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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
August 21, 2014 @ 7:00 p.m.

Mr. Meagher called the meeting to order at 7:05 p.m. and led the Pledge of Allegiance. Roll was called: Mr. Kowall and Mr. Lewsley were excused.

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

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

Visitors: 3

Approval of Agenda

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

Approval of Minutes

a. August 7, 2014

Mr. Anderson moved to approve the minutes of August 7, 2014 as submitted. Mr. Pegg 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.

Old Business:

a. File No. 13-016 – Szott Building Expansion
Location: Located on the south side of Highland Road east of Bogie Lake Road,

58 currently zoned (PB) Planned Business, identified as parcel numbers 12-21-
59 301-030 and 12-20-427-005, consisting of approximately 13.70 acres.
60 Request: 1) Final Site Plan Approval
61 2) Planned Business Development Agreement
62 Applicant: Szott M-59 Chrysler Jeep
63 Mr. Tom Szott
64 6700 Highland Road
65 White Lake, MI 48383
66

67 Mr. Iacoangeli reported that some of the items referenced in the Director's report have since been
68 addressed by the applicant, i.e., the need for a wetland delineation with regard to the storm water basin
69 location. Mike McAdams, the township Environmental Engineer has verified what the applicant has
70 presented and noted that the applicant's plan for the storm water basin will not impact the wetlands on the
71 site.
72

73 Mr. Iacoangeli added that Police Chief Kline would like the applicant to address the issue with trucks or
74 cars being delivered and unloaded at certain times on M-59 during peak hours. He'd like this remedied to
75 have the eastern drive brought down to grade for the trucks to get in and out of the site easier so that
76 traffic is not affected. The developers have agreed to address this concern.
77

78 Clearzoning has recommended approval of the final site plan subject to the 2 parcels being combined into
79 1 parcel via the Assessor's office, and this should be a contingency upon final approval.
80

81 Ms. Bahm stated she is in agreement with comments about the lots being combined. In addition, the
82 applicant's plans should show barrier-free parking spaces. There is also a concern with light poles, which
83 should be 100 ft. from the property line, but they feel the light will not interfere or impact the site
84 negatively and a statement to this effect can be added into the development agreement. Lastly, they
85 would like to see the wetland and landscape elevations provided. Clearzoning is recommending approval
86 subject to the applicant addressing these issues.
87

88 Mr. Gucwa stated he is recommending approval subject to improvements to their current storm water
89 plan. He will work with them on this. He would like to see the basin re-graded and the center dyke
90 brought up a little for more balance.
91

92 Andy Andre, representing Szott, confirmed that the wetlands issue has been resolved. He added that the
93 lot combination has been filed with the Township Assessor, who is filing with the county this week. With
94 regard to the Police Chief's issue, they will re-grade the eastern driveway and work with J&A to make
95 sure it works operationally.
96

97 Mr. Andre continued that lighting has been a critical issue in the past and they are proposing using LED
98 lighting, which will keep levels at a minimum. It was noted that the lights would be on timers to turn off at
99 11:00 pm. Landscaping was also a concern and the previous plan met the minimum criteria. Due to the
100 nature of the business and being in a highly visible location, the eastern area has been concentrated on
101 with a heavily landscaped buffer in addition to landscaping being provided along the M-59 frontage. They
102 feel they have exceeded the requirements now.
103

104 He agrees that the basin can be worked out with elevation and they will continue to work with Mr. Gucwa.
105

106 Mr. Anderson indicated that what helps him with landscaping plans is actual color renditions of the layout
107 and design. Mr. Andre did not have anything with him this evening, but stated there is a mix of
108 evergreens, deciduous trees and hearty, broad-leafed trees that will not go bare in the winter.
109

110 Ms. Novak-Phelps moved in File 13-016 to recommend to the Township Board to grant Final Site
111 Plan approval of the Szott Building Expansion contingent upon comments and review from the
112 consultants and the Community Development Director, grading the eastern drive, combining the 2
113 parcels, obtaining the wetlands delineation, and a successful agreement with any outstanding
114 issues with the consultants. Mr. Anderson supported and the motion carried with a roll call vote.
115 Pegg – yes; Anderson – yes; Carr – yes; Meagher – yes; Dehart – yes; Novak-Phelps - yes. (6 yes
116 votes)

Ms. Novak-Phelps moved in File 13-016 to recommend to the Township Board to approve the Planned Business Development Agreement for the Szott Building Expansion to include consultants recommendations, but waiving Article 6 relating to requirements for a traffic study and community impact statement. Mr. Anderson supported and the motion carried with a roll call vote. Anderson – yes; Novak-Phelps – yes; Anderson – yes; Carr – yes; Meagher – yes; Dehart – yes. (6 yes votes)

b. Review and discussion of the draft 2015-2020 Capital Improvement Plan (CIP)

Mr. Iacoangeli asked the commission to review this prior to the public hearing on September 4. Not many items have changed since the previous plan, other than dollar amounts for Parks & Rec new projects. Items completed are listed in the history, including the purchase of the fire pumper trucks and senior shuttle bus purchased during the last project cycle. He asked the commissioners to notify him of any grammatical errors.

Liaison's Report

Mr. Kowall was not present to give a report.

Consultant's Report

Ms. Bahm distributed copies of Clearzoning's Monthly Planning Brief. She indicated that they've created a new mapping tool online where people can now click on a specific parcel and it shows the zoning classification and provides a link to the township website.

Ms. Bahm also introduced the idea of the township developing a "Complete Streets" ordinance or resolution, at which Mr. Birchler will discuss at a later date. This document would give the township more stake in the game with road agencies over future improvements to M-59 by providing a planning transport network for all its users.

Mr. Carr stated that he has had informal talks with some of the board members regarding the appearance of the M-59 corridor with the overgrowth of grass and lack of maintenance. He referenced Highland Township's Beautification Committee and questioned whether the creation of a Complete Streets ordinance would allow us to have more say on how the corridor in White Lake is maintained. Ms. Bahm responded that the township needs options and opportunities, and this would move it in that direction.

Mr. Iacoangeli added that the Complete Streets is a currently a component of the Master Plan and the township has an alert plan with MDOT and the RCOC for at-grade signal crossings. There are projects the township listed, but we don't have a formal Complete Streets plan. The Parks & Rec's pathway plan and the M-59 are also components of the Master Plan. This could be a stand-alone document, but the township would need to get public input through a visioning process.

Ms. Dehart questioned whether a Complete Streets plan would help the township get grants. Ms. Bahm responded that the granting agency might ask if there is planning documentation. By having this plan in place, projects have more probability of being successful. Mr. Iacoangeli added that road agencies have told the township that they want these types of plans shared with them. Without anything on file, MDOT and RCOC would design things to their standard. This document would at least get consideration from those agencies before starting their projects.

Director's Report

Mr. Iacoangeli had nothing further to add.

Other Business

a. Election of Vice-Chairperson

Mr. Anderson requested this be on the agenda at the next meeting.

176
177 **Communications:**

178 **Next meeting dates:**

- 179 • Regular Meeting – September 4, 2014
180 • Regular Meeting – September 18, 2014

181
182 **Adjournment**

183
184 **Mr. Anderson moved to adjourn the meeting at 8:10 p.m. Ms. Novak-Phelps supported and the**
185 **MOTION CARRIED with a unanimous voice vote. (6 yes votes)**