

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



Trustees  
Scott Ruggles  
Michael Powell  
Andrea C. Voorheis  
Liz Fessler Smith

## WHITE LAKE TOWNSHIP

7525 Highland Road • White Lake, Michigan 48383-2900 • (248) 698-3300 • [www.whitelaketwp.com](http://www.whitelaketwp.com)

### WHITE LAKE TOWNSHIP PLANNING COMMISSION

Lakeland High School Cafeteria  
1630 Bogie Lake Road  
White Lake, MI 48383

**November 2, 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: Ms. Dehart and Mr. Lewsley were excused.

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

Also Present: Sean O'Neil, AICP, Community Development Director  
Lisa Hamameh, Township Attorney  
Mike Leuffgen, Johnson & Anderson  
Ryan Whitehurse, Johnson & Anderson  
Greg Elliott, McKenna & Associates  
Lynn Hinton, Recording Secretary

Visitors: 23

#### Approval of Agenda

Ms. Carlock 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. October 5, 2017

Mr. Meagher moved to approve the minutes of October 5, 2017 as submitted. Mr. Ruggles supported and the MOTION CARRIED with a voice vote. (7 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.

#### Public Hearing:

- 59       a. File No.       17-018 White Lake Township Library  
60       Location:       Located on the west side of Elizabeth Lake Road, south of Highland Road and  
61       across from Town Center Boulevard, currently zoned (AG) Agricultural, identified  
62       as parcel 12-21-426-004, consisting of approximately 9.22 acres.  
63       Request:       1) Request for Approval per MCL 125.3861  
64       2) Special Land Use Approval  
65       3) Preliminary Site Plan Approval  
66       Owner:       White Lake Township Library  
67       Applicant:       7527 Highland Road, White Lake, MI 48383  
68

69 Mr. O'Neil referenced his memo dated October 26, 2017. He noted that the Special Land Use is what  
70 necessitates the public hearing. Also, the Michigan Planning Enabling Act (Act 33 of 2008) requires  
71 that any proposed public building not be constructed or authorized for construction unless the  
72 location, character and extent of the building is submitted to the Planning Commission for approval  
73 under MCL 125.3861.  
74

75 Two issues came to light with regard to the Library's traffic impact study. The RCOC has planned a  
76 future road right of way for Elizabeth Lake Road that will extend further into their site than anticipated.  
77 This will impact their parking field. Additionally, their driveway connection to Elizabeth Lake Road  
78 must be moved further north on the site. This information came back to the Library on October 18  
79 and they have not had ample time to make the necessary plan revisions for this meeting. He would  
80 suggest that the Planning Commission consider only the first 2 requests tonight: Action on MCL  
81 125.3861 and also the Special Land Use. The public hearing can proceed. The request for  
82 Preliminary Site Plan approval should be tabled until the next available meeting, so that revised plans  
83 can be submitted and reviewed for compliance by the RCOC and the Township Engineer.  
84

85 Mr. Leuffgen reviewed his report of October 3, 2017. This is their 2<sup>nd</sup> review and most comments  
86 have been addressed to their satisfaction for this level of approval. Detention on site is appropriate  
87 for the development, but with regard to the detention pond, there should be a fence around it at this  
88 slope. The water main has room for discussion. In the applicant's second version, they extended the  
89 water main across the property frontage per ordinance requirements, but the issue is when any water  
90 main is extended more than 600 ft. it should not be a dead end but rather a loop system to increase  
91 water quality and reliability.  
92

93 Mr. Meagher referenced the fence around the detention pond and questioned the difference of the  
94 slope is what determines when a fence is needed. Mr. Leuffgen confirmed and added that this is not  
95 a highly traveled area and there might be room for discussion whether this is overkill.  
96

97 Mr. Anderson asked for clarification of the water main loop. Mr. Leuffgen stated that the plans  
98 propose connecting to a neighborhood south of the building site. A 12" water main extended all the  
99 way to the site will be approximately 1,400 ft. long with an additional 200 ft. to the building. There is  
100 1,600-1,700 ft. of dead end main until you pull a water service. It is hard to maintain a good quality of  
101 water at that length. There would be issues with odor, disinfecting, etc.  
102

