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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
May 6, 2010 @ 7:00 p.m.

Mr. Martinko called the meeting to order at 7:00 p.m. and led the Pledge of Allegiance. Roll was called: Ms. Michalowski, Ms. Spoor and Mr. Woodhouse were absent.

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

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

Visitors: 5

Approval of Agenda:

Mr. Long moved to approve the agenda as amended. Ms. Novak-Phelps supported and the **MOTION CARRIED** with a voice vote. (5 yes votes)

Approval of Minutes:

- Minutes of April 15, 2010

Mr. Lewsley moved to approve the minutes of April 15, 2010 as presented. Ms. Novak-Phelps supported and the **MOTION CARRIED** with a voice vote. (5 yes votes)

Call to the Public (for items not on the agenda)

Mr. Martinko opened the discussion for public comment on items not listed on the agenda, but none was offered.

Public Hearing(s):

File 10-004 Trinity/White Lake Rehabilitation & Wellness Center
Location: Property is 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 District Development.

Request: Preliminary Site Plan Approval
Applicant: Professional Engineering Associates, Inc.

Present were Dave Hunter of Professional Engineering; Anne Bellow-Mills of the Smith Group; Dave Raymond of Trinity Health; and Jessie McHugh and Cheryl Zuellig of JJR, LLC.

Mr. O'Neil noted that the Fire Department's review letter calls out for the need of a secondary access road. This issue has since been resolved and there will be 2 full year-round access points.

Ms. Goetze of Johnson & Anderson indicated there are minor engineering issues that can be addressed in the construction plan.

Mr. Birchler reviewed his report dated April 19, 2010. They are recommending preliminary site plan approval subject to addressing the 8 issues identified in their planning analysis pertaining to: (1) the requirement for a Type A-1 buffer; (2) screening for residential; (3) reducing the requirement of the zoning ordinance for the number of trees required; (4) additional tree planting in the parking lot; (5) the overhand area for shallow parking stalls; (6) exterior lighting; (7) having 2 wall signs where only 1 is permitted; and (8) addressing the matter of the lane restriping at M-59 and Elizabeth Lake Road.

Mr. Long asked about signage. Ms. Bellow-Mills indicated their intent is for 2 wall signs, an expression of the logo on the chapel, and a monument sign at the road. Mr. Long would like to know the sizes of the proposed signs and feels now that there is a sign proposed on the road, there might not be a need for anything on the building. Mr. Raymond noted the sign at the road is low profile and will be hard to see. Mr. Birchler added that the signs and the sign detail are not required for preliminary approval and final disposition of signs should be part of the development agreement.

Mr. Long would like to see something done with the adjacent piece of property that goes through to JC Penney. It was noted that Trinity sold that north site to Kirko-Gershensen. Mr. Lewsley stated there is supposed to be a paved road between the site and JC Penney as per previous site development discussions. He thought there would be an attractive walkway. Mr. S. Anderson noted for the record that the commission does not want to access the shopping center through the parking lot. Mr. O'Neil indicated that the applicant knows the commission wants to see pedestrian linkage. Right now there will be a 20 ft. wide paved road and it wouldn't make sense to put in a walkway before the MOB is developed. However, the goal could be achieved temporarily by paving and striping an extra 6-8 ft. Mr. Raymond stated their intent is to have a stub road for a later connection, and temporary linkage until that time.

Cheryl Zuellig addressed the landscape concerns. She indicated they have all the plant material according to the ordinance. The challenge came into getting the berm to the wetland area. They are not proposing landscaping in that area due to the utilities, but are trying to create a residential setting for the residents on that side. Mr. Martinko noted that the site line is important to the commission; spruce trees could be upgraded to 12 ft. and large deciduous trees could be added. He would also like to see more sequoias. Ms. Zuellig indicated the combination of lower shrubs will take care of some of the site line issues and they will design to the standards. Mr. Birchler noted that none of the shrubs in the area in question are large deciduous. Ms. Zuellig stated they would look at multi-stemmed shrubs and will get more detailed at the next meeting.

