

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



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

## WHITE LAKE TOWNSHIP

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### WHITE LAKE TOWNSHIP PLANNING COMMISSION

7525 Highland Road  
White Lake, MI 48383

**August 17, 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. Carlock, Mr. Fine, Mr. Lewsley and Ms. Novak-Phelps were excused.

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

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

Visitors: 0

#### Approval of Agenda

Mr. Meagher moved to approve the agenda as presented. Ms. Dehart supported and the MOTION CARRIED with a voice vote. (5 yes votes)

#### Approval of Minutes

a. August 3, 2017

Mr. Meagher moved to approve the minutes of August 3, 2017 as submitted. Ms. Grubb supported and the MOTION CARRIED with a voice vote. (5 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.

#### Continuing Business:

a. Zoning Ordinance Amendments Discussion

Mr. O'Neil indicated that at the last meeting, there was discussion on whether to amend the ordinance section as it pertains to home occupations/home businesses. At that time, Mr. Elliott of McKenna Associates was asked to find other communities that have similar issues with landscape yards, boat

storage, etc. and how those communities addressed them. Mr. Elliott referenced Tyrone Township in Livingston County, but did not have other examples in Oakland County where this was happening. The township does not want to encourage people to come to White Lake if they think they could run these types of businesses from their homes. There will be more discussion on this next month.

Mr. O'Neil stated that Trustee Mike Powell wanted the commission to discuss the possibility of amending the ordinance to not allow AC units and generators in side yards. There was a case at the ZBA that was tabled in June and came back in July where a homeowner was granted a variance to 5 ft. and put those units in that 5 ft. setback. The neighbor had complained about the noise and also with the units being very close to his deck and had requested a 6 ft. privacy fence. During the time between the two meetings, the neighbor's dispute escalated and got physical and the police were asked to be present at the last meeting. The neighbor was granted a variance for a 6 ft. privacy fence to extend 30 ft. (down from his original request of 110 ft.) to screen the units.

Comments from the commissioners were that normally units are allowed in the side yard setbacks, but that lake lots are smaller and more problematic. They didn't feel it would be right to impose on a homeowner that they have to put their unit on the front of their home or on the lake side on their patio or deck. This might be better addressed by the Township Board or on a case-by-case basis.

#### **New Business:**

- a. Review and discussion of the draft 2018-2023 Capital Improvements Plan (CIP)

Mr. O'Neil reviewed the spreadsheet of projects that were developed by the individual department heads. Many of the projects have carried over from year to year. He noted that the Parks & Rec Committee and the Water & Sewer Department have added a few new projects. The CIP is required by the state when any municipality has a public water and/or sewer system. The public hearing is scheduled for September 7, 2017.

#### **Liaison Reports:**

Mr. Ruggles reported that the Board took care of general business items, and the hot topic for discussion was regarding the construction of the new Library. His personal opinion is not to rush into this. There is a future opportunity to have new township offices in the same complex, and he would like to see a more coordinated effort with the Library.

Ms. Grubb reported that the Parks & Rec will have their Halloween Movie Event at Fisk Farm on Saturday, October 21. Due to a scheduling conflict with the company who has done the movies for the township over the years, it has found another company that will set up a large screen on the lawn. The only difference is that people will sit on the lawn to watch and not watch from their cars. They are still planning on the trunk or treat function too. There was discussion regarding the playground equipment at Hawley Park, which is in need of repair. Mr. Iacoangeli will contact the company and get information regarding replacement parts and whether the structure could be moved if the township office was relocated. She will report back next month.

Ms. Novak-Phelps was not present to give a report, but it was noted there were 3 cases last month that were all approved for home/garage additions.

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

Mr. O'Neil reported that Hobby Lobby is planning on opening next month. The Redwood development is underway and he is confident the corner of M-59 and Bogie Lake will see some development in the future.

#### **Communications:**

##### **Next meeting dates:**

- Regular Meeting – September 7, 2017
- Regular Meeting – September 21, 2017

118 **Adjournment**

119  
120 **Mr. Meagher moved to adjourn the meeting at 8:29 p.m. Ms. Grubb supported and the MOTION**  
121 **CARRIED with a voice vote. (5 yes votes)**