

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
January 5, 2017 @ 7:00 p.m.

Ms. Novak-Phelps called the meeting to order at 7:00 p.m. and led the Pledge of Allegiance. Roll was called:

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

Also Present: Sean O'Neil, AICP, Community Development Director
Lisa Hamameh, Township Attorney
Patrick Sloan, Township Consultant
Lynn Hinton, Recording Secretary

Visitors: 2

Approval of Agenda

Mr. Anderson moved to approve the agenda as presented. Ms. Carlock supported and the MOTION CARRIED with a voice vote. (8 yes votes)

Approval of Minutes

a. October 6, 2016

Mr. Anderson moved to approve the minutes of October 6, 2016 as amended. Mr. Lewsley supported and the MOTION CARRIED with a voice vote. (8 yes votes)

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

Ms. Novak-Phelps opened the discussion for public comment on items not listed on the agenda.

Township Supervisor, Rik Kowall, thanked the Planning Commission members for their dedication and duty to the township. He has turned his ranks over to Scott Ruggles, who will now serve as the Board Liaison to the Planning Commission. He updated that 3 of the 4 buildings have been removed in the 4-Towns project. The response in the development community has been interesting and White Lake Township is on the map. We will continue to see other things happening in the township.

Public Hearing:

- a. Draft Amendments to Zoning Ordinance 58 – Amend Use Matrix, Amend Article 2.0 Definitions, Amend Article 3.0 Zoning Districts, and Amend Article 4.0 Use Standards

Mr. O'Neil indicated that these amendments are a culmination of discussions over the months to clean up the ordinance. McKenna Associates has reviewed the ordinance and incorporated changes resulting from the discussions, as well as minor housekeeping items, i.e., typos.

Mr. Sloan referenced his most recent letter of June 27, 2016 that identified each individual discrepancy in the ordinance. They have included/excluded items based on discussions with the Planning Commissioners.

The following sections had discussion and/or amendments:

Definitions 2.2:

Mr. Lewsley stated he would like to see the term "recycling" under waste disposal. Mr. Sloan noted there is a similar type of use referencing rubbish elsewhere in the ordinance, and Mr. O'Neil felt the term "rubbish" could encompass recycling.

Article 3.1.1 AG Agricultural District:

Mr. Lewsley questioned the language of government offices "township only". Mr. O'Neil indicated the intent is to have a wider birth to township facilities in other areas. Other government offices would be more appropriate elsewhere. Mr. Sloan added that there is a distinction between government and township offices under Article 4.

3.1.2 Suburban Farms:

Cemeteries are currently zoned AG and SF zoning, but there was discussion whether should have a Special Land Use in R-1A zoning. Mr. O'Neil indicated there is a 10-acre minimum lot size for cemeteries in R-1A zoning and they would still have to meet criteria. No further action is necessary in this section.

3.1.7 MHP Mobile Home Park District:

Mr. Lewsley referenced Accessory Uses and whether off-street parking should be included in this district for parking inside the facility or other guest parking. Mr. O'Neil indicated that through LARA in Michigan, they lay the standards and regulations and the township determines if the use is acceptable for the district.

3.1.8 RM-1 Attached Single Family District:

Mr. Anderson stated we keep deleting public and private parks and similar outdoor facilities. Mr. Sloan responded that Article 4.3.8 addresses this. There is a large table that breaks down many recreational land uses. Mr. Anderson questioned as an example, where a tot lot would be put in a subdivision. Mr. O'Neil stated it would be in the site plan as a common element.

Mr. Lewsley questioned whether this would apply to RM1 & RM2. In condo developments, etc. they have a community clubhouse center. Is this a permitted accessory? William Lake Crossing has a pool house, but not a gathering facility. Mr. O'Neil stated that a community center is not defined under the ordinance, but he feels it would be in the site plan for a use in the development. Attorney Mamameh does not see a downside for adding an accessory community center or gathering facility in this section. Mr. Sloan will revise the verbage. He noted that a clubhouse is often an accessory use, but it is not defined. Attorney Mamameh indicated that the verbage could be revised under Add Accessory: On-site management office/"community centers".

