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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 6, 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: Ms. Novak-Phelps was excused.

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

Also Present: Sean O'Neil, AICP, Planning Director
Kristin Goetze, Township Engineer
Lynn Lindon, Recording Secretary

Visitors: 5

Approval of Agenda

Mr. Birkle moved to approve the agenda as amended. Ms. Spoor supported and the MOTION CARRIED with a voice vote. (8 yes votes)

Approval of Minutes

a. September 15, 2011

Mr. Martinko moved to table the minutes of September 15, 2011. Ms. Spoor supported and the MOTION CARRIED with a voice vote. (8 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.

New Business

a. Resolution for Adoption of the White lake Master Plan 2011-09-27

Ms. McNulty moved to adopt the Charter Township of White Lake Master Plan by the White Lake Township Planning Commission. Mr. Birkle supported and the MOTION CARRIED with a

roll call vote: Pierson – yes; Birkle – yes; Spoor – yes; Woodhouse – yes; Anderson – yes; Martinko – yes; McNulty – yes; Meagher – yes. (8 yes votes)

The motion in its entirety is listed below:

WHEREAS, the Charter Township of White Lake Planning Commission has the responsibility and is empowered by the Michigan Planning Enabling Act, PA33 of 2008, to make and approve a Master Plan for the physical development of the Township and to amend the Plan as needed from time-to-time, and

WHEREAS, the Charter Township of White Lake has retained a professional planning consultant to assist the Planning Commission with the technical studies necessary to prepare the Master Plan update, and

WHEREAS, the Charter Township of White Lake Planning Commission held a public hearing on the proposed new Master Plan on September 15, 2011 at the White Lake Township Hall, and

WHEREAS, the Planning Commission finds that the new Master Plan is necessary for the continued development and the appropriate redevelopment of the physical areas of the Charter Township of White Lake,

NOW THEREFORE BE IT RESOLVED that the Planning Commission of the Charter Township of White Lake hereby approves and adopts this Master Plan, along with the text, maps, charts, graphs, and other descriptive materials contained in the Plan, and

BE IT FURTHER ORDERED, that an approved copy of the Master Plan shall be submitted to Oakland County SEMCOG, and the Planning Commissions of Commerce Township, West Bloomfield Township, Waterford Township, Highland Township, Rose Township, Springfield Township, Milford Township, and Independence Township.

b. Discussion on Ordinance Amendments

Mr. O'Neil distributed the schedule for the Clear Zoning process. He reviewed the task descriptions and estimated dates associated with those tasks. He added that Clear Zoning is an opportunity to reformat the ordinance, but at the same time, adopt a new ordinance. The ordinance will remain as Ordinance 58, inclusive of public hearings and recommendations to the Township Board.

Items and issues that will be discussed over the next few months will include signage, streamlining the approval process, offering incentives and thresholds to developers, blight, and vehicle storage on residential properties.

Mr. Anderson addressed the issue of streamlining the approval process and questioned how this new process would impact the developer.

Mr. O'Neil explained that there are pre-development meetings that currently take place as part of the existing process and there are 4 meetings that take place during the final approval process. The new process would allow site plan reviews to be done during the pre-development meeting for those developers who are qualified through the incentive program established by a subcommittee. Applicants could expect a streamlined process, established by a subcommittee. This board would need to develop timelines for this new process. While this new process may put more stress on the staff and consultants, ultimately, it would be done in a shorter period of time should make the process go smoother.

It was noted that only the Township Board can sign a contract, such as a Development Agreement, and this is something that would still be required under state law in addition to holding public hearings.

Mr. O'Neil referenced the Cluster Option that was put in place a few years ago which hasn't been used much, but if the zoning is right, the new process will work well. Mr. Meagher feels that if only one developer takes advantage and uses the new process, it would be considered a success.

Mr. O'Neil discussed some of the frequent complaints that come into the Community Development Department that should be addressed in the future. One issue has been with Home Occupation and the types/number of vehicles that are stored on a property. To say you can't have a commercial vehicle on your property is unreasonable, but there has to be a reasonable application of this ordinance.

Mr. Martinko referenced a landscape company parking commercial vehicles and trailers on an empty lot within a subdivision. The subdivision was asked to define what is acceptable and what is not. They determined that any vehicle requiring a CDL was deemed unacceptable.

Mr. Woodhouse stated he has also encountered this issue with other communities, where they had to put more emphasis on commercial with a graded capacity. Another problem to consider is with the residence becoming a warehouse and limits should be placed on the number of vehicles coming into the neighborhood as well.

Mr. O'Neil continued the discussion by asking the commission to consider lot coverage on residential sewered lots going from 20% to 30% provided all setbacks can be met. There are still issues due to lot sizes and the ZBA has granted variances to be 20-25%.

Another issue has been with the Township having to complete projects with bond money. There currently is no provision in the ordinance that allows the Township to take an administration fee and the fee ordinance should be amended. The Community Development Department does not generate fees and it needs to try to offset some of the development costs associated with completing projects when this happens.

Mr. Martinko questioned whether there was an ordinance in place that DTE would have to follow to bury their power lines. He referenced the poles/lines in front of the Kroger store. Mr. O'Neil indicated the municipality can require them to bury lines, but the responsibility in the cost difference between poles versus underground would lie with the municipality and maintenance costs also have to be considered.

With regard to blight, Mr. O'Neil indicated that it is covered under the general ordinance, which has different powers because it is retroactive, versus the zoning ordinance which is grandfathered in.

Vehicle storage on Pontiac Lake is another issue that should be addressed. There has been a lot of bickering between neighbors and the township has received several complaints.

Mr. O'Neil asked the commissioners to think about the issues discussed this evening and email any comments or suggestions to him.

Liaison's Report

Mr. Birkle reported that the Township Board had started budget discussions at their last meeting and will meet each week until the budget is complete. There wasn't a lot of changes, but the CIP was mentioned with regard to the Fire Department.

Lake Neva dam funding issues were discussed and the scope of the project increased the bid. The county Board of Commissioners secured \$250,000 through the finance committee to fund the project.

Planning Consultant's Report

None

Director's Report

Mr. O'Neil had nothing further to add.

Communications:

Next meeting dates:

- Regular Meeting – October 20, 2011 – O'Neil absent (Grand Rapids Planning Meeting)
- Regular Meeting – November 3, 2011

Adjournment

Mr. Birkle moved to adjourn the meeting at 8:02 p.m. Ms. Spoor supported and the MOTION CARRIED with a unanimous voice vote. (8 yes votes)