

**WHITE LAKE TOWNSHIP  
PLANNING COMMISSION**  
7525 Highland Road  
White Lake, MI 48383  
**FEBRUARY 18, 2021 @ 7:00 p.m.**  
**Electronic Meeting**

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

ROLL CALL: Debby Dehart, White Lake, MI  
Steve Anderson, White Lake, MI  
Merrie Carlock, White Lake, MI  
Peter Meagher, Cape Coral, FL  
Matt Slicker, Commerce, MI  
Joe Seward, White Lake, MI  
Scott Ruggles, Board Liaison, White Lake, MI  
Rhonda Grubb – Secretary, White Lake, MI

Absent: Mark Fine

Also Present: Sean O’Neil, WLT Planning Director  
Sherri Barber, Recording Secretary

Visitors: Mike Leuffgen (DLZ)

**Approval of Agenda**

Mr. O’Neil wanted to note that Agenda item 8a should read the West side of Bogie Lake Road, not the East side.

**Ms. Carlock moved to approve the agenda as amended. Ms. Grubb supported and the MOTION CARRIED with a roll call vote: (Dehart – yes; Anderson – yes; Carlock – yes; Meagher – yes; Slicker – yes; Seward – yes; Ruggles – yes; Grubb – yes). 8 yes votes**

**Approval of Minutes**

a. January 7, 2021

**Mr. Meagher moved to approve the minutes of January 7, 2021 as presented. Mr. Ruggles supported and the MOTION CARRIED with a roll call vote: (Dehart – yes; Anderson – yes; Carlock – yes; Meagher – yes; Slicker – yes; Seward – yes; Ruggles – yes; Grubb – yes). 8 yes votes**

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

No members of the public called in.

### Public Hearing:

No public hearing.

### Old Business:

No old business.

### New Business

#### a) **Eagle's Landing**

Location: Located on the west side of Bogie Lake Road, south of Cedar Island. Consisting of approximately 10 acres. Currently zoned (R1-C) Single Family Residential. Identified as parcel 12-33-100-008.

Request: **Final Site Plan Approval**

Applicant: Better Built Homes  
Charles Burt  
156 East Meadow Circle  
White Lake, MI 48383

Mr. O'Neil noted that this is as straight forward as you can get. Mr. Leuffgen went over his reported dated January 28, 2021 and agreed with Mr. O'Neil that this is straight forward.

Mr. Slicker asked if there was an opportunity to save trees on the site. He also asked about future easements. He wanted to know if we can escrow the funds for the sidewalk? Ms. Carlock asked why we don't have a tree survey requirement. Mr. Meagher noted that there were a lot of RCOC comments but those will be addressed. Mr. Anderson wanted to get clarification on the electrical line over the pond. He wanted to ask what the private well requirements are.

Mr. Burt noted that we are working with DTE on the powerline. Mr. McWilliams from Seiber Keast Engineering noted that the wells will be as required by OCHD. For tree clearing, there is a lot of woods, and many will come down for infrastructure. They will be saved towards the rear yards of the home and they will walk the sites and try to see what can be kept. The RCOC concerns are minimal now and we should get approval.

Mr. Anderson wanted to make sure it won't be clear cut or complete mass grading. Mr. McWilliams stated that we're trying to preserve as many trees as possible. Mr. Burt has had a great deal of conversation with Mr. O'Neil about trying to save trees. Mr. O'Neil stated that we'll stake or tape off the trees and see what can be protected. The Township looked at tree survey requirements but haven't implemented an ordinance yet.

Mr. O'Neil noted that we've been diligent about getting sidewalks in. It will be a sidewalk on it's own for now. We have a bunch of areas not served with sidewalks. If we don't require it, it just won't be put in. Mr. Burt prefers to put them in now for drainage, landscaping, etc. Mr. Ruggles said we've discussed this at the Township board many times. If you don't do it, it will never happen and we need to follow our ordinances.

Mr. O'Neil discussed the McKenna letter dated 12-21-2020, this is the second review letter. The elevations and entry way sign (clear vision) were called out. Otherwise, it's a clean approval. There will be 70-80 percent ranches with brick.