103 Greg Elliott of McKenna & Associates reviewed his report dated October 3, 2017. They have also  
104 reviewed the preliminary plan a few times. They are good with the layout and not a lot of their  
105 comments are issues. The applicant is proposing a one-story, 29,992 sq. ft. library. Township  
106 government and public school buildings are allow as a special land use in the AG District, subject to  
107 Planning Commission approval. The following use standards apply to the proposed use, per Section  
108 4.21 of the Zoning Ordinance: (a) There shall be no storage yard or uses like a public works garage;  
109 (b) The site shall have all access from a major or minor arterial; (c) All off-street parking shall be  
110 screened from abutting residential property by a screen wall, obscuring fence, or a greenbelt  
111 according to the standards in Section 5.19. In terms of building placement, this library complies with  
112 all setback requirements for the AG District, and they have found site circulation and parking  
113 acceptable, but this will change somewhat based on comments from RCOC. Regarding parking  
114 spaces, they are required to have 100 off street parking spaces based on the use, and the plan he  
115 has reviewed had 102 spaces.  
116

One issue he has is the importance of having proper pavement markings, i.e., to drop off materials, etc. Regarding pedestrian circulation, they are proposing an 8 ft. wide multi-use path with 2 ft. wide clear zone on each side. Connections were made on the north side and they have a central crosswalk system mid-site as well.

Mr. Elliott continued that he reviewed the landscaping requirements and they have met all in terms of the conceptual design. This is preliminary so details are not included. Exterior lighting is beyond the scope of a preliminary review. Sign location is proposed at the north of the entry drive, and is of appropriate sizing. Trash disposal was laid out for this location. He is comfortable with the preliminary plan as presented. The Special Land Use may be something the Planning Commission can act on conditioned upon site plan approval being consummated.

With regard to the standards set forth in Section 6.10.A of the Zoning Ordinance, he is comfortable that the standards and requirements have been met. McKenna & Associates is recommending approval of the Special Land Use contingent upon the facility being granted final site plan approval.

Ryan Whitehurse of Johnson & Anderson reviewed the Traffic Impact Study. The study was submitted in October of this year. The area evaluated by the study is Elizabeth Lake Road between Highland and Town Center Drive. There will be no significant impact at those intersections, but the study did not evaluate the impact the development will have on the segment of road directly adjacent to the drive approach. Based on the trip generation peak hour traffic and the study author's assignment of direction of incoming traffic, J&A has determined that a right-turn taper will be necessary and either a dedicated left-turn lane or a bypass lane will be required to allow left-turn movements. This finding was discussed with RCOC staff and they are in agreement. This might change based on spacing of the drives with the new site plan. The spacing of the drive approaches does not meet the requirements for a 35 mph speed limit and the proposed drive is only approximately 300 ft. from Town Center Drive.

Mr. O'Neil reported that the Fire Marshall had the following comments: (1) He would like the applicant to provide a turning radius detail showing that the proposed project will accommodate the Fire Department's largest apparatus (40'); (2) He would like the applicant to show the connection between the FDC and the building.

Charles Owens, representing the White Lake Township Library, showed in graphic format how everything is laid out. The building footprint is 30,000 sq. ft., with main site access on the south side of the site, which is one-way in and one-way out. As indicated per the township ordinance, they needed 100 parking spaces and they have 102. Storm water will shoot to 2 area detention ponds, and they will have city water and sanitary sewers. A pathway along Elizabeth Lake Road will bring pedestrians into the library safely. The goal is to reduce vehicular conflicts.

In essence, what they are looking to do, based on RCOC, is move parking out of the new right of way and also move the building 8 ft. to the south. He noted that they reduced the building to 28,000 sq. ft. Site utilities will remain the same and the entry point to the site meets RCOC requirements and will create more of a showpiece for the center of the library. With the reduced square footage of the building, they would need 94 parking spaces and they have 98.

