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WHITE LAKE TOWNSHIP

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WHITE LAKE TOWNSHIP PLANNING COMMISSION

Regular Meeting
7525 Highland Road
White Lake, MI 48383
October 15, 2015 @ 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: Mr. Lewsley and Mr. Fine were excused.

ROLL CALL: Steve Anderson - Vice Chairperson
Matt Carr
Debby Dehart – Secretary
Mark Fine - Excused
Rhonda Grubb
Rik Kowall, Board Liaison
David Lewsley - Excused
Peter Meagher
Gail Novak-Phelps – Chairperson

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

Visitors: 16

Approval of Agenda

Mr. Kowall moved to approve the agenda as presented. Mr. Anderson supported and the MOTION CARRIED with a voice vote. (7 yes votes)

Approval of Minutes

a. September 3, 2015

Mr. Anderson moved to approve the minutes of September 3, 2015 as submitted. Mr. Carr supported and the MOTION CARRIED with a voice vote. (7 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, but none was offered.

Public Hearing:

a. File No. 15-021 Doyle Car Dealership
Location: Located on the north side of Highland Road, west of Audubon, currently

57 zoned (PB) Planned Business, identified as parcel number 12-19-101-036,
58 consisting of approximately 1.94 acres
59 Request: Preliminary Site Plan Approval
60 Applicant: Dan Doyle
61 27480 Crestview Court
62 Farmington, MI 48335
63

64 Mr. Sloan reviewed his report dated September 29, 2015. This site is proposed for a used car dealership
65 with a shared access drive off Highland Road. The revised plans include most of the missing information
66 previously noted in their letter of August 18, 2015. The only item not included on the plans is the location
67 of existing and proposed easements, which Powell & Associates have indicated would come under
68 separate cover. Once that is received and deemed acceptable to the Township, then they would
69 recommend approval of the preliminary site plan subject to the conditions listed in their report relating to
70 automobile display spaces; extending the brick belting on the east side to surround the entire perimeter of
71 the building; that the applicant include justification for 30 parking spaces when the Zoning Ordinance
72 requires only 15; that the loading area be 10x15 ft. long and screened from adjoining properties and from
73 street view; that the Planning Commission determine whether double-striping is required for the display
74 spaces; and that the site plan show that the dumpster gates will be on a steel frame. The landscaping
75 plan can be deferred at final site plan review.
76

77 Mr. Gucwa reviewed is report dated September 24, 2015. The applicant has stated that the required
78 permits have been applied for with regard to providing water and sanitary to the site by well and on-site
79 septic fields. An oil interceptor may be required on drains from the garage area, and the applicant has
80 stated an oil interceptor would be provided if floor drains were installed. An architectural plan has been
81 provided. He is waiting for landscaping and lighting plans and noted that the cross access for the drive
82 also needs to be provided. He is recommending site plan approval with those issues being addressed on
83 the final site plan.
84

85 Mr. O'Neil indicated that the cross easement access from the bank is all set. The proposed sign appears
86 to meet the size requirement, but it should be noted that the sign base needs to be masonry material. He
87 added that this is a unique scenario in that this is one of a handful of properties that was rezoned PD
88 before a site plan was approved. A public hearing was necessary per the requirements, even though
89 there are no special conditions with the site.
90

91 Mr. O'Neil continued that not discussed was the comments from the fire department regarding fire
92 suppression. This is a water department requirement, but the fire department is the user. There is no
93 water main here, and the bank also previously dealt with this in the past. The applicant may need to see
94 a waiver of this requirement from the Township Board. Hours of operation should be noted, along with
95 addressing any noise and light concerns from the neighbors. Mr. Doyle is not proposing any mechanical
96 or body work at this time. The township doesn't want pneumatic tools and things as such that would
97 disrupt the neighborhood, and this should be noted in the development agreement.
98

99 Comments from the Commissioners:
100

101 Mr. Carr noted that we have had a similar situation for placement of the dumpster, which looks like it
102 could be adjusted for a straight drive in. He likes the comments from the consultant with regard to
103 carrying the brick around the perimeter.
104

105 Mr. Anderson would like Mr. Doyle to address the number of cars being displayed in comparison with
106 employee parking and customer parking. If we double-stripe some of the parking, he would like to know
107 which spaces are for which. Also, he would like an explanation on how they will market their products,
108 i.e., notations on signage, merchandising, etc.
109

110 Mr. Meagher had no additional comments.
111

112 Ms. Grubb would also like to see the dumpster angle changed.
113

Ms. Dehart is concerned with marketing, i.e., signs, pennants, lighting. She understands that these issues can be addressed on the final site plan review.

