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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  
**October 20, 2011 @ 7:00 p.m.**

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

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

Also Present: David Birchler,  
Lynn Lindon, Recording Secretary

Visitors: 0

#### Approval of Agenda

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

#### Approval of Minutes

- a. September 15, 2011
- b. October 6, 2011

Mr. Birkle moved to table the minutes of September 15, 2011 as presented. Mr. Meagher supported and the MOTION CARRIED with a voice vote. (5 yes votes)

Mr. Birkle moved to table the minutes of October 6, 2011 as presented. Mr. Meagher supported and the MOTION CARRIED with a voice vote. (5 yes votes)

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

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

#### Continuing Business

- a. Continuing work on Clearzoning

Mr. Birchler distributed copies of amendments to consider as proposed by Mr. O'Neil.

He gave an overview of items relating to Housekeeping, Streamlining the Approval Process, Signage, Lot Coverage on Residential Lots Connected to Sewer, Creating an Admin Fee on Project Completion, Addressing Roosters, and Home Occupation.

With regard to Housekeeping, Mr. Birchler gave detailed information on how to handle accessory structures, which are only permitted in the absence of a principal structure when it is accessory to a principal use i.e., a barn that is accessory to a farm. The Accessory structure language will clarify this.

There were questions as to how these types of issues would be enforced. Mr. Birchler explained that this would happen through consistency.

Mr. Birchler reviewed amendments to department names/titles, which need to be consistent throughout the document. This process is already underway and will be verified with Mr. O'Neil.

With regard to allowing residents to house roosters, Mr. Birchler stated there could not be a blanket prohibition. He doesn't feel roosters should be prohibited in Suburban Farms (SF) unless it is a significant problem that has already caused a number of complaints.

Mr. Birchler reviewed the amendment for Streamlining the Approval Process and indicated that Clearzoning is intended to incorporate the concept from the Master Plan, as well as with the incentives and thresholds.

Mr. Martinko questioned whether processes could be approved quicker in certain areas, such as areas the township may want to promote economically. Mr. Birchler responded that there could be 2 models, one that applies to everyone, and another that specifically identifies an economic development area.

Mr. Birchler then discussed the possibility of creating a joint committee comprised of Planning Commission and Township Board members. This will work best in areas that are primarily administrative in nature. The township wants to offer something in White Lake that no other community has, such as an expedited approval process.

Discussion continued with how policy determinations would be made through the joint committee. There would be times when issues would have to come back to the Planning Commission for further review and determination.

Examples of how the joint committee would function were also discussed. Determinations could be made absent policy decisions. Since the committee is not subject to agenda deadlines and every other week meetings, going to this structure would save time and streamline the process.

Mr. Birchler stated he is hoping the township will see more development in the target areas, i.e., Gateway, 4 Towns, etc. The old process of coming in for PBD approval with the Planning Commission, Township Board, and Development Agreement has been a good, but time consuming, process.

The discussion let to addressing signage and outdoor merchandise displays, and the need for strict rules and regulations. The Fisk Corners digital sign display was referenced and will be looked at further. The intent of sign ordinance amendments is to move in the direction of making signs more simplified and easily enforceable.

Mr. Birchler talked about the current 20% lot coverage limitation that often goes to the ZBA for a variance. The intent is to have possibly 2 standards: 20% lot coverage limitation on lots without sewer and 30% on lots with sanitary sewer.

Creating an Admin fee is straightforward. This would be a fee imposed on developers for the cost and hassle of having to complete projects left by developers.

With regard to Home Occupation, this relates to large commercial vehicles parked in residential and ties in with outdoor vehicle storage. A lot of communities regulate how long you can park something in your driveway.

Mr. Martinko referenced Master Deed Restrictions in subdivision and questioned whether residents would have to follow both sets of rules. Mr. Birchler responded that the township standard would essentially be the same as deed restrictions however, the township should not be involved in enforcing a deed restriction.

The issue of Blight will be discussed at a later date.

Mr. Birchler reviewed the Portable Business Signs Concept with the suggested stipulations and restrictions. The township has come up with something more straightforward from an enforcement perspective. They established certain days of the week to allow signs. Details of this amendment will be worked out in subsequent meetings.

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

Mr. Birkle reported that the Township Board adopted the Master Plan and Capital Improvement Plan and also discussed projects at the township parks. A ball diamond will be put in at Hidden Pines, Vetter Park is almost complete, and Phase I for Bloomer Park has been reviewed conceptually.

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

Mr. Birchler had nothing further to add.

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

Mr. O'Neil was not present.

#### **Communications:**

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

- Regular Meeting – November 3, 2011
- Regular Meeting – November 17, 2011

#### **Adjournment**

Mr. Birkle moved to adjourn the meeting at 8:15 p.m. Ms. Spoor supported and the MOTION CARRIED with a unanimous voice vote. (5 yes votes)