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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
September 18, 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: Ms. Novak-Phelps was excused.

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

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

Visitors: 10

Approval of Agenda

Mr. Anderson moved to approve the agenda as presented. Mr. Carr supported and the MOTION CARRIED with a voice vote. (6 yes votes)

Approval of Minutes

a. September 4, 2014

Mr. Anderson moved to approve the minutes of September 4, 2014 as corrected. Mr. Lewsley supported and the MOTION CARRIED with a voice vote. (6 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.

Continuing Business:

- a. File No. **14-011 Discount Tire**
Location: Located on the north side of Highland Road west of Fisk Road, currently zoned (GB) General Business District, identified as parcel numbers 12-23-201-009, consisting of approximately 1.214 acres.

Request: 1) Preliminary Site Plan Approval
2) Special Land Use Approval
Applicant: Eng Engineering and Surveying
Mr. Ryan McEnhill
4063 Grand Oak Drive, Ste. A109
Lansing, MI 48911

Mr. O'Neil reported that since the last meeting, most of the issues from the Planning Commission have been addressed. The applicant has redesigned the driveway, relocated the handicap spaces, and removed the 2 landscape islands. There was some confusion on MDOT's part and how the township approached the future out-right drive, but they will weigh in again before issuing a permit. He feels Eng has met the intent of the commission with this revised plan. He noted that the landscaping plan will come in at the time of the final review.

Mr. Birchler added that since last meeting, his firm has spent a lot of time on the revised plans to incorporate the driveway design issue. What they found was that their initial review and comments provided to Mr. McEnhill was based on the concept plan for Sonic, which showed an additional outlot at Fisk Corners with an additional one way only out drive. This didn't have any standards associated with it, and upon further discussion, there is a range of widths and radii that can be applied to a one way exit only drive depending on the traffic that will use it. With that, he is recommending approval as submitted with the revised plan, as it has shown the redesign is consistent with the concept he originally recommended and the applicant has relocated the handicap spaces and crosswalk. The original crossing for handicap spaces would have put them in line with all exiting traffic from Sonic. It was safer to cross them on other side of property where they would only deal with Discount Tire traffic. They now have a 50 ft. radius on the outbound side and 20 ft. width is consistent with his recommendation. A 16 ft. drive, by highway standards, is 16 ft. plus 4 ft. of gutter and curb. This is exactly what he was recommending and he is very happy with the redesign.

Mr. Gucwa stated the applicant has addressed his previous concerns and he is satisfied with the redesign.

The commissioners agreed that the revised plan addresses their concerns.

Mr. Kowall moved in File 04-011 Discount Tire to recommend approval to the Township Board of the Preliminary Site Plan, subject to staff and consultants review comments. Mr. Lewsley supported and the MOTION CARRIED WITH a roll call vote: Dehart – yes; Anderson – yes; Kowall – yes; Meagher – yes; Carr – yes; Lewsley – yes. (6 yes votes)

Mr. Lewsley moved in File 04-011 Discount Tire to recommend to the Township Board approval of the Special Land Use, making the finding that this business occupies 1.42 acres the site and is part of the Fisk Corners development, which meets the 3 acre requirement, and that the internal connection satisfies the planned development requirement. Mr. Anderson supported and the MOTION CARRIED with a roll call vote: Lewsley – yes; Carr – yes; Meagher – yes; Kowall – yes; Dehart – yes; Anderson – yes. (6 yes votes)

Liaison's Report

Mr. Kowall reported that the Board is finalizing the purchase agreement with Redwood Development on the property across from Meijer. This will be a long process ahead, but the commitment is there.

The Board met with Greg Mason from CHMP, an architectural firm in Grand Blanc. There is approval to have a study done on the wants and needs of the township with regard to facilities. CHMP will look at entire site and help in the decision process on whether to stay in the existing township building or look elsewhere. They will do discovery at this point, i.e., building, environmental, ADA, and projected use (beyond 5 years).

Mr. Anderson asked if CHMP will allow for revisions without additional costs. Mr. Kowall stated this is fact finding and will report on what they find and suggest. Mr. Anderson noted that typically architects will present findings and if discussion is contrary, they can come back and do something else. Mr. Kowall

feels CHMP's past performance has surpassed his expectations. They are looking at an estimated 8 week time frame to get something back from them.

Consultant's Report

Mr. Birchler had nothing further to add.

Director's Report

Mr. O'Neil expanded on Mr. Kowall's comments regarding Redwood. The site is 38 acres and half is wetland between Cedarbrook and the ITC corridor. There is a large gas main and overhead wires and makes the parcel tough and undesirable. Redwood wants to come in with apartment unit, ranch style, similar to a parcel on Union Lake Road. These are 2 bedroom/2 bath units with attached garages. They typically market to seniors, empty nesters, business travelers, etc. This product is almost always leased out. They are targeting 144 units that will have public water and sewer. There is a higher end rent, but the units are well maintained and Redwood is diligent with how the property is kept up. He encouraged the commissioners to look at Redwood's website.

The Board approved the Szott project development agreement with conditions. The pre-con is set for next Tuesday.

The CIP was accepted by Board. The bylaws will be back on the October 2 agenda for approval.

The public hearing on rezoning the Pontiac Lake gateway area is expected to be held at the October 16 meeting.

In the ongoing effort to go with wireless packets, laptops will be provided for board members at meetings. It will also allow for receiving and transmitting plans to consultants, and anyone from the public can navigate through as well. There is cost savings over the long term.

Mr. Anderson asked how far back they will go with getting the prior meetings on the site. Mr. O'Neil responded with any projects over the last few years that have been archived. Mr. Anderson suggested using a shared drive for past projects. Mr. O'Neil added that the feel from the board is that some of the members are concerned because not everyone has the same capabilities at home. This will be a slow transition and there will still be some paper copies on hand.

The township is hoping to have 2 new planning commissioners in October.

Communications:

Next meeting dates:

- Regular Meeting – October 2, 2014 (Possible cancellation)
- Regular Meeting – October 16, 2014 (Public hearing on rezoning for Pontiac Lake Gateway Project) Meagher cannot attend.

Adjournment

Mr. Anderson moved to adjourn the meeting at 7:40 p.m. Mr. Carr supported and the MOTION CARRIED with a unanimous voice vote. (6 yes votes)