Mr. Kowall feels that display cars in the front is not a bad idea, and is good marketing if tastefully done. He doesn't think it is necessary to have brick around the back of the building since there is a 50 ft. elevation grade before anyone can see the building. He would like to see that money spent on more landscaping. With regard to parking spaces, they know their industry and what their needs will be. Regarding striping parking spaces, he thinks double-striping is a good way to designate customers and single-striping for display spaces. Loading and unloading cars will be minimal and it doesn't make sense to him to put a requirement on a large area. He agrees that the dumpster angle could be straightened out. If they could relocate the dumpster behind the building, a steel gate may not be necessary.

Mr. O'Neil stated there is a proposed directional sign, but the Commission can't approve them putting it on someone else's property. Off site signage is not permitted, and we can't grant or suggest approval. The bank has to grant an easement beforehand.

Mr. Doyle, the applicant, responded to the Commissioner comments. He indicated that there would not be any loading and unloading of vehicles from large haulers. Since this is a used car lot, there may be 2-3 vehicles at a time and they would be driven in by drivers. He will put the dumpster behind the building if there is room. With regard to parking spaces, he is hoping for 30-40 inventory. He may have 3-4 employees at best. They will not be working on vehicles, other than changing wiper blades or a tire. He will sublet any mechanical or body work to the mechanic down the street. The hours of operation will be Tuesday-Wednesday-Friday from 9:00am-6:00pm; Monday-Thursday from 9:00am-7/8:00pm, and Saturday 10:00am-3:00pm. There will not be an outdoor paging system. They are proposing a total of 6 lights, which will be reduced to 50% by 11pm. He agrees with Mr. Kowall that there is no reason to extend the brick to the back of the building, but he will extend it around the sides to be cosmetically in conjunction with the front of the building.

Mr. Meagher questioned whether this was excessive parking. Mr. O'Neil stated that this type of business has large parking fields. In GB zoning, we would make them justify the need, but they could be given permission to have this many spaces. Mr. Doyle added that the extra spaces would be to profile certain vehicles. He also needs space to put snow in the winter, so the extra spaces will help.

Ms. Novak-Phelps opened the public hearing at 7:31pm

Tom Alter, Genisys Credit Union, 3671 Highland Road, is happy to see something developing in the area. He believes Mr. Doyle has addressed most of his concerns. One concern was with the use of the garage and type of servicing that would be done on site. He would want to know what safeguards are in place to protect contamination of ground water. Since Mr. Doyle has indicated he would not be providing this type of service, he questioned how this would be enforced. Another concern is with the placement of the septic field, which is close to the credit union's field. In the past, they have had to drain out to field area, and two septic fields in this area concerns them, as there have been soil repairs in the past. Also, he hopes that a directional sign is not needed. He thinks it's clear on which way vehicles should go. He likes the proposed exterior of the building. And lastly, and this may be a MDOT issue, but because the westerly turnaround is further down the street, people will use the easterly turnaround in front of the bank and drive the wrong way on M-59 to cut through. He asked whether anything could be done. This is a safety issue and he asked the Commission to take this into consideration.

Colleen Melton, 3610 White Lake Hills Drive, has concerns with traffic. She has watched it for years and has even called the police on people driving the wrong way to enter the bank. It's illegal, but people do it when there's no traffic coming. Also, the ingress into the bank is 3 times shorter than Meijer, and people are doing 55-65mph coming into that ingress drive. She would like to see that longer so it's safer to get in there. She asked if Mr. Doyle is going to do anything more with the grade behind the building and will they put in a retaining wall. She saw a bobcat clearing stuff at the top of the hill, and this was next to her house. Mr. O'Neil confirmed that a retaining wall is proposed on the west side. They won't be digging into the hill or removing any trees. Ms. Spencer of Powell Engineering added that trees will be planted behind the building and the grade will be maintained. The applicant has no intention of disrupting that area.

With no other comments, the public hearing was closed at 7:40 pm.

Michelle Spencer of Powell Engineering first addressed the concerns of Mr. Alter. Failure of septic fields happens with particles coming out when the soil and stone interface. This happens 90% of the time with newer systems. The two septic fields being near each other should not have any affect or impact, as they are 20 ft. apart. They did perk tests and found sand, which is not porous. The well and septic permits are currently awaiting review and approval from Oakland County Drain Commission. They are relocating the well in another area from the existing plan, because the county didn't want it too close to septic fields.

She continued that the garbage trucks would have a difficult time turning if the dumpster is located behind the building, but they can push it back more to be less visible from the road. The applicant has addressed the desire for additional parking. They are looking for a variance to have presentation cars in front. Landscaping is mainly grass, but they are putting trees, etc. outside of the 2 ft. platforms. They are conscientious of the neighbors with lights and not having loud speakers. They can screen the dumpster and perhaps get some leniency with gates being required. Most of these issues can be handled with the development agreement.

