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WHITE LAKE TOWNSHIP

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WHITE LAKE TOWNSHIP PLANNING COMMISSION

7525 Highland Road
White Lake, MI 48383
December 7, 2017 @ 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 and Mr. Lewsley and Mr. Ruggles were excused.

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

Also Present: Sean O'Neil, AICP, Community Development Director
Mike Leuffgen, Johnson & Anderson
Lynn Hinton, Recording Secretary

Visitors: 7

Approval of Agenda

Mr. O'Neil indicated that representatives from 4 Corners Square wanted to come in this evening to make changes to their plan, and he would defer to the commission for feedback. Since they are not here yet at the start of the meeting, they could be added later on the agenda if needed.

Mr. Meagher moved to approve the agenda with the possibility of adding 4 Corners Square discussion. Mr. Noble supported and the MOTION CARRIED with a voice vote. (6 yes votes)

Approval of Minutes

a. November 2, 2017

Mr. Meagher moved to approve the minutes of November 2, 2017 as submitted. Ms. Carlock supported and the MOTION CARRIED with a voice vote. (6 yes votes)

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.

Continued Business:

- a. File No. 17-018 White Lake Township Library
Location: Located on the west side of Elizabeth Lake Road, south of Highland Road and across from Town Center Boulevard, currently zoned (AG) Agricultural, identified as parcel 12-21-426-004, consisting of approximately 9.22 acres.
Request: 1) Preliminary Site Plan Approval
Owner: White Lake Township Library
Applicant: 7527 Highland Road, White Lake, MI 48383

Mr. O'Neil indicated there would not be a public hearing this evening. At the last meeting, the Planning and Enabling legislation was taken care of, as was the request for Special Land Use. The Preliminary Site Plan was tabled due to an issue with the parking lot. The parking lot has since been moved back and the site has minor reconfigurations. The plan is in order. Any remaining issues will be dealt with at final review. If recommended for approval tonight, this will go to the Board on December 19.

Joe Lehning, engineer for the project, gave a visual presentation. He stated that at the last meeting Ryan Whitehurst from J&A went over the Traffic Impact Study and from that, changes were made pertaining to driveway location. They shifted the driveway from the south property line to meet the site distance from the Town Center, per RCOC direction. Also, RCOC will change the future right of way from 33 to 60 ft. and they subsequently shifted their parking lot line 27 ft. back to accommodate for that right of way. Lastly, they moved the building back 8 ft. to accommodate the changes with the parking lot. The parking count will meet gross square footage of the building at 100 spots. Everything else remains the same on the site.

Mr. Meagher asked if the square footage of the building was reduced. Mr. Lehning stated it was reduced at the last meeting from 30k to 28k sq. ft. Mr. Anderson asked what type of financial impact that change had and Mr. Lehning responded that he got the cost down to meet the construction budget.

Mr. O'Neil noted that there were issues and recommendations called out previously. One comment deals with drive aisles. The Fire Department recommends narrowing the aisle from 22 ft. to 20 ft. so it's not inviting 2-way traffic, and then to also widen the greenbelt. Mr. Lehning stated that drive is a dual use area for book drop-off and deliveries.

Mr. O'Neil continued that also not reflected is the cross access from the library site to the township municipal site. It should probably go right to property line and then the curb could be eliminated. There is an area on the plan that could be squared off. When the township connects, there will already be a cross access easement in place. Mr. Lehning stated the cross connection can come in at any other place as well. He feels it could line up with any of those areas on the parking field and would fit well in another area. Mr. O'Neil felt it would be more of a disruption, but they have the option of determining where to connect. He added that striping and wayfinding will be important for circulation as well. This should be reflected on the preliminary plan so there is no change to the final site plan.

Mike Leuffgen of Johnson & Anderson reviewed his report of November 22. This is the 3rd review of the Preliminary Site Plan. Previous comments have been addressed since the last meeting, but he would like more discussion regarding detention pond site slopes. Also, the water main was discussed with the recommendation of looping and having two points of connection and service. Plans have been changed and they are bringing it down in a different location, but still with those changes, there will be a long dead end water main that can lead to water quality issues. Engineering design standards says anything over 600 ft. in length ideally would be a loop system. What is proposed is 1000 ft. Lastly, minor notes can be dealt with through final site plan process.

Mr. O'Neil indicated that ultimately, it is the Board's decision on the length of the water main. He noted that Aaron Potter, Township Water Superintendent, was present to answer questions. He also would like the commission to make a decision on the slope issue.

Mr. Anderson asked if there would be poor quality of water without the looping system. Mr. Leuffgen responded that water will be drawn from the connection to the north. It will sit on site until it's pulled from the library system. When it sits, there could be odor, color, and higher maintenance costs of having to flush lines and disinfect.

