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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
April 18, 2013 @ 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: Mr. Anderson was excused.

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

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

Visitors: 3

Approval of Agenda:

Ms. Novak-Phelps moved to approve the agenda as presented. Mr. Woodhouse supported and the MOTION CARRIED with a voice vote. (8 yes votes)

Approval of Minutes:

- Minutes of April 4, 2013

Mr. Kowall moved to approve the minutes of April 4, 2013 as submitted. Ms. McNulty supported and the MOTION CARRIED with a voice vote. (8 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. | 13-001 Woodside Bible Church Renovation |
| | Location: | Located on the north side of Highland Road (M-59), east of Fisk Road, currently zoned (R1-C) Single Family Residential, identified as parcel 12-13-351004, consisting of approximately 60.51 acres. |
| | Request: | 1) Final Site Plan Approval |

Applicant: Sieber Keast Engineering, LLC
Mr. Cliff Sieber
7125 Orchard Lake Rd.
West Bloomfield, MI 48322

Mr. O'Neil indicated that at preliminary approval, the applicant requested to install the 8 ft. pathway in stages, at which the Planning Commission recommended to the Township Board. After discussion at the board level, the board unanimously decided to have the pathway installed all at once.

Mr. Birchler reviewed his report. The applicant has addressed all the recommendations from the Planning Commission and he is recommending approval this evening without conditions.

Mr. Gucwa reviewed his report. He is also recommending approval. He noted that the water main has been revised and reduced from 900 ft. to 672 ft. There is no longer a concern with water quality. In addition, a flow test was done and found there is 1700 gallons per minute access and there are no issues with the fire suppression system. The pathway appears in part to come back onto the property and the applicant would need to be ADA compliant with a ramp and acquire an easement.

Mr. O'Neil questioned whether the pathway could be moved out off the property and into the right of way. Mr. Sieber stated they are on the decel lane right now and it's tight because they have to match the other existing pathway. They could however move it back further onto the property when they get past that portion. He will look into this option.

Mr. Gucwa was asked to verify whether the church had a full kitchen facility because it could raise a concern (i.e., grease, washing, etc.) if they are preparing large meals. Mr. Siebert stated they no longer use the kitchen other than for minimal food prep for snacks. Any large meals are catered in.

Mr. Gucwa was also asked to address the MDEQ permit near the wetlands. He stated typically a permit is required within 500 ft. of inland lakes or streams, but he does not see an issue here and doubts that a permit will be required. Mr. Sieber added that the MDEQ will see the site plan when the water pipe goes in and any measure necessary will be taken to keep the sedimentation away if required.

Mr. Gucwa reported that MDOT has completed their counts and fieldwork, but he has not heard anything back from them at this point.

Mr. Lewsley stated he is happy with how the church has cooperated with the township.

Mr. Kowall stated he was pleased to see the revision to the water line. This is a cost savings and will help offset the costs of the pathway. Since the Board has dictated that the pathway must be installed all at once, he would like to see a minimum of 3-4 ft. setback off the road. The grass will help prevent some of the problem with gravel on the pathway.

Mr. Kowall moved in File 13-001 Woodside Bible Church to approve the Final Site Plan subject to suggestions and notes by the Planning Department staff, consultants and engineer. Ms. Novak-Phelps supported and the MOTION CARRIED with a roll call vote: Dehart – yes; Kowall – yes; McNulty - yes; Lewsley – yes; Novak-Phelps – yes; Meagher – yes; Woodhouse – yes; Pierson - yes. (8 yes votes)

Liaison's Report

Mr. Kowall reported that the Plante & Moran audit came back good. There has been an issue with the rubbish fund, rising fuel costs, etc. and the township's general fund is subsidizing \$2.00 per household. This may have to go to the public eventually. They had the second reading of Ordinance 135; the approval for fireworks went through; the Board talked about the well house rehab at Twin Lakes and they are doing more research on filtration. There was also some discussion on Village Acres, which will have the capacity to accommodate Twin Lakes when it's on line. Twin Lakes is looking at an 80% improvement in water quality. The Board has also been working on fines and penalties and has adjusted the fee ordinance and liquor ordinance as well. There will be some wording in the ordinance regarding the issue with "boom boxes". The Board has also took bids for work on the township bathrooms and a minor façade facelift. He personally was opposed to spending money on this building and is making it clear to work within the township's means. There is \$147,000 in grant money that

can be used for upgrades and he does not want to hit the taxpayers up for any more. The welcome signs to White Lake will also be reworked.

Ms. Novak-Phelps would like to see the Hazardous Waste Pickup Day be brought back to the township. The program was nixed under the prior administration. Mr. Kowall will bring that suggestion back to the Board and also noted that Royal Oak Recycling accepts many materials, i.e., electronics.

Mr. Lewsley asked whether the controversial cemetery ordinance had been adopted by the Board, and Mr. Kowall confirmed that it had..

Ms. Novak-Phelps reported that the ZBA didn't meet last month but there were 3 cases on the agenda for the next meeting.

Ms. Dehart reported that the Parks & Rec Committee has been working on the 5-year plan and it is almost complete. The Bloomer Park project is expected to be completed soon, but may be stalled somewhat with all the recent rain. A dedication ceremony is being considered for June or July.

Planning Consultant's Report

Mr. Birchler stated he just returned from the National Planning Conference in Chicago. He will use his monthly newsletter over the next 3 months to share experiences.

Director's Report

Mr. O'Neil reported that Tractor Supply had their pre-con today and McDonalds pre-con is expected early next week. The owners of the property at Bogie Lake and M-59 are trying to get a handle on what they might do. There are 2 parcels with different partners on each. They hope to be in with plans in the next few months.

The project that was on hold at Cooley Beach and Union Lake has now been revived and 16 new houses are being constructed.

Gin Mill just finished the legal documents that MDOT required and they are now waiting for approval to proceed.

Communications:

Next meeting dates:

- Regular meeting – May 2, 2013 (Novak, Dehart, Pierson cannot attend)
- Regular meeting – May 16, 2013

Adjournment

Ms. Novak-Phelps moved to adjourn the meeting at 7:42 p.m. Mr. Anderson supported and the MOTION CARRIED with a voice vote. (8 yes votes)