Commissioner Comments:

Ms. Novak-Phelps asked who had the bobcat. Mr. Doyle stated that the owner was cleaning up the property so they can properly landscape.

Mr. Anderson asked when the lighting would dull down in the evening. Mr. Doyle responded that it would dull down at 11:00pm to allow for people to shop after hours, and he feels this is acceptable. The lights will be shielded and will not be shining on anyone's property.

Mr. Carr asked what types of sounds would be coming from the garage. Mr. Doyle responded that they will be detailing with buffers and shop vacs. There are no windows on the backside of the building and noise will be contained. Any activity will happen between 9:00am-5:00pm and the building is well insulated. Mr. O'Neil added that he is not proposing any repair work.

Mr. Kowall moved in File 15-021 to recommend to the Township Board approval of the Preliminary Site Plan for Doyle Car Dealership, with a notation to allow forward display of vehicles, adequate greenbelt in that area, accept the parking as it is proposed, forego the 10-15 ft. loading zone, leave the parking space striping to the Community Development Director, possibly relocate the dumpster, add brick to the west side of the building, and all other comments from staff and consultants. Mr. Carr supported and the MOTION CARRIED with a roll call vote: Anderson – yes; Carr – yes; Grubb – yes; Novak-Phelps – yes; Meagher – yes; Dehart – yes; Kowall – yes. (7 yes votes)

Mr. Anderson excused himself from the meeting.

New Business:

- | | | |
|----|------------|---|
| b. | File No. | 15-011 Modern Messages Dance Studio |
| | Location: | Located on Nordic Drive (north side of Highland Road, east of Bogie Lake Road), currently zoned (GB) General Business, identified as parcel number 12-20-276-028 and 12-20—276-029, consisting of approximately 1.01 acres. |
| | Request: | Preliminary Site Plan Approval |
| | Applicant: | Roland Bottiglia
6237 High Valley
White Lake, MI 48383 |

Mr. Sloan reviewed his report dated October 6, 2015. They have identified several issues that require correction. However, the only item that will change the layout of the site is the widening of the maneuvering lane on the north part of the site to 24 ft. All other issues can be addressed on the final site plan.

The site is over an acre and the proposed use is permitted in the district. The applicant needs to submit signed cross access agreements. The building architecture and design doesn't seem to meet requirements. They would like to replace the vinyl siding with masonry stone or brick and dress up the sides and rear of the building. East side facing parking lot should include materials similar to the front of the building. Windows should cover 30% of the façade and should be shown on the plans. Parking meets the requirements, but the maneuvering lane must be 24ft. and the current plan shows it narrowing to 20 ft. They may have narrowed it due to the grade, but it has to be 24 ft. With regard to signage, the area, quantity and location must be shown on the preliminary plan. The standards of the ordinance are enforced when the permit is issued. Dumpster details have to be updated and show that the gate will have a steel frame. The one-way drive to the west must be approved.

Mr. Gucwa reviewed his report dated October 5, 2015. He is recommending approval of the preliminary site plan and noted that the water main will be extended along with pressure sewers. Final details for storm water runoff can be included with the final plans. Final grading will be looked at for ADA compliance. Most of his issues have been addressed with the balance at final site plan approval.

Mr. O'Neil indicated that cross access easements are critical. The owner wants to use the site to the south in the future. Also, easements will have to be recorded with the county. He is happy to see a good use here, and hopefully be they will be the catalysts to bring utilities down this road.

Mr. Carr referenced dumpster and the current configuration. It appears the garbage trucks will be backing all the way out.

Ms. Dehart noted that the Assessor didn't mention combining the two parcels and she questioned if it is ok to encroach one parcel with parking. Mr. O'Neil stated the easement is for access and parking and will be shown on the development agreement.

Mr. Kowall suggested considering upgrading materials on the building that face primary areas, for longevity purposes. The dumpster location is in tight spot and this could be a higher erosion area. Entertain putting the dumpster on the west side.

Mr. O'Neil stated there are weird limitations with this site. There is a 67 ft. soil erosion easement at the base of Alpine, but no description as to why. The applicant is staying out of this area. They are constrained with this building and it's indicative to the site.

The applicant, Bob Lowe, indicated that the easement takes much of the property. Even contacting Alpine, no one knows what it's about, but it needs to be obeyed. The dumpster may get emptied once a month, and it really only on the place because of code. Regarding siding, he feels they make nice vinyl siding these days and there could be problems with other materials as well.

Mr. Sloan read a portion of the Ordinance which states M-59 design requirements that call for brick and high quality materials. This is not frontage on M-59, but the access is from M-59 and this should resemble the character of buildings fronting M-59. Mr. Lowe stated they are well off m-59 and he is surprised this is being held to this standard. He has issue with wood because it has to be stained every few years. This is not a deal breaker, but he likes the concept of maintenance free.

