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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
March 05, 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. Meagher and Ms. Grubb were excused.

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

Also Present: Jason Iacoangeli, AICP, Staff Planner
Greg Gucwa, Township Engineer
Lynn Hinton, Recording Secretary

Visitors: 9

Approval of Agenda

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

Approval of Minutes

a. February 19, 2015

Mr. Anderson moved to approve the minutes of February 19, 2015 as submitted. Mr. Lewsley 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.

New Business:

a. File No. **15-005 Worthington Crossing Conceptual**
Location: Located on the south side of Highland Road between Bogiel Lake Road and

58 Cross Hills Road, currently zoned (AG) Agricultural District, (LB) Local
59 Business District, and (MHP) Mobile Home Park District, identified as parcel
60 number 12-20-401-003, consisting of approximately 38.22 acres.
61 Request: Conceptual Plan Review
62 Applicant: Powell Engineering & Associates
63 Mrs. Michelle Spencer
64 4700 Cornerstone Dr.
65 White Lake, MI 48383
66

67 Mr. Iacoangeli indicated this is a residential housing development that the applicant wants to share prior
68 to submitting a formal plan. They are looking for preliminary discussion and feedback from the
69 commission.
70

71 Michelle Spencer of Powell Engineering, and Kelly McIvor of Redwood were present to give an overview
72 of the project.
73

74 Ms. McKiver gave a visual presentation of one of their existing Redwood developments. Redwood is an
75 apartment developer based out of Cleveland, OH, with over 5,000 units in their portfolio. She added that
76 they are currently leased out ahead of construction with all their developments.
77

78 She reviewed the exterior of their development community and noted that landscaping is lush for their
79 communities with a lot of attention to detail, and very well maintained. They use 1,200-1,400 sq. ft. with
80 attached garages and density is lower for a typical multi-family use. The exterior has color differentiation
81 and carriage style garage doors. Interior features include 2 bedrooms, 2 baths, vaulted ceilings, large
82 eat-in kitchens, spacious living areas with an open floor plan, and large windows for natural interior light.
83

84 Their residents are 70% empty-nesters, with an average age of 53. The remaining tenants are young
85 professionals and airport or emergency personnel with odd hours. Redwood strives for peace and
86 comfort, so they don't offer any amenities like a pool or basketball courts, etc. The units are intended for
87 higher income tenants, with rent in the \$1200-1400 per month range. In addition, they have an on-site
88 property manager and maintenance staff.
89

90 She continued that there is a high demand for a development like this and they feel Redwood is a good fit
91 for White Lake.
92

93 Mr. Carr asked whether these are pre-fab homes. Ms. Spencer stated they are all stick built, conventional
94 construction.
95

96 Ms. Dehart asked whether Redwood ever converted the units to condos and sold them, but Ms. McIvor
97 stated they did not.
98

99 Mr. Kowall stated that he went on line and found that Redwood is multi-state. He feels the product is
100 interesting and fits a deficient market in the area. It would be an asset.
101

102 Ms. Spencer reviewed the site plan. The current unit on this site is 144 units. The area loops should
103 appease the fire department. They provided a 20 ft. access lane, and there will be 2 entrances. They
104 stayed out of the wetlands and limited them to less than an acre. They are looking at serving the
105 development with sanitary sewer and a water main with detention ponds outletting into the existing
106 wetlands at an acceptable rate. They will connect on north side in front of Meijer and out to Bogie Lake
107 Road and will extend down to the church property to allow for future connection.
108

109 They have planned a park area that is ADA accessible with nice land features, and will have a woodchip
110 path around the wetlands for an added feature walking path. This is a nice changeover from the
111 manufactured home park to the west and a nice transition into a residential area.
112

113 Mr. Kowall stated that the yield with this property is very impressive. He likes that they can retain the
114 wetlands area and likes the path. The build-out is in 2 phases for potential growth reasons, but he thinks
115 this will be successful. He likes the number of detention ponds to prevent runoff into the wetlands and
116 feels this is a great use of the site working with the difficulties and challenges.

Mr. Fine asked if there would be a fence between the development and the mobile home park. Ms. Spencer responded that it would be up to Redwood, but right now, no fencing is proposed. Ms. McIvor added that all buffering will be with landscaping.

Ms. Dehart asked how many units would have 1-car garages versus 2-car garages. Ms. Spencer stated 15% 1-car and 85% 2-car units. Ms. Dehart was also concerned with using fertilizer that could runoff into the wetlands. She asked what type of filtering system they would use. Ms. Spencer stated they would use a standard restrictive outlet, lots of stones, which cleans the storm water prior to running into wetlands.

