

**WHITE LAKE TOWNSHIP
PLANNING COMMISSION**
7525 Highland Road
White Lake, MI 48383
SEPTEMBER 3, 2020 @ 7:00 p.m.
Electronic Meeting

Chairman Fine called the meeting to order at 7:00 p.m. and led the Pledge of Allegiance. Roll was called.

ROLL CALL: Mark Fine – Chairperson
Rhonda Grubb – Secretary
Debby Dehart
Steve Anderson
Merrie Carlock
Peter Meagher
Anthony Noble
Scott Ruggles, Board Liaison

Absent: Joe Seward

Also Present: Sean O’Neil, WLT Planning Director
Justin Quagliata, Planning
Sherri Ward, Recording Secretary

Visitors: 0

Approval of Agenda

Mr. Meagher moved to approve the agenda as amended. Mr. Anderson supported and the MOTION CARRIED with a voice vote. (8 yes votes)

Approval of Minutes

a. August 20, 2020

Ms. Carlock moved to approve the minutes of August 20, 2020 as presented. Mr. Meagher supported and the MOTION CARRIED with a roll call vote: Fine – yes; Grubb – yes; Dehart – yes; Anderson – yes; Carlock – yes; Meagher – yes; Noble – yes; Ruggles – yes (8 yes votes)

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

Mr. Fine wanted to go on record that we have received the master plan amendments from Waterford Township.

Mr. Fine noted that anyone calling in from the public needs to hit *9 on their phone to raise their hand. No one from the public raised their hand to speak via Zoom.

Public Hearing:

a) 2021-2026 Capital Improvements Plan (CIP)

Mr. O'Neil noted that every year we go through the CIP. The public should fully understand what we are doing and why we are doing it. It will serve as a tool to assist White Lake Township with long range policy planning and it's a requirement under the Michigan Planning Enabling Act. The report identifies major capitol improvements needed. The CIP is a six year schedule and identifies these needs and sources of funding. It's a tool to assess the long term capitol improvements, and our threshold to become a capital improvement is \$ 50,000. It is spread across Police, Fire, DPS, Parks and Recreation and municipal administration. The CIP prioritizes across those departments.

Mr. O'Neil wanted to acknowledge Mr. Quagliata's hard work and thank the Planning Commission for participating, along with all the departments within the Township who contributed. Mr. Fine noted that Mr. Quagliata did a very good job. Mr. Meagher noted that facilities were increased greatly. Mr. O'Neil acknowledge that they were, we don't have a good idea where those numbers will be.

Mr. Fine opened the meeting to the public at 7:10 p.m.

Linda Krispin (1375 Midway) has been watching the population increase. She lives in an older neighborhood, with younger families moving in. She would like to see Planning Commission think about more sidewalks for the Township. We have great parks in the Township, but we have to take a car there. She really thinks we need to keep up with neighboring Townships and really need more sidewalks so that we can walk more places without always having to use a car to get there.

Mr. O'Neil trying to align the goals with the budget. Ms. Krispin is correct, we need more pathways and to be able to get to more places without getting in a car.

Susan Whalen (9600 Round Lake Blvd.) wanted to thank the Planning Commission for being able to speak during the meeting. She noted that without sidewalks, it's dangerous to get places without a vehicle, particularly along Bogie Lake Road. She feels this should go to the front of the issues.

Mr. Quagliata noted that new developments are required to construct pathways. Bogie Lake should have pathways worked into the DPS utilities improvements.

Ms. Carlock noted that there are plans for sidewalks along Bogie Lake Road and Teggerdine. Union Lake Road will have several hundred feet of sidewalk along the west side.

Mr. Fine noted that these were great questions and thanked the public for their questions and comments. Mr. Fine closed the meeting to the public at 7:22 p.m.

Mr. Meagher moved that the Planning Commission accept the 2021-2026 Capital Improvements Plan and recommend the Township Board approve the 2021-2026 Capital Improvements Plan.

Mr. Noble supported and the MOTION CARRIED with a roll call vote: Fine – yes; Grubb – yes; Dehart – yes; Anderson – yes; Carlock – yes; Meagher – yes; Noble – yes; Ruggles – yes (8 yes votes)

Old Business:

No old business.

New Business

a) 4 Corners Square

Location: Located on the northeast corner of Union Lake Road and Cooley Lake Road, currently zoned Neighborhood Mixed Use (NMU), identified as parcel numbers 12-36-478-028 (1451 Union Lake Road), 12-36-476-030 (8752 Cooley Lake Road), 12-36-476-029 (8198 Cooley Lake Road), and 12-36-476-025 (8080 Cooley Lake Road), consisting of approximately 6.25 acres.

