

Gregory R. Baroni, Supervisor
Terry Lilley, Clerk
Mike Roman, Treasurer



Trustees
Carol J. Burkard
Scott Ruggles
Andrea C. Voorheis
Rik Kowall

WHITE LAKE TOWNSHIP

7525 Highland Road • White Lake, Michigan 48383-2900 • (248) 698-3300 • www.whitelaketwp.com

WHITE LAKE TOWNSHIP PLANNING COMMISSION

Regular Meeting
7525 Highland Road
White Lake, MI 48383
November 20, 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: Mr. Anderson and Ms. Novak-Phelps were excused.

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

Also Present: Sean O'Neill, AICP, Community Development Director
Jason Iacoangeli, Staff Planner
Jill Bahm, Township Consultant
Greg Gucwa, Township Engineer
Lynn Hinton, Recording Secretary

Visitors: 6

Approval of Agenda

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

Approval of Minutes

a. November 6, 2014

Mr. Kowall moved to approve the minutes of November 6, 2014 as presented. Ms. Dehart supported and the MOTION CARRIED with a voice vote. (7 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:

- a. **File No. 14-021 Pontiac Lake Gateway Rezoning**
Location: Property described under parcel numbers 12-13-451-011 (8300 Pontiac Lake Rd); 12-13-476-001 (8230 Highland Rd); 12-13-476-008 (8240 Highland Rd); 12-13-476-003 (8226 Highland Rd); 12-13-476-004 (8210 Highland Rd); 12-13-476-005 (8180 Highland Rd); 12-13-476-006 (8192 Highland Rd), located on the northeast corner of Pontiac Lake and Highland Roads, consisting of approximately 9.2 acres.
Request: 1) Rezone from (MHP) Mobile Home Park District, (RM-2) Multiple Family Residential District, (LB) Local Business District and (GB) General Business, to Pontiac Lake Gateway District.
Applicant: White Lake Township
7525 Highland Road
White Lake, MI 48383

Ms. Bahm reviewed her report of November 13, 2014. She gave an overview of the meeting that was held a year ago with the property owners. In 2010, the township did a Master Plan update, where land use and sustainability was discussed. One idea at that meeting was Placemaking, which would create identifiable opportunities for redevelopment and also create places for the community. Strategies to achieve this would be to create more food and entertainment uses, concentrated areas of land use and density, capitalizing on all recreation uses in the township, i.e., waterfront areas, bicycle opportunities, scenic, skiing, etc.

Four areas were looked at in the township, and the Pontiac Lake Gateway would be the first of those 4 areas to concentrate on. The Gateway has an economic driver and recreation opportunities. Oakland County put together images for ways where this area could serve as the entryway into White Lake Township by having a bridge and iconic fixtures so that the idea is you would know when crossing that you were coming into White Lake. Also, this area could provide needed space for ancillary spaces for the airport.

This new zoning district was created as a placeholder in the ordinance and the intent is to create a unique gateway. There are several land uses in this area that would fit into the category and would be compatible in this area. The area is 9 acres and it may need to be denser, which could be accomplished by building up rather than out.

Ms. Bahm showed the current zoning, which makes it difficult for property owners to do something different in the area. In order to provide a new framework that provides long term development, a rezoning would be necessary. She noted that redevelopment over time will offer opportunities to address infrastructure. Doing this all at once also takes burden off property owners.

Mr. Kowall stated that property owners have a clear and concise understanding that they can continue operating as they have been doing. Ms. Bahm agreed that those properties would be grandfathered in as a permitted non-conforming use.

Mr. O'Neil read the list of uses and special land uses that would be permitted in this new zoning district. There are a few uses going on that are not included, such as mobile home parks and auto repair facilities. If everything stays the same and operates the same, those existing businesses can continue. If they want to reinvest or expand, it would be allowed with site plan review. He referenced the mobile home park, and stated that any expansion would not be permitted because that particular use needs to go away. This is an eyesore and it would serve the public well to have this area cleaned up. Currently, there are 4 zoning classifications on 7 parcels encompassing 9 acres, and uniformly rezoning this area creates opportunities at no cost to the current owners.

Mr. O'Neill reference the Gin Mill Party Store as an example. Gin Mill is the catalyst and the first business in this Gateway to make this happen. They did a beautiful job of redeveloping their site and were instrumental in bringing utilities to the area. Gin Mill is a huge success and he is hoping this will encourage other business owners to follow suit.

Ms. Dehart asked for clarification on non-permitted uses in the new zoning on whether the existing businesses could remain if they were sold. Ms. Bahm stated they could remain, but that they could not expand the business. They would have a legal non-conforming status.

Mr. Meagher opened the public hearing at 7:25 p.m.

Richard Shineya, owner of Gin Mill, indicated there is a major parcel for sale in this Gateway as well as the Pontiac Lake Motel. He has talked to the trailer park owner in the past who has expressed interest in selling. He questioned if the township would help with the development or finding new owners.