Mr. Potter stated that the township's goal is to provide high quality drinking water, and this site will be the "crown jewel" of public buildings in the township. They expect a high volume of traffic. The pipe has to be sized for future development. With current technology, they can't guarantee it will be good water when it gets to the tap. They feel strongly that the system be looped, as it keeps the water age down and keeps it moving. As far as economic development to the south, there will be more, possible township offices. From a water quality perspective, it's the right thing to do.

Mr. O'Neil asked if there has been discussion between the Library Board and the Township Board. Glenn Ross of the Library Board stated he was at the last township meeting. It was suggested that the neighbor to the south, the Library, pay for improvement to the property for the water line. The Library feels they are improving the property by putting water on it. Mr. Kowall indicated to him that he would call the library to discuss this, but he hasn't heard from him yet. He originally approached the board because he thought it was a requirement that it be looped. They are following the ordinance as it applies and right now, if Kroger didn't exist, it would exceed the financial threshold for each building in the water ordinance. If the water was only available at the rehab center, then the Library would be further away. If they go the other way, they are close enough to Kroger and the ordinance says water only has to go to lot line. Also, the ordinance doesn't call for having a loop line. Mr. O'Neil indicated that this is policy versus ordinance in this instance.

Ms. Grubb wanted to clarify that water will come from Kroger to the lot line of the property, and Mr. Ross confirmed. He continued that the request from the township is to continue past the township property and loop back. There is 1000 ft. from Kroger to the property line and 1000 ft. to loop back. There is an estimated cost of \$240k to do this. Mr. Anderson asked when the looping system came to light. Mr. Ross responded when the township consultant brought this up. Mr. Leuffgen added it was brought up in the first Preliminary Site Plan review.

Ms. Carlock asked if the water main dead ends whether it could be connected to later and Mr. Leuffgen stated that it could.

Mr. O'Neil continued the discussion by noting that the RCOC responded back with regard to the applicant moving out of the future right of way, but they did not convey it. They are aware and there doesn't appear to be any issues, and no issues with fire department either.

With regard to slopes on the detention basins, Mr. Lehning stated there is an adult area without an access to the south side where the detention is located. The max depth on the ponds is 3 ft. and they are dry basins on the slope and will not have standing water unless there is a 100 year storm, at which point, water will drain within 48 hours. Ms. Carlock asked what they will grow on there and how it will be maintained. Mr. Lehning stated it would be seeded and be a grass basin that can be mowed. Ms. Carlock would like to see softer grades with a taper to lessen it. This is very artificial looking and she feels they can soften it up a bit.

Ms. Dehart asked if there was any outdoor seating/reading/children's area where kids might be encouraged to look into the water, 3 ft. is a lot of water for a small child. If a fence is required, it's understandable. In addition, she feels there should be a sidewalk for pedestrians, but not where they have to go to the road and come back down. There will be a vehicular connection someday and there should be some internal circulation. Ms. Stefanik asked whether they could show an internal sidewalk when the time comes, but Mr. O'Neil stated it has to be shown on the plan now. Ms. Carlock added that they would also need bike racks. Mr. Lehning asked if the bikes racks were a requirement. Ms. Carlock stated that it doesn't matter if it's a requirement or not, they should be included.

Mr. Noble feels it makes the most sense, from a safety standpoint as well, to have a user friendly pathway for an easy connection to other developments. This will eliminate people from having to take

their car everywhere. Mr. O'Neil noted that it doesn't have to be put in today, but they will have to put it in and it has to be shown on the plan.

Ms. Stefanik questioned whether there was any chance the south property will be commercial or mixed use. Mr. O'Neil indicated that whoever goes to the south, they will have to connect. No one will go through library site, because it won't be inviting, it just needs to be planned for it now for the future. Mr. Anderson added that this will show intent that you are willing to put yourself out there.

Mr. Ross indicated that right now their entrance should not be the access point to the township property and Mr. O'Neil stated that it would not be the preferred entrance. Mr. Ross added that they had to move their driveway to accommodate the RCOC so why would the township get a driveway. Mr. Lueffgen noted that the township could connect to an existing drive. Mr. Ross stated that the shortest distance would be to cut through the library to go east and west.

With regard to slopes, if it's 1 and 4, then the Planning Commission has the opinion whether to approve with a fence or without a fence. These are not retention ponds, but detention basins with a 48 hour maximum drainage time.

Mr. Noble is concerned with what if water goes in up to 48 hours and a small child gets away from mom and drowns. His recommendation would be to put in a fence to avoid any liability.

Ms. Grubb asked what percentage of the parking lot would be drained in that detention area. Mr. Lehning stated that less than half would go to the southern basin. Ms. Grubb stated she does not have a problem with not having a fence.

Ms. Dehart stated that she has a problem with aesthetics of a fence and feels the area can be softened with natural vegetation or a bio swale type so you're not looking at a hole. Even without water, a small child can topple into a 1 and 4 slope.

Mr. Meagher stated he would pass this without the fence.

