

Gregory R. Baroni, Supervisor  
Terry Lilley, Clerk  
Forrest Jay Brendel, Treasurer



Trustees  
Carol J. Burkard  
Michael Powell  
Todd T. Birkle  
David Lewsley

## WHITE LAKE TOWNSHIP

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### WHITE LAKE TOWNSHIP PLANNING COMMISSION

Regular Meeting  
7525 Highland Road  
White Lake, MI 48383  
**August 4, 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 and Mr. Martinko were excused.

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

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

Visitors: 3

### Approval of Agenda

It was requested to discuss File 11-006 before the Master Plan 2011 discussion.

**Mr. Anderson moved to approve the agenda as amended. Mr. Birkle supported and the MOTION CARRIED with a voice vote. (5 yes votes)**

### Approval of Minutes

• July 21, 2011

**Mr. Meagher moved to approve the minutes of July 21, 2011 as submitted. Mr. Pierson 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.

### Old Business

a. Discussion of White Lake Township Master Plan 2011

Mr. Birchler reported there were good suggestions offered by the planning commissioners at the last meeting and he incorporated those comments into his presentation this evening. He subsequently zeroed in more on what was thought could be accomplished within the first year that was also affordable from a cost perspective.

He reviewed the "Year One Triple Bottom Line Priorities" and the "Catalyst Priorities" and he is certain they could be accomplished within the first year after the adoption of the Master Plan. A copy of Mr. Birchler's presentation is attached for reference and provides more detail.

Within the "Year One Triple Bottom Line Priorities", Mr. Birchler summarized the following elements: (1) Advance the establishment of a mixed-use Town Center, identified on the Master Plan as Lakes Village Town Center; (2) Promote pedestrian-friendly retail development; (3) Encourage the creation of mixed-use Neighborhood Centers, identified on the Master Plan in the Four Towns, Elizabeth Lake/Union Lake, and Pontiac Lake Gateway neighborhoods.

Mr. Birchler reviewed the elements of the "Catalyst Priorities": (1) Promote timely code enforcement; (2) Require water and sewer service for higher residential densities; (3) Encourage commercial development where water and sewer service exists; (4) Work with MDOT and developers to implement access management strategies; and (5) Raise awareness of development opportunities in the township.

Mr. Birchler noted that if the township moves forward with clear zoning, the 3 priorities under the "Year One Triple Bottom Line Priorities" would be incorporated into the overall cost of clear zoning without the proposed cost of \$6,000 to manage them individually.

Mr. O'Neil indicated that the township has a Water and Sewer Master Plan that takes into account future land use categories. Mr. Birchler added that there are sites that could be the catalyst sites and this proposal would allow them to be highlighted.

There was discussion on listing those properties and making them available to developers. SEMCOG was referenced as having a free demographic available and the county also has a good online demographic tool. The intent is to provide a simple link on the township website that would take developers to the information analysis they would be looking for. Mr. O'Neil added that it's important to tie the CIP into this as well as the Water and Sewer Master Plan. The CIP looks out 7 years ahead of time and the township has an opportunity to easily provide links for someone to acquire information.

Mr. Birchler reviewed the costs for implementing some of the proposed documents. He noted there were concerns at the last meeting that in the past the ball was dropped and things weren't implemented. Mr. Birchler feels that most things don't happen unless there is allocated funding. He sees this proposal as programs the township could offer to the development community to get them interested and excited about White Lake.

Mr. O'Neil indicated that the clear zoning proposal in the amount of \$32,000 had been submitted for the August board agenda, but it would most likely be on the September agenda. Mr. Birchler noted that he has had discussions with Mr. Lilley regarding clear zoning and the cost associated with it.

Mr. Birkle is concerned that there hasn't been anything for the board to vote on, but feels the board should start with clear zoning prior to codification.

There was continued discussion on clear zoning versus codification. Mr. Birchler explained the concept of codification as it is designed to keep track under the umbrella of the ordinance. Within each chapter there is a consistent numbering system so they are all in one book. It was suggested to leave the zoning ordinance out of codification since it changes frequently and would have to be updated constantly. The zoning ordinance could, however, be linked to the code.

The document presented this evening will be labeled the "2012 Work Program" and will be attached to the budget proposal with a dollar amount.

Mr. Pierson moved to recommend to the Township Board to consider moving forward with Clear Zoning to implement the Master Plan, and noted the \$6,000 savings by incorporating all 3 items under the "Year One Triple Bottom Line Priorities" as a financial incentive if clear zoning is purchased. Mr. Meagher supported and the MOTION CARRIED with a unanimous voice vote. (6 yes votes)

#### New Business

File No. 11-006 Amended Final Site Plan and Development Agreement Approval  
Applicant: Gershenson Realty & Investment  
31500 Northwestern Hwy., Ste. 100  
Farmington Hills, MI 48334  
Location: White Lake Market Place (Highland and Fisk Roads)  
Proposed Joann Fabrics and Bed, Bath and Beyond  
(previously Farmer Jack)

Bruce Gershenson and Mark Perkoski were present from Gershenson Realty to address any issues or answer questions from the board members.

