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WHITE LAKE TOWNSHIP

7525 Highland Road • White Lake, Michigan 48383-2900 • (248) 698-3300 • www.whitelaketwp.com

WHITE LAKE TOWNSHIP PLANNING COMMISSION

Regular Meeting
7525 Highland Road
White Lake, MI 48383
June 7, 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: All members were present.

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

Also Present: Jason Iacoangeli, Staff Planner
Jill Bahm, Birchler Arroyo
Lynn Lindon, Recording Secretary

Visitors: 3

Approval of Agenda

Mr. Woodhouse moved to approve the agenda as presented. Mr. Anderson supported and the MOTION CARRIED with a voice vote. (9 yes votes)

Approval of Minutes

a. April 19, 2012

Mr. Anderson moved to approve the minutes of April 19, 2012 as presented. Mr. Meagher supported and the MOTION CARRIED with a voice vote. (9 yes votes)

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

Mr. Iacoangeli introduced Tommy Bonnivier, Brent's nephew, as the new summer intern in the Community Development Department. Tommy has been involved with site plan reviews and day-to-day functions of the office.

Ms. Bahm of Birchler Arroyo introduced Susie Robel, and noted Susie did a lot of work on the Clearzoning ordinance.

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

New Business

a. Ordinance 58 "Health Analysis"

Ms. Bahm reported that the ordinance health analysis was previously distributed with minor clarifications. When finishing the new ordinance, there were other things revealed that they are currently working on, i.e., definition of fences, etc. She added that more thought and decision from the Planning Commission needs to concentrate on uses permitted in certain districts and also new districts with regard to how they are handled as they are created. She noted that Mr. Birchler would like to group to think about how to have conversations with those property owners possibly through interactive workshops in late summer or early fall. It was suggested that the Township Board be involved in this process as well.

Mr. Martinko referenced Section 4.38 as it pertains to allowing gravel roads. Ms. Bahm noted that gravel roads are currently not permitted in the township and this section would propose to allow them.

Ms. Bahm briefly reviewed the sustainable development incentives. She indicated there is draft language with a point system. A developer would be given site plan points for how they implement certain options, which would translate into development incentives, i.e., waiving fees, faster approval process, etc.

Mr. Iacoangeli stated there is potential for a meeting with certain experienced developers in the township to discuss the merits of these items to see if this would work and have value. These incentives have to motivate developers to want to build in White Lake.

Mr. Martinko questioned whether there were anything legally binding if this was tested and doesn't work. Ms. Bahm responded that this would be similar to a site plan approval. It is not requiring the developer to do anything, but would offer incentives.

Ms. Novak-Phelps asked if there were anyone else in the state of Michigan that has done this. Mr. Iacoangeli responded that there is a program called the Michigan Subdivision Alliance that comes in and sets up similar programs.

Mr. Martinko referenced Section 6.3, where the steps involved state that any development on tier 2 status could be implemented by an approval committee through the Planning Department. Typically the Planning Commission would agree to a sub-committee. He questioned if this section would now do this.

Ms. Bahm confirmed and suggested each year when appointing positions, to perhaps designate the approval committee at that time. If developers have to wait until the commission appoints a committee, it would certainly slow down the process.

Mr. Martinko noted that this discussion would be continued next month and any comments should be emailed to Mr. O'Neil prior to that meeting.

b. Marie Meadows on the Lake – Final Site Plan Extension Request

Mr. Iacoangeli indicated this development obtained final approval in May 2008 and has been given 12 month extensions on the site plan approval since then. He received another letter dated April 1, 2012 from the developer requesting another 12 month extension until the climate is such that he can build this subdivision out.

Ms. Novak-Phelps moved in File 06-010 to extend the Final Site Plan approval for Marie Meadows on the Lake until May 15, 2013. Mr. Woodhouse supported and the MOTION CARRIED with a unanimous voice vote. (9 yes votes)

Liaison's Report

Mr. Birkle reported that the Township Board held a special meeting earlier today and amended the ordinance to prohibit the use of synthetic marijuana, and they will amend it again depending on what is passed at state level. This will take effect tomorrow once published in the Oakland Press. The Police Chief will contact those businesses selling it. The penalty is 90 days in jail and/or a \$500 fine to any business or person using or trafficking the substance.

The township has obtained bids and has approved the demolition and asbestos removal of the house next door. Total cost is approximately \$8,000.

The Board is also working on a solicitation ordinance and are determining the costs of background checks and whether it will include corporate officers or just solicitors.

Ms. Novak-Phelps reported the ZBA had approved a variance for a breezeway that did not increase a non-conformity, and also approved two natural features setbacks for two new builds in the Willows subdivision.

Mr. Iacoangeli reported that the last permit for Bloomer for the scenic overlook on Grass Lake from the DEQ will be in soon. Once received the bid process will begin. They are projecting construction to start in mid to end July with a completion date of late August, early September.

Hidden Pines Park is gradually coming along. The ball diamond was installed and the park master plan includes a playscape and walking track. There was a public visioning session for the park and those residents were invited back to see the plan that came about from that session.

Vetter Park has been spruced up and the ball diamond has been redone. Both Vetter and Hawley park's walking tracks have been resurfaced. New swings have been ordered for Hawley park and should be in by the end of the month.

Movies in the Park are scheduled for Saturday, June 23 (Iron Giant), Friday, July 27 (Peewee's Big Adventure), and July 10 (Kung Fu Panda), which will be a Family Fun Night in coordination with the township library and Oakland County Mobile Recreation.

Craig Burnside has asked to be contact by email if anyone would like a hardcopy of Clearzoning.

Gin Mill Party Store has gone through another review and Mr. O'Neil now has to make a determination whether the plan can proceed to the Planning Commission for review.

DTE is presenting a solar array facility at the next meeting that will be located in Indian Springs Metropark, but will be visible from road.

An application was made for Special Land Use for the park property at Willow Lake Estates for a boat dock and launch at the subdivision. The permit is scheduled to expire in July and the homeowner's association is looking for re-approval prior to expiration of the permit. There are deed restrictions that boats have to be under 5hp.

Consultant's Report

Ms. Bahm reported they are doing monthly planning briefs. The first brief is to make sure the township has community vision and that it is conveyed in the Master Plan and also to have a CIP based on those items in the Master Plan. Those goals and objectives then have to be communicated to the community.

The township in coordination with Birchler Arroyo submitted a proposal to talk about the Master Plan at the OC Heritage conference on September 19 and they were accepted. Mr. Iacoangeli will present at that conference.

Director's Report

Mr. O'Neil was not present to give an update.

Communications:

Next meeting dates:

- Regular Meeting – June 21, 2012
- Regular Meeting – July 5, 2012 – may be cancelled

Adjournment

Ms. Novak- Phelps moved to adjourn the meeting at 7:54 p.m. Mr. Meagher supported and the MOTION CARRIED with a unanimous voice vote. (9 yes votes)