

**WHITE LAKE TOWNSHIP  
PLANNING COMMISSION**  
7525 Highland Road  
White Lake, MI 48383  
**AUGUST 5, 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  
Matt Slicker, White Lake, MI  
Merrie Carlock, White Lake, MI

Absent: Debby Dehart  
Joe Seward  
Scott Ruggles  
Mark Fine

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

Visitors: Kathleen Jackson, McKenna  
Michael Leuffgen, DLZ

**Approval of Agenda**

There were two corrections to the agenda. The parcel number for 9328 Highland Road was 12-23-201-010. Under next meeting dates, the correct date was August 19, 2021, not August 18th.

**Commissioner Meagher moved to approve the agenda as amended. Commissioner Grubb supported and the MOTION CARRIED with a roll call vote: (Meagher – yes; Anderson – yes; Grubb – yes; Slicker – yes; Carlock – yes). 5 yes votes.**

**Approval of Minutes**

a. July 15, 2021

**Commissioner Carlock moved to approve the minutes of July 15, 2021 as presented. Commissioner Meagher supported and the MOTION CARRIED with a roll call vote: (Meagher – yes; Anderson – yes; Grubb – yes; Slicker – yes; Carlock – yes). 5 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**

No continuing business.

### **New Business**

#### **a)      Redevelopment at 9328 Highland Road**

Location:    Located on the northside of Highland Road (M-59) and west of Fisk Road.  
                  Consisting of approximately 1.17 acres. Currently zoned (GB) General Business.  
                  Identified as parcel number 12-23-201-010

Request:     Preliminary Site Plan Approval

Applicant:   White Lake Retail Management, LLC  
                  30200 Telegraph Road  
                  Bingham Farms, MI 48205

Michael Leuffgen presented the DLZ report. There was currently a vacant building on the property, formerly occupied by Sonic, which would be demolished and a new building constructed. He was satisfied from an engineering standpoint and DLZ recommended approval, subject to the applicant addressing any outstanding items in the review letter.

Kathleen Jackson presented the McKenna review. McKenna recommended approval subject to the applicant addressing the issues outlined in the review letter prior to final site plan.

Staff Planner Quagliata stated the Sonic drive thru hours were limited as a condition of the special land use granted in 2008 and the proposed drive thru was subject to the same hours.

Mitchell Harvey was in attendance on behalf of the applicant. He discussed the site plan and plans for landscaping.

Staff Planner Quagliata stated the proposed sidewalk along the front of the building was 5 feet, which was allowed because the adjacent parking spaces were 19 feet in depth. In the rear of the building the sidewalk would need to be 7 feet wide because the adjacent parking spaces were 17 feet in depth.

Commissioners questioned when deliveries would occur. Mr. Harvey stated the tenant to the east would be a mattress store so there shouldn't be a major loading/unloading issue. The other tenant had not been secured. Mr. Harvey showed on the site plan an area they would use for unloading and he thought there may only be a few mattresses delivered per week to the store.

Commissioner Meagher asked the applicant about the buffer between this property and Discount Tire. Mr. Harvey stated the buffer would remain as is. Commissioner Meagher asked staff if the site plan would have to go before the Zoning Board of Appeals for the loading space. Staff Planner Quagliata confirmed.

Commissioner Carlock had concerns with the 5-foot sidewalk in front of the building. She said bumper blocks get moved out of place over time and a 5-foot sidewalk was too narrow.

Chairperson Anderson asked staff what if the drive thru wanted different hours of operation than the Sonic hours. Staff Planner Quagliata stated drive thrus require a special land use and Sonic had one. If the proposed drive thru tenant wanted different hours than Sonic had, the special land use would need to be amended.

Commissioner Anderson wanted the applicant to understand variances for signs were difficult to obtain and wanted to make sure they were aware of it.

**Commissioner Meagher moved to recommend to the Township Board Preliminary Site Plan Approval for 9328 Highland Road located on the north side of Highland Road (M-59) and west of Fisk Road. Consisting of approximately 1.17 acres. Currently zoned (GB) General Business. Identified as parcel number 12-23-201-010. The approval is subject to all staff and consultant review comments, the current standards, and a sidewalk/landscape area width of 7 feet in the front and rear of the building. The loading/unloading space would require a variance. Commissioner Grubb supported.**

**Commissioner Carlock offered a friendly amendment to the motion to add a 5-foot sidewalk on the east side of building. Commissioner Meagher accepted the friendly amendment and Commissioner Grubb supported. The MOTION CARRIED with a roll call vote: (Meagher – yes; Anderson – yes; Grubb – yes; Slicker – yes; Carlock – yes). 5 yes votes.**

Staff Planner Quagliata stated this project would be on the August 17<sup>th</sup> Township Board meeting agenda.

#### **Old Business:**

No old business.

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

Commissioner Grubb reported the Parks and Recreation Committee had not met since the last Planning Commission meeting and the August meeting was cancelled. Some of the parks saw minimal damage from the tornado. Bloomer and Hawley Parks needed tree work due to the storm. The Hawley Park tree work was done today. Staff Planner Quagliata and Commissioner Carlock walked Hawley Park today and were satisfied with the tree work. Commissioner Carlock stated the Township did a great job managing the disaster.

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

No report.

**Director's Report:**

Staff Planner Quagliata reported the Township Board met on July 20<sup>th</sup> and they adopted the bond resolution for the Bogie Lake watermain project. The Police Department was purchasing new equipment for booking. The Township Board approved the Preliminary Site Plan for Oakland Harvesters and Pontiac Lake Apartments. During the meeting, the decision to demolish two dangerous buildings was enforced and one house had a postponement until the September meeting. The Board approved the conversion to LED streetlights and they were working on personnel policy amendments. On July 29<sup>th</sup> the Township Supervisor declared a State of Emergency from the tornado. Almost 1,000 houses were impacted by the tornado. Staff was trying to schedule another subcommittee meeting for the Elizabeth Lake Retail project. Staff would have the draft Capital Improvement Plan ready for the meeting on August 19<sup>th</sup>.

**Other Business:**

None.

**Communications:**

The August 19<sup>th</sup> meeting would occur.

**Next Meeting Dates:** August 19, 2021  
September 2, 2021

**Adjournment:**

Commissioner Meagher moved to adjourn the meeting at 8:19 p.m. Commissioner Slicker supported and the MOTION CARRIED with a roll call vote: (Meagher – yes; Anderson – yes; Grubb – yes; Slicker – yes; Carlock – yes). 5 yes votes.