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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
March 21, 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. Pierson and Mr. Woodhouse were excused; Mr. Anderson arrived shortly after the meeting was called to order.

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

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

Visitors: 5

Approval of Agenda:

Ms. Novak-Phelps moved to approve the agenda as presented. Mr. Kowall supported and the MOTION CARRIED with a voice vote. (6 yes votes)

Approval of Minutes:

- Minutes of March 7, 2013

Ms. Novak-Phelps moved to approve the minutes of March 7, 2013 as corrected. Mr. Lewsley 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.

Public Hearing:

- a. Amendments to Zoning Ordinance 58 – amend Section 3.1.14 of Article 1, amend Section 5.9 of Article 2, amend Section 3.1.20 of Article 3, amend Section 6.8.B of Article 4, amend Section 5.11.Q of Article 5, and add Section 5.20 to Article 6.

Mr. Meagher opened the public hearing at 8:02 p.m. With no comments, the public hearing was closed at 8:03 p.m.

Mr. Birchler gave a brief overview of the proposed ordinance amendments.

Mr. Lewsley moved to recommend to the Township Board adoption of the proposed amendments to Zoning Ordinance 58. Ms. Novak-Phelps supported and the MOTION CARRIED with a voice vote. (7 yes votes)

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) Preliminary Site Plan Approval
Applicant:	Sieber Keast Engineering, LLC Mr. Cliff Sieber 7125 Orchard Lake Rd. West Bloomfield, MI 48322

Mr. Birchler reviewed his report dated February 25, 2013 and noted this was his second review. He is recommending approval of the Preliminary Site Plan subject to the applicant addressing the addition of the 8 ft. multi-use pathway along M-59; the commission finding the proposed distribution of barrier free parking acceptable; and the original traffic analysis is acceptable until MDOT completes its study of the Sunnybeach Blvd./Woodside Bible Church intersection.

The church has proposed to add 4 barrier free parking spaces to the easterly aisle closest to new sanctuary addition. Mr. Birchler has concerns with the distribution of barrier free parking even though the applicant is providing more spaces, those spaces are not approximate to the new entrance. He stated he visited the site prior to the meeting and noted there are 2 groupings of those spaces but the doors do not have an automated door opener for handicapped people.

In addition, the site plan did not show the 8 ft. pathway. Incorporating this would go a long way of completing the segment from their frontage to Fisk Road.

The need for a traffic signal at this intersection is warranted, but MDOT will not press for it until they can complete a study. A signal would be a benefit for the church and for the neighborhood on the south side of M-59. He noted there is money in escrow from Taco Bell to help fund the signal and there has been a continuous effort to get the signal in place. This expansion appears to be the right time to do this.

Mr. Gucwa reviewed his report dated March 6, 2013. He is also recommending approval of the Preliminary Site Plan. He reported that the grading plan looks good, and the storm water management falls within standard practices. His main concern is with water quality. There is 7-8 days of detention in the water line before pushing it and the water could become stale. He also noted his recommendation for the 8 ft. pathway as well.

Ms. Novak-Phelps questioned whether the applicant was extending the water line. Mr. Gucwa responded that they are putting in a new line from M-59 to their building, which would extend 900 ft. The township planner has suggested that anything over 600 ft. is generally frowned upon. His biggest issue is still with the water quality and the amount of time the water would be in the detention area.

Mr. Lewsley asked what other option the applicant has if the 900 ft. water line is not acceptable. Mr. Gucwa stated the applicant might need an automatic water flushing system. They can operate for a few months and test the water to determine if flushing is necessary, but this could be determined after the system is in operation.

Mr. Kowall stated he noticed the valve for this extension is more easterly on the parcel and questioned why it was not in line with the new feed across the driveway to go due south, as it could take 80-100 ft. off the main. Cliff Sieber, the engineer for the project, stated the decel lane was too close and they had to push it down to make the connection.