3.1.10 PDD Planned Development District:

Mr. Lewsley noticed a discrepancy where the term "credit union" was left out. It should be put in after "banks", so it will be consistent with sections 3.1.11 and 3.1.13.

3.1.15 General Business District:

Ms. Novak-Phelps questioned whether permitted uses and special land uses were the same in this section. Mr. O'Neil replied that it comes down to scale and possibly an outdoor storage unit. The intent is for no outdoor storage or use.

Mr. Lewsley indicated that he did not see a provision for self-storage facilities. Mr. Sloan noted that Section 4.5 has outdoor storage, but Mr. Lewsley questioned self-storage facilities where they store recreational vehicles and boats, and the township does have those types of facilities. Mr. O'Neil stated that most of those uses are now in LM Light Manufacturing. Mr. Sloan stated that self-storage is under parking regulations for permitted spaces, but not as a use. Mr. Lewsley feels self-storage can be done in a few ways, inside climate control and outdoor storage. It is not in the use matrix, and he is of the opinion where self-storage is contained could be a special land use in GB and also LM, which provides for fleet cars in this district. Mr. O'Neil indicated that the township does get calls for people wanting this use in GB, but it would be an underutilization of land and should exist in LM. Mr. Sloan said with this use, you'll have a caretaker, and hours of operation issues, which may not be an issue in an Industrial District. Mr. O'Neil stated this could be put in the ordinance, but there aren't any standards to refer to at this time. Mr. Lewsley would like to see this put in under Light Industrial as a special land use. Warehousing activities can encompass self-storage. If not specifically articulated, Mr. Sloan stated that the Planning Department will look for a similar use and apply the same factors and same regulations. Attorney Hamameh noted that you don't have to find somewhere to put every use.

Ms. Carlock asked whether medical marijuana would be listed under GB.

3.1.16 Planned Business District:

The numbering needs to be fixed in this section.

3.1.18 Pontiac Lake Gateway District:

Mr. Lewsley referenced the special land use for hotels over 3 stories in this district. Mr. O'Neil stated that a developer could go up 6 stories however the airport will have issues with that. Mr. Sloan indicated that each district has height standards. This district is 70 ft. or 6 stories whichever is less.

3.1.19 ROS Recreation & Open Space District:

Mr. Lewsley questioned whether this section could be considered boat and RV storage in areas where you have lake access lots. Ms. Carlock stated she would be worried to put that use in this section. Mr. Lewsley noted that marinas store boats for the winter. This is a marina and they are permitted to have outdoor storage.

3.1.22 Extractive Overlay District:

There were questions as to why Photography or Artists' Studios were under this section. Mr. Sloan stated this was a typo/clerical error and will be put in section 3.1.22.

4.7 Adult Foster Care Facilities:

This item has been reclassified to clean up conflicts with the matrix. Mr. Sloan stated the definition excludes rehab facilities. State licensing requirements will preclude where it can be.

4.6 Animal Care Facilities:

Ms. Novak was concerned that when reading the item numbers, this lends to kennels and vet clinics, which wouldn't apply in items A-E. Clinics and hospitals do not have commercial kennels, but then it would apply in Items H-I. Attorney Hamameh suggested changing the first paragraph to read "subject to the applicable standards in Items A-I below". Mr. Lewsley asked where boarding of healthy animals is allowed. This will be added in Section 4.6 GB and on the use matrix.

4.12 Bed and Breakfast Homes and Inns:

Ms. Dehart questioned the verbage that references smoke detectors but not carbon monoxide detectors. Attorney Hamameh stated smoke detectors are required under the fire code and carbon monoxide detectors are required under the building code. This could be amended to read *smoke/carbon monoxide alarm, applicable before regulations*.

4.49 Waste Disposal Transfer Station:

It was determined that rubbish and recycling are waste.

How to use this ordinance:

Mr. Sloan will make the necessary changes as discussed this evening.

Ms. Novak-Phelps opened the discussion for public hearing at 8:38 p.m. With no comments, the public hearing was closed at 8:39 p.m.

