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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
April 16, 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. Fine was excused.

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

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

Visitors: 8

Approval of Agenda

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

Approval of Minutes

a. March 5, 2015

Mr. Carr moved to approve the minutes of March 5, 2015 as submitted. 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, but none was offered.

New Business:

a. File No. **14-020 Kroger**
Location: Located on the southeast corner of Elizabeth Lake and Highland Roads,

58 currently zoned (GB) General Business, identified at parcel numbers 12-22-
59 22-301-008, consisting of approximately 19.72 acres.
60 Request: Final Site Plan Review
61 Applicant: LSG Engineering & Surveying
62 Michelle Shumaker
63 3135 Pine Tree Road, Ste. D
64 Lansing, MI 48911
65

66 Mr. O'Neil reviewed Clearzoning's report dated March 31, 2015. They are recommending approval of the
67 Final Site Plan, subject to the following recommendations: (1) The island that runs along the east side of
68 the access drive should be left in place and it is also suggested that the pedestrian crossing of the drive
69 be extended through this existing landscape island; (2) The proposed sign at Elizabeth Lake Road and
70 Town Center meets the ordinance standards, however, the applicant must have an agreement in place
71 with the property owner to place the sign in that location; (3) The Planning Commission should make a
72 determination as to whether the number of outdoor sales displays at the service station is excessive, or
73 that the position of the fuel station deep in the rear of the site minimizes any adverse appearance; (4)
74 Mounting heights for footcandles are not given, but must comply with the maximum heights listed in the
75 ordinance.
76

77 Mr. O'Neil noted that the letter from Jeannine Smith dated March 19, 2015 involves the property
78 ownership issue and this is still being worked out and should be resolved with a property purchase/lot
79 split. Approval should be subject to this.
80

81 Mr. Gucwa reviewed his report dated March 30, 2015. He is recommending approval of the Final Site
82 Plan items indicated to the construction plan set with regard to inspection of the sanitary sewer when it is
83 complete and review of the depth chart for the detention basin.
84

85 Mr. Lewsley noted that the storm sewer system includes a mechanical storm water treatment unit prior to
86 going into the detention basin. He questioned whether this would screen out fuel spillages. Mr. Gucwa
87 stated that it wouldn't handle a 100-gallon spill, but would filter small stuff. Normally the on-site
88 absorption it would intercept spills. Mr. Pisko of Kroger added that all employees are trained in
89 containment, and there is a 4-bay system in place before anything gets to the detention basin. Kroger is
90 very environmentally conscientious.
91

92 Mr. Lewsley also noted there was a previous suggestion by the Planning Commission to move the
93 monument sign on Highland Road 10 ft. to the west because the current proposed location blocks driver
94 visibility of the pedestrians on the walkway. He asked Kroger if they would consider doing this. The
95 Kroger representatives stated that would not be a problem and they would comply.
96

97 Mr. Lewsley would also like to see the some of the existing island left in place for safety purposes and to
98 improve landscaping. He feels this will be an aisle way that will be heavily traveled and it is best not to
99 have cars backing into this.
100

101 Mr. Carr concurred with Mr. Lewsley on keeping the island. The first lane will be backing up in a heavy
102 traffic area. Outdoor sales items and landscape materials will be discussed later in the meeting, but he
103 did note that he would like to see a different material used along heavy traffic areas rather than stone that
104 will be kicked out into traffic.
105

106 Mr. Anderson agreed that the island should be kept in place, and that the sign be moved 10 ft. to the
107 west.
108

109 Ms. Dehart asked what they are doing with the stop signs in front of the existing store. Mr. Pisko stated it
110 is a state law that there be stop signs at the crosswalks. Ms. Dehart also asked if Arby's would be
111 hooked up to the sanitary sewer and water, and Mr. O'Neil confirmed they would. Lastly, Ms. Dehart
112 agrees that the east island should remain.
113

114 Mr. Kowall feels this is a nice plan. He is also concerned with the monument sign at the road and it thinks
115 it makes sense to move it 10 ft. to the west. He asked about drainage going under Elizabeth Lake Road
116 to the property to the west, as there have been flooding issues in the past. Mr. O'Neil indicated that there

are a few structures in the right of way that are in poor condition. He doesn't know whose responsibility this is, possibly RCOC. There is a connection from the basin on this site, but this will have to be further investigated. This may be required at the time of agency permitting.

