

**WHITE LAKE TOWNSHIP  
PLANNING COMMISSION**  
7525 Highland Road  
White Lake, MI 48383  
**APRIL 15, 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: Steve Anderson, White Lake, MI  
Merrie Carlock, White Lake, MI  
Peter Meagher, White Lake, MI  
Matt Slicker, Commerce, MI  
Rhonda Grubb – Secretary, White Lake, MI  
Mark Fine, White Lake, MI  
Joe Seward, White Lake, MI

Absent: Debbie Dehart  
Scott Ruggles

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

Visitors: Mike Leuffgen (DLZ)  
Chris Madigan (McKenna)

**Approval of Agenda**

**Mr. Meagher moved to approve the agenda as presented. Ms. Carlock supported and the MOTION CARRIED with a roll call vote: (Anderson – yes; Carlock – yes; Meagher – yes; Slicker – yes; Grubb – yes; Fine – yes; Seward -- yes). 7 yes votes**

**Approval of Minutes**

a. March 18, 2021

**Mr. Meagher moved to approve the minutes of March 18, 2021 as presented. Mr. Fine supported and the MOTION CARRIED with a roll call vote: (Anderson – yes; Carlock – yes; Meagher – yes; Slicker – yes; Grubb – yes; Fine – yes; Seward -- yes). 7 yes votes**

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

No members of the public called in, there were no callers in the meeting room.

**Public Hearing:**

No public hearing.

**Old Business:**

No old business.

**New Business**

**a) 7775 Highland**

Location: Property described as parcel number 12-21-276-019 (7775 Highland Road), located on the north side of Highland Road, just east of Dolane Blvd, consisting of approximately 6.66 acres.

Request: **Rezoning from (SF) Suburban Farm to (LB) Local Business or any other appropriate district.**

Applicant: Wade Brancheau

Deed holders: Wade A Brancheau & Angela M Brancheau

Mr. Seward wanted to notify everyone that he owns property that was noticed regarding the hearing. Mr. Meagher pointed out that the Planning Commission bylaws do have a conflict of interest clause in Article 4.4.2.

**Mr. Meagher moved to recommend that the Planning Commission recuse Mr. Seward from New Business agenda Item A (7775 Highland Road) because of a potential conflict of interest with the Planning Commission Bylaws Article 4.4.2. Mr. Seward owns property in the 300' notification area. Ms. Grubb supported and the MOTION CARRIED with a roll call vote: (Anderson – yes; Carlock – yes; Meagher – yes; Slicker – yes; Grubb – yes; Fine – yes; Seward -- yes). 7 yes votes**

Mr. Madigan noted that they are in agreement with the planned rezoning. It fits with the master plan and the proposed uses are appropriate with future land use. A traffic study will be waived at this time because the traffic use won't be increased.

The approval from McKenna is based on the following:

The requested LB zoning district is consistent with the Master Plan and Future Land Use Map.

Rezoning the parcel to LB is compatible with the character of the surrounding area.

Rezoning the parcel to LB will not result in spot zoning.

The parcel is a reasonable module of land for Local Business development.

Ms. Carlock noted that it's a landlocked parcel, how do they access it? They have an easement down Tranquility Lane.

Mr. Meagher asked why would you put retail back there? Mr. O'Neil noted that you wouldn't, it would almost self regulate. Mr. Anderson stated that an office situation would be in compliance.

Wade Brancheau was in attendance to discuss his application. He purchased the property in 2018, prior to that he was co-leasing. There was a landscape company and tree farm here

previously. They operate a landscape style business from the location, their workers are all almost White Lake residents. He wants to rezone it to get it more in line with the correct zoning. He wants to get rid of the boat storage. There is a tenant who lives at the location, this is the last season. Then he can clean up from the past. He would like to continue operating as we are, minus the clutter. He's been a long time White Lake resident.

Mr. Anderson opened the hearing at 7:39 p.m. for the 7775 Highland Road rezoning.

There is no one in the waiting room.

Mr. O'Neil read from a letter that was received in opposition. Nick Seward lives at 1250 Dolane. He believes that the parcel should be a rural zoning designation. He thinks it's a buffer between residential property in the area and M-59.

Mr. Anderson closed the public hearing at 7:43 p.m.

Mr. Slicker wonders if site plan approval is necessary. Mr. O'Neil reported that if he wants to run it status quo, he won't have to. If he makes alterations, at least an administrative site plan review. The only way to get good access to the site would be to combine with properties to the east and west. Mr. Slicker asked what good it does to rezone now? Mr. Brancheau wanted to bring it into compliance.

