

**WHITE LAKE TOWNSHIP
PLANNING COMMISSION**
7525 Highland Road
White Lake, MI 48383
MAY 6, 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
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
Debbie Dehart, White Lake, MI
Scott Ruggles, White Lake, MI

Absent: Merrie Carlock, White Lake, MI

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

Visitors: Mike Leuffgen (DLZ)

Approval of Agenda

Commissioner Meagher moved to approve the agenda as presented. Commissioner Fine supported and the MOTION CARRIED with a roll call vote: (Anderson – yes; Dehart – yes; Meagher – yes; Slicker – yes; Grubb – yes; Fine – yes; Seward – yes; Ruggles -- yes). 8 yes votes

Approval of Minutes

a. April 15, 2021

Commissioner Meagher moved to approve the minutes of April 15, 2021 as presented. Commissioner Grubb supported and the MOTION CARRIED with a roll call vote: (Anderson – yes; Dehart – yes; Meagher – yes; Slicker – yes; Grubb – yes; Fine – yes; Seward – yes; Ruggles -- yes). 8 yes votes

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

Scott Shepherd (6500 Cedar Island) wanted to hear what was proposed for the rezoning of parcel 12-29-476-006.

Public Hearing:

a) Stanford Holding LLC Rezoning

Location: Property described as parcel number 12-29-476-006 (vacant parcel), located on the northwest corner of Bogie Lake and Cedar Island Road, consisting of approximately 10.3 acres.

Request: **Rezoning from (AG) Agricultural to (R1-A) Single Family Residential or any other appropriate district.**

Applicant: Stanford Holding LLC

Deed holders: Stanford Holding LLC

Mr. O'Neil wanted to hit the highlights on the McKenna letter. Only 10.3 acres of the 45 acres are being proposed right now. The Southerly strip is proposed to be rezoned from AG to R1-A. They want to make 8 large acreage parcels in that area. The property is surrounded by similarly zoned property, or more dense zoning. The proposed homes should accommodate the traffic. He would recommend that the traffic study be waived. This does not create an unplanned spot zone. Mr. O'Neil wanted to mention that there was a question about utilities. The homes would be served by septic and well.

Tom Thomasma was in attendance on behalf of Stanford Holding LLC. He stated that they are looking to split off 8 one acre lots for the purpose of building single family residential R1A zoned homes.

Commissioner Anderson opened the public hearing at 7:17 p.m.

Mr. Shepherd (6500 Cedar Island) lives across the street and wondered if they would do anything for barriers along Bogie Lake to mitigate the traffic noise?

Autumn Gibson (1211 Bogie Lake Road) wanted to comment that her biggest concern is that eventually there will be another neighborhood there. There is already a lot of traffic and accidents. The school zone gets backed up and it's hard to get out of their neighborhood. She moved from Livonia and they don't want to lose the natural areas of White Lake.

Commissioner Anderson closed the public hearing at 7:24 p.m.

Commissioner Dehart didn't see the width for the access. It is on Exhibit B-1 in the agenda. It does meet the land division act. Commissioner Ruggles asked when he would start the homes. Mr. Thomasma would like to start this fall. Thomasma doesn't know what the future development may be on the remaining acres. In reference to the traffic concerns, the 8 lots are 8 single family homes with the drives going to Cedar Island Road. Mr. O'Neil stated that he is showing 8 parcels, if he didn't fit the leg through, he could probably get 9 lots. The Township requires one acre parcels and he loses some with the road right of way. If this was zoned R1A he won't even be here, it's just changing the zoning.

Commissioner Slicker noted that he's going for rezoning but we don't know if he has the splits. If he doesn't have the splits he wouldn't be able to create as many. Will he be required to put sidewalks in? The sidewalk ordinance doesn't apply to individual metes and bounds parcels. Mr. O'Neil noted

that we have had interaction with the ITC corridor and they are pretty responsive. Mr. Leuffgen noted that they have to get approvals and possibly a maintenance easement. The insurance requirement was pretty significant in agreements with the ITC previously. Commissioner Slicker doesn't like the stub roads. Mr. O'Neil would like to see if we could leave the opening closer to the ITC and intersect Caya Way.

Commissioner Anderson noted that it meets the master plan, the traffic plan for 8 homes is small and you can consider the recommendation to waive that traffic plan because it's such a small area.

Mr. O'Neil wanted to note that the neighborhoods to the west have sidewalks and its important for kids walking to school. It would be very much appreciated and he encourages Mr. Thomasma to put sidewalks in. Mr. Thomasma stated that he will take it under consideration. Commissioner Anderson stated that the sidewalks would be good for the Township.

