

**WHITE LAKE TOWNSHIP
PLANNING COMMISSION**
7525 Highland Road
White Lake, MI 48383
JUNE 17, 2021 @ 7:00 p.m.
Electronic Meeting

Chairperson Anderson called the meeting to order at 7:26 p.m. and led the Pledge of Allegiance. Roll was called.

ROLL CALL: Steve Anderson, White Lake, MI
Peter Meagher, White Lake, MI
Rhonda Grubb, White Lake, MI
Debbie Dehart, White Lake, MI
Merrie Carlock, White Lake, MI
Mark Fine, White Lake, MI

Absent: Joe Seward
Matt Slicker
Scott Ruggles

Also Present: Justin Quagliata, WLT Staff Planner
Sherri Barber, Recording Secretary

Visitors: Michael Leuffgen, DLZ

Approval of Agenda

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

Approval of Minutes

a. June 3, 2021

Commissioner Dehart moved to approve the minutes of June 3, 2021 as presented. Commissioner Grubb supported and the MOTION CARRIED with a roll call vote: (Carlock – yes; Dehart – yes; Meagher – yes; Anderson – yes; Grubb – yes; Fine – 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) Pontiac Lakeview Apartments

Location: 8565 Pontiac Lake Road, White Lake, MI 48386 Located on the south side of Pontiac Lake Road, north of M59. Consisting of approximately 3.19 acres. Currently zoned Multiple-Family Residential (RM-2). Identified as parcel 12-13- 328-003.

Request: Preliminary Site Plan Approval

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

Mr. Leuffgen discussed his review letter. He wanted to note the sidewalk is now in the road right of way, which is probably a better location for the sidewalk. At the last Planning Commission meeting a question was asked about the curbing. Curbing will be required for the site. DLZ is recommending approval based on the applicant completing the items outlined in his letter by final site plan.

Staff Planner Quagliata noted that the applicant was before us during the February 18, 2021 meeting and the Planning Commission recommended preliminary site plan approval. The ZBA did not approve their proposed variances. Changes have been made and that updated plan is before us now. Two units were removed. One, two story building is being proposed with 12 units. There are still variances required and your approval will be based on that.

Commissioner Anderson asked about the variances. Commissioner Dehart summarized the last ZBA meeting. The project currently requires 8 variances. There were many variances requested and they cannot grant variances where the hardships are self-imposed.

Staff Planner Quagliata noted that they shrunk the footprint of the building, an improvement of a 12 foot reduction on the side. Commissioner Dehart noted that the ZBA does appreciate when the applicant tries to reduce their variances. Commissioner Anderson asked if Staff Planner Quagliata had any problems with McKenna report. No, they recommend approval with the variances.

Commissioner Meagher asked about the approval of the preliminary site plan with all of the requested variances. We recommended approval subject to the variances at the February, 2021 meeting. They made some changes, and they've mitigated some problems. If we approved it before, why wouldn't we approve it again? Staff Planner Quagliata noted that you're right, it would be a positive to the area and without variances there is no project. They might grant some but not all.

John Rozanski gave some of his background and he has a vision of putting something nice there. The septic system had failed and he hooked into the WLT sewer. The ZBA felt he was trying to put too big of a building, but he had based his unit numbers on how many units the grinder would handle. He'll accommodate and minimize as much as he can but it still has to be feasible.

Commissioner Carlock feels better about the newer building, it fits a little better. Commissioner Anderson noted that it seems like the applicant is trying to improve the site and add value to the Township. Staff Planner Quagliata stated that there is no argument that it will improve the site and it will be a positive to that area.

Commissioner Meagher moved to recommend Preliminary Site Plan Approval for the Pontiac Lakeview Apartments at 8565 Pontiac Lake Road, White Lake, MI 48386. Located on the south side of Pontiac Lake Road, north of M59. Consisting of approximately 3.19 acres. Currently zoned Multiple-Family Residential (RM-2). Identified as parcel 12-13-328-003. The approval is subject to all consultant and Planning Department comments and ZBA approval of the multiple variances needed by the ZBA. Commissioner Fine supported and the MOTION CARRIED with a roll call vote: (Carlock – yes; Dehart – yes; Meagher – yes; Anderson – yes; Grubb – yes; Fine – yes). 6 yes votes.

Old Business:

No old business.

New Business

No new business.

Liaison's Report

Commissioner Grubb reported that at the May Parks and Recreation meeting they got to see the proposed new Stanley Park sign. They looked at a dog park study and there is no one on the board in favor of a Township dog park. Commissioner Dehart asked about the run in the Township, it will be August 7th and it's a 3K Fun Run.

Commission Dehart reported that they had quite a few cases for the last ZBA meeting. Next Thursday they will have four more cases. Staff Planner Quagliata gives his hat to the ZBA, some of those cases have gone until midnight. The ZBA does site visits and they spend a lot of time on the cases. Commissioner Dehart stated that they go through all the standards and that takes a long time.

Planning Consultant's Report

No report.

Director's Report:

Staff Planner Quagliata reported that the WLT Board approved the funding of the Triangle Trail design, Parks and Recreation only had to kick in \$5,000. The Water Department is expanding their staff. The WLT Board approved the second reading of the Stanford Holding rezoning on Cedar Island near Bogie Lake Road. The Township had it's annual audit, and the Township is in good condition with an A+ report. There will be a July 1st Planning Commission meeting with two public hearings.

Other Business:

None.

Communications:

None.

Next Meeting Dates: July 1, 2021
July 15, 2021

Adjournment:

Commissioner Fine moved to adjourn the meeting at 8:10 p.m. Commissioner Meagher supported and the MOTION CARRIED with a roll call vote: (Carlock – yes; Dehart – yes; Meagher – yes; Anderson – yes; Grubb – yes; Fine – yes). 6 yes votes.