Mr. Sieber continued to give a brief history of the church, at which was built in 1992. Since that time, the church has been holding service in a gymnasium. They have saved funds over the years to ultimately have a sanctuary area. With regard to comments from the planner regarding handicap spaces and their location, he noted they are required to have 8 spaces and they are proposing to have 21, which is well over the federal requirement. The vast majority of vehicles with handicap stickers prefer parking in the back of the building and that area has been dedicated for those vehicles. They have added 4 more spaces adjacent to the front door of the new sanctuary and will have a drop off area at the main front door as well as the existing circle drive drop off area. They feel this distribution is proper for their parishioners and he also agrees with bringing the doors up to code is a good idea.

With regard to the pathway, Mr. Sieber wanted consideration with the amount of property used versus the amount that is owned. The frontage is nearly a ¼ mile and they feel to put the pathway in all at once is quite a burden. They would like the commission to consider allowing them to construct a portion at this time as part of the project and finish it a few years out. This is more pathway than what the White Lake Marketplace built and they had other contributors. They would like to see the pathway, but the budget is tight to do it all now.

Regarding the watermain, Mr. Sieber stated they are on a well currently and they granted easements to the township. Now with this addition they are bringing in the township water supply and have met with the fire department. This is also a considerable expense and in addition they will connect to sewer system. He noted that when the connecting sewer was constructed it was 1.5 ft. higher than their main floor, at which they are also incurring an extraordinary expense with this project. If they test the water and there is a problem, they will most certainly rectify the problem.

Mr. Sieber reported that MDOT had counters out a week ago. They have access through recorded easements with the marketplace and most people use that easement and go to Fisk Road to the light. There is not a lot of demand for left turns or the light for them. They are interested in looking at a traffic light, but can't fund it themselves. Twin Lakes and Taco Bell are also traffic generators and should be factored into the cost of a signal.

Mr. Kowall stated he is concerned with the need for a traffic light and MDOT has the final say. The peak hours are on the weekends with the church. When the time comes, it would be good to have a signal. He doesn't have a problem with the parking and how it's laid out. He concurs with power assist openers on the doors. Regarding water use, he understands with the decel lane, and encouraged adding a flushing device if it needs it. Overall he feels this is a nice addition to the community.

Ms. Dehart agrees with everything that's been said and she also agrees that access through the marketplace is beneficial. Her concern is with the pathway and she would like to see it go all the way. Ending at the river could be an access. She asked whether the outside space is utilized for any recreation. Mr. Sieber stated that area is not used as much because of the rolling topography. Ms. Dehart feels it would be nice to have access down to the river to kayak, etc.

Mr. Anderson asked how many people attend the church. Mr. Sieber responded that they have 700 parishioners over 3 services and are hoping to add more and go to 2 services with the new addition. Mr. Anderson asked if they were affiliated with Rochester. Mr. Sieber confirmed they were and there are 9 campuses in the area. Mr. Anderson added that he would like to see the pathway extended as well. He asked what kind of timeframe they were looking at. Mr. Sieber responded that they would like to break ground in May and be in by Christmas.

Mr. Meagher questioned the barrier free parking and being ADA compliant if all the spots were put in the corner of the lot. Mr. Birchler stated they would be compliant with numbers, but maybe not with spirit. He is satisfied with applicant's responses and was pleased that they thought the power assist on the doors is a good idea. The back lot is dedicated to barrier free parking, and helps parishioners in inclement weather.

Ms. McNulty stated she likes the campus and understands the pathway phasing, but feels there should be a set time limit to complete it if the commission were to accept this. She questioned how going from 3 to 2 services might impact the traffic flow. Mr. Sieber indicated they have 700 members now, and the majority of drivers who turn left on M-59 use the marketplace easement. They rarely see any kind of back up at their entrance. Mr. Birchler added that the traffic analysis looks at the capacity of the sanctuary and evaluates it being a full sanctuary.