Ms. Carlock asked them to consider native plants. It's not real deep, but they could put a lot of plants in there and make it impossible to fall in. Everything needs maintenance and she would rather not see a chain link fence around it.

Mr. Noble said aesthetically pleasing is one thing, but he's involved in public safety and remembers vividly accidents involving children. His recommendation with the northern pond would be to fence it.

Mr. Anderson asked Mr. O'Neil his thoughts. Mr. O'Neil stated he would lean towards not having a fence. He would echo comments about softening. The 1 and 4 slope is not super steep. He would encourage it to be softened since it is close to the road. Ms. Stefanik stated they would look into this. She would like to see plantings versus open space as well.

Mr. Anderson stated that when the applicant comes back, the commission would like to know that you looked at this issue and tell why you did or didn't take the recommendations. Mr. O'Neil added that landscaping would be more attractive than a fence.

Mr. Anderson noted that the agenda was misprinted showing this item as a public hearing this evening when it should have been under continuing business. He did allow comments from the public.

Mary Earley, 5925 Pine Ridge Court, commented about the water main loop. She asked that if a Deputy Director would come in very early in the mornings and flush toilets and run faucets, if that would help. Mr. Potter responded that a typical building plumbing is 1/2" and a few minutes, and a toilet is a gallon and half of water. A 600 ft. main holds more. You'd have to run the water for several hours. Ms. Earley noted that water would still be dead at night even if a loop was installed. Mr. O'Neil stated that the loop would not end on this particular side it incorporates the Trinity Rehab Center too. Mr. Anderson added that water is flowing, just not from the draw of the library. Mr. Potter feels the water will be a lot worse without the loop. There will most likely be water fountains in the

library and workers will want to use water. With regard to the slope, Ms. Earley stated the 1 and 4 is a rolling slope, at which Ms. Carlock noted it is not the steepness but rather its depth.

John Earley, 5925 Pine Ridge Court, asked if there is recirculation whether there is a constant flow back to the water tower. Mr. Potter stated there is not. The source of water is Aspen Meadows Well House, which then goes into the water tower and out to the eastern edge of the township at a rate of 55-85 psi. Mr. Earley stated that usage ensures flow.

Mr. Noble moved in File 17-018 to recommend to the Township Board approval of the Preliminary Site Plan for the White Lake Township Library subject to the following conditions: That the applicant soften the basin slopes with vegetation, noting that there is not a requirement for the fence per engineering design standards; that the plans show future cross connection for vehicular and pedestrian cross access; that bike racks are included; and both detention basins are referenced; and subject to all comments from staff, consultants and discussion this evening. Ms. Dehart supported and the MOTION CARRIED with a roll call vote: Anderson – yes; Carlock – yes; Noble – yes; Grubb – yes; Dehart – yes; Meagher – yes (6 yes votes)

b. Zoning Ordinance Amendment Discussion

Mr. O'Neil referenced his memo dated 12/7/17 pertaining to Section 4.9, Automobile Service Stations (Outside Overnight Parking). He stated it was brought to their attention that the ordinance standard for overnight parking of vehicles is inadequate in the opinion of business owners. He has looked at ordinances from surrounding communities for purpose of comparison and each community has a different standard. The current 1.5 standard doesn't seem like a viable number anymore. He feels 3 might be reasonable.

He'd like to start having dialogue about different items in the ordinance to do housekeeping amendments. After the first of the year, we will have a meeting to discuss several amendments and move them along through the process.

Liaison's Report

Mr. Ruggles was not present to give a report.

Ms. Grubb reported that the Parks & Rec did not have a meeting last month, but will be meeting next week for a review of the Halloween event and review of the Fisk Farm pathway design along the east side of Fisk Farm, around the corner across the doctor's property.

Ms. Dehart reported that the ZBA saw one case last week and they approved variances for a resident on Pontiac Lake to construct an attached garage to their home.

Director's Report:

Mr. O'Neil would like a motion to reflect there was a typo on the agenda and to amend/correct from a Public Hearing to Continuing Business.

Ms. Grubb moved to amend the agenda to replace Public Hearing with Continuing Business. Mr. Meagher supported and the MOTION CARRIED with a unanimous voice vote. (6 yes votes)

Mr. O'Neil indicated that 4 Corners did not show up this evening as they thought, so he provided some information to the commission. The Tim Horton's deal fell through and the applicant wanted to come tonight to potentially bring 2 other fast type food users that want to locate in conjoined fashion on the corner. Mr. Anderson stated he went on record at the first meeting that he did not want anything on the corner. There was a lot of discussion on where these fast food restaurants would be located.

Communications:

Next meeting dates:

- Regular Meeting – December 21, 2017
- Regular Meeting – January 4, 2018

Adjournment

Mr. Meagher moved to adjourn the meeting at 8:55 p.m. Ms. Carlock supported and the MOTION CARRIED with a voice vote. (6 yes votes)