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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  
December 4, 2014 @ 7:00 p.m.

Mr. Meagher called the meeting to order at 7:00 p.m. and led the Pledge of Allegiance. Roll was called by Debby Dehart, Secretary: Mr. Kowall and Ms. Hinton were excused.

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

Also Present: Sean O'Neil, AICP, Community Development Director  
Jill Bahm, Township Consultant  
Greg Gucwa, Township Engineer  
Lynn Hinton, Recording Secretary – Excused  
Dawn Brotherton – Acting Recording Secretary

Visitors: 4

#### Approval of Agenda

Ms. Novak-Phelps moved to approve the agenda as presented. Mr. Anderson supported and the MOTION CARRIED with a voice vote. (8 yes votes)

#### Approval of Minutes

a. November 20, 2014

Mr. Carr moved to approve the minutes of November 20, 2014 as presented. Ms. Dehart supported and the MOTION CARRIED with a voice vote. (8 yes votes)

#### Call to the Public (for items not on the agenda)

Mr. Meagher opened the discussion for public comment on items not listed on the agenda, but none was offered.

#### Public Hearing:

Mr. Meagher declared there is no public hearing.

**Continuing Business**

- a. **File No.** **13-016 Szott Building Expansion**  
**Location:** Located on the south side of Highland Road (M-59) and east of Bogie Lake Road, currently zoned (PB) Planned Business District, identified as parcel number 12-20-427-011, consisting of approximately 13.70 acres.  
**Request:** **1) Amended Planned Business Development Agreement**  
**Applicant:** Szott M-59 Chrysler Jeep  
Mr. Tom Szott  
6700 Highland Road  
White Lake, MI 48383

Mr. O'Neil opened the discussion with some background information in the Szott packet and the fact that we only needed to talk about the signage issues that haven't been cleared up yet. In particular:

1. Type of sign – post pylon or monument. Our ordinance states that all new businesses have a monument sign and/or a wall sign. Therefore, the issue is the style of the sign and trying to come to an agreement that will satisfy both Chrysler and Mr. Szott. They are asking for an eight foot sign (needs board approval for anything over six feet). Reference was made to the businesses that have post pylon signs, but they are older businesses and their signs have been grandfathered in.
2. The number and total sign area of the wall signs. Mr. O'Neil stated that even though Chrysler is one entity, Mr. Szott has various types of businesses under one roof and would like to request 5 more signs and 7 additional square feet.

The floor was open for discussion. All agree that the sign should be a monument sign, whether a new design or a revised version of the one in the packet. The sign that is presently there is a non-conforming one and Chrysler wants to remove it. Questions arose as to the new signage visibility - if it were to be a monument, and with the car display in front of the building - it may be difficult to see a monument sign. However, the sign will be located in area N-01 (which is on the map in the packet), on the east side of the driveway and the height of the sign can be larger.

Ms. Bahm suggested that Chrysler may have a set design for a monument sign just like the prepared post pylon sign in our packet. Since they have various dealerships, they should have designs for both types of signs.

Mr. O'Neil feels that the Planning Commission is going toward a monument sign and will work out on the administrative side some options to present to the Township Board in a couple of weeks.

Mr. Lewsley moved in File 13-016, Szott Building Expansion that the Planning Commission recommend Township Board approval of the amended planned business development agreement, subject to the recommendations and conditions of the Township Attorney, Township Planning Consultant, Township Engineer; and with respect to signage in particular, recommend the Township Board allow the wall sign plans to include the 6 proposed signs of the applicant to total 207 square feet and, with regard to the street sign, we recommend that the Board approve use of a monument sign and pedestal up to 13 feet, base at street level being 6 ½ feet X 8 ½ feet, that allows the applicant to incorporate the standard Chrysler brand sign on a monument and leave it to the Township Planning staff to finalize the details of the base and composition of the structure (being approximately 52 square feet) with the applicant. The motion carried with a roll call vote: Anderson – yes; Carr – yes; Fine – yes; Grubb – yes, Lewsley – yes; Meagher – yes; Novak-Phelps – yes; Dehart – yes. (8 yes votes)

**New Business**

- a. **Presentation by Mr. Robert Lambert.**  
**Location:** 825 Oxbow Lake Rd. Located on the northeast side of Oxbow Lake Road, currently zoned residential, identified as parcel numbers 12-34-201-002 and 12-34-201-003, consisting of approximately 5 acres.