Ms. Grubb agrees with the other comments and also feels the island should stay.

Mr. Pisko first discussed the fuel station with outside sales. He noted that the Planning Commission wanted stainless steel islands with painted black bases, and they have complied. They also removed nesting cages and placed them on the side of the kiosk building, and if the nesting cages start to look unattractive, they will be replaced with new. They kept the vending machines adjacent to the pumps.

Ms. Grubb feels this is a reasonable compromise.

Mr. Kowall noted that the station is not on the main drag, and Kroger has made concessions that are expected of a fuel station.

Ms. Dehart likes the nesting cages.

Ms. Novak-Phelps stated she doesn't have a problem with the nesting cages, she sees this as a valuable money maker for Kroger. She likes that they decreased the number, this is a good compromise.

Mr. Anderson compared this proposal to the Commerce location. He is pleased that Kroger took the recommendation from this Planning Commission, but he is still bothered by the area with the vending machine since there is a pump there also. He thinks there could be a safety issue knowing someone will be getting gas and take off. Mr. Pisko noted that once people enter into that area, they have a more heightened sense of where they are and it's evident people are more careful under the canopy area.

Mr. Carr feels the area is cluttered. He also indicated that that Kroger doesn't offer a cash price for gas, nor can you get washer fluid with the same transaction as gas, people still have to go to the kiosk. With no cash transaction, he wonders why people would buy from the nesting cages. Mr. Pisko noted that people can pre-purchase at the kiosk and grab the product as they get in their vehicle. They don't have to carry it to the kiosk. He wasn't sure whether purchases could be made at the pump through the intercom system, but it would be worth looking in to.

Mr. Anderson questioned whether the nesting cages were unloaded each night, but Mr. Pisko stated the cages would be locked.

Mr. Meagher asked Mr. O'Neil if Kroger is the trailblazer in White Lake. Mr. O'Neil stated that Speedway and Meijer are newly built or rebuilt in the last 10 years and they have limited outdoor display allowed. Big stores are going to the kiosk with one attendance as opposed to convenience stores. The attendant does not sell anything, he is merely there to oversee.

Mr. Kowall feels that Kroger has an image that is second to none. They deal like a well-oiled machine and he is pleased with the layout.

Mr. Lewsley feels it is a good design and has no problems moving forward. His only issue at this point is with the off-site sign, which will be taken care of.

Alan Boyer of Kroger indicated that they are aware of the concerns from the consultants and staff regarding design, sanitary sewer, and the detention basin. They will be working with J&A on utilities, etc. and the engineering plans will be reviewed. Pertaining to the outdoor sign proposed at Elizabeth Lake and Town Center Roads, they understand they need land owner permission. The purpose of even having a sign in this location is due to the fact that the township wanted the fuel station at the rear of the property and not along the M-59 frontage.

There was more discussion regarding the island and what could be done to make it safer for cars backing out. They talked about putting in stop signs and speed bumps. Mr. O'Neil noted for the record that there is some confusion with regard to parking spaces. The review letter shows 700+ parking spaces, but that is for entire site. Kroger does not own the site and it may be utilized by someone else. 90% of proposed

176 parking is in front and on the side and in rear for employees. They are counting spaces to the left of the
177 property line. To the right is for whatever retail that ends up in this space. Perhaps there is a way for
178 signage for slower traffic, possibly putting up caution signs. Mr. Lewsley noted there is a buffer on the
179 one side, but the 12 spaces are an issue with backing into the aisle.

