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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 4, 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. Kowall, Mr. Lewsley and Ms. Novak-Phelps were excused.

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

Also Present: Craig Burnside, Planning Department  
Susie Roble, Township Consultant  
Greg Gucwa, Township Engineer  
Lynn Lindon, Recording Secretary

Visitors: 3

#### Approval of Agenda:

**Mr. Pierson moved to approve the agenda as presented. Mr. Anderson supported and the MOTION CARRIED with a voice vote. (6 yes votes)**

#### Approval of Minutes:

- Minutes of March 21, 2013

**Mr. Anderson moved to approve the minutes of March 21, 2013 as submitted. Ms. McNulty 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.

#### New Business:

- |    |                  |   |
|----|------------------|---|
| a. | <b>File No.</b>  | <b>12-021 McDonald's</b>  |
|    | <b>Location:</b> | Property described as parcel number 12-23-128-026 (9615 Highland Road), located on the south side of Highland Road, just west of White Lake Banks Road, consisting of approximately 1.02 acres. |
|    | <b>Request:</b>  | 1) Final Site Plan Approval   |

**Applicant:** Dorchen Martin Associates, Inc.  
Mr. Frank Martin  
29895 Greenfield, Suite 107  
Southfield, MI 48076

Ms. Roble reviewed her report. One concern that resulted from the last planning meeting was that the screening along the rear property line should be a greenbelt buffer rather than a masonry wall. The applicant has since revised their plans to incorporate the greenbelt. Noted is that the existing wood fence will remain to provide additional screening. The applicant also increased the number of proposed parking spaces to 47 of the required 67 and a variance has already been approved by the ZBA. In addition, it was recommended to do 9 ft. striping, which will reduce the variance needed by 2 spaces. They are adding 5 compact car parking only spaces which would impede large vehicles from parking in the bypass lane and there is no longer a bypass in the front yard. They are also proposing to keep the existing 5 ft. walkway along Highland Road however, to be consistent with Master Plan Clearzoning has recommend the 8 ft. pathway be installed between the adjacent sites. With that, there are 3 shallow gravel shoulders that should be removed and planted with sod. They feel this will increase the overall attractiveness of the front yard.

Clearzoning is recommending approval of the Final Site Plan subject to compliance with the said recommendations. Ms. Roble added that she spoke with Mr. O'Neil and the applicant has been given authorization to start interior work on the building.

Mr. Gucwa reviewed his report. He is in agreement with Ms. Roble's recommendations and understands that the applicant has since agreed to install the 8 ft. pathway along the Highland Road frontage. He is also recommending approval of the Final Site Plan.

Mr. Pierson had no further comments.

Ms. Dehart likes the addition of the rear greenbelt buffer and agrees that the 8 ft. pathway should be installed.

Mr. Anderson is also agreeable to the plan as long as the pathway and sod is added.

Ms. McNulty feels the requirements and recommendations from the commission have been met. She also agrees with having the 8 ft. pathway.

Mr. Woodhouse feels the plan is good.

Mr. Meagher questioned why the Planning Department didn't sign off on the approval form. Mr. Burnside thought it must have been an oversight. Ms. Roble added that she talked to Mr. O'Neil on he phone and he gave his approval subject to conditions stated.

The applicant indicated they have responded to the landscaping concerns and agreed that the greenbelt in the rear was a good suggestion. With regard to parking, they originally had proposed 50 spaces and were unaware they could go to 9 ft. spaces, which reduced them to 47, which is actually 1 space less than what they have at the store now. He noted that the dumpsters on site are for the demo of the interior. As soon as they receive approval from J & A and the pre-construction meeting takes place, they will start work on the exterior.

Mr. Meagher noted that the Water Department has approved the plan subject to replacement of the transmitter. He asked for clarification. The applicant stated he is unsure whether the owner is contemplating changing out the water service. Mr. Gucwa stated the recommendation is to update the meter to current standards, at which the applicant has agreed to, but that this could also be included in the motion.

**Mr. Anderson moved in File 12-021 McDonald's Final Site Plan to recommend approval to the Township Board based on the conditions established by the township's consultants including the installation of the 8 ft. pathway and the addition of sod along the front yard; to incorporate the Water Department's recommendation of a new meter and transmitter; restriping parking to 9 ft. spaces, which includes the recommendation and approval of the ZBA's variance; and the greenbelt landscape buffer in the rear of the building. Mr. Woodhouse supported and the MOTION CARRIED with a roll call vote: Anderson – yes; Dehart – yes; Meagher – yes; McNulty – yes; Woodhouse – yes; Pierson –yes. (6 yes votes)**

**Liaison's Report**

Mr. Kowall was not present to give a report.

**Planning Consultant's Report**

Ms. Roble had nothing further to add.

**Director's Report**

Mr. O'Neil was not present to give a report.

**Communications:**

**Next meeting dates:**

- Regular meeting – April 18, 2013
- Regular meeting – May 2, 2013

**Adjournment**

**Ms. McNulty moved to adjourn the meeting at 7:23 p.m. Mr. Woodhouse supported and the MOTION CARRIED with a voice vote. (6 yes votes)**