

**WHITE LAKE TOWNSHIP
PLANNING COMMISSION**
7525 Highland Road
White Lake, MI 48383
JUNE 3, 2021 @ 7:00 p.m.
Electronic Meeting

Acting Chairperson Carlock called the meeting to order at 7:00 p.m. and led the Pledge of Allegiance. Roll was called.

ROLL CALL: Peter Meagher, White Lake, MI
Matt Slicker, White Lake, MI
Rhonda Grubb – Secretary, White Lake, MI
Joe Seward, White Lake, MI
Debbie Dehart, White Lake, MI
Merrie Carlock, White Lake, MI

Absent: Steve Anderson, White Lake, MI
Scott Ruggles, White Lake, MI
Mark Fine, White Lake, MI

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

Visitors: Michael Leuffgen, DLZ

Approval of Agenda

Commissioner Meagher moved to approve the agenda as presented. Commissioner Dehart supported and the MOTION CARRIED with a roll call vote: (Carlock – yes; Dehart – yes; Meagher – yes; Slicker – yes; Grubb – yes; Seward – yes). 6 yes votes.

Approval of Minutes

a. May 6, 2021

Commissioner Seward moved to approve the minutes of May 6, 2021 as presented. Commissioner Grubb supported and the MOTION CARRIED with a roll call vote: (Carlock – yes; Dehart – yes; Meagher – yes; Slicker – yes; Grubb – yes; Seward – yes). 6 yes votes.

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

No callers were waiting to speak at the Call to the Public.

Public Hearing:

None

Continuing Business:

a.) Preserve at Hidden Lake

Location: Located on the west side of Union Lake Road, and south of Hutchins Road, consisting of approximately 38.33 acres. Identified as parcel 12-36-101-001, 12-36-101-003, and 12-36-101-004. Currently zoned as (PD) Planned Development.

Requests: **1) Amended Final Site Plan Approval**
2) Amended Planned Development Agreement Approval

Applicant: PH Homes (Craig Piasecki)
8255 Cascade Ave, Suite 110
Commerce Twp, MI 48382

Mr. O'Neil noted that PH Homes felt the duplex condos are more marketable than the Townhouses and the Planning Department agrees. This reduces density by 23 units. This is zoned PD and they need to amend the Final Site Plan and Final Planned Development Agreement. Mr. O'Neil discussed the approval letter from McKenna. There was some discussion about the setback of Unit 89. It will be 25' feet. Mr. O'Neil would like to see some more buffering with landscaping in certain areas. It appears to be more dense because they are duplexes instead of Townhouses, but the end result is better. The Planning Commission asked to see elevations. Mr. O'Neil was able to show the elevation to the Planning Commission members. They are garage to garage. There will be a loft option. Commissioner Dehart asked about guest parking. You can fit two cars in each driveway and the rest of any visitor parking would be in the street. They have full basements. Mr. O'Neil noted that DLZ approved the plan subject to verification of unit numbering and phasing and some other items that need to be cleaned up. This is almost a 20% reduction in density. We want to help them keep moving along during construction season. Mr. Leuffgen said that it's a pretty easy approval but stressed the unit numbering.

Commissioner Slicker wanted to comment about the sidewalk dead ending at Hutchins. At the sidewalk connections near the existing side streets, he would like to see some protection or some kind of buffer. Fencing and landscaping could box it in. The watermain is going under the wall for the entrance and Mr. Leuffgen noted that the watermain is already in. The sidewalk at Hutchins runs into the adjacent property, but it could be moved out more toward the right of way.

Commissioner Seward moved to recommend the approval of the amended Final Site Plan for the parcel located on the west side of Union Lake Road, and south of Hutchins Road, consisting of approximately 38.33 acres. Identified as parcel 12-36-101-001, 12-36-101-003, and 12-36-101-004. Currently zoned as (PD) Planned Development. The approval is subject to adding additional trees to the Northeast corner of Lot 97, subject to the elevations as presented, subject to adding fencing and landscape to box in the sidewalks ending at Millward, Ashdown, Mandon and Kettering, subject to rerouting the sidewalk that stubs out along Hutchins, subject to all consultant and Planning Department comments. Commissioner Dehart supported and the MOTION

CARRIED with a roll call vote: (Carlock – yes; Dehart – yes; Meagher – yes; Slicker – yes; Grubb – yes; Seward – yes). 6 yes votes.

Commissioner Meagher moved to recommend the approval of the amended Final Planned Development Agreement for the parcel located on the west side of Union Lake Road, and south of Hutchins Road, consisting of approximately 38.33 acres. Identified as parcel 12-36-101-001, 12-36-101-003, and 12-36-101-004. Currently zoned as (PD) Planned Development. The approval is subject to all consultant and Planning Department comments. Commissioner Dehart supported and the MOTION CARRIED with a roll call vote: (Carlock – yes; Dehart – yes; Meagher – yes; Slicker – yes; Grubb – yes; Seward – yes). 6 yes votes.

Old Business:

No old business.

New Business

a) Elizabeth Lake Retail (Elizabeth Lake Road & Highland Road)

Location: located on the south side of Highland Road at the southwest corner of Elizabeth Lake Road, consisting of approximately 9 acres.

Request: **Conceptual Discussion and Review (No action to be taken)**

Applicant: MA Archmaster (Nazir Jawich)

Ms. Carlock noted that this looks like what came before us as a concept previously. The review comments are due back to Planning on June 9th. Mr. O’Neil noted that this is an opportunity to provide feedback. You had given some direction back in March, and the Township board was in agreement with the Planning Commission comments.