180
181 There was continued discussion on having one-way directional signs, speed bumps, having narrower
182 spaces. Mr. Boyer noted that it was suggested before to go with narrower spaces, but the wider spaces
183 allow for 10 ft., which is ideal. This site is at 9.5 ft. wide. Anything less than that becomes a safety issue
184 for carts banging vehicles and it also becomes harder to back out.

185
186 Mr. Pisko indicated they would rather keep 12 spaces and add stop signs and speed bumps. Mr. Carr
187 suggested erring on the side of safety and leaving the berm.

188
189 Mr. Boyer stated that because landscaping is of some issue, if they left the island and that becomes
190 landscaping, could they take the middle islands out and add parking spaces there, since they were put in
191 for landscaping purposes.

192
193 Mr. Lewsley feels this may be a fair trade off. The berm will go in and 5 middle islands will be eliminated.

194
195 Mr. O'Neil referenced the landscape plan versus L1.1 on the site plan does not match. He would expect
196 all trees specked out be moved to that area to create a treed entrance. Nothing will shift, and we will gain
197 a landscaped berm.

198
199 **Mr. Kowall moved in File 14-020 Kroger to recommend to the Township Board approval of the**
200 **Final Site Plan, subject to the Planning Department final approval of the noted items this evening**
201 **for consideration: A change in the site plan to show a landscaped island in the main aisle way in**
202 **exchange for the removal of the landscaped isles in the middle of the parking lot; move the**
203 **monument sign 10 ft. west to improve driver visibility and pedestrian walkway, and subject to**
204 **ownership and parcel split issues being straightened out, and to allow the sign proposed on**
205 **Elizabeth Lake Road, provided it is permitted under the ordinance and with permission from the**
206 **property owner. Mr. Anderson supported and the MOTION CARRIED with a roll call vote:**
207 **Anderson – yes; Carr – yes; Grubb – yes; Lewsley – yes; Novak-Phelps – yes; Kowall – yes;**
208 **Dehart – yes; Meagher – yes. (8 yes votes)**

- 209
210 b. File No. **98-061 Meijer (Development Agreement)**
211 Location: Property described as parcel number 12-20-276-032, located on the
212 northwest corner of Bogie Lake and Highland Roads, consisting of
213 approximately 71.76 acres and is currently zoned Planned Business (PB).
214 Request: **1st Amendment to the Planned Business Agreement**
215 Applicant: Doran Derwent, PLLC (Good Will Co.)
216 Jennifer Bakhuyzen
217 5960 Tahoe Dr. SE, Ste. 101
218 Grand Rapids, MI 49546

219
220 Mr. O'Neil spoke with Meijer today and told them he didn't think they needed to be here from Grand
221 Rapids. The township attorney had comments that need clarification on utility lines. Any little items
222 and issues can be cleaned up internally. Without approval, Versa cannot get approval to proceed
223 with their development.

224
225 **Mr. Lewsley moved in File 98-061 Meijer (Development Agreement) to recommend to the Township**
226 **Board to approve the 1st Amendment to the Planned Business Agreement, subject to staff,**
227 **consultants, and attorney review comments. Anderson – yes; Carr – yes; Grubb – yes; Lewsley –**
228 **yes; Novak-Phelps – yes; Kowall – yes; Dehart – yes; Meagher – yes. (8 yes votes)**

- 229
230 c. File No. **14-010 B59 Crossing (Development Agreement)**
231 Location: Property described as parcel number 12-20-276-032, located on the
232 northwest corner of Bogie Lake and Highland Roads, consisting of
233 approximately 1.56 acres and is currently zoned Planned Business (PB).
234 Request: **Planned Business Agreement**

Applicant: Versa Development
Josh Cykiert
25900 W. 11 Mile, Ste. 250
Southfield, MI 48034

Mr. O'Neil indicated that the staff would make sure all changes are made and incorporated into the agreement.

Mr. Carr asked whether the print had been updated with the dumpster recommendations from the last meeting and Mr. Cykiert stated that it had. Mr. Cykiert added that they are hoping to start construction this summer.

