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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

September 16, 2010 @ 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 was absent.

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

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

Visitors: 3

Approval of Agenda

Ms. Novak-Phelps moved to approve the agenda as presented. Mr. Martinko supported and the MOTION CARRIED with a voice vote. (7 yes votes)

Approval of Minutes

- September 2, 2010

Mr. Birkle moved to approve the minutes of September 2, 2010 as corrected. Ms. Novak-Phelps supported and the MOTION CARRIED with a voice vote. (7 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.

Mr. O'Neil introduced Kris Goetze from Johnson & Anderson as Ole's replacement. He introduced Jill Bahn from Birchler Arroyo, who will be involved with the Master Plan update.

Dr. Mark Kendall, 607 Woods Edge Lane, White Lake indicated he was here 2 weeks ago regarding the line of site for Parkview Heights subdivision. He reviewed the deed restrictions for the development and there was nothing noted pertaining to height restrictions. Mr. Meagher concurred with Dr. Kendall. Mr. Anderson indicated he also walked the property and the dirt was elevated to the level of the basement.

Dr. Kendall also stated he did not receive a letter notifying that a public hearing was held regarding this development. Mr. O'Neil noted that Dr. Kendall would not have received a notice since the development was zoned appropriately and unfortunately when someone owns adjacent property, at some point the owner has a right to develop it. He doesn't think this is a violation of the zoning ordinance or building code. Mr. Long stated the line of site has been an issue with lakefront properties, not for height, but for distance out. This may be something to consider in the future with deed restrictions. Dr. Kendall thanked the board for listening his concerns. Mr. Martinko added that the township's roll is limited to engineering aspects. He asked Ms. Goetze to look into the building permit for lot 75, Red Bank or Rumson Court to make sure they are complying with the grade. He also suggested Dr. Kendall come to the office to review the building plans for the development to get an idea of what will be built.

Public Hearing

a. Capital Improvement Plan (CIP) 2011-2016

Mr. Anderson opened the public hearing at 7:19 p.m. With no comments, the public hearing was closed at 7:20 p.m.

Mr. Birchler said the purpose of this hearing and Planning Commission consideration is the update that extends from 2011 to 2016. The township had successes last year with improvements to the water and sewer infrastructure systems, and there are several new projects that were added to the plan as recommended by various department heads.

Mr. Birkle reported there is still confusion with the sidewalk in front of the trophy shop. Mr. O'Neil indicated the plan would change. There was discussion with new requirements for 10 ft. wide paths versus existing 8 ft. paths. It wouldn't make sense to tear up an 8 ft. path to construct a 10 ft. one. The Parks & Rec will be tasked with coming to the board on where to put the new 10 ft. path. This is proposed as a spring project. Mr. Lewsley noted the Parks & Rec has 9 pathways proposed as CIP projects and one of those may be good for consideration. Mr. O'Neil noted this 10 ft. wide pathway is standing alone because there are restrictions with the grant money.

Mr. O'Neil reported there are 7 graphs on page 3-3 to 3-6 that was included on last year's tables. Mr. Birchler will make sure the new graphs will be relevant and match what is being proposed.

Ms. Novak-Phelps moved to adopt the CIP and recommend approval to the Township Board, subject to inclusion of updated graphs figures 3-2 to 3-8. Mr. Birkle supported and the MOTION CARRIED with a roll call vote. (7 yes votes)

Planning Consultant's Report

Mr. Birchler noted for the record that West Bloomfield does not have a line of site ordinance, but rather a provision that lakefront lots have an average setback as to not block the neighbor's view. He doubts White Lake Township could ever have an ordinance that would allow it to legislate how someone builds their house based on what the neighbors will see.

Mr. Birchler again introduced Jill Bahn, who will assist with the Master Plan update process. He distributed information and noted there are a number of points dealing with basic philosophy that you want a sustainability focus. We need to look long term as to what is it that allows this community to sustain itself. He reviewed the outline on how he thinks this process should flow and discussed the timeline for how the commission will work on this process.

Director's Report

Mr. O'Neil stated 7 of the 8 commissioners will be attending the MAP conference and will register everyone next Monday.

Mr. O'Neil announced that Mr. Iacoangeli passed the AICP exam. Congratulations to him.

Mr. Anderson announced that Saturday is Movie in the Park night and they will be showing "ET".

Communications

Next meeting dates:

- Regular meeting – October 7, 2010
- Regular meeting – October 21, 2010

Adjournment

Ms. Novak-Phelps moved to adjourn the meeting at 7:53 p.m. Mr. Birkle supported and the MOTION CARRIED with a voice vote. (7 yes votes)