Mr. Lewsley moved to recommend to the Township Board approval of the Zoning Board amendments subject to the changes tonight being incorporated into the final draft to the Township Board. Mr. Anderson supported and the MOTION CARRIED with a roll call vote: Anderson – yes; Carlock – yes; Fine – yes; Lewsley – yes; Grubb – yes; Ruggles – yes; Novak – yes; Dehart – yes. (8 yes votes)

Liaison's Report

Ms. Grubb reported for the Parks & Rec. She indicated that Mike Powell presented again on the pathway that would run parallel with ITC from Indian Springs north/south into Commerce. He would like White Lake to get on board with this. Other communities cannot allocate funding at this time, but if White Lake got a portion done, it could connect to other trails. The Trunk or Treat event held in conjunction with the Historical Society's Halloween event was a huge success. There were over 60 cars present for the drive-in movie. They think the increase in attendance this year was due to the weather and advertising on social media. The final grant scores for Hidden Pines Park are in. The township lost points on items out of its control. The 5-year plan will expire in December 2017 and the committee will focus on this throughout the year. Bogie Lake pathway is still being discussed for a TAP grant cycle. Mr. O'Neill added that the township is in dialogue with the school for a Safe Routes to School grant. There is a limit to those funds and this could be a start.

Mr. Ruggles stated he is pleased to be the new Board Liaison. He reported that the highlight of the last board meeting was talk of development of a potential house on Dawson's Island across from the White Lake Inn. The Board also appointed a new firefighter and the Redwood Development closed on the property.

Ms. Novak-Phelps reported that the ZBA has 3 items on the next meeting agenda January 26. The last meeting saw 4 garage additions and a new development on the lake, all of which were approved. Mr. O'Neil added that Sugden Lake has sewers now, which means those residents can build garages and additions.

Consultant's Report

Mr. Sloan addressed Ms. Carlock's earlier comment regarding medical marijuana. He indicated that the state passed a law that allows for uses that were not previously permitted. The good news is that the state will not issue licenses until December 17 and the law appears to be an opt-in law. There are operators trying to secure land and find ways in ordinances where the uses are permitted. Mr. O'Neil stated his recommendation to the Township Board is not to opt in. Mr. Sloan added that some communities are putting in their ordinances that those uses are not permitted.

Director's Report

Mr. O'Neil reported that the 4-Corners development is a week or two away from coming in with a revised conceptual plan. He will have J&A and McKenna Associates present at that meeting. This will be the first MNU zoned project and there will be a lot of questions regarding traffic and buffering and screening. There were several concerns at the last meeting from residents on how they will be impacted. The developer is sensitive to this. He will be creative along the northern property line. They are moving ahead and have demolished 3 buildings. The supervisor arranged for bucket truck to be delivered and the developer went up and took pictures at a 2-story level. He had a view of Union Lake and a decent view from 3 stories. He is looking to be creative and may have a rooftop open space. They are testing soils and waiting for results. The old Kroger store will be a shared space with Hobby Lobby and Ulta. This will come in for preliminary and final approvals at the same time. Cedar Meadows put roads in and

will start with building permits. Worthington Crossing closed on the property with Redwood, and they have modified the site plan and development agreement.

Mr. Lewsley asked about the Library getting the parcel on Elizabeth Lake Road. Mr. O'Neill stated he didn't know yet, but the Library will still have to come for approval on the site plan.

Communications:

Next meeting dates:

- Regular Meeting – January 19, 2017
- Regular Meeting – February 2, 2017 (Recording Secretary cannot attend)

Other Business:

- a. Approval of the 2017 Meeting Dates

Mr. Lewsley moved to approve the 2017 Meeting Dates as submitted. Ms. Carlock supported and the MOTION CARRIED with a unanimous voice vote. (8 yes votes)

- b. Election of Officers

Ms. Dehart moved to appoint Mr. Anderson as Chairperson, Mr. Lewsley as Vice Chairperson, and Ms. Grubb as Secretary. Ms. Carlock supported and the MOTION CARRIED with a roll call vote: Anderson – yes; Carlock – yes; Fine – yes; Lewsley – yes; Grubb – yes; Ruggles – yes; Novak – yes; Dehart – yes. (8 yes votes)

Adjournment

Ms. Novak-Phelps moved to adjourn the meeting at 9:05 p.m. Ms. Anderson supported and the MOTION CARRIED with a voice vote. (8 yes votes)