Mr. Kowall stated he would not use LP type boards and would get pre-color. Mr. Lowe stated that the project is very expensive and he would look for consideration on this requirement. He would be willing to do a woodgrain look, 4" reveal or something similar. Mr. Carr suggested 7.25 which would make a huge difference on this size wall. Mr. Lowe stated he wouldn't have a problem with that. The building will be attractive whatever he does.

Mr. O'Neil read the ordinance requirement regarding siding and he wants to treat this with high regard. Development to the south and east will hopefully be much nicer in the future. He would like to push to work something out more than what is proposed. He added that there is no sidewalk across the front of these properties and the Commission can talk about this later. The township

requires an 8 ft. sidewalk along M-59. This is a dead end road with very little traffic, but if this were a thru road, which it will never be, in this case it doesn't make sense.

Ms. Dehart stated she would like to see at least a 6 ft. sidewalk. Walkability is important and maybe someday all these lots will connect. Mr. O'Neil felt a 5 ft. residential grade sidewalk would be more than necessary.

Ms. Grubb asked how many classrooms the building would have. There will be 5 classrooms with roughly 7 students per class. Ms. Grubb was concerned with parking. Some will park and stay and some will drop off. Mr. Lowe indicated he purchased the other lot to allow for parking.

Mr. Kowall moved in File 15-011 to recommend to the Township Board approval of the Preliminary Site Plan for Modern Messages Dance Studio with the following exceptions: that Articles 6.8 (a) & (b) be addressed; signed cross access agreements for both parcels be obtained; a strong suggestion for alternative material be in line with the M-59 corridor plan; 24 ft. drive and potential removal of the one way drive upon development of neighboring parcels; proper quantity of signage and markings throughout the parcel; examine the need for a 5 ft. sidewalk to expand the inter arc of the two driveways; and all other staff and consultant recommendations. Mr. Meagher supported and the MOTION CARRIED with a roll call vote: Carr – yes; Grubb – yes; Kowall; Novak-Phelps – yes; Meagher – yes; Dehart – yes. (6 yes votes)

Liaison's Report

Mr. Kowall reported that Mike Powell was sworn in as the new Trustee replacing Carol Burkard; Officer Knapp was also sworn in to the Police Department; a review of the Dublin Center shows many deficiencies architecturally; the SAD for rubbish removal was set up; they had a Truth and Taxation public hearing; the Fee Ordinance and Fire Code Ordinance were reviewed; Movie in the Park will be held at Fisk Farm on October 24, with Trunk or Treat event; the board approved the purchase of fire equipment; the Bocavina and Ivy Glen pump stations were upgraded; the board approved the horseshoe pit removal and volleyball court relocation; the township could have a possible alternate internet provider; the board reviewed the CIP; grinder pump quotes; the Pontiac Lake sewer meeting was held and there is some resolve with Mike Roman regarding reassessing. Taps paid for from Phase I were recalculated. There's a good chance we won't have to tap into the General Fund to make bond payment.

Ms. Grubb reported that the Historical Society is putting together a steering committee to work on the Master Plan for Fisk Farm. They will have a planning workshop to discuss all possibilities when looking at the farm and moving forward.

Ms. Novak-Phelps reported that the ZBA saw 5 applicants last month, 2 of them were denied, 1 was a repeat, 1 approval and 1 tabled. The township attorney was present at the last meeting and she expressed a need for more training for the ZBA members.

Consultant's Report

None

Director's Report

Mr. O'Neil reported they attended the annual Michigan Association of Planners conference recently. Mr. Sloan is on the forefront of changes to municipal sign ordinance changes. We will have to make amendments to our sign ordinance to comply with the Supreme Court ruling. Kroger is moving forward; the Szott expansion is nearing completion; The 850 ft. pathway project is complete; Lowe's also put in a stub drive to the west, which was a requirement when they got approved years ago; The 5/3 Bank sidewalk will hopefully be done before the end of the month; the area behind Jimmy Johns is being done; and he requested a pay increase for the Commissioner's from \$35 to \$45 per meeting.

Mr. Carr noted that Mom-to-Mom sales are big and the Parks & Rec Committee should consider this when planning events; the Facebook page needs an administrator (at which Mr. Kowall stated Carol Burkard may be interested in doing this); and he thinks Hawley Park looks great.

Communications:

Next meeting dates:

- Regular Meeting – November 5, 2015
- Regular Meeting – November 19, 2015

Adjournment

Mr. Carr moved to adjourn the meeting at 9:05 p.m. Mr. Kowall supported and the MOTION CARRIED with a voice vote. (6 yes votes)