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Scott Ruggles  
Michael Powell  
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Liz Fessler Smith

## WHITE LAKE TOWNSHIP

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### WHITE LAKE TOWNSHIP PLANNING COMMISSION

7525 Highland Road  
White Lake, MI 48383

January 19, 2017 @ 7:00 p.m.

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

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

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

Visitors: 3

#### Approval of Agenda

Ms. Novak-Phelps moved to approve the agenda as presented. Ms. Grubb supported and the MOTION CARRIED with a voice vote. (6 yes votes)

#### Approval of Minutes

a. January 5, 2017

Ms. Novak-Phelps moved to approve the minutes of January 5, 2017 as corrected. 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. Lewsley opened the discussion for public comment on items not listed on the agenda, but none was offered.

#### New Business:

- a. File No. 16-017 Kroger Redevelopment  
Location: Located at 10805 Highland, southwest corner of M-59 and Town Center Road,  
Currently zoned 12-22-301-015, consisting of approximately 5.69 acres  
Request: 1) Preliminary Site Plan Approval

Mr. O'Neil indicated that both preliminary and final approvals are being requested this evening. This is an existing building that has constraints which have led to some inconsistencies. If the commission chooses, it can move these along with conditions. He added that the developer has an aggressive schedule for interior construction, hopefully beginning in March, followed by the outside and parking lot. Both new tenants hope to open their business in the fall. Variances will be needed due to some of the inconsistencies, and the applicant will be at the ZBA meeting next week.

Ms. Carlock questioned whether the building footprint would remain the same and Mr. Lueffgen confirmed that it would. He noted that Kroger reoriented the truck dock in the back, but that was all.

Mr. O'Neil added a few more comments while reviewing the site plan. The applicant has added parking and landscaping on Town Center Drive. There is a walking path on the shoulder of M59 that will be removed and replaced. They have added 11 landscape islands with shrubs. By percentage, he feels this will look better. They will need variances from the ZBA for interior landscape requirements, which are deficient in area, and there is also a deficiency in the number of plants.

Hobby Lobby will have their standard orange lettering and will have monument sign at the road. Mr. O'Neill didn't feel a need for the larger lettering that they wanted.

Commissioner Comments:

Ms. Dehart feels the parking lot will look nice with those plantings and the façade is also a nice improvement.

Ms. Carlock feels trees and shrubs are fine in islands, if they are taken care of.

Ms. Novak-Phelps asked how they would irrigate the landscape islands. Mr. Tucker stated they would run lines under the concrete. Mr. O'Neill added that they will all be connected to water and sewer, which will make irrigation easier. There was a suggestion to them for iron removal as a temporary maintenance program to eliminate orange stains on the building.

**Ms. Novak-Phelps moved in File 16-027 Kroger Redevelopment, to recommend to the Township Board approval of the Preliminary Site Plan, subject to consultants and staff recommendations, but without one recommendation of the consultant to the placement of the 17 proposed parking spaces in the landbank, as it is not necessary; and subject to approval from the Zoning Board of Appeals. Ms. Dehart supported and the MOTION CARRIED with a roll call vote: Ruggles – yes; Grubb – yes; Dehart – yes; Carlock – yes; Lewsley – yes; Novak-Phelps (6 yes votes)**

**Ms. Novak-Phelps moved in File 16-027 Kroger Redevelopment, to approve the Final Site Plan subject to Township Board approval of the Preliminary Site Plan and subject to Zoning Board of Appeals approval; and all other conditions set forth in the Preliminary Site Plan. Mr. Ruggles supported and the MOTION CARRIED with a roll call vote: Ruggles – yes; Grubb – yes; Dehart – yes; Carlock – yes; Lewsley – yes; Novak-Phelps – yes. (6 yes votes)**

#### **Liaison's Report**

Mr. Ruggles reported that the Township Board swore in the new Police Chief, Dan Kelley; it approved all the ZBA ordinance amendments; and addressed the issue at 2255 Porter Road, where they are running an illegal landscape business. This has been referred back to Planning Commission to come up with resolution.

Ms. Grubb reported that the Parks & Rec's 5-year plan expires December 31, 2017. We need a Master Plan in place to qualify for grant funding. The committee will review the current plan in February through August. There has been discussion on the Bogie Lake Road pathway and Safe Routes to School Program, which may start to fall in place.

Ms. Novak-Phelps stated that the ZBA did not meet last month, but will have a meeting next week.

#### **Consultant's Report**

Mr. Lueffgen had nothing further to add.

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

Mr. O'Neil continued on Mr. Ruggles' comment regarding the illegal landscape business running off Porter Road. There has been discussion to expand the ordinance to allow for these uses. The ordinance currently does not allow this, so we can only address violations on a complaint basis. He feels the best way to address this would not be to open Home Occupations, but rather treat this as a Special Land Use in AG district with conditions, possibly a 10 acre minimum, buffering and screening requirements, hours of operation, and requiring a site plan. A special land use gives them an avenue if they meet certain standards. Mr. Ruggles added that a lot goes on and it may or may not our duty to take up warfare with everyone in the township. Odor, noise, or anything that can be a nuisance should be addressed. Mr. O'Neil will set another meeting to spend time on this. The Township Board is looking for a recommendation within a few months.

The Township Master Plan is 6 years old and needs to be revisited every 5 years. We can make a finding that it's still relevant and in good order. He will put this on a future agenda as an action item. We will also be updating the Recreation Plan.

Mr. O'Neil stated that the Supervisor has been meeting with other communities that we want to partner with on projects in adjacent areas.

**Communications:**

**Next meeting dates:**

- Regular Meeting – February 2, 2017 (possible cancellation)
- Regular Meeting – February 16, 2017

**Adjournment**

**Ms. Novak-Phelps moved to adjourn the meeting at 8:34 p.m. Ms. Carlock supported and the MOTION CARRIED with a voice vote. (6 yes votes)**