

**WHITE LAKE TOWNSHIP
PLANNING COMMISSION**
7525 Highland Road
White Lake, MI 48383
JULY 1, 2021 @ 7:00 p.m.
Electronic Meeting

Chairperson 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
Rhonda Grubb, White Lake, MI
Debbie Dehart, White Lake, MI
Joe Seward, White Lake, MI
Matt Slicker, White Lake, MI
Scott Ruggles, White Lake, MI

Absent: Merrie Carlock
Mark Fine

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

Visitors: Michael Leuffgen, DLZ
Yadong Dong, DLZ
John Jackson, McKenna
Kathleen Jackson, McKenna

Approval of Agenda

Commissioner Meagher moved to approve the agenda as presented. Commissioner Seward supported and the MOTION CARRIED with a roll call vote: (Dehart – yes; Meagher – yes; Anderson – yes; Grubb – yes; Seward – yes; Slicker – yes; Ruggles -- yes). 7 yes votes.

Approval of Minutes

a. June 17, 2021

Commissioner Meagher moved to approve the minutes of June 17, 2021 as presented. Commissioner Dehart supported and the MOTION CARRIED with a roll call vote: (Dehart – yes;

Meagher – yes; Anderson – yes; Grubb – yes; Seward – yes; Slicker – yes; Ruggles -- yes). 7 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:

a) Oakland Harvesters

Location: Located on the north side of White Lake Road, west of Old White Lake Road and east of Orr Road, consisting of 2 acres. Currently zoned Light Manufacturing (LM). Identified as vacant parcel 12-01-127-001

Request: **Preliminary Site Plan Approval**
Special Land Use Approval

Applicant: Oakland Harvesters
840 Sherbrooke St
Commerce Township, MI 48382

Mr. Leuffgen presented his letter dated May 26, 2021. The project is part of a master deeded unit. We'll look into the master deed further at a later date. The original proposal was mainly gravel parking and now it is proposed as pavement. 6" curbing will be required on the site. The site will be served by a well and septic. DLZ will recommend approval after the applicant addresses the outstanding items in his letter.

Commissioner Slicker wanted to verify that there are no curbs shown on the project currently, and Mr. Leuffgen said that is correct. The septic field looks small on the plans. Mr. Leuffgen noted that they have a lot of room on the space if needed, but it could change the pavement limits.

Kathleen Jackson from McKenna presented their review letter. The proposed use is appropriate. The landscape plan was not submitted. Commissioner Anderson asked why the landscape plan wasn't addressed. The applicant didn't address that with McKenna although McKenna did request it. Commissioner Dehart asked about weed storage and chemicals for the site. Planning Director O'Neil stated that there should be a condition that they won't be storing weeds on the property due to odor etc. Commissioner Ruggles is guessing whoever regulates the use of the lake treatment chemicals would also regulate the storage of those chemicals. This is the 2nd preliminary site plan. They did not receive elevations or exterior lighting plans. No signage has been proposed. There are several outstanding issues. McKenna recommends tabling or making the approval subject to planning review and approval of outstanding items.

Planning Director O'Neil stated that there are Fire Department comments to be addressed. The applicant is not in attendance for the meeting.

Planning Commissioner Anderson opened the public hearing at 7:29 pm.

No one raised their hand from the public to discuss this item.

Planning Commissioner Anderson closed the public hearing at 7:32 pm.

Commissioner Seward moved to table the Preliminary Site Plan Approval and Special Land Use Approval for Oakland Harvesters located on the north side of White Lake Road, west of Old White Lake Road and east of Orr Road, consisting of 2 acres. Currently zoned Light Manufacturing (LM). Identified as vacant parcel 12-01-127-001. The applicant needs to address the issues raised and provide the information requested and be present at the meeting to answer any questions. Commissioner Ruggles supported and the MOTION CARRIED with a roll call vote: (Dehart – yes; Meagher – yes; Anderson – yes; Grubb – yes; Seward – yes; Slicker – yes; Ruggles -- yes). 7 yes votes.

b) Elizabeth Lake Retail

Location: Property described as vacant parcel number 12-21-426-004, located on the southwest corner of Elizabeth Lake Road and Highland Road (M-59), consisting of approximately 69 acres. Applicant would like to rezone approximately 8.61 acres of the northeast portion of the parcel, from **(AG) Agricultural to (PB) Planned Business District** or any other appropriate zoning district.

