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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  
**August 2, 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, Ms. McNulty, Mr. Pearson and Ms. Novak-Phelps were excused.

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

Also Present: Sean O'Neil, Community Development Director  
David Birchler, Township Consultant  
Susie Roble, Birchler Arroyo  
Lynn Lindon, Recording Secretary

Visitors: 6

#### Approval of Agenda

Ms. Dehart moved to approve the agenda as presented. Mr. Meagher supported and the MOTION CARRIED with a voice vote. (5 yes votes)

#### Approval of Minutes

a. June 21, 2012

Ms. Dehart moved to approve the minutes of June 21, 2012 as corrected. Mr. Birkle supported and the MOTION CARRIED with a voice vote. (5 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. **Gin Mill Drug Store, File No. 11-009**  
**Location:** Property described under parcel number 12-13-476-008, located at 8240 Highland Road, consisting of approximately .28 acres, currently zoned (LB) Local Business.

**Request:** Preliminary Site Plan Approval  
**Applicant:** Sami Shunia  
8240 Highland Road  
White Lake, MI 48386

Ms. Roble reviewed Birchler Arroyo's reported dated July 18, 2012 and noted this was the 4<sup>th</sup> review of the site plan. They are recommending approval of the preliminary site plan subject to the plans being revised and resubmitted to address items noted in their analysis with regard to parking; the proposed 6 ft. chain link fence; the lot having 2 front yards requiring a variance from the ZBA; the pedestrian pathway along a portion of Pontiac Lake Road; and outdoor lighting. With regard to landscaping and signs, they are concerned that using 2 parking spaces for snow storage is inappropriate on the site and must request a parking variance. The plans have not provided the required details regarding the proposed business sign and must be submitted before final review. She noted that the site plan as proposed will required variances from the ZBA. The applicant will have to present a practical difficulty argument which must be related to some physical aspect.

Mr. Birchler added that this proposal would be a permitted use in the new Pontiac Lake Gateway District when that district is put on the map.

Mr. O'Neil stated that this is a unique and challenged parcel and the applicant has been doing business in the township for many years with far more deficiencies than what is proposed. The applicant has been supportive with the township water and sewer system. He would recommend approval if the applicant agrees to comply with the consultant's recommendations and have a successful outcome with the ZBA.

Paul Boomer, the engineer for the project, indicated that the existing fence would be removed, but it would be a screen fence rather than chain link. He referenced the sidewalk at the corner of Pontiac Lake and M-59 which has a substantial ditch and poses a safety hazard. They would be willing to put in an easement until such time it could be constructed. He added that irrigation on site addresses the concerns from the consultant.

Mr. Birchler offered that the sidewalk easement is a good response to the challenge if we would have to install it now. Without some provision now, there could be a missing section in the future.

Lighting was addressed. Mr. Boomer indicated that it would be building mounted due to the space in the parking lot. Mr. O'Neil noted that this is a small site and not a big area to light. This can be addressed at final. Mr. Birchler added that building mounted lighting can be approved with shielding. There are several fixtures to choose from.

Mr. Martinko discussed the proposed landscaping and offered suggestions of eliminating the fence altogether because it will shade the plants and they would eventually die. He also suggested putting in a landscape fabric to protect the plants from salt. In terms of plant type, Mr. Martinko recommended a columnar oak or maple tree; carpet roses in place of the proposed wild roses; and to continue the arborvitaes in place of the fence.

**Mr. Birkle moved in case 11-009 Gin Mill Drug Store to recommend to the Township Board approval of the Preliminary Site plan subject to issues and recommendations outlined in the consultants report and variances being approved by the ZBA. Mr. Meagher supported and the MOTION CARRIED with a unanimous voice vote. (5 yes votes).**

Mr. O'Neil noted that most of the issues in Anderson & Anderson's review have been addressed.

#### **Liaison's Report**

Mr. Birkle reported at the last board meeting, the Board approved the DTE site plan and requested added screening. They also approved the Vehicle Storage ordinance, and listened to a nice presentation on the role of a Police Dispatcher.

#### **Consultant's Report**

Mr. Birchler distributed research on sustainable development incentives and reviewed the proposed guidelines for the point rating system elevating developers to different tiers based on elements incorporated into their developments. There is a concept of accumulating bonus points that will be reviewed by the Planning Commission. There will be discussions with the Township Board on what incentives they would be willing to offer, i.e., financing, deferrals, waiving fees on sewer tap-in fee, etc. There is also an opportunity to save the developer money by expediting the approval process, and possibly giving density bonuses, more units, or providing less parking.

Mr. Martinko agreed with the concept of a tiered scoring system, but feels it could be simplified because some elements will require more expense than others. Mr. Birchler will review this again.

#### **Director's Report**

Mr. O'Neil reported that Bloomer Park bids are going out next week. There was a delay with getting information from the state and they are hoping to get bids back in time for the August 21 Board agenda.

#### **Communications:**

##### **Next meeting dates:**

- Regular Meeting – August 16, 2012 – draft CIP
- Regular Meeting – September 6, 2012 – pub hearing for CIP

Mr. Woodhouse expressed concern with fireworks over the holidays and questioned the noise ordinance in place. Mr. Birchler didn't think they would affect the DB levels, but they do violate the nuisance provision. Mr. O'Neil noted that the Board is looking into this and is considering a time limit preceeding and following a holiday.

#### **Adjournment**

**Mr. Birkle moved to adjourn the meeting at 8:11 p.m. Mr. Woodhouse supported and the MOTION CARRIED with a unanimous voice vote. (5 yes votes)**