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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
February 19, 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 Mr. Fine were excused.

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

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

Visitors: 2

Approval of Agenda

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

Approval of Minutes

a. January 15, 2015

Mr. Carr moved to approve the minutes of January 15, 2015 as submitted. Ms. Grubb 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. 14-009 Verizon Communication Tower
Location: Located on the south side of White Lake Road between Orr Road and Cross,

currently zoned (LM) Light Manufacturing District, identified as parcel number 12-01-176-003, consisting of approximately 73.28 acres.

Request: Final Site Plan Approval
Applicant: Pyramid Network Services
Mr. Ben Varney
4700 Hunt St.
Cass City, MI 48726

Mr. O'Neil reviewed Mr. Birchler's report. Clearzoning is recommending approval subject to minor issues with the cut off light fixture, providing a removal agreement, obtaining an erosion permit, and co-locations. He noted that the applicant has brought the removal agreement with them tonight, and the agreement can be reviewed administratively. The issues with the Fire Department have also been addressed. With regard to the fence, the Planning Commission determined at the last meeting that the applicant could go up to 10 ft., but he wants to make it clear that a lower or lesser fence would also be acceptable. Also, when co-locations were discussed, the tower wasn't designed to have more than 3 levels of antennae, anything beyond what is grant this evening would have to come back before the board. He added that Mr. Gucwa and J&A will be overseeing the pre-con.

Ben Varney and Rob Labelle were present to address the commissioners.

Mr. Varney indicated that the light is designed to shine down, but cut sheets would be submitted at the time of pre-con. They have increase the height of the fence from 6 ft. to 8 ft. with barbed wire. They feel this will be sufficient since they will also have motion sensors to make the area secure. He added that there are no ladder rungs on the tower until 20 ft. Their preference would be to not pave the driveway approach, since once the tower is done, there may be one visit per month by the operations tech unless there is an emergency.

Mr. O'Neil stated it appears the only issue is with soil erosion, and Mike McAdams will be involved with this at pre-con. Depending on the weather, construction is scheduled to start in April and be completed within 4-6 weeks.

Mr. Kowall moved in File 14-009 Verizon Communication Tower, to recommend to the Township Board approval of the Final Site Plan, subject to conditions and recommendations from staff and consultants, and administrative review. Mr. Carr supported and the MOTION CARRIED with a roll call vote: Anderson – yes; Novak-Phelps – yes; Grubb – yes; Kowall – yes; Carr – yes; Lewsley – yes; Dehart – yes. (7 yes votes)

Liaison's Report

Mr. Kowall reported the Board had citations to the White Lake Police Department for assisting in apprehending a felonious assault in Waterford; it gave a "Making a Difference" award for an essay by Gabriel Alvira; it established an SAD for sewer connection in multiple locations throughout the township; they purchased 18 computers for the Police Department; they paid the bond note on sewer with money from the General Fund; 2444 Porter Road property was approved (\$415,000), pending the purchaser closing on their residence; they got tri-party approval for road improvements; had the first reading on the Fee Ordinance; White Lake Presbyterian Church was granted their request for the land balancing issue; and the board reviewed the Library and Historical Society's budgets.

At the prior meeting, they received a detailed report from CHMP on the use and need study for township hall. They are looking at \$1.6 million just to cure deficiencies in this current building. To bring the structure up to a plan, the cost is approximately \$7.5 million for a completely renovated structure. It was obvious it would cost more to renovate than to build new. A comparable structure of 19,000 sq. ft. would cost \$5.5 million to build brand new, with a 10-15% savings for a multi-story structure. The board will decide in the next year and this would also have to go out to the residents.

Ms. Grubb reported that the Parks and Rec Committee discussed resurfacing at Bloomer Park due to washouts in the road; the DIA has selected White Lake as one of communities for their Inside Out Program, where large replica pieces of famous art will be displayed throughout the township from April thru July. Locations designated for display are Bloomer Park, Bogie Lake Greenhouse, Dublin Senior

Center, Fisk Farm, Hawley Park, Vetter Park, Village Lakes Shopping Center, and the White Lake Library. There is an opportunity to piggy-back this program with a scavenger hunt or some other event; the Township Board tabled the recommendation for Beckett and Raeder to discuss the outlook for Fisk Farm; did not receive the grant from the Trust Fund for Hidden Pines MNRTF; the township will be ready to go out for bid on the Huron River Pathway by the end of February, with construction beginning in May, and completed in 2-3 weeks; Mr. Iacoangeli mentioned at the meeting that the plans for the Bogie Lake Pathway should be resurrected and it may be worth going through the RCOC for a TAP grant.

Mr. O'Neil added to Ms. Grubb's update regarding the Bogie Lake Pathway and referenced the "Safe Route to Schools" program. One requirement is for a school district and community partnership. Mr. Kowell felt this could be the starting point to rekindle the pathway program.

Ms. Novak-Phelps stated the ZBA meeting was cancelled last month, but there are 2 cases on the agenda for next week's meeting.

Consultant's Report

Mr. Birchler not present to report.

Director's Report

Mr. O'Neil reported his office is still working with Versa B-59. Their development agreement is done, it just needs to be signed and sent over. Meijer hasn't made changes to theirs yet and this will cause difficulty in selling their outlots. Hopefully in the next month this will be done so they can get their development agreement with Meijer, and both agreements can be presented to the board together.

Andover Park, a residential project, will do a redesign to reduce their density and come before the Planning Commission at either the March 19 or April 2 meeting.

The Redwood planned development is coming in for a conceptual review on March 19. This is a complex project with 144 units and they want feedback to make sure they are providing the township what it requires. This might be an opportunity for the joint session with the Planning Commission and Township Board.

Communications:

Next meeting dates:

- Regular Meeting – March 5, 2015 – possible cancellation
- Regular Meeting – March 19, 2015

Adjournment

Mr. Anderson moved to adjourn the meeting at 7:58 p.m. Mr. Carr supported and the MOTION CARRIED with a unanimous voice vote. (7 yes votes)