Requests: **Rezoning Approval**
Preliminary Site Plan Approval

Applicant: MA Archmaster
40500 Ann Arbor #105

Commissioner Ruggles asked to be recused from this agenda item. The Planning Commissioner will let him know when he can come back into the meeting.

Commissioner Dehart moved to recuse Commissioner Ruggles from the discussion about Elizabeth Lake Retail. Commissioner Grubb supported and the MOTION CARRIED with a roll call vote: (Dehart – yes; Meagher – yes; Anderson – yes; Grubb – yes; Seward – yes; Slicker – yes). 6 yes votes. Commissioner Ruggles was moved into a waiting room at 7:38 p.m.

Planning Director O'Neil sent out an email earlier this week explaining the current status of this project. His recommendation is to hold a public hearing tonight but then to have a discussion about the plan and then table any action on the site plan. There is a new site plan under review and we don't have a complete picture yet. Any discussion would be based on review letters from the prior plans that may have been addressed already with the new plans.

Kathleen Jackson presented the McKenna report on the rezoning portion. McKenna did not get the traffic impact study for review. Planning Commissioner O'Neil noted that WLT received one today for review. The petitioner needs to give a written statement for the public benefit and they haven't given that. The site layout has not changed from the initial layout and the Planning Commissioner would like to see it face Elizabeth Lake Road. The drive-through detracts from the walkable nature of the project.

Commissioner Seward stated that this is planned community and a focus area. Planning Director O'Neil stated that there are 4 areas in the master plan. One is the Lakes District. Ms. Jackson was referencing the future land use map. This is mixed use at higher residential, the Town Center of White Lake that gives the community an identifiable center of space.

John Jackson from McKenna noted that there is a section of their plan that goes into more detail. Planning Commissioner O'Neil stated that there are other planning areas and it gets a little confusing.

He would focus on the Lakes Town Center language, that is where the vision is focused. The master plan should be updated in 2022. They are proposing planned business for planned development. Commissioner Seward asked if they have sought planned development. Planning Director O'Neil noted that the business fits within planned community. Commissioner Seward isn't understanding this and is trying to clarify. Planning Director O'Neil noted that it's a guide and he would focus on Lakes Town Center. The only residential component at the site could be assisted living, hospital or health care. The Master Plan is wish list, and the zoning ordinance is the rule book.

Commissioner Anderson opened the public hearing at 8:06 p.m.

No one from the public raised their hand to discuss the public hearing for Elizabeth Lake Retail.

Commissioner Anderson closed the public hearing at 8:10 p.m.

Planning Director O'Neil wanted to mention that diving into the previous reviews wouldn't make sense due to the updated plans that have not been reviewed fully. The applicants need to give the community benefit statement and traffic impact study. The traffic impact study was given to WLT Planning on Monday and it is under review.

Mr. Leuffgen had a few preliminary comments. The traffic impact study was prepared by Rowe, and it dated in spring 2020 and that plan was substantially different than the plan we have before us now. We will look for conflict with the roundabouts.

Richard Shapak was in attendance on behalf of the developer and has been working on the plan for approximately 2 years. He wanted to address some of the comments. They do not have any signed contracts for drive-throughs but they have parties interested. Starbucks may have some interest and they will not go anywhere without a drive-through. You will see a finished façade along Elizabeth Lake Road and the rear of the buildings. The center will be kept in prime condition. They are open minded about the outdoor seating and walking around the center. They are preparing the community impact statement to be delivered probably at the end of next week.

Commissioner Anderson stated that we need a full blown presentation to move forward. It's important to know exactly what we are looking at. We want to make a decision on what we can see.

Commission Seward asked if The Town Center designation would let the applicant build what they are proposing. Planning Director O'Neil noted that we haven't applied those standards to this case yet. His concern with Planned Business is that it's not as aligned with the Civic Center area, it has uses that don't fit with a walkable town center. This is the center of White Lake Township. Would it permit office buildings or car repair? If it is zoned a certain way and we change the zoning could it open it up to other business that we may not want in that area? He thinks the Town Center is a better zoning designation. Commissioner Anderson understands this, but one small development can't meet all these, you may have one aspect that is part of the Town Center.