Ms. Novak-Phelps feels this is a beautiful addition, and agrees the pathway is a major issue and should be constructed. We have potential for ways of dealing with any other engineering with other properties, i.e., grant funds, etc. She is ok with waiting to see how the water operates.

Mr. Lewsley felt one concern that may have been missed with the traffic light issue is that the flow on M-59 is very heavy and the flow on one side might not be the same as the other side. People coming out of Taco Bell and the church will pull into the left turn lane and use it as a "holding" lane. There is danger with conflicting traffic turning left into Twin Lakes Subdivision. Mr. Sieber noted there was discussion 5-6 years ago with Ramco Gershenson about that very problem, and Senator Nancy Cassis also addressed this concern. Technically drivers are not supposed to use the center lane to do this, but in reality, they do it frequently.

Michael Lavadie of Wilcox & Associates stated that if the subdivision street were not there, there would not be a consideration for a signal at this drive. They are not denying or accepting a signal because of church traffic. The subdivision and M-59 traffic is driving the need for a signal and MDOT will not give it. They do not have enough demand based on an engineering standpoint. Yes, the church will benefit from the signal, but don't necessarily need it.

Mr. Lewsley continued by stating that he supports permitting the 900 ft. dead end water main contingent upon flushing being put in if deemed necessary. With regard to the pathway, he noted that every business coming in to White Lake along M-59 is required to construct a pathway. He suggested putting in half now and the rest in 2 years after the C of O is issued. He feels it is reasonable to phase this pathway project.

Mr. O'Neil indicated that the township doesn't see the pathway going any further west than what the applicant will take it. His preference is not to require a cash bond, but rather condition the motion upon having the second phase of the pathway installed within a reasonable time, and if another "super church" decides to come in and take over, they would have to finish it too. The pathway phase should be linked to the location and not to church.

It was also noted that when Taco Bell came in, they contributed \$10,000 towards the traffic light. If the total cost is roughly \$80-120,000, this is still 10%. The neighborhood should participate, as should the church.

Mr. Kowall moved in File 13-001 Woodside Bible Church to recommend to the Township Board to grant Preliminary Site Plan approval subject to the pathway being put in on one half of the frontage now with the balance being constructed within 2 years of the C of O and this runs with the land, and to permit the 900 ft. dead end water main subject to water testing and a flushing device added if deemed necessary. Mr. Anderson supported and the MOTION CARRIED with a roll call vote: Anderson – yes; Dehart – yes; Kowall – yes; McNulty – yes; Lewsley – yes; Novak-Phelps – yes; Meagher – yes. (7 yes votes)

Liaison's Report

Mr. Kowall indicated that a study is currently being done at Village Acres. The pump house cut out and the building is old. The cost to replace is estimated at \$375,000. The ionization is being done and the board recently approved \$6-7,000 as a testing cycle. It would cost \$900,000 per year to purchase water from Waterford and White Lake Township doesn't want to do this.

Ms. Novak-Phelps stated that the ZBA meeting was cancelled last month due to snow.

Ms. Dehart reported that the Parks & Rec Committee asked the Board to approve putting in a path from North Broadmoor to the Dublin Center so those subdivisions would not have to go on Union Lake Road to get to Vetter Park. Mr. O'Neil updated that the Board approved to solicit bids and bring back. They are also looking at a extending along the north entry side instead of coming out into the parking lot.

Planning Consultant's Report

Mr. Birchler distributed his monthly planning brief from Clearzoning, which focused on traffic crash solutions that they did for the City of Novi.

He noted Clearzoning will be exhibitors at a national conference in Chicago this year.

Director's Report

Mr. O'Neil reported Dan Stencil, head of the Oakland County Parks came into the supervisor's office recently. They've been pushing for inventory of parks assets in southeast Michigan and will do a survey in the SEMCOG area, i.e., dog parks, splash parks, etc. This would help prioritize parks projects and offer opportunities for cross-market amenities between communities.

Communications:

Next meeting dates:

- Regular meeting – April 4, 2013
- Regular meeting – April 18, 2013

Adjournment

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