Mr. Lambert presented an idea for this particular property to be rezoned for a wedding barn. The business purpose, if purchased by him, is to host weddings and receptions year round. There will need to be renovations to the present barn and adjacent buildings, plus landscaping for sound buffering, and an area created for parking. There was much discussion with pros and cons, and the consensus was that the idea was worthwhile, but with the property being in a residential area, it may not be feasible because of the possible noise levels. Can he find another piece of property, with a barn, that is not so densely populated?

b. Consideration of the Planning Commission By-Laws

Mr. O'Neil provided copies of the changes that were made to the by-laws.

On page 3, first paragraph, it was suggested changing to one who owns real property in the township. The paragraph now reads, "All members shall be qualified electors and residents of the Township, except that one member may be an individual who is not a qualified elector of the Township, but who owns real property within White Lake Township".

On page 4, Section 3.1, A – Election – strike out Chairperson, and change to "not eligible to serve as an officer".

Mr. Lewsley made a motion to approve the amended by-laws, subject to the changes made. Ms. Novak-Phelps supported and the motion was carried with a roll call vote: Anderson – yes; Carr – yes; Fine – yes; Grubb – yes; Lewsley – yes; Meagher – yes; Novak-Phelps – yes; Dehart – yes; (8 yes votes)

c. Approval of the 2015 Planning Commission meeting Dates

Mr. Anderson moved to approve the meeting dates for 2015. Mr. Fine supported and the MOTION CARRIED with a voice vote (8 yes votes)

**Liaison's Report**

No report due to excused absence of Mr. Kowall.

Ms. Novak-Phelps stated that there was no ZBA meeting due to Thanksgiving.

Mr. Carr stated that there was no Parks and Rec meeting.

**Consultant's Report**

Ms. Bahm will review and provide guidelines to Mr. O'Neil on the proposed wedding barn at 825 Oxbow Lake Rd. identified as parcel numbers 12-34-201-002 and 12-34-201-003.

**Director's Report**

Mr. O'Neil noted that the agenda for the next meeting on December 18 will have the Kroger site plan. Planning on K-Mart being torn down, new Kroger replacing and Kroger will vacate their present location. Kroger will build a gas station behind the present Kroger. The new Kroger will be about the same size as the Commerce Kroger. Hallmark will be leaving. Arby's will also need to connect to public utilities along with the new Kroger in order to stay open for business. Would also like to see smaller retailers on outlots in front of Kroger to take up some of the parking lot. The Board will likely be supportive of this new Kroger.

The land across the street (to the west) has been sold and various retailers are going to be coming in. Though not in traditional form, this area of the Township will effectively become White Lake's downtown.

Gin Mill is now open and has been since December 2 – was not able to fit a monument sign, but the wall sign is good and very visible.

Andover Park off of Cedar Island West and Bogie Lake Rd. is in the planning stages, but they need more improvements than they want to present at this point. Mr. O'Neil told them their plan was not a good one. They may still want to go before the Planning Commission.

**Communications:**

**Next meeting dates:**

- Regular Meeting – December 18, 2014
- Regular Meeting – January 1, 2015 – cancelled.
- Regular Meeting – January 15, 2015.

**Other Business:**

Mr. Fine wanted to note that he is still listed in the Zoning Board as an alternate on the website.

**Adjournment**

Mr. Anderson moved to adjourn the meeting at 8:30 p.m. Ms. Novak-Phelps supported and the MOTION CARRIED with a unanimous voice vote. (8 yes votes)