Planning Director O'Neil wants to clarify and asked Commissioner Seward if you want a plan nearer to the Civic Center Development. You have the ability to pull the best of those items. Those are permitted uses but that's not what is proposed here, we would not approve that. They are bound by their site plan approval. It opens the door, but not without going through the approval process. They are locked in to their site plan. Commissioner Seward noted that they don't always materialize, they could walk away from it. Planning Commissioner O'Neil stated that if it fails to materialize it would revert back. Commissioner Meagher would like a point of clarification. These are both recommendations to the

Township board. The Township board won't approve zoning until they have the preliminary site plan in front of them. Planning Director O'Neil stated that we only moved ahead due to the public hearing.

Commissioner Anderson would suggest tabling the rezoning and preliminary site approval until the applicant spends more time addressing the review comment from DLZ and McKenna and presents a formal visual plan for us. Planning Director O'Neil would throw the idea out for up to four planning commission members meeting with a workshop or subcommittee to discuss this so they can move this along. Then the applicant could come back in two weeks. Commissioner Anderson stated that we don't want to spend a lot of time unless the applicant is prepared to have the necessary information.

Mr. Shapack thinks it's the most valuable land in WLT. It's limited and we're using every acre to make it feasible.

Planning Director O'Neil noted that we would like a subcommittee and then a very brief recap of the meeting. His fear is the meeting on Monday would be too close for review. He sees the value of slowing down and putting a good package together and he's trying to be realistic. We should follow up on it tomorrow to set up the meeting date and time and Planning Director O'Neil will ask for interest and available dates. Preferably during the day at the Township or annex. Planning Commissioner Anderson asked that you please send Planning Director O'Neil your availability by noon tomorrow.

Commissioner Seward moved to table the Rezoning Approval and Preliminary Site Plan Approval for Elizabeth Lake Retail, vacant parcel number 12-21-426-004, located on the southwest corner of Elizabeth Lake Road and Highland Road (M-59), consisting of approximately 69 acres. Applicant would like to rezone approximately 8.61 acres of the northeast portion of the parcel, from (AG) Agricultural to (PB) Planned Business District or any other appropriate zoning district. Commissioner Meagher supported and the MOTION CARRIED with a roll call vote: (Dehart – yes; Meagher – yes; Anderson – yes; Grubb – yes; Seward – yes; Slicker – yes). 6 yes votes.

Continuing Business

None

Old Business:

No old business.

New Business

No new business.

Liaison's Report

Commissioner Grubb reported that the next Park and Recreation meeting is July 14 at Bloomer Park.

Commission Dehart reported that they approved the variances for the multiple family apartment building on Pontiac Lake Road. One other case was approved and one was denied.

Mr. Leuffgen reported that the White Lake Township board approved the contract for the Aspen Meadows Wellhouse and the Bogie Lake Watermain extension. New Hope is coming along really well and it's a great use of the property.

Planning Consultant's Report

No report.

Director's Report:

Planning Director O'Neil reported that we may be back together in two weeks. We will begin the annual update of the Capital Improvement Plan and a public hearing will be needed. One of the things we address is the township building and that will be moving in the direction of the Civic Center. New Hope had \$ 25,000. worth of vandalism in their building. It is a beautiful site. The Civic Center Development Committee will start meeting again in a few weeks and discuss a timeline for the project. There is a lot of enthusiasm for the Civic Center.

Other Business:

None.

Communications:

None.

Next Meeting Dates: July 15, 2021
August 5, 2021

Adjournment:

Commissioner Meagher moved to adjourn the meeting at 8:58 p.m. Commissioner Grubb supported and the MOTION CARRIED with a roll call vote: Commissioner Ruggles supported and the MOTION CARRIED with a roll call vote: (Dehart – yes; Meagher – yes; Anderson – yes; Grubb – yes; Seward – yes; Slicker – yes). 6 yes votes.