The walkway may not go through until the woods from the school is cleared. Ms. Carlock wondered if would be cheaper to pay their contractor to do it while they are there. Mr. O'Neil noted that it could even be 5 foot concrete. Mr. Anderson appreciates Mr. Burt working with us on the sidewalk and the concern for the safety of the children.

Mr. O'Neil stated that the starting price point is in the upper \$300's. There are two walkouts, and a few day light basements. The Fire Marshal doesn't have any issues, all of his comments were addressed. Mr. Leuffgen noted that we're currently working to bring watermain to the southern limits of the school property.

Adam Schrotenboer (445 Burgess Drive) wanted to ask if we have made arrangements for telecom yet? He would like to see that addressed in our planning - telephone, cable, preferably fiber. Mr. O'Neil noted that this is not under the Township. Mr. Burt stated that in most cases they run Comcast through and each house hooks in.

**Mr. Seward motioned to approve the final site plan for Eagle's Landing located on the west side of Bogie Lake Road, south of Cedar Island. Consisting of approximately 10 acres. Currently zoned (R1-C) Single Family Residential. Identified as parcel 12-33-100-008. Subject to the sidewalk going to the West of the property marked as asphalt and it should be 5' wide concrete or cement. Also subject to all Planning department and consultant review comments. Mr. Meagher supported and the MOTION CARRIED with a roll call vote: (Dehart – yes; Anderson – yes; Carlock – yes; Meagher – yes; Slicker – yes; Seward – yes; Ruggles – yes; Grubb – yes). 8 yes votes.**

Mr. Anderson thanked Mr. Burt and Mr. McWilliams for their time.

**b) Pontiac Lake Overlook**

Location: Located on the south side of Pontiac Lake Road, north of M-59. Consisting of approximately 3.19 acres. Currently zoned Multiple-Family Residential (RM-2). Identified as parcel 12-13-328-001.

Request: **Preliminary Site Plan Approval**

Applicant: NCM Ventures  
John Rozanski  
2704 Wabum Rd  
White Lake, MI 48386

Mr. Seward is recusing himself because he is the attorney for John Rozanski. Mr. Anderson suggested turning off his microphone and camera during this discussion.

**Mr. Ruggles motioned to recuse Mr. Seward from voting and participating due to a potential conflict of interest. Ms. Dehart supported and the MOTION CARRIED with a roll call vote: (Dehart – yes; Anderson – yes; Carlock – yes; Meagher – yes; Slicker – yes; Seward – yes; Ruggles – yes; Grubb – yes). 8 yes votes.**

Mr. Howard is the architect for the applicant. He wanted to comment that Mr. Seward was part of the project prior to this particular design.

Mr. Leuffgen discussed his review letter which is his third. One thing that needs to be addressed is the balcony which is 17 off the natural feature setback, the natural feature setback is 25 feet.

Ms. Dehart asked if there is one well for the entire property? Mr. Leuffgen noted that there is and the Oakland County Health Division will make them adhere to their requirements.

Mr. Slicker asked why the sidewalk can't be in the right of way. They would prefer to put landscape in the area and put the sidewalk in the right of way. It will be extended in the future and would require easements on either side in the future. Mr. Slicker asked about curb and gutter requirements, it's not required.

Mr. O'Neil presented Fire Marshal Holland's letter. Mr. O'Neil discussed the McKenna review dated 2-9-21. There are a few minor issues that can be issued at final site plan. This is a challenging site. There are two older buildings that will be removed. Redevelopment is very important too. Mr. Rozanski will need to go to the ZBA and needs many dimensional variances.

Mr. Rozanski stated that he lives in the township. It's a hardship lot, but he thinks they can do something nice here.

Mr. Howard noted that the civil drawings are the correct set of drawings. The patios being at grade encroach into natural features. As he moves up, he doesn't understand why the cantilever can't encroach. This will have to be sorted out with the ZBA.

Ms. Dehart asked about the lakefront lot? Looking at the site and all of the variances you need to ask for, would it have made more sense to pull the building to the front and put parking in back? The elevations of the building were shared to the meeting screen. They started with the building on the street and they ran into many roadblocks. The lake site is for residents. There may be a bonfire pit and 14 docks if allowed for residents only. A future plan should identify this because it will come up at Township board. Mr. Meagher looked at the elevations, the north elevation looks confusing, like the back end of something. Ms. Dehart said there are so many variance requests. They have the ability to shrink if necessary and have less parking. The ZBA meeting will be Thursday February 25<sup>th</sup>.

