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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 15, 2012 @ 7:00 p.m.

Mr. Martinko called the meeting to order at 7:00 p.m. and led the Pledge of Allegiance. Roll was called: Mr. Anderson, Mr. Pearson and Mr. Woodhouse were excused.

ROLL CALL: Steve Anderson - Excused
Todd Birkle, Board Liaison
Debby DeHart
Steve Martinko, Chairperson
Sarah McNulty
Peter Meagher, Vice Chairperson
William Pierson – Secretary - Excused
Gail Novak-Phelps
Stan Woodhouse - Excused

Also Present: Jason Iacoangeli, Staff Planner
David Birchler, Township Consultant
Lynn Lindon, Recording Secretary

Visitors: 6

Approval of Agenda

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

Approval of Minutes

a. September 6, 2012

Mr. Birkle moved to approve the minutes of September 16, 2012 as submitted. Ms. Novak-Phelps supported and the MOTION CARRIED with a voice vote. (6 yes votes)

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

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

New Business:

a. **File No. 11-009**
Location:

Gin Mill Party Store

Located on the northeast corner of Highland Road (M-59) and Pontiac Lake road, currently zoned (LB) Local Business District, identified as parcel number 12-13-476-008, consisting of approximately 0.28 acres

Request: Final Site Plan Approval
Applicant: Mr. Sami Shunia
8240 Highland Road
White Lake, MI 48386

Mr. Iacoangeli reported that this project was granted the variances requested from the Zoning Board of Appeals with regard to sidewalks, parking, and dumpster location at the September 27, 2012 ZBA meeting. Landscaping and lighting issues have been addressed.

Paul Boomer, the engineer for the project, indicated he addressed issues with landscaping in a letter to Mr. Iacoangeli. They adjusted the plan and changed some species of plants. He also submitted permits from the RCOC and MDOT and they should be acceptable. He added that the soil erosion permit and design for the grinder pump is being taken care of by Johnson and Anderson.

Mr. Birkle moved to recommend to the Township Board approval of File 11-009 Gin Mill Party Store Final Site Plan as submitted. Ms. Novak-Phelps supported.

Discussion on the Motion: Mr. Martinko asked Mr. Birchler if the location of the dumpster issue had been rectified. Mr. Boomer showed the revised plan. He also noted that the lighting information has been included on the revised plan and now meets the township standards.

The MOTION CARRIED with a roll call vote. Dehart – yes; Meagher – yes; Martinko – yes; Novak-Phelps – yes; Birkle – yes; McNulty – yes. (6 yes votes)

b. File No. 019	Caswell Pole Barn
Location:	Located on the north side of Highland Road (M-59) between Elizabeth Lake Road and Teggerdine, currently zoned (GB) General business District, identified as parcel number 12-22-326-011, consisting of approximately 0.331 acres.
Request:	Preliminary/Final Site Plan Approval
Applicant:	Mr. Roy Caswell 10751 Highland Road White Lake, MI 48386

Mr. Iacoangeli indicated that the applicant is looking to get both Preliminary and Final approvals tonight. The plan is for a 36 x 50 storage type pole barn building in the rear of the Caswell Window building. This parcel is more on Glynn Road than M-59 and has a gravel lot with a fence. The applicant is in need of extra storage on the site. They have met all the setback requirements for the district. Since the first submittal, they have provided the height dimensions. There is a currently a fence on site that should be replaced with vinyl or wood and of a reasonable color. There is a little residential exposure to the south. Storm water should not be an issue according to the township engineer. Since the lot is gravel, it provides a permeable surface and the township engineer would like to see this remain gravel. Lighting should be downlighted. This is a small project and does not lend to a difficult situation. The township has asked that the outside of the building should be spruced up with a neutral or tan color which would be more acceptable than red or patriot blue as they have provided.

Mr. Martinko said noted it would be important to screen the Elm tree and the applicant should provided a construction screen 12 ft. from the Elm tree on the site.

Ms. Novak-Phelps moved to recommend to the Township Board approval of File 11-019 Caswell Pole Barn Preliminary/Final Site Plan as submitted with conditions that they provide screening for the elm tree and change the color of the building to something more neutral. Ms. Dehart supported and the MOTION CARRIED with a roll call vote. Dehart – yes; Meagher – yes; Martinko – yes; Novak-Phelps – yes; McNulty – yes; Birkle – yes (6 yes votes)

Liaison's Report

Mr. Birkle stated this was his last meeting. He thanked the commission for their hard work. He noted that the board is supposed to vote on the new budget November 20. Mr. Lilley has done 2 sewer

presentations on the township's sewer fund. They will be looking at new ideas to meet the bond payment of \$500,000 and there is only \$56,000 in the fund balance now.

Ms. Novak-Phelps reiterated that the ZBA granted variances to Gin Mill Party Store. Also, some of the older cottages on the lakes are being renovated and the zoning board members agree some of the water lots deserve some consideration.

Bloomer Park is 50% complete and should be finished in the next week less the plantings that will be done in the spring.

Consultant's Report

Mr. Birchler has a pending proposal to the Parks and Rec to update their master plan. There are grant monies available that communities are getting and White Lake will pursue those options as well.

Mr. Birchler stated he has also been working on rezoning properties in the 3 new districts in the township. They are targeting the beginning of the year to contact property owners. Also, implementation priorities in the master plan must be addressed in the future. They have a final draft of the sustainable incentives. They were asked to work with developers. He and Mr. O'Neil will set up meetings with developers after the Thanksgiving holiday.

With regard to Clearzoning Ordinance, they developed the concept before new technology hit the market and this product was designed to work over the internet from a desktop or laptop computer. Touchscreen computers weren't out yet, but after testing the Clearzoning ordinance on their ipads, they found it doesn't have full functionality as when first developed. Since then, they have had to go back and rebuild the hyperlinks to make them compatible with the ipad.

It is important for the township to have an economic development strategy. He urged future dialogue on this topic.

Director's Report

Mr. Iacoangeli had nothing further to add.

Communications:

Next meeting dates:

- Regular Meeting – December 6, 2012 (possible cancellation)
- Regular Meeting – December 20, 2012

Adjournment

Ms. Novak-Phelps moved to adjourn the meeting at 7:55 p.m. Mr. Birkle supported and the MOTION CARRIED with a unanimous voice vote. (6 yes votes)