Commissioner Ruggles moved to recommend to the White Lake Township Board of Trustees the approval of the rezoning of the property described as parcel number 12-29-476-006 (vacant parcel), located on the northwest corner of Bogie Lake and Cedar Island Road, consisting of approximately 10.3 acres from (AG) Agricultural to (R1-A) Single Family Residential. Subject to all Planning Department and consultant comments and the waiver of the traffic plan. Commissioner Dehart supported and the MOTION CARRIED with a roll call vote: (Anderson – yes; Dehart – yes; Meagher – yes; Slicker – yes; Grubb – yes; Fine – yes; Seward – yes; Ruggles -- yes). 8 yes votes

This will be forwarded to the Township board for the first reading.

Old Business:

No old business.

New Business

a) Lakepointe

Location: Located on the northeast corner of Union Lake Road and Carpathian, consisting of approximately 13.32 acres. The property is currently zoned PD (Planned Development). Identified as parcel numbers 12-36-177-002 and 17-36-177-003.

**Request: i) Final Site Plan
ii) Planned Development Agreement**

Applicant: Fairview Construction Company

Mr. Leuffgen referenced his letter and noted that they recommend approval with other agency approvals. This development is tied into West Valley across the street.

Commissioner Slicker noticed in the detention calculations that it drains to the north, not the ultimate outlet. He wanted to make sure he checked the outlet downstream. They designed Lakepointe site to detain water on site. Originally it was proposed as retention, now detention with outlet through West Valley. They acquired the adequate discharge permits through EGLE.

Commissioner Anderson asked if the water flow was going to be underneath Union Lake, and that is correct. How do they manage that? Is it a situation that won't affect the traffic flow? All utilities are bore and jack or directional, with no road closures. How far below the road surface? It's a

minimum of three feet of cover. The northeast side of Union Lake Road doesn't currently have drainage and it floods, this will resolve the flooding.

Commissioner Meagher saw some unresolved items from Mr. Leuffgen's letter. One of the items was a comment about a bypass lane and it was not needed.

Commissioner Slicker asked about the sidewalk layouts. The layout was the only way they could make them ADA compliant and extend them to the sidewalks along the road. ADA requires maximum longitude slope of 5%. He feels the sidewalk is pushing people towards walking in the road. Mr. Furnari will pay \$ 2,050 toward the sidewalk fund since they were unable to connect to Independence Village. The sidewalks would have to comply and probably have a landing on the other side of the road. Mr. Emerine said that they were asked to do this about two years ago. On the final construction site plan we'll make sure it's compliant.

Mr. O'Neil presented the McKenna letter. One item has to do with a deficiency in plantings. There is some existing vegetation. They are short shrubs and planting trees and perennials in place. Mr. O'Neil has no objection to that. There is no street lights, they are proposing coach lights. They proposed this across the street at West Valley. The applicants have indicated that they intend to meet all the requirements.

Commissioner Dehart still has an issue with the bypass lane. The traffic is horrendous and she thought we said that we wanted a traffic study. Is there anyway to alleviate the turning issues without putting in the turn lane? Mr. Emerine noted that they spoke with someone who is very familiar with the traffic study. The level of service did not change per her study. She did the analysis showing that the level of service didn't change and also included West Valley. Commissioner Anderson took issue with the study. We have passing lanes on Elizabeth Lake Road and other areas where the traffic is less than Union Lake Road. He felt she couldn't validate why we have turning lanes in other areas. Commissioner Anderson noted that we definitely have some concerns about this. Mr. Leuffgen stated that we reviewed the assessment and checked the numbers, they did not disagree with the numbers.

Mr. O'Neil noted that the Community Impact Study is required to document the impact of intensive developments. A Meijer would be intensive. This is the same level of intensity as the development across the street. It didn't seem equitable. Commissioner Meagher asked if the issue for the Community Impact Study is the time it takes or the cost, it's probably both. Commissioner Anderson asked if the other subdivisions and developers don't have a problem with this. Mr. Emerine can't speak to that.

Mr. Emerine can go into the CIS for some items, but he will defer others to Mr. Furnari. Mr. Furnari stated that we think we're providing a unique property keeping active adults and empty nesters in your community. It is a product that is lacking in a lot of communities. Financially it is a multi million dollar property. We're bringing utilities along Union Lake Road. These studies are typically for larger developments. Typically you don't need it for a 69 unit development.

Commissioner Grubb wanted to comment that she has concerns about traffic and people having to wait for people to turn in front of them. She doesn't have a problem with the landscape deficiencies.

Commissioner Slicker asked if the RCOC has looked at the whole corridor and looked at the acceleration/deceleration lanes. Mr. O'Neil doesn't know, he doesn't meet with them regularly.

