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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
May 16, 2013 @ 7:00 p.m.

Ms. McNulty called the meeting to order at 7:00 p.m. and led the Pledge of Allegiance. Roll was called: Mr. Anderson, Mr. Kowall, Mr. Meagher and Mr. Pierson were excused.

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

Also Present: Sean O'Neil, AICP, Community Development Director
Susie Roble, Township Consultant
Greg Gucwa, Township Engineer
Lynn Lindon, Recording Secretary

Visitors: 7

Approval of Agenda:

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

Approval of Minutes:

- Minutes of April 18, 2013

Mr. Lewsley moved to approve the minutes of April 18, 2013 as submitted. Mr. Woodhouse supported and the MOTION CARRIED with a voice vote. (5 yes votes)

Call to the Public (for items not on the agenda)

Ms. McNulty opened the discussion for public comment on items not listed on the agenda, but none was offered.

Public Hearing:

- | | | |
|----|------------------|---|
| a. | File No. | 13-008 Detroit Iron/Royal Enfield Motorcycle Repair |
| | Location: | Located on the south side of Highland Road (M-59), east of Teggerdine, currently zoned (LM) Light Manufacturing, identified as parcel 12-22-252-020 (10325 Highland Road, consisting of approximately 1.54 acres. |
| | Request: | 1) Special Land Use approval |

Applicant: DBA Detroit Iron
Mr. Steve Alder
1568 Blue Heron Dr.
Highland, MI 48357

Ms. Roble reviewed her report. She indicated this was a change of use for the building. The applicant submitted a site plan in 2003, at which it was approved with recommendations. There have been many improvements since 2003 and the Zoning Ordinance in this district permits vehicle repairs. Clearzoning is recommending approval of the Special Land Use. The applicant has confirmed that special conditions have been satisfied. Those conditions include that repairs would be conducted in an enclosed building; the facility would be equipped with proper ventilation to avoid adverse effects on neighboring areas; that any outside storage permitted shall not exceed 25% of gross floor area. She noted that the parking approved in 2003 is still adequate.

Mr. O'Neil indicated that he has talked to Mr. Alder, and the special land use should allow some flexibility due to the tight space on the lot. He recommends no outside sales or storage is permitted without approval from the Planning Department and Mr. Alder would have to come into the township for a permit if he were to do this. There will be no constant displays without coming into the office for prior approval and applicable permits.

Mr. O'Neil asked Mr. Alder what are hours of operation would be. Mr. Alder responded that the business would be open from 10am-6pm Monday-Friday and 10am-4pm Saturday. He will be closed on Sundays. Mr. O'Neil felt the hours of operation were reasonable and noted that repairs should not exceed those hours. Mr. Alder was not opposed.

Mr. Lewsley questioned whether there was a provision for interior drains to capture oil in the course of engine repair. Mr. Alder stated there was no floor drains like you would see in an oil change shop, but the motorcycles he works on have a very low volume of discharge.

Ms. Dehart asked about the level of noise that would come from the shop. Mr. Alder indicated that he would carry and service single cylinder cycles that sound similar to a sewing machine. He doubts anyone will know he's there.

Ms. McNulty opened the public hearing at 7:15 p.m.

John Newberry, 571 Lakeside Drive, is concerned with noise from air tools being ran and stated that he would call the township if he hears any noise. He is also concerned with contaminants getting into his ground water because he is on a well.

The resident at 561 Lakeside Drive, is also concerned with noise and noted there are many kids in the area.

Kathy Nelson, 10310 Mary Lee, asked how oil would be disposed of.

Henry Storm 1087 Lakeside Drive, is concerned with drainage on the site. He noted there is a manhole on the east side of building and he's not sure where the drain terminates. They've called the township about dumping in that area and he questioned whether there is a sewer on site or a septic. The water flow picks up dirt and mud and there is no way to stop it before it goes into Oxbow Lake. He is also concerned with intersection at Teggerdine. Traffic heading east on Glenn terminates on Lakeside and the right of way is from Lakeside to M-59. There is an assumption with vehicles about the right of way and issues with thoroughfare avoiding Teggerdine.

Gail Newberry, 571 Lakeside Drive, wanted Mr. Alder to be aware that the alley behind the building floods with 2 ft. of water for days and is a hazard to everyone.