Mr. Anderson stated that he visited the Redwood development in Commerce and the quality of the properties is good. He questioned the possible color scheme changes and Ms. Spencer indicated that there would be different colors from one unit to the next when changing walls. Mr. Anderson asked how many units would be together and Ms. McIvor responded the most together for this development would be 6.

Mr. Carr feels the utilization of the land is great. He is concerned with cut-thrus and getting over to the gas station. This could be a hot spot and hopefully the Planning Commission can help deter this. He asked what are rear elevations were and stated he'd like to see this from M-59. Ms. Spencer indicated that only a portion of one rear would be seen from M-59 and they would put a change in colors on that unit for a nice contrast.

Mr. Anderson asked if they developed basements for these types of units. Ms. McIvor stated they have done some basements, but typically their developments are all single story.

Mr. Fine feels this is great plan and good for the community.

Mr. Lewsley is impressed with the product and feels this is the right parcel to put it on. He has looked at the Commerce development and would like to see the rears of the White Lake Development dressed up a little more on the units that will be seen from M-59. He would like clarification on the marginal entrance off the church parking lot. Is this for the fire department only or also for residents? Ms. Spencer stated that entrance is only for the fire department to use as an alternate access for emergency.

Mr. Lewsley continued that he knows this is a concept plan, but he doesn't see any sidewalks proposed and the township does emphasize sidewalks. He feels sidewalks along one side of the street might be acceptable. He noted that the Master Plan also calls for a pathway along M-59. Ms. Spencer indicated they have also submitted conceptually to MDOT. There are a lot of wetlands and the property drops from M-59 from the entrance. She is confident MDOT will work with them and take the wetlands into consideration. There is 400 ft. of wetlands and it would be difficult to get 1 ft. off the right away in that section. They would have to be closer to the road, which work much better.

Mr. Gucwa stated that J&A will work with the sanitary very closely. There is gravity at the corner of Bogie Lake/M-59 that is available and he will get the most economical solution. The storm water detention and small forebays for sedimentation seem very workable.

Ms. Novak-Phelps agrees this is a nice job working with the property. There are alternatives if going with planned development. She is concerned with the curb cut on M-59, as traffic runs very fast. Ms. Spencer indicated they are planning a 50 ft. taper on ingress and egress which will be pulled back from the pavement.

Mr. Anderson questioned how long the leases are. Ms. McIvor indicated the average lease is 1 year, but they are doing some 3-6 months and up to 15 months. The average tenant typically stays 5-7 years. Mr. Iacoangeli asked if there is a policy for people with income needs. Ms. McIvor stated there was not. You have to meet income requirements to lease.

Liaison's Report

Mr. Kowall reported there has been some communication with the Superintendent of Huron Valley Schools, Jim Baker, regarding the Safe Path to Schools program and how the program needs to be instituted from the school district with the township as a partner.

Regarding the Gateway project, there was an issue with the trailer parks sewer system. Also, the trailer park and hotel are on the market for sale.

He talked with Waterford Chamber of Commerce and they will have a Business-to-Business Expo Thursday, March 19 at Mott High School. Because of the long term impact of the Gateway area, the thought is for a long term plan to work with Oakland County on a sketch and have a visioning session with Waterford and White Lake. 24% of members are White Lake businesses.

Ms. Grubb was not present to give a report.

Ms. Novak-Phelps reported there were 2 cases at the last meeting; one tear down and new home on the lake, and the other a remodel. The March meeting was cancelled.

Consultant's Report

Mr. Birchler not present to report.

Director's Report

Mr. Iacoangeli had nothing further to add.

Communications:

Next meeting dates:

- Regular Meeting – March 19, 2015 (possible cancellation)
- Regular Meeting – April 2, 2015 (possible Kroger on agenda)

A resident at 110 Teggerdine asked if the township has ever done a traffic study for noise. He just bought a house on Teggerdine and the noise from trucks from M-59 to Elizabeth Lake Road is very loud. He also asked if there was a weight limit of trucks using that road. Ms. Novak-Phelps stated a traffic study has been done for that area, but not for noise. It was suggested he contact the weigh station to check on compliance.

Adjournment

Mr. Anderson moved to adjourn the meeting at 7:53 p.m. Mr. Carr supported and the MOTION CARRIED with a unanimous voice vote. (7 yes votes)