Mr. O'Neil stated that rezoning this area is the first step in the right direction. Currently, 2 of the 3 parcels that touch each other are in different zoning classifications. A developer would have to come in and request rezoning. By uniformly rezoning the parcels now, it paves the way for current property owners to say to developers that the property was rezoned and also provide a list of what uses are allowed in the new zoning. This will increase the value and interest because of the time that would be saved to get these properties rezoned, will have already been done. The township is getting good at expediting plan reviews. It is one-stop ready when it comes to planning.

Mr. Shineya asked whether the mobile home site can sell and stay a mobile home site. Mr. O'Neil stated that it could, so long as they keep up on licensing with the county and state requirements.

John Keating, owner of Lakeside Auto, stated he currently has a renter at the shop, but that renter doesn't have the money to the repairs/upgrades that the building needs. He would be interested in talking with any potential interested parties if they had any ideas.

With no other comments, the public hearing was closed at 7:40 p.m.

Mr. Lewsley moved in File 14-021 to recommend to the Township Board to rezone the listed parcel numbers to Pontiac Lake Gateway District, subject to recommendations from staff and consultants. Mr. Kowall supported and the motion carried with a roll call vote: Kowall – yes; Grubb – yes; Dehart – yes; Meagher – yes; Carr – yes; Fine – yes; Lewsley – yes. (7 yes votes)

Liaison's Report

Mr. Kowall reported the board had appointments to the Planning Commission and Zoning Board of Appeals. The Block Grant was approved to benefit residents who are in financial hardship and in need of immediate emergency repairs, i.e., roofs, furnaces, etc. The board also awarded Gleaners Food Bank \$10k, and another \$10k to the battered women's shelter in this area. They had the 2nd readings of the Fire Code and Water ordinances. The board also talked about the Porter Road farm and "the jury is still out". He recommended if anyone else had any input to email their comments to the Supervisor and board members.

The township is in the process of doing a memory brick walkway at White Lake Cemetery. The Veterans Day service was beautiful, with over 100 people in attendance. The new statue will be permanently displayed when we get the base. He encouraged residents to stop by and look at it. Brick pavers will be available for purchase for \$25-30 and will be placed in the inner walkway (for White Lake Veterans), and continued along the main driveway for Veteran family members of White Lake residents.

The board is looking at installation of security measures of off-site buildings, particularly the Dublin Center, which has been experiencing some vandalism.

New voting machines were talked about, but the state has indicated those machines may no longer exist in the future.

Mr. Carr stated that the Parks & Rec meeting has been cancelled this month.

Consultant's Report

Ms. Bahm had nothing further to add.

Director's Report

Mr. O'Neil noted that the agenda for the next meeting on December 4, will have Szott's request for an amended development agreement. They want a 20 ft. pole sign, which is not allowed. This is a large site, but it's not the identify the township sought to have. The Planning Commission will make recommendation to the board, who will ultimately have the decision. The by-laws will also be on the agenda.

The December 18 agenda will include a Special Land Use request from the new Kroger store for a drive through, gas station and garden center.

The B59 Meijer outlot has been stalled until the original development agreement can be modified.

Gin Mill Party Store looks great and they anticipate a grand opening in 2 weeks.

The last One-Stop Ready session is December 3. Follow the link that was emailed to register.

The Planning Commission is at full staff with 9 members and 2 alternates.

A joint session with the Township Board, Planning Commission and ZBA is being targeted for January or February.

With regard to Fisk Farm, Mr. Iacoangeli reported that the Parks & Rec committee is partnering with the White Lake Historical Society to put together a Master Plan for the farm. The township uses the farm for events and it has come to a point of wanting to embrace the farm as a day-to-day park and incorporate it into its surroundings. The township is exploring ways to better the park and make it more inviting on a daily basis. He will keep the commission updated on that process. This is a park listed in the Master Plan, but managed by the Historical Society.

Ms. Dehart indicated she saw an article in the Oakland Press regarding a smart park in Royal Oak. She will email the article to Mr. Iacoangeli.

Mr. Carr asked whether the joint meeting would be the forum to discuss ideas and Mr. O'Neill stated yes, it would be the place and time to talk about opportunities and general discussion.

Mr. Carr reported that he has created a White Lake Township Facebook page and has tied in the police, library, and fire. He has taken pertinent information off the township website and made it user friendly on social media. Some postings have had as much as 2,000 views. He suggested perhaps doing a spotlight feature of a new of existing business.

Communications:

Next meeting dates:

- Regular Meeting – December 4, 2014
- Regular Meeting – December 18, 2014

Adjournment

Mr. Kowall moved to adjourn the meeting at 8:09 p.m. Mr. Dehart supported and the MOTION CARRIED with a unanimous voice vote. (7 yes votes)