

Mike Kowall, Supervisor  
Terry Lilley, Clerk  
Beverly J. Spoor, Treasurer



Trustees  
Carol J. Burkard  
Michael Powell  
Todd T. Birkle  
Forrest Jay Brendel

## WHITE LAKE TOWNSHIP

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### WHITE LAKE TOWNSHIP PLANNING COMMISSION

Regular Meeting  
7525 Highland Road  
White Lake, MI 48383  
January 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: Mr. Martinko was excused.

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

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

Visitors: 1

### Approval of Agenda

Mr. Birkle moved to approve the agenda as presented. Ms. Novak-Phelps supported and the **MOTION CARRIED** with a voice vote. (8 yes votes)

### Approval of Minutes

- November 18, 2010

Mr. Birkle moved to approve the minutes of November 18, 2010 as presented. Mr. Woodhouse 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.

### Public Hearing

- a. BP Gas mart Drive-Thru Addition, File 10-013  
Location: Property is described as parcel number 12-22-17-025, located on the northwest corner of Highland Road and Teggerdine, consisting of approximately 2.23 acres, currently zoned (GB) General Business District.

Request: Add drive-thru window service to the west side of the existing building  
Applicant: Duane Barbat  
: 10580 Highland Road  
White Lake, MI 48386

Mr. O'Neil noted there are several issues from consultants and staff and the applicant has agreed to address those issues.

Mr. O'Neil reported that the fire department wants no parking signs added to the front of building along the curb. While the International Fire Code (IFC) considers this a fire lane, it has not been designated as such at this location for 17 years. The applicant's feeling is that the majority of people will use the drive-thru now rather than pulling up and parking in the front of the building. It was noted that the building was built in compliance to the ordinances and codes 17 years ago and the township board could amend the IFC.

Mr. Meagher questioned whether the fire department was concerned with anything else. Mr. O'Neil stated the fire department agrees that parking in the front would be reduced with the drive-thru, but they still feel the fire lane should be maintained.

Mr. Barbat stated he could not add comply with the fire department's request. He feels 75% of the cars that currently park there are there for Dunkin Donuts and will start using the drive-thru. He would not continue with the project if he was forced to make a fire lane.

Discussion continued with a review of the parking. Without the 4 spaces that are being taken out, parking still exceeds the ordinance requirement by 43. It is recommended to leave the pavement black without striping.

Ms. Goetze reviewed her report. She is mainly concerned with the new handicapped parking on the east side of the building. There is a step down from the existing sidewalk to the proposed sidewalk. This is a hazard and they would like to see the step removed and ramped. The entire area has to meet ADA accessibility requirements. Mr. Barbat stated he would remove the step and add a ramp.

Other concerns from Johnson & Anderson were with parking on the west side of the drive thru lane in that the parking spots are too short at 16 ft. Mr. Barbat stated he could push them up 2 ft.

Ms. Goetze also addressed the radius on the curve at the drive-thru. There are two curves that will not meet in a smooth transition. Mr. Barbat was requested, and agreed, to show a bollard.

Mr. Birchler reviewed his report. He addressed issues with adding a curb where the applicant has proposed bumper blocks for parking, but discovered there is an underground storage tank in that area and the applicant doesn't want to put a curb over it.

There is also a storage trailer on site that is not permitted and should be corrected as part of this project. The builder's comment said it would be removed during construction which would assume it is coming back. It was recommended to build some sort of storage facility if they need storage.

Mr. Birchler acknowledged that there is a decibel limit in the zoning ordinance and the applicant should abide by the limit.

With regard to landscaping, there is a significant amount of natural vegetation that provides adequate screening to the homes to the north, if the Planning Commission is comfortable with this.

The most significant issue is with signage. The ordinance allows for 1 sign per business, or 3 signs at 160 sq. ft. for this development. The applicant is proposing 5 signs at 170 sq. ft., which includes a wall graphic. Mr. Barbat will discuss this during his presentation.

Mr. Woodhouse stated he is concerned with where the cars will leave the delivery station that a someone could walk right into that path. There is a blind corner and he would like to see a 4 ft. decorative fence on the north/south line. Mr. Barbat stated he would add the recommended fence.

Mr. Anderson referenced the nearby abandoned phone booth, at which Mr. Barbat stated he would remove.

Mr. Barbat addressed the concerns from the consultants and board members. He feels the traffic will flow better in this development with the addition of a drive-thru. He doesn't have a problem addressing the issues brought forth.

With regard to signage, Mr. Barbat stated he could eliminate one sign altogether. He would like to have 3 signs plus the coffee cup graphic, which would be within the 160 ft. requirement.

Mr. Anderson stated he understands there are 3 distinct businesses here, but he is concerned with so many different color combinations. Mr. Barbat indicated he has eliminated the awning out front and is proposing a nice crown with cement board and block, which is dyed in limestone color. They picked earth tones (taupe/green) to flow naturally and look nice.

Mr. Anderson asked the commissioners to review the written comments from Mr. Martinko with regard to landscaping.

Mr. Anderson opened the public hearing at 7:50 p.m. With no comments, the hearing was closed at 7:51.

Mr. Long referenced Mr. Martinko's letter. Mr. Barbat stated he likes Mr. Martinko's suggestion of adding spruces and rose bushes and will landscape accordingly.

Mr. Long noted this is the 3<sup>rd</sup> review of this plan and there is still a lot of information to absorb. He would like the applicant to revise and resubmit his plans.

**Mr. Lewsley moved in File 10-013 for Final Site Plan approval and Special Land Use subject to meeting the conditions set forth by the staff and consultants; recommending that the Township Board approve a waiver of the International Fire Code with respect to signage and striping of the fire lane; that the landscape recommendations submitted by Mr. Martinko be incorporated; that a pedestrian safety fence be added adjacent to the exit at the drive-thru; that "Do Not Enter" signage be added north of the drive thru at the northwest corner of the building; and that earth tone colors will be administratively approved. Mr. Woodhouse supported and the MOTION CARRIED with a roll call vote: Anderson – yes; Birkle - yes; Lewsley – yes; Long - no (he wants to see a revised and resubmitted plan); Meagher - yes; Novak-Phelps - yes; Spoor – yes; Woodhouse – yes (7 yes votes; 1 no vote)**

#### New Business

a. Approval of 2011 Meeting Dates

**Ms. Novak-Phelps moved to approve the 2011 Planning Commission meeting dates. Mr. Long supported and the MOTION CARRIED with a voice vote. (8 yes votes)**

b. Election of Officers

**Mr. Long moved that Gail Novak-Phelps be appointed as the Planning Commission liaison to the Zoning Board of Appeals, and also to reappoint the officers as currently sitting in those positions, Mr. Anderson as Chair, Mr. Martinko as Vice Chair, and Mr. Meagher as Secretary. Ms. Spoor supported and the MOTION CARRIED with a unanimous voice vote. (8 yes votes)**

#### Planning Consultant's Report

Mr. Birchler announced that the Master Plan public input session will be held on January 20<sup>th</sup> at the Dublin Center.

Mr. Birchler reported they have received 103 surveys back with regard to the Master Plan updates.

**Director's Report**

Mr. O'Neil had nothing further to add.

**Communications**

**Next meeting dates:**

- Regular meeting – January 20<sup>th</sup> at Dublin Center

**Adjournment**

Mr. Long moved to adjourn the meeting at 8:20 p.m. Ms. Novak-Phelps supported and the MOTION CARRIED with a voice vote. (8 yes votes)