Ms. Carlock asked about the surrounding properties. There are a couple apartment buildings surrounding. It is located almost behind Lowes. The adjacent property is messy, and Mr. O'Neil will speak with Ordinance Officer Hudson about this. Ms. Grubb wanted to ask about lake access as well and noted that the building looks nice.

Mr. Meagher asked about estimated rental rates? The rates are estimated to be \$1,400. for a 2 bedroom and between \$1,000. to \$1,100. for a one bedroom. Floor plans are included to see how everything is laid out.

Mr. O'Neil stated that If you're okay with this and you approve it subject to the variances and they aren't approved, could come back to you for preliminary approval. The applicant is aware of all this.

**Mr. Meagher moved to recommend to the White Lake Township Board Preliminary Site Plan Approval for Pontiac Lake Overlook Located on the south side of Pontiac Lake Road, north of M-59. Consisting of approximately 3.19 acres. Currently zoned Multiple-Family Residential (RM-2). Identified as parcel 12-13-328-001. Subject to obtaining the necessary variances from the ZBA, and moving the sidewalk from onsite to the Pontiac Lake Road right of way. Also subject to all Planning department and consultant review comments. Mr. Ruggles supported and the MOTION CARRIED with a roll call vote: (Dehart – yes; Anderson – yes; Carlock – yes; Meagher – yes; Slicker – yes; Seward – yes; Ruggles – yes; Grubb – yes). 8 yes votes.**

#### **Liaison's Report**

Ms. Grubb reported that we have been meeting a lot with Parks and Recreation to accept the conceptual design for Stanley Park. Planning is working on getting the grant for the park going now.

Mr. Ruggles reported that the board met to discuss Stanley Park. He would like to see a splash park and basketball. The board discussed the Cascade Street entrance at Union Lake Road and they voted to spend \$5000 with Waterford and the RCOC to put in a barrier to try and slow down traffic. WOTA has been successful even in COVID times. Three communities are involved now, Walled Lake has requested to join. The board had a meeting with the CCDC and there will be three meetings next week to interview the companies that have submitted plans. At the February meeting the board discussed fee ordinance for Water and Sewer and we are looking to get iron filtration in Aspen Meadows and for Lakeland. The CBDG was approved and we're working on getting 1111 Round Lake torn down.

Ms. Dehart said that ZBA has been very busy. There were 6 cases, all very different. She said that they will be meeting with the attorney for overall guidance with the cases. The attorney isn't regularly present at the ZBA meetings, they aren't regularly needed. Mr. Slicker noted that he was denied, and he looked through 10 years worth and feels he was the first to be denied on this type of case. Ms. Dehart said everyone on every board at White Lake Township works very hard to get things right and she doesn't see this dedication in every community.

#### **Planning Consultant's Report**

There was not a planning consultant in attendance.

#### **Director's Report:**

Mr. O'Neil reported that the zoning ordinance amendments were approved at the last board meeting. They will be published and become effective very soon. Lake Pointe went for a 1 year extension to their preliminary site plan and that was approved. He thinks West Valley should be on the March 8<sup>th</sup> agenda. Lake Pointe should be on the April or May agenda. Preserve at Hidden Lake and Trailside Meadow are getting ready to start their second phases. Mr. Slicker gets a lot of information on grants and Mr. O'Neil asked that he send them to Mr. Quagliata and himself.

#### **Other Business:**

#### **Communications:**

There will probably not be a March 4<sup>th</sup> meeting.

**Next Meeting Dates:** March 4<sup>th</sup>, 2021  
March 18<sup>th</sup>, 2021

#### **Adjournment:**

**Mr. Meagher moved to adjourn the meeting at 9:20 p.m. Ms. Grubb supported and the MOTION CARRIED with a roll call vote. (Dehart – yes; Anderson – yes; Carlock – yes; Meagher – yes; Slicker – yes; Seward – yes; Ruggles – yes; Grubb – yes). 8 yes votes.**