Mr. O'Neil stated that it is impractical and not feasible to make a cross access to the west, and Mr. Gucwa agreed. He noted for the record that Versa got additional signage approved by this development agreement. It is on the site plan, which is an exhibit to this agreement. There will be a 2-tenant sign closer to their property rather than using the large Meijer sign.

Mr. Kowall moved in File 14-010 to recommend to the Township Board approval of the Planned Business Agreement, subject to Planning, Engineering and attorney review. Mr. Anderson supported and the MOTION CARRIED with a roll call vote: Anderson – yes; Carr – yes; Grubb – yes; Lewsley – yes; Novak-Phelps – yes; Kowall – yes; Dehart – yes; Meagher – yes. (8 yes votes)

d. File No. **06-010 Marie Meadows on the Lake**
Request: **Final Site Plan Extension Request**
Applicant: Gerard Cheff
3700 Marie Meadows
White Lake, MI 48383

Mr. O'Neil noted for the record that he told the applicant he didn't have to be here. He referenced the April 2, 2015 memo recommending the extension.

Mr. Anderson moved in File 06-010, Marie Meadows on the Lake, to grant an extension on the Final Site Plan until May 15, 2017, subject to the project being reviewed for compliance with any Zoning Ordinance changes that may be pertinent prior to construction. Mr. Kowall supported and the MOTION CARRIED with a roll call vote: Anderson – yes; Carr – yes; Grubb – yes; Lewsley – yes; Novak-Phelps – yes; Kowall – yes; Dehart – yes; Meagher – yes. (8 yes votes)

Liaison's Report

Mr. Kowall reported that the farm was sold and the check has cleared the bank; John Holland is the new Fire Marshall; the Board had the 2nd reading to amend ordinance fees; there were changes to the senior transportation program; the solid waste collection contract was reviewed; the Board approved the Village Acres construction of a water treatment facility, which will reduce 7% of iron in water and affect 80% of the township's population. They will break ground in May; the board approved a pay increase for election workers.

Ms. Grubb reported that the DIA Inside Out Program is now in White Lake and art pieces are erected throughout the township. We are looking for a committee to organize activities in conjunction with this program. The Optimist Club suggested a scavenger hunt, and they will help implement that if there is interest. The DIA program will last through July. Mr. Iacoangeli is looking for pictures of White Lake Township, which can be sent directly to him. The DIA will organize a day to provide transportation to take people around the township to see the various art exhibits and then to the DIA itself. The Parks & Rec Facebook page is up and running, she encouraged the board to "like" the page. Regarding the M-59 pathway, the study is done and they are putting the project out to bid. Hopefully this will be wrapped up by the end of June. A grant application for Hidden Pines is looking for 100k, which will be matched by the township. There were 5 visitors at the last meeting and a few of them were upset about having another park in the township, i.e., Hidden Pines. The Parks and Rec is looking for a TAP grant for 2016 for the Bogie Lake/Cedar Island pathway project. The "Safe Routes to School" grant is another option, but it involves a lot of time and the schools would have to initiate it.

Ms. Novak-Phelps reported that the ZBA meeting was cancelled last month.

Consultant's Report

None

Director's Report

Mr. O'Neil reported that there is a pre-con meeting at 10:00 am tomorrow morning for Ivy Glen, which is off Williams Lake Road; Discount Tire's pre-con meeting will be coming in a few weeks. Szott Dealership expansion is moving along; General RV made an application to put an addition on their existing building, which would be tight on their site; Cedar Meadows is a new project that replaces Andover Park. The new developers have come in and will most likely come to the Planning Commission with a plan for large lots, one access point, and sidewalks on one side of the road; Worthington Crossing will be coming in on May 21.

Communications:

Next meeting dates:

- Regular Meeting – May 7, 2015
- Regular Meeting – May 21, 2015

Adjournment

The meeting was adjourned at 9:02 pm.