David Yaldo was in attendance to discuss his conceptual plan. He noted the drive along the rear of the property is for future access for the adjacent site. There is some outside seating, the buildings have been pushed back along Highland Road. Nazir Jawich discussed the concept. He thinks it will be more of an area for walkability, people can come out and walk the shops. They have proposed a sidewalk to the library. He noted that this has been in the making prior to Covid. They lost Aldi during Covid, it was originally planned to be here. There is also an open area for future development. He feels this is the best setup for this parcel. Commissioner Meagher asked if this property is owned or under contract. It’s under contract. The previous site plan was very similar. The library is immediately south. Looking at it as a developer, what could I build here that would fit better with the Township and be more harmonious for the Township. Mr. O’Neil noted that previously you had concerns about the Master Plan. Is this in keeping with the Master Plan? Planned Business doesn’t allow for residential. The future development couldn’t contain residential. It allows for a mix of non-residential uses, but might allow for a care facility. It’s tough without knowing what they would plan for the future development area. The ring road could be reoriented. We’re just flushing ideas out right now, we speak through our master plan. This is a mixed use area and they should work within that framework. Commissioner Meagher is concerned with the potential traffic with two drive thrus. Commissioner Seward has some of the same comments as Commissioner Meagher. It looks like another strip mall, some of them don’t look great and they are empty. The elevations he sees don’t seem to mesh together. For example, Town Center containing Waterfall, etc. looks like they were planned together. Mr. Yaldo noted that they are open to discussion, they want it to be a nice development too.

Bear in mind this is a commercial development. Commissioner Grubb was hoping to be more wowed. She doesn't care for the drive thru. Mr. Yaldo stated that in Northville they fought it, but drive thru are the way after Covid. Commissioner Dehart can't see where people would consider this a walkable with two drive thru. She would really want to know what was planned for the future area. Commissioner Slicker is concerned about the walkability. The sit down areas between the building doesn't seem like quality outdoor seating and good fill with trash easily. Commissioner Slicker noted that the corner of 59 and Elizabeth Lake Road as proposed isn't accurate, he's not sure if this is accurate without a survey. He would like to see more of a focal point that people would go to see. How do you make the turn out of the drive thru, he's not sure that would work.

Commissioner Carlock concurs with everyone's comments. It's pretty much the same site plan. You have added some things. The corner treatments in Canton and other areas would be better examples. She was looking for something more pedestrian friendly. With Covid, people need to be outside.

Mr. O'Neil wanted to ask what your plans were with the 25' wetland buffer. There is a good deal of the ring road touching the wetland. How will you address that? It shows significant storm water basins within the wetlands buffer. Mr. Jawich said the ordinance doesn't prevent them being in the buffer and they have to have detention, a variance may achieve that. The ring road is a big deal. Mr. O'Neil noted that it's one of the features that stands out. There are some concerns with it being right at the edge of the wetlands. When it's a shared area, no one really takes care of the outdoor space and it would need to be addressed in the development agreement. Mr. Jawich stated that we feel we've come up with a major development. We all want to come up with a sound project, that's why we asked for the meeting.

Commissioner Carlock was expecting to see more changes. Commissioner Anderson would like them to listen to what we're saying and come back with a viable plan. Mr. O'Neil asked if the applicant had any questions, they do not. Mr. Jawich thanked everyone for their time, hopefully we'll have a project that will serve us and the community.

Liaison's Report

Commissioner Grubb reported on the last Parks and Recreation meeting.

Commission Dehart reported that they had two applicants for the last ZBA meeting. There was an issue with the maximum building height on one case. The monument sign for the McDonald's remodel near Meijer will be moved back.

Planning Consultant's Report

DPS Director Potter reported that they are finaling up the SAD near Sugden. They are working on a Drinking Water Revolving Fund. They are adding iron filtration to Aspen Meadows which serves a large portion of residents on the North end of the Township.

Director's Report:

Mr. O'Neil reported that the Township received a grant from the Ralph Wilson Foundation for the Triangle Trial for \$ 50,000. Mr. Quagliata put the grant together so Mr. O'Neil wants to give him

accolades. The foundation has already sent the money. They may be able to go back and ask for additional funds. The second reading for Stanford Holdings rezoning along Cooley Lake will happen soon. River Caddis is the company that the Township will engage with for the CCDC. We are getting our third Taco Bell at the Meijer outlot. Centerpointe Plaza is being wrapped up and he would love to hear from possible tenants. 4 Corners apartments has 13 tenants to date. Commissioner Dehart noted that we have such a creative vision for the downtown area, could we suggest that Yaldo work with River Caddis? Mr. O'Neil stated that is an interesting idea. The uses aren't out of line for a parcel along 59, but he agrees with a lot of what was said tonight. How it looks and how it functions is important. I hope they heard that and want to have further conversation. They have come in at a time when we're hyper focused. They have an opportunity to be a part of a really great plan. It's not us pushing back, we're nudging towards Master Plan. River Caddis would probably sit down with them. Commissioner Meagher stated it's a great idea for them to talk with River Caddis.

Other Business:

None.

Communications:

None.

Next Meeting Dates: June 17, 2021
July 1, 2021

Adjournment:

Commissioner Meagher moved to adjourn the meeting at 8:38 p.m. Commissioner Dehart supported and the MOTION CARRIED with a roll call vote: (Carlock – yes; Dehart – yes; Meagher – yes; Slicker – yes; Grubb – yes; Seward – yes). 6 yes votes