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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
July 1, 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. Meagher and Mrs. Novak-Phelps were absent.

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

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

Visitors: 3

Approval of Agenda:

Mr. Lewsley moved to approve the agenda as presented. Mrs. Spoor supported and the MOTION CARRIED with a voice vote. (6 yes votes)

Approval of Minutes:

- Minutes of June 17, 2010

Mr. Martinko moved to approve the minutes of June 17, 2010 as presented. Mr. Long supported and the MOTION CARRIED with a voice vote. (6 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(s):

File 10-008 Harden Rezoning Request
Location: Property is described under parcel number 12-23-455-020
(35 Glandon), located on the west side of Glandon Ave., just north of Elizabeth Lake Road consisting of approximately 0.48 acres, currently zoned (GB) General Business.
Request: Rezone approximately 0.48 acres from (GB) General Business to (R1-D) Single Family Residential

Applicant: Thomas R. Harden, Jr. and Paula A. Harden
35 Glandon
White Lake, MI 48383

There was a continuance of the public hearing that was opened at the meeting of June 17, 2010.

With no other comments, the public hearing was closed.

Mr. Birchler reviewed his report and noted this is an unusual area of the township where original zoning of the commercial district was based on the depth from the road. There are a number of homes behind the commercial frontage that have commercial zoning or split zoning. When the map was reworked in 2005, the district boundaries were withdrawn to follow property lines. The Harden's property was left with the commercial zoning. In this case, with the zoning pattern in the area being R1-D, the proposed rezoning would be a logical extension of the existing boundary. Birchler Arroyo is recommending approval from (GB) General Business to (R1-D) Single Family Residential as it is consistent with Master Plan designation and a logical extension, and it eliminates the non-conforming zoning status of the Harden's home.

The applicant, Mr. Harden, thanked the board members for their time to hear and review their case.

Mr. Lewsley moved in File 10-008 to recommend to the township board approval of the rezoning request from (GB) to (R1-D). Mr. Woodhouse supported and the MOTION CARRIED with a roll call vote: Anderson – yes; Lewsley – yes; Long – yes; Martinko – yes; Spoor – yes; Woodhouse – yes. (6 yes votes)

Old Business:

File 10-004 Trinity/White Lake Rehabilitation & Wellness Center
Location: Property described under parcel number 12-22-301-011, located on the north side of Elizabeth Lake Road. The subject property (9.13 acres) is part of the Village Lakes Planned Business Development
Request: **Final Site Plan Approval**
Applicant: Professional Engineering Associates, Inc.

Mr. O'Neil noted there is a draft development agreement provided with the site plan that has only been reviewed by Mr. Birchler. Also included is Johnson & Anderson's review of the construction plan. The applicant is moving along with soil testing and dewatering of the soils.

Mr. Birchler reviewed his report dated June 18, 2010 and indicated this was his 2nd review. He identified a number of carryover issues including details for monument signs, the pedestrian connection to Village Lakes, and additional details on the exterior lighting plan.

Referencing the planning analysis, the 3 wall-mounted signs totaling 180 sq. ft. are appropriate for large scale and can be approved within the development agreement. Lighting will be spotlights in the landscape beds and the solid base will preclude any glare problems. Birchler Arroyo is also recommending approval of the proposed monument entrance sign. Different options have been discussed for proper surface treatment of the gravel drive to connect with Village Lakes. He is recommending they provide an open access driveway and the traveled way should be 20 ft. wide to satisfy the fire code. Since this is temporary, it would be appropriate to approve a narrower width. The walk could be constructed of a fine limestone surface, but should be separated 5 ft. from the traveled portion. The landscape plan addresses trees and shrubs required by the ordinance. The building height is 37 ft. and over the maximum allowed. This would have to be addressed in the development agreement. The applicant is trying to maintain a residential appearance and shield mechanicals with the pitched roof.

Mr. Birchler is recommending approval of the 3 building mounted signs, the entrance sign, the temporary driving/pedestrian connection, the landscaping plan, and the proposed 37 ft. building height. After reviewing the proposed development agreement, Mr. Birchler feels it looks good in form. There are minor changes recommended to tighten the language and fill in blanks.

Discussion continued with regard to the access road and the material to be used for it. Mr. Long noted that the Assessing department indicated that Trinity owns the property that the access road will occupy and they have to make an application. He would like to see something in place that this will be maintained.

Mr. Hunter reviewed the footprint/site plan and the signage plan. They are proposing 2 wall mounted signs and 1 monument sign. Mr. Lewsley felt there should be something on the north side of the building identifying what the facility is. Mr. Long would not be opposed to eliminating the 2 wall signs and having a sign on the north façade. Mr. O'Neil noted that drivers will not see the building from M-59.

Discussion continued on the placement of the signs for the purpose of identifying the building versus advertising.

Mr. Martinko complemented the landscape plan and felt the plant selection was impeccable. He had a suggestion of pushing the plantings 20 ft. off the parking for placement of snow and switching the Austrian pines to spruces. He also noted there would be one house that won't have winter screening. He recommended adding a spruce tree or small grouping in this location.

Mr. Lewsley moved in File 10-004 to approve Final Site Plan for "Sanctuary at White Lake" subject to the applicant making the changes discussed tonight including having 2 building mounted signs (one on the westerly and one on the northerly face of the building); with the proposed monument sign and the temporary driveway that will consists of 20 ft. wide coarse asphalt over the base and not gated, and separated with a 5 ft. walkway constructed of fine limestone; subject to minor modifications in the landscape plan; and inclusion of the 37 ft. building height in the development agreement; and all other staff and consultant comments; contingent with approval of the development agreement. Mrs. Spoor supported and the MOTION CARRIED with a roll call vote: Martinko – yes; Long – yes; Spoor – yes; Lewsley - yes; Woodhouse – yes; Anderson – yes. (6 yes votes)

b. Continued Discussion on Sign Ordinance

Mr. O'Neil stated they have had discussions with the Ordinance officer regarding temporary signs. They will have an internal meeting next week and will bring something for consideration to the August meeting.

Planning Consultant's Report

Mr. Birchler had nothing further to add.

Director's Report

Mr. O'Neil indicated the board made a one-line amendment to the ordinance that prohibits any use of medical marijuana.

Mr. O'Neil stated he received a formal resignation from Maria Michalowski from the Planning Commission.

Bev Spoor announced her retirement that will be effective August 10th. She thanked the commissioners and added she would stay on the commission if there was an ability to do so.

Communications

Next meeting dates:

- Regular meeting – July 15, 2010
- Regular meeting – August 5, 2010

Adjournment

Mr. Long moved to adjourn the meeting at 8:37p.m. Mr. Martinko supported and the MOTION CARRIED with a voice vote. (6 yes votes)