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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

June 17, 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. Lewsley, Ms. Michalowski and Mrs. Spoor were absent.

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

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

Visitors: 1

Approval of Agenda:

Mrs. Novak-Phelps moved to approve the agenda as amended. Mr. Woodhouse supported and the MOTION CARRIED with a voice vote. (6 yes votes)

Approval of Minutes:

- Minutes of May 6, 2010

Mr. Long moved to approve the minutes of May 6, 2010 as presented. Ms. Novak-Phelps 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

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

Mr. O'Neil indicated the applicant was not present and they weren't able to get their sign up before this was published in the paper.

Mr. Anderson opened the public hearing at 7:11 p.m.

Mr. Woodhouse moved to continue the public hearing to the next meeting. Ms. Novak-Phelps supported and the MOTION CARRIED with a unanimous voice vote.

File 10-009 Olson Rezoning Request
Location: Properties described are parcel numbers 12-17-326-010 (1920 Hill Road) and 12-17-326-009 (2000 Hill Road), located on the east side of Hill Road, just south of Grass Lake Road consisting of approximately 20 acres (10 each) currently zoned (AG) Agricultural
Request: Rezone from (AG) Agricultural to (SF) Suburban Farms
Applicant: Douglas and Sheila Russell-Olson
6700 Crosby Lake Court
White Lake, MI 48383

Mr. Anderson opened public hearing at 7:14 p.m.

The applicant, Sheila Russell-Olson, stated they are requesting to rezone to SF since the area is master planned for it. However, they are not planning to farm or have animals.

With no other comments, Mr. Anderson closed the public hearing at 7:16 p.m.

Mr. Birchler reviewed his report of May 18, 2010. He indicated these 2 parcels are surrounded by property already zoned SF. He is recommending approval from AG to SF since it is consistent with master plan designation and is a logical extension with the surrounding properties. Future buyers of home sites will be made aware and this should not hamper future development.

Mr. O'Neil noted the applicant owns both properties, but the property at 2000 Hill is owned on land contract.

Ms. Novak-Phelps moved in File 10-009 to recommend approval to the township board of the rezoning request for parcel numbers 12-17-326-010 and 12-17-326-009 from AG to SF. Mr. Woodhouse supported and the MOTION CARRIED with a roll call vote: Meagher – yes; Woodhouse – yes; Novak-Phelps – yes; Martinko – yes; Long – yes; Anderson – yes. (6 yes votes)

Planning Consultant's Report

Mr. Birchler stated they have had one meeting with the building official regarding sign regulation amendments. They are planning a second meeting and will convene with the committee after that. He also noted he made a presentation to the Advanced Training Academy on the redevelopment of suburban commercial areas.

Director's Report

Mr. O'Neil indicated he is still looking for sign committee volunteers. He is hoping for the liaison and 2 each from the Planning Commission and Township Board. Ms. Novak-Phelps, Mr. Long and Mr. Martinko volunteered and Mr. Woodhouse offered to be a sub.

There was discussion again regarding illegal signs in the right of way. Mr. Woodhouse feels there is a need for some announcements and the township should help some of these business owners out. He'd

like to wait until fall before implementing the new sign ordinance. Mr. O'Neil agreed and stated the standards will be relaxed, but the signs will have to take the shape of 4-5 basic designs and comply with the new ordinance.

Mr. O'Neil reported the Board took up issues with dispensary medical marijuana use. Voters decided in Michigan they wanted it a state law, but since this adds nothing economically to the township, the Board wants a prohibition against it and will draft a one-sentence amendment to the ordinance.

Trinity has requested to be on the July 1 agenda for final site plan review/approval so they can get moving. Mr. O'Neil will make calls to see who can and cannot attend that meeting.

Communications

Next meeting dates:

- Regular meeting – July 1, 2010
- Regular meeting – July 15, 2010

Adjournment

Ms. Novak-Phelps moved to adjourn the meeting at 7:35 p.m. Mr. Woodhouse supported and the MOTION CARRIED with a voice vote. (6 yes votes)