Mr. Ruggles asked why the building shrunk. Mr. Owens responded that it was a cost/budget factor. Mr. Ruggles asked why the need for both water detention areas on the north and south. Mr. Owens stated it is more efficient and more cost effective to sheet drain, but Mr. Ruggles indicated it would cost less by having one detention pond to the north to catch all. To the south he is building a pond on the hill. Mr. Owens responded that the detention on the south is on level ground. Mr. Ruggles corrected that the spot itself may be level, but the area is quite elevated. It makes sense to shift water to one spot to the north. Mr. Owens stated that would look at this again. Mr. Ruggles would like to know the dollar figure of the cost difference.

Joseph Lehning, engineer for the project, stated that the reason for the two detention areas is that they looked at sheet flow versus putting in a lengthy pip system. They are shoving water to the north and south. The depths of these ponds are 3 ft. deep.

Ms. Carlock asked whether the Library had a feeling they would need every parking spot proposed. They responded that it would be enough for most programs, but not much more. Ms. Carlock also added that when they start doing their landscape plan, to not add invasive plants and to think of the setting with acres of nature land. She suggested a rain garden or bio swale. Mr. Owens stated they would take those comments into consideration.

Mr. Anderson opened the public hearing at 7:52 p.m.

Doug Hanks, 10115 Joanna K, asked where the drainage ponds would be and whether they are drawing most of the time or would be aerated. He also asked if there were plans for behind the library for landscaping to relax.

John Earley, 5925 Pine Ridge, asked for clarification again on the loop system and how it keeps the water from becoming stagnant.

Mary Earley, 5925 Pine Ridge, questioned the traffic impact study with the "no left turns". She feels this should also apply to the township when they start building their new facility.

Bill Dowe, 580 Elkin Court, reference sheet drainage and how and where they would be discharging to the ponds, and if there was any pre-treatment before the ponds. He also commented that they are relying on a buffer of an undeveloped area. The stream separating his residential neighborhood and this development is dry a lot of the time. There is nothing keeping the public from entering his neighborhood.

Nola Reece, 4666 White Lake Road, asked if anyone has ever not shown up to these meetings. It was confirmed that sometimes there is no public in attendance and the commission talks amongst themselves.

With no other comments, the public hearing was closed at 7:59 p.m.

Mr. Owens addressed the questions from the public.

The drainage ponds are not retention but rather detention. Regarding plantings behind the buildings, they have identified potential trails and the idea is to not disturb natural features, but they may have a patio and benches.

With regard to the loop system, Mr. Leuffgen clarified that a loop in a water system has 2 points of service, Kroger and the existing healthcare site. As you make the connection, you are getting water circulating through the system, keeping it fresh. If you have what the plan is proposing, there is a 1,700 ft. dead end, and by the time water is drawn, there is 11-14 days water age and they would be concerned about this. The burden, and also liability, is on the township to keep the lines clean. If there is a problem on the north side, you would still have service on the south. It is a lateral run between two points. Mr. Ruggles asked how much longer to get to the second point. Mr. Leuffgen stated it's possibly shorter at 450 ft. from the north property line. It was noted that it would cost \$240k to put in the loop system and it was not in the budget.

Mr. Whitehurse addressed the traffic impact study. He stated this would be the same criteria any development would if it goes in on that road. One slight difference if the township develops, they will be almost directly across from where Town Center Drive comes out. The RCOC might require something above what the lowest standard is with the library. The prohibition in current road configuration would be prohibited, they could add to allow cars to go around or add a full blown center lane. To get away from this, they can make accommodations.

With regard to storm water management, Mr. Lehning stated pre-treatment is within the township and county perk design and response. There is a sedimentation basin and rock channels. Also, each pond will have its own parapets and outlet will be in low area of the site. This will discharge prior to entering the wetlands.

Mr. Dowe commented again regarding the back of the building. He stated that the developer is relying on 4 acres of non-developed/non-zoned property to act as a buffer between the library and his residential neighborhood. Mr. Owens stated there are no plans to disturb this area. Mr. O'Neil added that this is a government building and not commercial and the applicant has met the developmental standard. There is no loading dock or lights or anything that would require additional buffering. Mr. Anderson stated that there would be a final review of landscaping and this would be taken into consideration and that the applicant would have to comply based on the ordinances in place.