Mr. Alder stated that he occupies the front section of the building and the owner in the rear section restores old wooden boats. He noted that any waste oil on site would be picked up by a certified disposal company.

Mr. Storm added that there is an area not paved in the rear that 2 dumpsters sit on the grassy area and are not contained. Mr. O'Neil stated there should be dumpster enclosures and he will look into that. This applicant is not proposing any physical changes, merely a special land use approval. If there are physical changes

proposed, he would have to pave, address storm water issues, etc. Mr. O'Neil will report this concern to the township engineer, who is also present this evening and they will make some recommendations to the property owner.

Mr. Alder added that the dumpsters are not his and belong to the property owner. Mr. Alder stated that he is extremely cognizant of any environmental standards and any debris generated from his business will be handled properly.

Kristen Ostheimer, Mary Lee, appreciated when the shrubbery was trimmed.

With no other comments, Ms. McNulty closed public hearing at 7:28 p.m.

Mr. O'Neil read a comment from Rik Kowall, who could not be present for the meeting this evening. Mr. Kowall supports the request and sees no reason not to grant approval. He feels Mr. Alder is a commendable neighbor and would be an asset to the White Lake community.

Mr. Lewsley noted that Mr. O'Neill suggested the applicant would have to come into the township office for a permit to have outside sales. Also, since this use is primarily for repair, no bikes should be displayed outside. Mr. O'Neil corrected that the site would be used for sales of bikes, parts and repair.

Ms. Novak-Phelps questioned what the mentioned manhole is. Mr. Guzwa will investigate this further. He thinks it might be a storm drain but he will confirm. Ms. Novak-Phelps also noted that comments this evening don't pertain to the applicant, but it's good to make the township aware of issues on the site. The Planning Department does a good job following through with concerns from the residents.

Ms. Dehart asked if and where will people would do a test drive of a new motorcycle. Mr. Alder responded that due to liability issues, this is typically not a part of the process when purchasing a new motorcycle, but if that should happen, his guess would be along M-59. This would be a rare occurrence.

McNulty likes the fact that Mr. Alder is conscientious of the environment and will dispose of any hazardous materials appropriately.

Mr. O'Neil added that the noise section of the ordinance would be adhered too and enforced and the township will follow up on any complaints.

Mr. Lewsley moved in File 13-008 Detroit Iron/Royal Enfield Motorcycle Repair, to approve the Special Land Use request for motorcycle sales and repair subject to the applicant agreeing he would obtain necessary permits from the township for any outside sales activities and no approval of outside storage, with the hours of business Monday thru Friday 10am-6pm and Saturday 10am-6pm; and with the recommendations from the township consultants and staff. Ms. Novak-Phelps supported and the MOTION CARRIED with a roll call vote: Lewsley – yes; Dehart – yes; Woodhouse – yes; McNulty – yes; Novak-Phelps – yes. (5 yes votes)

Liaison's Report

Mr. Kowall was not present to give an update.

Ms. Novak-Phelps did not have a report.

Ms. Dehart reported that the Parks & Rec is finalizing the 5 yr plan and there would be a June dedication ceremony for Bloomer Park.

Planning Consultant's Report

Ms. Roble had nothing further to add.

Director's Report

Mr. O'Neil reported that Dan Stencil of the county is working with SEMCOG on an inventory of parks. This will lay out what amenities are available at the different parks so we don't duplicate service.

Site plans for the corner of Bogie Lake and M-59 have come in. There are 3 building pads proposed for a bank and 2 fast food restaurants.

The township is starting the CIP process and emails went out this week. They are hoping to have this done by August rather than September.

The Parks master plan draft if available to look at and will go to the Township Board next week for approval. There will be a public hearing June 18 at the board meeting and the plan will be in effect and on file with the DNR for 2014-2019.

The Ordinance amendments sent to the board by the Planning Commission will have a 2nd reading next week at the board meeting.

Chief Maltese is retiring from the Fire Department and his last day is next Tuesday.

The Gin Mill is still trying to get through MDOT.

Communications:

Next meeting dates:

- Regular meeting – June 6, 2013 possible cancellation
- Regular meeting – June 20, 2013

Adjournment

Ms. Novak-Phelps moved to adjourn the meeting at 7:44 p.m. Mr. Woodhouse supported and the MOTION CARRIED with a voice vote. (4 yes votes)