**Mr. Meagher moved to recommend approval to the White Lake Township Board of Trustees for the rezoning request from (SF) Suburban Farm to (LB) Local Business for the property described as parcel number 12-21-276-019 (7775 Highland Road), located on the north side of Highland Road, just east of Dolane Blvd, consisting of approximately 6.66 acres. Subject to Planning Department and consultant comments and subject to the applicant agreeing that boat storage will be suspended and no longer transacted and it will no longer serve as a residence. We recommend a waiver of the required traffic impact study as its not relevant. Mr. Fine supported and the MOTION CARRIED with a roll call vote: (Anderson – yes; Carlock – no; Meagher – yes; Slicker – no; Grubb – yes; Fine – yes; Seward -- yes). 5 yes votes, 2 no votes**

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

Ms. Grubb reported that Parks and Recreation met last night and had a presentation from the Huron River Watershed Council. They also discussed an alternate for the picnic table quotes. We wanted to have an event at Hawley park in June, but it will not be planned due to Covid. Mr. Quagliata is working on the Park and Recreation bylaws.

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

No report.

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

Mr. O'Neil reported that ZBA did some training with Township attorney Lisa Hamameh so they are up to date with that. The May 6<sup>th</sup> meeting should have 5 action items. The Township board approved the resolution to meet electronically through Aug 31<sup>st</sup>, 2021. Planning will be submitting for a federal surface grant through Haley Stevens for the Town Center Trail. The Township could get

\$1.6 million. Mr. Anderson asked if Mohave Cantina is doing well. Mr. O'Neil doesn't know, but we have been flexible with temporary seating.

**Other Business:**

**Conceptual Plan for 8300 Pontiac Lake Road**

Bob Sowles is interested in developing the Caruso Circle area behind the Gin Mill Party Store, Nicole Rittenour is the architect.

Ms. Carlock noted that this is kind of a critical area, a gateway area to the Township. Ms. Carlock suggested giving the architect the concept developed with Waterford Township years ago. Tonight is just discussion on a conceptual plan. They are looking to purchase the property and trying to decide if they would like to purchase. They would like dedicated boat slips for all the units. Mr. O'Neil noted that Planning had a concern about car ports, they should probably be enclosed garages. They should also stub off to the adjacent motel property for cross access.

Sanitary sewer is available and the applicant will need to show feasibility for this. The watermain should be extended across the property and it's assumed that underwater detention is proposed. Ordinance requires paved parking be curbed, and we need turning radius adequate for 40' vehicles for the Fire Department.

The density may not be right here, Mr. Madigan is looking for feedback. He would substitute parking for boat slips. We need to adequately park the site, especially with the restaurant. The ADA spaces are laid out oddly. It will be important to get the open space. In the gateway you can have zero setback unless it's adjacent to residential.

The developer is trying to see if everything will work and be practical. He thinks they need close to this many units to make it work.

There are condos, apartments and live/office rentals. Mr. Meagher asked if this was the design in the master plan, it's not.

It was noted that we are looking at some grant applications for the joint gateway property between White Lake and Waterford with the County Commissioner. The Pontiac Lake Gateway Concept Plan was shared on the screen. This could help them look at our vision for this area. There is no right or wrong right now, just some feedback.

Ms. Grubb likes the concepts of restaurants. She doesn't like the density, it's too dense. Mr. Meagher agrees that it is too dense for residential/commercial. Mr. Anderson asked if there are 2 and 3 stories presented. They are limited to how many stories due to proximity of the airport, Ms. Rittenour noted that we will need to watch the height.

Mr. Seward stated that he lives on Pontiac Lake, and there are condos that are just as dense, maybe denser. The houses are very close together on Kingston and Bonnie Briar. It's a challenging piece of property. Looking at what they are proposing especially with the lake front, it's a great use of the property when you compare it to the very small apartments on the other side of the lake that look terrible. The concept is very nice looking compared to what was there and what is next door to it.

Mr. Slicker likes it, it's unique with the restaurant on lake. The concern is parking. Ms. Rittenour stated that they meet the parking requirement except for the restaurant which has 12 spots. There will be some reworking of the site. There are 130 parking spots on the site. Mr. Anderson asked what the relationship is for the slips to the residents. Each resident will have a boat slip. Mr. Fine likes the concept but would like more detail. Mr. Anderson asked if there were any other questions for the Planning Commission.

Mr. Swoles would like the whole place to be developed at once, but that's not practical. The problem is the property to the East. They need 52 units to make it work and they may be get around the parking. Mr. O'Neil suggested trimming a little bit. 12 units could become two 10 unit buildings. You'll need more room, you're still dense. If you get to a point where you demonstrate engineering feasibility, something may have to give. So we may be in favor in reducing some of the parking requirements and we may need to take a look at that. Maybe visitor parking and customer parking. The state will be involved with the marina permit. It's a good idea, but there will be a process for that and further research. Mr. O'Neil noted that they will weigh in on configuration. Mr. O'Neil suggested contacting EGLE for their standards.

**Communications:**

**Next Meeting Dates:** May 6th, 2021  
May 20th, 2021

**Adjournment:**

**Mr. Seward moved to adjourn the meeting at 8:55 p.m. Ms. Carlock supported and the MOTION CARRIED with a roll call vote: (Anderson – yes; Carlock – yes; Meagher – yes; Slicker – yes; Grubb – yes; Fine – yes; Seward -- yes). 7 yes votes**