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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 2, 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: All members were present.

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

Also Present: Sean O'Neil, AICP, Planning Director
Jason Iacoangeli, Staff Planner
David Birchler, AICP, Township Consultant
Ole Anderson, Township Engineer
Lynn Lindon, Recording Secretary

Visitors: 3

Approval of Agenda

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

Approval of Minutes

- August 5, 2010

Mr. Long moved to approve the minutes of August 5, 2010 as presented. Mr. Martinko supported and the MOTION CARRIED with a voice vote. (7 yes votes, 1 abstained – Anderson)

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.

John Tingeres, 8750 Arlington, White Lake, questioned whether the medical marijuana issue would be discussed this evening, but Mr. Anderson indicated there was a public hearing at the last meeting and a recommendation was made to the Township Board at that time to adopt the ordinance amendment. The Township Board had a first reading in July and a second reading is scheduled for October 5.

Dr. Mark Kendall, 607 Woods Edge Lane, asked the Planning Commission to adopt a line of site ordinance. Parkview Heights subdivision is being built behind him, which will block his view of the city. He would like to see a single story residence requirement for the remainder of that street. The

developer is building on the rough grade and basements are 9-10 ft. above grade. West Bloomfield has a line of site required for lakefront properties that prohibits blocking the view of another person. He has been to the township building department, who informed him White Lake does not have an ordinance for this.

Mr. O'Neil noted that when the subdivision was developed, it allowed for 2-story homes. They have protection and he can't legally see any change here happening. Parkview Heights has plot plans. It was recommended to Dr. Kendall to review the deed restrictions, which are on file in the Planning Department.

Mr. Birchler will do research and report back at the next meeting on September 16. Technically, the Zoning Enabling Act allows a community to regulate building heights as part of zoning powers and we do have height limits in all zoning districts, but he has not been involved in one that was intended to maintain a view of that type on individual lots. This would have to be township wide, and there is difficulty enforcing this in terms of terrain.

Old Business

a. Review of draft Capital Improvement Plan (CIP) 2011-2016

Mr. Birchler reported that when this was originally presented, they knew the first year would be tough and subsequent years would be straight forward. Presently they are looking at what projects were finished last year, whether any projects have changed, and what they are looking at for the future. He noted they had a Parks & Rec project that was funded last year, but ran into some implementation snags and was left listed in the Parks & Rec component with a description that the project was delayed.

Minor revisions to the CIP were discussed, as well as project ratings and ranking versus project numbers.

Ms. Novak noted there is nothing built in for major repairs of buildings (reserves). Mr. Birchler indicated one change this year is that they are working in some of the maintenance costs for some of these items.

Planning Consultant's Report

Mr. Birchler reminded that September is the month we will kick off the master plan update and hopefully have time at the meeting on the 16th to discuss. There will be material in the next meeting package.

Director's Report

Mr. O'Neil indicated that Mr. Ole Anderson is retiring next Friday after 40 years. Ole stated there are multiple people at Johnson & Anderson and White Lake Township would be in good hands. He thanked the board and noted it has been a privilege working with them. There will be a retirement luncheon next Wednesday at 12:00 at Billy's.

Mr. O'Neil welcomed Mr. Birkle back to the Planning Commission.

Mr. O'Neil reported that Carrie Mann accepted a job in Ft. Wayne, IN. Her spot on the board will be filled by Bev Spoor for the remainder of the year.

Mr. O'Neil announced a new restaurant opening in White Lake in December or January called "The Root", located in the Village Lakes Development. The Board granted a bistro license. He noted they want to add to the existing sign since the interior monument sign doesn't do them any good. He can do this administratively as well as approve an outdoor seating area.

The Michigan Association of Planning Conference is being held in Detroit this year on Thursday, October 21. There is extra money in the budget for training if any of the commissioners want to attend for (1) day of the conference. Information is forthcoming. Please email Mr. O'Neil if interested.

Mr. Woodhouse's neighborhood has a dangerous dog that is creating problems. There is a process with Section 4.45K – Nuisance Animals, and the neighbors have lodged a complaint against this process. The Animal Control Officer stated there is not enough in the local ordinance to enforce.

Communications

Next meeting dates:

- Regular meeting – September 16, 2010
- Regular meeting – October 7, 2010

Adjournment

Ms. Novak moved to adjourn the meeting at 8:19 p.m. Mr. Meagher supported and the MOTION CARRIED with a voice vote. (8 yes votes)