**Mr. Meagher moved to approve MCL 125.3861 citing that it is consistent with the White Lake Township Master Plan with respect to location, character, and extent of the Master Plan, in accordance with MCL 125.3861. Mr. Fine supported and the MOTION CARRIED with a roll call vote: Anderson – yes; Carlock – yes; Fine – yes; Noble – yes; Grubb – yes; Ruggles – yes; Meagher – yes. (7 yes votes)**

**Mr. Meagher moved to approve the Special Land Use subject to and contingent upon the adjustments that need to be made in accordance with meeting all conditions outlined in the consultants and engineers reports and discussion this evening. Ms. Carlock supported and the MOTION CARRIED with a roll call vote: Anderson – yes; Carlock – yes; Fine – yes; Noble – yes; Grubb – yes; Ruggles – yes; Meagher – yes. (7 yes votes)**

**Ms. Carlock moved to table Preliminary Site Plan approval until December 7, 2017 to give the applicant ample time to make revisions. Mr. Fine supported and the MOTION CARRIED with a roll call vote: Anderson – yes; Carlock – yes; Fine – yes; Noble – yes; Grubb – yes; Ruggles – yes; Meagher – yes. (7 yes votes)**

#### **Liaison Reports:**

Mr. Ruggles reported that at last month's board meeting, they discussed the 2018 budget, tabled discussion on the library, and discussed a new civic center. He is looking forward to the 3<sup>rd</sup> presentation from the firm hired to do the analysis on the civic center.

Mr. O'Neil stated that the next CIDI Civic Center meeting will be held on November 8, 2017 at 7:00 pm in the Lakeland High School Cafeteria. They are trying to pull all the best recommendations along with subcommittee comments incorporated as well. Mr. Anderson asked if the group felt they got a good response to the survey. Mr. O'Neil stated there were 334 responses and the consultants felt they got some good comments and feedback from the survey. There is a new survey online asking for input on 3 proposed schemes.

Mr. Ruggles stated he thought the firm would only focus on the property the township owns, but they concentrated on a 20 year future plan. He is hoping their next presentation will focus more on just the township's ownership.

Mr. O'Neil indicated that they are looking at this from a broad prospective. They are going outside of the township's ownership to stretch our minds a little to consider other areas developing and show how it can all fit together. The scope is what we anticipated. They are trying to look at other needs, and what they've shown so far is well beyond what White Lake would be able to support, but if the arrangement allows for all uses to be present, then it is a step towards the goals of the Master Plan.

Ms. Grubb reported that the Halloween Trunk or Treat event was held on October 21 in conjunction with the Fisk Farm Haunting event. The movie shown was Don Knotts' Ghost and Mr. Chicken and there were over 100 participants at the event. They had a scarecrow contest too. The Parks & Rec is also finalizing the pathway from Walmart to M-59 and the engineering design has been completed. They hope to have it constructed in 2018.

#### **Director's Report:**

Mr. O'Neil reported that there has been much progress with Redwood and there's a decent chance they will have their first residents by the end of the year. They are still moving along rapidly.

There will be more discussion in December on Zoning Ordinance amendments pertaining to home occupations and some housekeeping items. Also up for discussion is the Cluster Option and how we approach evaluating open space. We will be looking at granting waivers on 10-acre minimum for PD's whose projects are less than 10 acres.

Lake Point development is moving slowly. He talked to developer and they are working with J&A on final site plan questions. Cedar Meadows development is moving ahead.

**Communications:**

**Next meeting dates:**

- Regular Meeting – November 16, 2017 (possible cancellation)
- Regular Meeting – December 7, 2017

**Other Business:**

Approval of the 2018 Planning Commission Meeting Dates

**Moved to approve the 2018 Planning Commission meeting dates as presented. Supported and the MOTION CARRIED with a unanimous voice vote. (7 yes votes)**

**Adjournment**

**Mr. Meagher moved to adjourn the meeting at 8:55 p.m. Mr. Fine supported and the MOTION CARRIED with a voice vote. (7 yes votes)**