Request: **Request for Architectural Revisions to Approved Final Site Plan**

Applicant: 4 Corners Square, LLC

Randy Martinuzzi

29580 Northwestern Hwy, Suite 1000

Southfield, MI 48034

Mr. O'Neil noted that this is related to the roof top trellises on the apartments. You have a memo from Mr. O'Neil dated Aug 27, 2020 and if there are any questions for him, he'd be happy to answer them.

Randy Martinuzzi stated that they recently put the wood roof top elements up and noted that Mr. O'Neil was concerned about how they would hold up. Mr. O'Neil noted the July 2019 Planning Commission meeting where it was specifically noted that the elements had to be metal. Mr. Martinuzzi stated that he had an opportunity to review the minutes. Mr. Martinuzzi referred to some drawings that he had from 3-16-18 that reference bronze cladding on the roof top elements. He feels this is why this was built the way it was. Mr. Martinuzzi showed a steel tie system, like a joist hanger. The top will be tube steel, with some extra angle support. There has been some bowing on the wood already. Mr. Martinuzzi noted that they ran it through the structural engineer. Mr. Martinuzzi understands Mr. O'Neil's concerns once he saw the trellis but noted that the prints all say cladding, and he will tell you that there is a lot of cladding on the retail center. There is a Sherwin Williams product that is rubberized and you can put a polyurethane on it. Mr. Martinuzzi stated that this is the jewel of our portfolio and requiring steel today would be disastrous to them. Cladding would be a caulking nightmare.

Mr. Anderson noted that we're concerned about warping and asked where the connectors are going. Mr. Martinuzzi discussed his ideas for placing the connectors. Mr. Fine asked how the 2x2's will be connected, and Mr. Martinuzzi stated that they will be screwed in. Mr. Martinuzzi doesn't think the cladding is a better result. Mr. Noble noted that Mr. Fine has a background in this. Mr. Fine stated that all the joints need to be bolted, and his concern is each joint has to be bolted in.

Mr. Ruggle's stated that he has a memo from our Planning Director with his opinion on the roof top elements and that holds weight with him. The July, 2019 meeting specified metal and he leans towards that. Mr. Ruggle is not thrilled with wood up there, and if it's your crown jewel, why cheapen it up? You've asked for concession after concession, maybe you could find a middle ground, but he leans towards what Mr. O'Neil thinks.

Mr. Anderson said the chief thing is structural integrity and would like clarification on where the tubing is going and how everything will be attached. Mr. Martinuzzi stated that it will be screwed in there. Mr. Noble asked Mr. Fine what he thought as an engineer? Bolts would be better. Mr. Noble stated that we would be more comfortable with a lag bolt. Mr. Martinuzzi stated that it would be ugly to see the nut from the street. Mr. Noble pointed out that you're not going to see it from the street. Mr. Martinuzzi stated that they can put a lag bolt in there. Mr. Anderson asked if it will be painted once everything is done. Mr. Noble contacted a professional epoxy guy, and they discussed the product Mr. Martinuzzi recommended. It's the only thing that would be close, and would stick to wood.

Ms. Dehart referred to the cladding, will the ends be open on the tubes? Mr. Martinuzzi noted that they will be closed to protect them. Why did we originally see plans with cladding, now you say the cladding won't work? Mr. Martinuzzi stated that architects some time design things that we make better in the field and cladding is 100's of little pieces of steel. They talk about lifetime warranties for this paint. Mr. Noble spent a lot of time on this the last couple days. Since COVID hit, it's a pricing thing and lumber has gone up, you can't find workers, and it has backed everything up. It's a cost thing, it's probably double the cost. The world has changed, COVID hit and we need to take that into regard. As the Planning Commission and municipalities we have to look at this. They had a fire there, and they have had a lot of vandalism there. Mr. Noble wanted to thank the White Lake Township Police Department for their diligent patrol, the fire could have been much worse.

Ms. Grubb is all for keeping cost down. Regarding this project it seems to be easier to ask for forgiveness than permission. Tree were removed early, different windows were used without approval. It was noted that the windows were being imported from Italy and were backed up due to COVID. Mr. Anderson stated that what they are using in place is a quality window. Mr. Fine wanted the roof top elements to be metal, but once he went up there and if it's supported it won't fall apart and aesthetically it will look the same. He has had some experience with these types of changes on his condo board down in Florida and he thinks it will be sound and would look good.

Mr. Martinuzzi stated that they haven't done anything inconsistent from the drawings from 2018. Mr. O'Neil noted that it has been built as far as the shape of the structure, just need the finish.

