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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
November 21, 2013 @ 7:00 p.m.

Mr. Meagher called the meeting to order at 7:15 p.m. and led the Pledge of Allegiance. Roll was called: Mr. Kowall, Mr. Pierson and Ms. Novak-Phelps were excused.

ROLL CALL: Steve Anderson
Debby Dehart
Rik Kowall, Board Liaison - Excused
David Lewsley
Peter Meagher, Chairperson
Sarah McNulty, Vice Chairperson
Gail Novak-Phelps - Excused
William Pierson - Secretary - Excused

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

Visitors: 4

Approval of Agenda:

Mr. Lewsley moved to approve the agenda as presented. Mr. Anderson supported and the MOTION CARRIED with a voice vote. (5 yes votes)

Approval of Minutes:

- Minutes of September 5, 2013
- Minutes of October 17, 2013

Mr. Anderson moved to approve the minutes of September 5, 2013 as corrected and October 17, 2013 as submitted. Ms. McNulty 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.

Continuing Business:

a. Discussion of the Pontiac Lake Gateway District and Vision Plan

Mr. Birchler reported that the October meeting was held off site to be closer to the Pontiac Lake Gateway District and also to invite and include the property owners affected in the proposed rezoning. He continued

that the purpose of the meeting this evening is to decide whether to move this to a public hearing and send notices to the affected property owners and everyone within 300 ft., and to determine a date for that public hearing.

Mr. Lewsley made a note of clarification that only the 6 parcels on the Point were being considered in the rezoning effort even though there are other parcels beyond that northeast corner. Mr. Birchler confirmed and added that there may be opportunities for rezoning other parcels in that area at a later date.

Mr. Meagher questioned why the commission would not want to take the next step and move the rezoning forward. Mr. O'Neil indicated that the natural step is to have the public hearing, get input from the public and gather facts, then make a recommendation to the Township Board for their decision.

Ms. Dehart asked what the time frame would be if the commission made a recommendation this evening. Mr. O'Neil explained the process of moving the recommendation forward to the next step. He thought this could possibly go to the Township Board at their second January meeting, and the public hearing could be posted for February.

Mr. Meagher opened the discussion for comments from the public, but none was offered.

Mr. Lewsley moved to recommend to the Township Board to authorize the zoning review process for the Pontiac Lake Gateway district and initiate the public hearing. Mr. Anderson supported and the MOTION CARRIED with a roll call vote: Anderson – yes; Lewsley – yes; Dehart – yes; McNulty – yes; Meagher – yes. (5 yes votes)

New Business:

a. Approval of the 2014 Planning Commission meeting dates

Mr. Anderson moved to approve the 2014 Planning Commission meeting dates. Ms. McNulty supported and the MOTION CARRIED with a unanimous voice vote. (5 yes votes)

Planning Consultant's Report

Mr. Birchler reported that they had a discussion with the Supervisor on helping the township develop a grant strategy. They completed interviews with department heads and have submitted that information to the Supervisor. The outcome of the discussions with the department heads, and before moving forward, it is suggested to reach out to the community and talk to residents and business people to make sure the township is moving in the right direction in addressing the community's needs. From that point, projects will have to be prioritized on which grants to pursue. They are possibly considering conducting a survey on what the residents want to see moved forward. The department heads brought ideas that are already in the CIP and some ideas were new too, i.e., life support equipment for the fire department.

Mr. Birchler indicated that if the Pontiac Lake Gateway District rezoning were favorable, the next area to be focused on should be the Town Center.

A special zoning district for Enterprise Business was discussed some time ago, which would concentrate on an area where there's some business development, but no clear direction on what type of business. Frontage on M-59 east of Teggerdine could be looked at for potential redevelopment, but the township may need a zoning vehicle available for those property owners to do something with their property.

Director's Report

Mr. O'Neil reported that there has been discussion amongst the commission about the creation of a "one-stop development board, or super-committee" with members from each board represented to have the authority to grant a project in one sitting, so long as it is in line with Master Plan. This could streamline the normal approval process tremendously where everything could be approved in less than a month. Some of the board members had a favorable response, but there were concerns with being elected officials and not all would be represented

on this new "super committee". He added that there would be a trend of communities going this route in the next few years.

The township is applying for a DTE tree grant, and this will be discussed at the Parks and Rec meeting next week. This is a \$3k matching grant that will be done in house. DTE is partnering with the DNR and they will match the \$3k funds from the township for trees to be placed in parks or cemeteries. They are projecting approximately 25-30 could be purchased and placed for \$6k.

Gateway Commons may be securing some end users and Mr. O'Neil should have an update soon.

The Szott dealership will be coming in soon with a proposal for a 17-18k sq. ft. expansion addition to house vehicles.

Woodside Bible Church installed sod this week and the pathway is in. Ms. Dehart commented on the pathway and how many people are using it.

A patch of sidewalk was recently poured to connect the North Broadmoor subdivision to the Dublin Senior Center and Vetter Park. They are now fully accessible.

The supply of entitled lots is diminishing and there has been interest from residential developers coming in with proposals. The commission should see one or two coming in within the next few months.

Mr. Birchler added with regard to the one-stop ready approval process, that the Zoning Act has stated that authority could be given to the Community Development Director and this would also be available to this concept as well.

Liaison's Report

Mr. Kowall was not present to give an update.

Communications:

Next meeting dates:

- Regular meeting – December 5, 2013 (possible cancellation)
- Regular meeting – December 19, 2013

Adjournment

Mr. Anderson moved to adjourn the meeting at 8:00 p.m. Mr. Lewsley supported and the MOTION CARRIED with a voice vote. (5 yes votes)