Mr. O'Neil reported that generally when re-tenanting a building, there are signage changes and subtle site plan changes. Because of that, he felt the best way to address this file was to bring it back to the Planning Commission.

There will be a pre-con meeting for this project and Mr. O'Neil is comfortable with the comments that have come in. The consultants had minor issues with signage and the development agreement and approval could be given with conditions.

Mr. Birkle questioned whether there were any changes to the parking requirements. Mr. O'Neil indicated that the parking lot would be resurfaced and the parking modules would be double-striped. The end users have stated they would like to keep the parking at the maximum. At some point in time, the development may revisit enhancements to landscaping/islands in that area of the market place, but right now they are looking to get started quickly to get the tenants in.

Mr. Birchler reviewed his report. He feels there is adequate parking, but recommends that dead or diseased plant materials be replaced, that a new crosswalk to the entrance be installed; and a dumpster location be identified. There are many welcome upgrades to the façade with new sign backgrounds, entrance doors, wall mounted lighting, and decorative porcelain tiles as accents.

Mr. Birchler continued that he would not normally recommend closing existing windows, but in this case it is necessary to create a separation of the two businesses. There is also a minor change to the monument sign that both store names will be replacing the existing Farmer Jack sign. The applicant is proposing 2 new signs for Bed, Bath and Beyond and 5 signs for Joann's, which is more than what the ordinance would allow, but it bears an appropriate relationship to the design façade. The area and placement of all signs will require approval by the Township Board as an amendment to the plan and exhibits are also added to the Development Agreement. He is comfortable that the recommendations being added that require revisions could be reviewed by Mr. O'Neil to avoid this going through another level of review.

Mr. Perkoski stated that they agree with the consultant's comments/recommendations and have incorporated those changes into their final site plan. They will show engineering detail and will comply with the township standards. They have no objections with any of the recommendations from the consultants. In addition, they have received comments from the Water and Sewer department and will comply with those recommendations as well.

Mr. Gershenson gave an overview of the history of the Farmer Jack site and how they came to this point.

The space will be split into 2 almost equal portions. Both tenants will reflect their prototypes and both will be accommodated within the existing 4 walls. They will add one compactor location for Bed, Bath and Beyond in a screened area and Joann's will use the existing dumpster location that was used by Farmer

Jack. He added that both tenants are excited to get going. They are hoping to start close to September with a spring 2012 opening.

**Mr. Birkle moved in File 11-006 to approve the amended Final Site Plan and recommend approval of the amended Development Agreement to the Township Board. Mr. Woodhouse supported and the MOTION CARRIED with roll call vote: Pierson – yes; Birkle – yes; Woodhouse – yes; Anderson – yes; Spoor – yes; Meagher – yes. (6 yes votes)**

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

Mr. Birkle reported that the Township Board had a special meeting with regard to cleaning up the cemeteries and they subsequently authorized someone to do this. He noted that the sewer extension down Bogie Lake Road and associated tap fees were also discussed.

He reported that an agreement was reached with Management and non-represented employees.

Parks and Rec discussed the Vetter Park proposal to upgrade the ball field. One company responded and their cost was \$140,000. The Board authorized Mr. Brendel and Mr. Lilley to piece the proposal out. Two more bids will come in. Mr. Anderson noted that the Parks & Rec committee has made recommendations to the board many times and this has come back to the Parks and Rec again for review. There were approved dollar amounts far less than \$140,000. There is protocol to follow and it appears to keep changing. Mr. Birkle suggested setting a meeting with the Supervisor and Mr. O'Neil requested that Mr. Iacoangeli be included in those meetings.

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

Mr. Birchler had nothing further to add.

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

Mr. O'Neil reported that the site plan for Soltys Plastics came in and was missing details. This is still a work in progress.

The CIP and Master Plan public hearing is set for September 15. This will be an important meeting and he is hoping all commissioners can be in attendance.

A new planning commissioner to replace Mr. Long is being recommended to the Township Board. Hopefully the new commissioner will be at the August 18 meeting.

The new Root Restaurant is exceeding expectations and the owners are very pleased.

Mr. O'Neil announced that Elaine Sabady has retired. All correspondence should now be directed to Craig Burnside.

#### **Communications:**

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

- Regular Meeting – August 18, 2011
- Regular Meeting – September 1, 2011

#### **Adjournment**

**Mr. Birkle moved to adjourn the meeting at 8:59 p.m. Mr. Meagher supported and the MOTION CARRIED with a unanimous voice vote. (6 yes votes)**