Ms. Novak-Phelps feels the proposed parking away from the residential area is a plus in addition to the building blocking the lights coming in. Mr. Birchler added that this is not like a hospital emergency situation where there would be sirens coming in and out. Some of the neighborhood concern is addressed by the layout of the site. There is a small delivery area in the back and there won't be a lot of activity with this type of facility.

Mr. Long questioned whether the height of the building has changed. Ms. Bellow-Mills indicated they are proposing the height at 37 ft., which is 2 ft. over the requirement and that the peak of the roof would be at 42 ft.

Ms. Bellow-Mills had material samples, at which she presented to the group. The color pallet is in neutral colors with cultured stone at the entry to highlight the chapel with the Trinity logo embellished into the stone. Mr. O'Neil added they would address the insignia in the development agreement next week.

Mr. S. Anderson opened the public hearing at 8:00 p.m.

Mr. O'Neil noted for the record a letter was received from Jonathan & Janice Douglas at 169 Decca Drive, who are concerned about screening along the backs of the homes on the east side of the development.

With no other comments, Mr. S. Anderson closed the public hearing at 8:02 p.m.

Increase the evergreen size

Mr. Lewsley moved in File 10-004, Trinity Rehabilitation and Wellness Center, to recommend Preliminary Site Plan approval with the following findings: 1) the applicant has addressed the requirement for a Type 1-A buffer adjoining three neighboring homesites along the south property line and met the intent of the buffer requirement; 2) this proposal is in compliance with the Village Lakes Development Agreement that this parcel be used with a residential focus and the addition of a 30 ft. wide greenbelt along Elizabeth Lake Road addresses the intent of the zoning ordinance with regard to screening from the residential zoning district on the opposite side of a major thoroughfare; 3) the applicant's Conceptual Landscaping Plan meets the intent of the zoning ordinance even though it is 19 trees short of the requirement; 4) the proposal is consistent with the standard for a planned development even though the proposed number of trees is below the ordinance requirement, to allow sufficient parking spaces to meet the applicant's operational needs, because the intent of the ordinance is addressed by end-island and perimeter landscape design; and 5) the re-stripping of lanes at M59 and Elizabeth Lake Road is not solely the responsibility of Trinity Senior Living Communities and not a condition of Preliminary Site Plan approval. The commission reserves judgment until Final Site Plan approval regarding the applicant's signage proposal. It is recognized that the proposed building's height of 37 feet must be addressed in the Development Agreement. This motion incorporates these findings and would condition Preliminary Site Plan approval upon the applicant addressing the comments of commissioners, staff and consultants this evening with particular emphasis given to transitional landscape concerns involving the adjoining northern property and courtyard areas. Mrs. Novak Phelps supported and motion carried with a roll call vote; Novak-Phelps – yes; S. Anderson – yes; Lewsley – yes; Long – yes; Martinko – yes; Meagher – yes. (6 yes votes)

Planning Consultant's Report

Mr. Birchler had nothing further to add.

Director's Report

Mr. O'Neil noted that Ms. Michalowski has conflicts with these meetings due to a teaching position and may tender her resignation. He has suggested to her to take a leave of absence rather than resigning.

The Michigan Association of Planning is conducting training for elected and appointed officials May 19th from 9-4 in Lansing. The deadline to register is Wednesday. Email Mr. O'Neil if interested in attending.

Discussed at the last meeting was the formation of a joint signage subcommittee. Mr. Kowall is going to sit in on the committee and anyone else interested, please call or email Mr. O'Neil. He would like to have at least 3 commissioners in the group. The first meeting will be held at the end of May.

Communications:

Next meeting dates:

- Regular meeting – May 20, 2010 *possible cancellation*
- Regular meeting – June 3, 2010

Adjournment

Mrs. Novak-Phelps moved to adjourn the meeting at 8:16 p.m. Mr. Long supported and the MOTION CARRIED with a voice vote. (6 yes votes)