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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  
May 21, 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: Ms. Dehart, Mark Fine, Rik Kowall were excused.

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

Also Present: Sean O'Neil, AICP, Community Development Director  
John Jackson – New Township Consultant  
Greg Gucwa, Township Engineer  
Dawn Brotherton - Recording

Visitors: 6

#### Approval of Agenda

Mr. Carr moved to approve the agenda as presented. Mr. Anderson supported and the MOTION CARRIED with a voice vote. (6 yes votes)

#### Approval of Minutes

a. April 16, 2015

Mr. Anderson moved to approve the minutes of April 16, 2015 as presented. Mr. Lewsley supported and the MOTION CARRIED with a voice vote. (6 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. 15-008 Worthington Crossing  
Location: Located on the south side of Highland Road between Bogie Lake Road and

Hill Road, currently zoned (AG) Agricultural District, (LB) Local Business District, and (MHP) Mobil Home Park District, identified as parcel number 12-20-401-003, consisting of approximately 39.42 acres.

Request: **1) Rezone from (AG) Agricultural, (MHP) Mobile Home Park, and (LB) Local Business to (PD) Planned Development.**  
**2) Preliminary Site Plan Approval**

Applicant: Redwood Acquisition LLC  
C/O Mrs. Michelle Spencer  
4700 Cornerstone Drive  
White Lake, MI 48383

Mr. Jackson, our new consultant, stated that they are proposing a 144 unit development, in two phases – 86 units in the first, 58 units in the second. There is a lot of flexibility in this development. Setbacks are being looked at and the applicant is looking at some reductions. McKenna & Associates recommendations are;

1. Two sidewalks, but if demo justify, planning can work with applicant for only one.
2. The setback from the wetlands – would like to see if the setbacks can be varied with restricted activities.
3. Asking for additional information on the maintenance building, especially the height requirements.
4. Asking for additional information on colors of the privacy fence, location, and finish.
5. Looking for the number of bedrooms to be provided.
6. Some changes to the parking area and expanding the sidewalk.
7. Area of the sign be reduced to 32 ft. and modification.

If the Planning Commission and Applicant are in agreement with the conditions, then the next step is the Township Board of Review.

Mr. Gucwa stated that access to the project is off M-59 and an emergency access off Bogie Lake Rd., by the Grace Countryside Church. An MDOT permit is required. Roads are concrete, with storm sewer running down the middle of the road. Water main will connect with the north water main system, going across Bogie Lake, back out to M-59 by Flagstar Bank, making it a loop system. Sanitary Sewer will be a gravity system, with a pump station near the emergency access by Grace Church back out to Bogie Lake Rd. and M-59. Making provision for the Church to connect with a stub, which will be including a house and future development. Storm water management; Phase I and Phase II. Phase I dealing with four bays and a detention basin and Phase II with a retention basin. Need more information whether it would work. There is more than sufficient room to put a detention basin in the same area versus a retention basin. Mr. Gucwa recommends approval of the preliminary site plan.

Mr. O'Neil wanted to touch base on the fire department review. The emergency access will be in the parking area of the Church – may or may not be gated. Move the utilities for better access.

Ms. Spencer, from Redwood, is requesting variances, concerning wetlands and proximity of the buildings. She feels that since the buildings are not as obtrusive as most buildings, because they are only a single story, she is requesting for only 20' between buildings. She is also requesting for only 1 sidewalk because they are really restricted with site restraints. She is also requesting for a reduction in setback variances for some of the buildings because of the site restraints to the wetlands. Other than that, Redwood Development can add all other proposed requests made by Mr. Jackson to the preliminary site plan. As for the engineering plans, they can leave retention basin or make into detention basins.

Ms. McIvor, also from Redwood, had a presentation on the project, showing the units, inside and out.

Ms. Novak-Phelps opened the floor for discussion:

Mr. Lewsley feels that Planned Development is the best zoning classification for this project because it allows suitable development of a parcel with many challenges in a manner that preserves green space and wetlands. While noting PD provides the necessary flexibility to permit reduced setbacks between structures and between structures and wetlands needed for the site plan to fit the parcel, Mr. Lewsley observed that reduction of a couple setbacks to eight and ten feet could lead to encroachment into the wetlands. He was not concerned so much about encroachment during construction but rather in the future when residents might try to expand their usable outdoor space.

Mr O'Neill commented such future encroachment was not likely because Redwood, the development's owner, will be able to closely monitor the site to discourage wetlands encroachment by residents. He also noted the narrowest eight foot setback was adequate to allow operation of lawn cutting and landscape maintenance equipment without endangering the wetlands.

Ms McIvor suggested that signage could be placed along the edge of wetland areas to warn against encroachment. Redwood is allowing for restraints on the grading and dropping the brick ledge around the wetlands.

Mr Lewsley went on to support installation of a sidewalk on only one side of the street rather than two as recommended by the planning consultant. He felt two sidewalks were unnecessary and would use up too much space on a parcel with limited useable land.

