Mr. O'Neil confirmed that the ordinance does allow for existing vegetation on the site.

Mr. O'Neil continued that the boat storage shall not be located in the front by the line established by the house. It can only be located in rear yards and we should indicate a 50 ft. setback requirement from all property lines, which seems reasonable.

Ms. Dehart questioned what is defining "Boat Storage". If someone has 5 boats on his property and he is just storing for friends and neighbors, would he have to have a decorative fence? Mr. Anderson replied that we are not defining revenue. Mr. O'Neil added that he personally doesn't think this would be a big deal to store for a friend or neighbor, but when it becomes an eyesore, the township has to address it. Ordinance 57 addresses storage of vehicles on personal property, i.e., boats, RV's, cars, all which have to be 20 ft. from the neighbor's house.

With regard to "Seasonal", the dates will remain from September 1 through June 1.

Mr. Seward feels there needs to be something that doesn't affect the storage of your own boat, and also a notation for the 50 ft. setbacks from all property lines. Mr. O'Neil indicated that items D and E could be combined into one by eliminating Item D and adding a minimum setback of 50 ft. from property lines.

With regard to Item G, Mr. O'Neil asked whether 200 ft. distance between boat storage is enough. The consensus of the commission was to increase the distance to 1,000 ft.

Mr. O'Neil noted that the Community Development Department was added to Item H, in addition to the Fire Department.

The commission decided to leave the Signage section as is. It can grant seasonal permits with limitations.

Mr. Anderson opened the public hearing at 7:47 p.m. With no comments, the public hearing was closed at 7:51 p.m.

Ms. Carlock moved to recommend to the Township Board approval of the Zoning Ordinance 58 amendments as modified this evening. Ms. Dehart supported and the MOTION CARRIED with a roll call vote: Ruggles – yes; Grubb – yes; Dehart – yes; Anderson – yes; Carlock – yes; Seward – yes. (6 yes votes)

Liaison's Report:

Mr. Ruggles reported that he was not present at the last board meeting, so he could not offer much comment on the meeting. Mr. O'Neil offered updates on the meeting. There was a first reading of the rezoning for the golf course property with adoption of that next week; the computer purchase for the boardroom was approved along with a new projector; and the Ivy Glen issue has been resolved and the sidewalk has been poured.

Ms. Grubb reported that the Parks & Rec will have a millage proposal on the November ballot; Supervisor Kowall has helped apply for a grant for Brendel Lake; the committee is considering getting baseball field maintenance equipment at Vetter Park; and also that the Vetter Park pathway needs repairs.

There is an issue at Bloomer Park with horses not staying on the trails and the commission has talked about cleaning up the trails to make it nicer for them. Mr. O'Neil added that there is thousands of dollars in damage to the park and the horse owners are not cleaning up after their horses. The township may want to try and recoup some of those costs. One farm in particular may be approached that if they want to continue to trail ride, they need to maintain the trails or horses in general may be cut off from using the park. Mr. O'Neil continued by noting that the farm owners are aware of this and they could be fined. Trail cameras have shown the abuse of the park.

Ms. Carlock stated that the bike path along M-59 is a mess with gravel and grass and people are still trying to walk on those paths. She would like to see the township spend some money cleaning this up. Mr. O'Neil responded that MDOT has said any clean-up has to be coordinated. The township can't just go out and clean it up. A citizen was going to rent a bobcat and clean and scrape it. The township cannot give permission, but if they do it on their own, they need to get a permit from MDOT. He suggested putting this item on the next agenda and making a recommendation to the Township Board.

Ms. Dehart reported that the ZBA had a very brief meeting addressing an item that was missed on a case on the agenda from the previous meeting. It was approved.

Director's Report:

Mr. O'Neil reported that 4 Corners is moving ahead and they are removing contamination from the site. They are doing additional testing and permitting from the DEQ. Letters went out to Commerce Township for vapor intrusion, but this was not an issue in White Lake.

Other Business:

- a. Discussion on the new Township sign

Mr. O'Neil indicated the Township Board approved a budget for a new sign and pictures were included with the packets this evening. He asked for an opinion from the group regarding having a wider or narrower screen; the design of the sign, with or without the "L" border. He asked to keep in mind that this will be a temporary sign for maybe 5 years.

The consensus of the group was to go with the wider screen (121 in.), base style without the "L", add lower level plantings, and work with the font size for the township identification.

Ms. Carlock asked for the consideration from the Board that the background of the sign not be white or bright. Mr. O'Neil stated that the sign would meet the ordinance requirements for dimming down.

Communications:

Next meeting dates:

- Regular Meeting – June 21, 2018
- Regular Meeting – July 5, 2018 (Dehart and Carlock cannot attend)

Adjournment

Ms. Dehart moved to adjourn the meeting at 8:25 p.m. Ms. Grubb supported and the MOTION CARRIED with a voice vote.