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Trustees  
Carol J. Burkard  
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Rik Kowall

## WHITE LAKE TOWNSHIP

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### WHITE LAKE TOWNSHIP PLANNING COMMISSION

Regular Meeting  
7525 Highland Road  
White Lake, MI 48383  
**August 7, 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. Dehart, Ms. Novak-Phelps and Mr. Pegg were excused.

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

Also Present: Sean O'Neil, AICP, Community Development Director  
David Birchler, AICP, Township Consultant  
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. (5 yes votes)

#### Approval of Minutes

a. July 17, 2014

Mr. Lewsley moved to approve the minutes of July 17, 2014 as submitted. Mr. Anderson supported and the MOTION CARRIED with a voice vote. (5 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.

#### New Business:

a. File No. **14-010 – B59 Crossing**  
Location: Property described as parcel number 12-20-276-032, located on the

58 northwest corner of Bogie Lake Road and Highland Road, consisting of  
59 approximately 1.56 acres and is currently zoned Planned Business (PB)  
60 Request: 1) Preliminary Site Plan Approval  
61 Applicant: Versa Development  
62 Mr. Josh Cykiert  
63 25900 W. 11 Mile, Ste. 250  
64 Southfield, MI 48034  
65

66 Mr. O'Neil stated he has no concerns given the applicant has submitted the appropriate paperwork since  
67 the time the packets were mailed, and he indicated that in his recent memo.  
68

69 Mr. Cykiert indicated that they are proposing developing a Meijer outlot. They have done multiple Meijer  
70 outlots throughout Michigan and all the tenants are national retailers. They would like to construct a  
71 5,500 sq. ft. building with 2 spaces, one for a drive thru coffee shop, and the other space being occupied  
72 by either a restaurant or retail use. He added that they are working with the township attorneys and staff  
73 on the lot split for the 1.56 acre site.  
74

75 Mr. Cykiert gave a visual presentation reflecting how the outlot would look at completion.  
76

77 Mr. O'Neil noted that the township Assessor's memo references the necessary split and those 6 lots are  
78 shown on the plan that was originally submitted for Meijer years ago. The township is happy to see a  
79 development coming in and will get this housekeeping item cleaned up soon. All infrastructure is on site  
80 and this is pretty straight forward request.  
81

82 Mr. Lewsley stated that this is a preliminary approval, but the land split has to happen before site plan  
83 approval. Mr. O'Neil concurred and added that the township anticipates getting this done soon.  
84

85 Mr. Carr referenced the visual graphics shown by Mr. Cykiert and is concerned with the landscaping that  
86 is shown and with views for future users that may come in.  
87

88 Mr. Gucwa reviewed his report. He stated he is satisfied at this point with the preliminary plan and the  
89 developer is aware of issues and concerns that have to be taken care of by the final review.  
90

91 Mr. Birchler is recommending preliminary approval subject to minor conditions, i.e., submitting a lighting  
92 plan, and a conceptual landscape plan with attention to the outdoor seating area for the coffee shop. The  
93 applicant is providing 32 more spaces than the township requires and Mr. Birchler feels this is excessive.  
94 He is concerned with spaces near the drive thru and with people having to cross at that location. The  
95 applicant could consider land-banking at least 16 of the 32 spaces, which would also reduce storm water  
96 on the site.  
97

98 With regard to signage, a separate free standing sign for these 2 stores is being proposed and Mr.  
99 Birchler feels the Meijer sign could incorporate more. Subject to Meijer approval, they could add panels  
100 to the existing sign. Mr. Birchler also noted that when Meijer was built, sidewalks were installed along  
101 M59 and into the development. In some cases, those sidewalks are narrower than what the township  
102 now requires. He doesn't feel they should be torn out, but he'd like the Planning Commission to weigh in  
103 on if it is satisfied with the existing system.  
104

105 Mr. Cykiert stated that Meijer will only allow 1 panel for their 2 tenants, which wouldn't be acceptable to  
106 one of those tenants. He is proposing a small monument sign on their site. Mr. Birchler felt that the little  
107 monument sign proposed would do nothing for the site with how the space relates to the highway. The  
108 signage on the building itself will get more attention or perhaps moving the monument sign near the  
109 entrance drive.  
110

111 Mr. O'Neil would like the applicant to talk to Meijer to see about cost sharing and having the existing sign  
112 more thoughtfully placed. He feels the cost of a new sign for Meijer (with splitting the cost), would be  
113 more valuable now and for future tenants. Mr. Lewsley thought Meijer may at least allow them 2 tenant  
114 panels on the sign rather than one. Mr. Cykiert stated he would approach Meijer with the idea.  
115



Mr. Kowall stated that according to the plan, the foot traffic is crossing the drive thru exit, where at the time at the window gives a greater gap for crossing. He feels this is planned out well and there is a 2-3 minute gap. He doesn't see a problem. Mr. Cykiert added that once they establish the other user, they can add parking or keep some spaces land-banked, depending on the user. Mr. O'Neil noted that the Development Agreement for this site would be a Sub-Development Agreement and can include land-banking that can be addressed administratively when the time comes.

Mr. Lewsley noted that since this is a Planned Development, the Planning Commission should decide on whether to make the walkways consistent with the rest of the Meijer site, which is 6 ft. This should be acknowledged and picked up in the Development Agreement.

**Mr. Kowall moved in File 14-010 to recommend to the Township Board to grant Preliminary Site Plan approval of the B59 Crossing, subject to final engineering, lighting and landscaping, and comments and review from the consultants and the Community Development Department. Mr. Anderson supported and the motion carried with a roll call vote. Kowall – yes; Anderson – yes; Carr – yes; Meagher – yes; Lewsley – yes. (5 yes votes)**

#### **Liaison's Report**

Mr. Kowall had nothing to report.

#### **Consultant's Report**

Mr. Birchler had no other comments this evening.

#### **Director's Report**

Mr. O'Neil reported that at the next Planning Commission meeting in 2 weeks, the Commission will look at a draft of the CIP update and he anticipates the public hearing on September 4.

Discount Tire will be before the Commission in 2 weeks and will require a Special Land Use. This is proposed for the final outlot next to Sonic.

Ms. McNulty resigned and we are looking for new member to fill the vacancy by September.

The township is waiting for a legal opinion on the township's desire to rezone "Walt's Point". That opinion paves the way to not have to put a sign on every parcel.

The Building Department has seen 15 permits for new homes. The first model permit in County Ridge was issued. Ivy Glen will start clearing their site within the next few weeks and the conservation easement will be delineated as per the township.

Gin Mill's construction has been delayed due to the busy summer season. They are expected to start and complete before the ground starts freezing. The owner has been asked for a timeline from the township.

#### **Other Business**

##### **a. Election of Vice-Chairperson**

No action was taken this evening.

#### **Communications:**

##### **Next meeting dates:**

- Regular Meeting – August 21, 2014 (Lewsley no)
- Regular Meeting – September 4, 2014

#### **Adjournment**

175 Mr. Kowall moved to adjourn the meeting at 7:50 p.m. Mr. Carr supported and the MOTION  
176 CARRIED with a unanimous voice vote. (5 yes votes)