He's a little disappointed they didn't require it. These two projects are at the tail end of decades worth of development with little attention paid to cars. This project probably doesn't have an opportunity to make it any better or any worse. Commissioner Anderson asked if we can do anything about a bypass lane. Mr. O'Neil noted that if we were concerned about it, we should have dug in on this at the very first meeting and this puts us in an odd spot that the RCOC says we don't have to do it.

Mr. Leuffgen went over his letter dated 4-23-21 for the development agreement. They defer to the Township attorney for agreement language. They recommend a joint maintenance agreement between West Valley and Lakepointe, West Valley is critical to Lakepointe. Mr. O'Neil discussed the McKenna review letter and the attorney review. Mr. O'Neil noted that in the future if they did condos, they would need a private road agreement. If the applicant agrees to conditions of the letter, we'll be in good shape for the development agreement. Mr. O'Neil wanted to note that there was discussion about community benefit and Mr. Furnari agreed to make a \$ 5,000 contribution to Parks fund and \$2,050 to the sidewalk fund. We need to have final action on the site plan and the planned development agreement.

Mr. Emerine wanted to comment that they have revised the planned development agreement and everything has been addressed. The development schedule comment will be addressed. Commissioner Slicker wanted to ask about the clubhouse being built as part of the site plan, it has to be built per the site plan.

Commissioner Meagher moved to recommend to the White Lake Township Board of Trustees the approval of the Planned Development agreement for Lakepointe. The approval will include the waiver of the Community Impact Study and is subject to all Planning Department and consultant comments. The development agreement will include a \$5,000 contribution to the Park Fund and a \$ 2,050 contribution to the sidewalk fund. Commissioner Dehart supported and the MOTION CARRIED with a roll call vote: (Anderson – yes; Dehart – yes; Meagher – yes; Slicker – yes; Grubb – yes; Fine – yes; Seward – yes; Ruggles -- yes). 8 yes votes

Commissioner Meagher moved to recommend that the Planning Commission approve the Final Site Plan for Lakepointe. The approval is subject to all Planning Department and consultant comments. Commissioner Fine supported and the MOTION CARRIED with a roll call vote: (Anderson – yes; Dehart – yes; Meagher – yes; Slicker – yes; Grubb – yes; Fine – yes; Seward – yes; Ruggles -- yes). 8 yes votes

Liaison's Report

Commissioner Grubb reported that Parks and Recreation will have a meeting next Wednesday, May 12th.

Trustee Ruggles reported that the White Lake Township board of trustees met twice since the last Planning Commission meeting. They will meet in person for the next meeting. At the last meeting the board recommended to approve River Caddis as our developer to work together for the Civic Center Development Committee. Trustee Ruggles thanked everyone for their time with the CCDC. He respects the committee decision when they put in so much time. The Fee Ordinance was updated. The Township entered into a contract with our new Fire Chief, John Holland. Supervisor Kowall read a resolution about May being mental health awareness Month.

Commission Dehart noted that the ZBA meetings have run quite long lately. They go through the state standards on each case to make sure each case meets the state standards.

Planning Consultant's Report

Mr. Leuffgen reported that the Bogie Lake north sanitary sewer project is nearing an end. The plans are in for Aspen Meadows iron filtration. The plans are in for permits to bring water to the Huron Valley Schools complex.

Director's Report:

Mr. O'Neil reported that last weekend a few people were out at 4 Corners for a temporary Certificate of Occupancy for 8030 Wadi for the 1st and 2nd floor. 4 Corners has about 8 units rented out. They are a few months behind on 8020 Wadi and it looks pretty good exterior wise. The Preserve at Hidden Lake determined townhouses won't be in their best interest and they will go to a duplex concept for the north end. The townhouses have lots of stairs and probably are not widely embraced in White Lake Township. They are reducing units. Mr. O'Neil noted that the development at the old Ruggles farm lot will probably not be successful unless they incorporate the vision of the Planning Commission and CCDC. New Hope is making progress and working on a storm water issue. Centerpointe Plaza nearing completion and looking for tenants. We hope they get finished and tenanted out. Construction costs are so high right now, but we remain optimistic.

Trustee Ruggles wanted to note that Township board didn't see anything impressive with the plans for the corner of M-59 and Elizabeth Lake Road.

Other Business:

None.

Communications:

Mr. O'Neil noted that there is a 50/50 chance of having either of the next two meetings.

Next Meeting Dates: May 20th, 2021
June 3rd, 2021

Adjournment:

Commissioner Meagher moved to adjourn the meeting at 9:08 p.m. Commissioner Fine supported and the MOTION CARRIED with a roll call vote: (Anderson – yes; Dehart – yes; Meagher – yes; Slicker – yes; Grubb – yes; Fine – yes; Seward – yes; Ruggles -- yes). 8 yes votes