Mr. Carr has some concerns about the ease of access between the trailer park and the new development. Ms. Spencer stated that there are no peddle bikes (bicycles) allowed and there are two full time people (manager and maintenance) who are there 24/7, and landscaping may be an option for blockage. Excited about the development, but disappointed about the plainness of the back of the buildings. Nicer backs/shutters or some landscaping? Will look into hardy landscaping and/or shutters.

Mr. Anderson likes the site. Question about the wetland that is being filled in for a building. Ms. Spencer acknowledged that a MDEQ permit has been filed for the 1.13 pocketed wetland – filling with clean, compacted sand in order to build. Is there plans for recreation space: There will be a walking loop, plus a triangular park. Feels that the one sidewalk is ok.

Mr. Meagher wanted to know if there will be an additional traffic light. Mr. O'Neil said it wasn't necessary because of the proximity. Is the unit and pricing demographic? Ms. said it is market driven.

Ms. Grubb is all for the 1 sidewalk, but feels that the plain backs are a deterrent.

Ms. Novak-Phelps wanted to know if there is a slowdown lane. MDOT only requires widening the entrance. Checking about the full time maintenance person and manager – yes 24/7.

Open for public hearing at 8:10 PM

With no other comments, the public hearing was closed at 8:11 PM.

**Mr. Lewsley moved in File 15-008 to recommend to the Township Board to rezone parcel #12-20-401-003 from (AG) Agricultural, (MHP) Mobile Home Park, and (LB) Local Business to (PD) Planned Development. Mr. Anderson supported and the motion carried with a roll call vote: Grubb – yes; Meagher – yes; Novak-Phelps – yes; Anderson – yes; Lewsley – yes; Carr – yes. (6 yes votes)**

**Mr. Lewsley moved in File 15-008 to recommend Preliminary Site Plan approval to the Township Board upon the applicant meeting all the conditions and recommendations of the planning consultants and engineering staff with the provision that they are permitted to have sidewalk on one side of the street and the condition to have the rear units that are visible from other properties, dressed up in a cost effective manner. Mr. Meagher supported and the motion carried with a roll call vote: Grubb – yes; Meager - yes; Novak-Phelps – yes; Anderson – yes; Lewsley – yes; Carr – yes. (6 yes votes)**

**Continuing Business – None**

**New Business – None**

**Liaison's Report**

Mr. Kowall- No report – excused.

Ms. Grubb stated that Movie in the Park has been changed and approved to be Film at the Farm, moving to Fisk Farm. The date for the movie is July 10, 2015, at dusk, but the movie hasn't been finalized. The

movie venue was moved to Fisk Farm because of better amenities. Inside out bus tour – no info on how it went at this time. There is scheduled a Downtown tour for Detroit. MDOT will start construction in June for Huron River pathway plan. Fisk Farm Master Plan back on June agenda.

No Zoning meeting

### **Consultant's Report**

Welcome to our new consultant, John Jackson. Would like to relook at the Township Master Plan, because it is approaching its 5 year check list. It is a good idea to revisit some items, goals and objectives.

### **Director's Report**

Transition for the new consultant has taken about 1 month and has gone smoothly.

Discount Tire – precon meeting next month.

Szott – moving along – set to open sometime this summer.

Ivy Glen Park – moving slowly

General RV – Adding addition, slow. There is some storm water issues, waiting on MDEQ approval.

Kroger – working on their construction drawings.

Mr. Scutnick – June 4, 2015 meeting. Has @ 10 acres off White Lake Rd – Rezone a 3 acre parcel from (AG) Agricultural to (SF) Suburban Farms.

Cedar Meadows – there is renewed interest. Single family development on a @ 70 acre parcel. Would like to build 39 homes, a straight R1A. Sidewalk issues though.

Modern Messages in Highland – Purchased land on Nordic Dr. Wants to build studio and expects them to be here for a preliminary either the second June meeting or first July meeting.

Art of Dance – going thru administrative approval in building west of Belle Tire (old medical building that has been vacant for about 12 years).

One Stop Ready – new sessions have been scheduled. Can go to one or more if you missed the last session. Will email you more information.

Joint session of Boards and Commissions – would like to have this soon. May try for Planning Commission Thursday – after the Planning Commission meeting.

CIP – will start up next month.

B-59 – were approved and waiting for finalizing.

### **Communications:**

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

- Regular Meeting – June 4, 2015
- Regular Meeting – June 18, 2015
- Regular Meeting – July 2, 2015 – any problems with this date?

### **Other Business**

Mr. Carr wants to understand more about the Master Plan and White Lake Township workings. Ms. Novak-Phelps said that the county used to do training, but no longer. Mr. O'Neil asked for emails with questions that you would like answered that could be brought up at the joint session of the Boards and Commissions.

**Adjournment**

**Mr. Anderson moved to adjourn the meeting at 8:50 p.m. Mr. Carr supported and the MOTION CARRIED with a unanimous voice vote. (6 yes votes)**