Ms. Carlock stated that she has been in construction a long time, and these wood structures don't hold up. She doesn't see the bronze cladding as wood. Ms. Carlock asked what came into the building department prior to the building permit, and Mr. O'Neil can't answer that. Their impression was that it would be metal, and it's not a structural type item that would require evaluation by the building department.

Ms. Dehart understands the issues caused by COVID, and she knows that decks on homes due tend to crack and heave pretty quickly in the elements. Her concern is since it's commercial, it should be metal.

Mr. Meagher stated that if this is a 15 million dollar project, it seems to him as a bean counter, if they were to allow these structures to become unsightly we would have bigger worries than just these structures. You could have landscaping, parking lot, and other maintenance issues that would be much bigger worries. They would have incentive to keep the property looking good.

Mr. Anderson asked if we can we incorporate maintenance into the motion? If it doesn't look good, they can't charge the high rent. Mr. Martinuzzi stated that your hammer is that you have a building and code enforcement division, you have the ability to write a ticket at any point. Mr. Martinuzzi feels there is a legal obligation to maintain it.

Ms. Carlock worries about it 10 to 20 years from now, if it deteriorated it would just be removed where metal wouldn't. Mr. Noble noted that when you look at rents starting at \$1,600 to \$2,000 you're not going to let the building fall apart and he'd like to see the building move along and get buttoned up. Mr. Fine noted that fire could have been really, really bad. There was a squatter in there who started the fire and it needs to be buckled up quickly and he wants to see it keep moving.

Mr. Meagher noted to Mr. O'Neil that he's been quiet on this matter this evening. Mr. O'Neil stated that he wrote a four page memo to the Planning Commission regarding this matter. Mr. Meagher asked if his feelings have been changed tonight and Mr. O'Neil noted that he'll support whatever they decide.

Mr. O'Neil stated that the bowed wood will be replaced and pretreated because the wood goes south quickly. There's not just one, but multiple heavy wood beams that are bowed. Mr. Noble asked how fast you can change this out and finish? Mr. Martinuzzi stated that he was there yesterday morning and looked at building A, and there was not a bowed piece up there so that's been changed. Mr. Noble asked how fast it can be changed and reinforced and painted? Mr. Martinuzzi stated a week to 2 weeks, worst case scenario and he would probably have those pre-painted. He would like to see the entire structure painted before they put the little parts on but he would defer to his engineer, but they will probably paint the wood, put the steel on and paint again.

Mr. Meagher moved to recommend that the Planning Commission approves the changes to the roof top elements with regard to the 4 Corners Apartments specifically to a wood base with the direct application and final finish of Sherwin Williams SuperDeck Exterior Deck and Dock Coating, lag bolts (no nails), 2x2 metal tubing and all the bracings together with all the other changes we talked about and amending the changes to the final site plan for this project. Mr. Anderson supported and the MOTION CARRIED with a roll call vote: Fine – yes; Grubb – no; Dehart – no; Anderson – yes; Carlock – no; Meagher – yes; Noble – yes. (4 yes votes, 3 no votes)

Ms. Grubb reported that Parks is doing some exciting stuff. They recommended Becket and Raeder for the Stanley Park master plan. She's very happy to have Mr. Quagliata on board.

Ms. Dehart did not have a report.

Planning Consultant's Report

Greg Elliott was not in attendance to report.

Director's Report:

Mr. O'Neil reported that the only thing coming down the pike is the rezoning for the parcel across from Discount Tire, and it should be a special land use during the October meeting. They are proposing the front 2/3 of the property will be a car wash, and the back 1/3 will be donated to the township. Planning is still working on Zoning Ordinance amendments, it seems like we add another one every month. Mr. O'Neil thanked Mr. Quagliata again for his work on the CIP and work on the Master Plan for Stanley Park. The CCDC committee has been meeting for quite some time and we are getting ready to start sharing some of that information and send an RFQ out. There is quite a bit of work that has been done and it's a pretty exciting time. The residents come in and say I can't believe you work in this building.

Mr. Quagliata thanked everyone for the recognition, it's all a team effort.

Mr. Anderson asked if there has been any discussion about the roundabout? Mr. O'Neil stated that we were hoping they would go in so we would see what infrastructure we had, but it looks like it will be 2022. We don't want things torn out during construction of the civic center area. Mr. O'Neil doesn't think there will be a meeting on 9/17/2020.

Communications:

a.) Next meeting dates:

September 17, 2020

October 1, 2020

Other Business:

No other business.

Adjournment:

Mr. Noble moved to adjourn the meeting at 8:40 p.m. Ms. Grubb supported and the MOTION CARRIED with a roll call vote: Fine – yes; Grubb – yes; Dehart – yes; Anderson – yes; Carlock – yes; Meagher – yes; Noble – yes. (7 yes votes)