

**WHITE LAKE TOWNSHIP
PLANNING COMMISSION**

Township Annex, 7527 Highland Road
White Lake, MI 48383
March 17, 2022 @ 7:00 PM

CALL TO ORDER

Chairperson Anderson called the meeting to order at 7:01 PM and led the Pledge of Allegiance. Roll was called.

ROLL CALL

Steve Anderson
Merrie Carlock
Mark Fine
Debby Dehart
Scott Ruggles
Matt Slicker
T. Joseph Seward

Absent: Robert Seeley
Pete Meagher

Also Present: Sean O'Neil, Community Development Director
Lisa Kane, Recording Secretary

Visitors: 4 members of the public were present

APPROVAL OF AGENDA

Commissioner Carlock moved to approve the agenda of the March 17, 2022 Planning Commission Meeting.

Commissioner Fine supported and the MOTION CARRIED with a voice vote: 7 yes votes.

APPROVAL OF MINUTES

- a. Regular meeting minutes of February 3, 2022

Commissioner Carlock moved to approve the Minutes of February 3, 2022

Chairman Anderson abstained from the vote.

Commissioner Dehart supported and the MOTION CARRIED with a voice vote: 6 yes votes.

CALL TO THE PUBLIC (FOR ITEMS NOT ON THE AGENDA)

No members of the public spoke

PUBLIC HEARING

A. 9501 Highland Rezoning Request

Location: Property described as parcel number 12-23-129-007 (9501 Highland Road), located south of Highland Road and east of White Banks Blvd, consisting of approximately 1 acre.

Request: **Applicant requests to rezone the parcel from (LB) Local Business to (GB) General Business.**

Applicant: Black Rock White Lake, LLC
30553 S Wixom Road #300
Wixom, MI 48393

Applicant or representative: None present

Director O'Neil introduced the request for rezoning of a parcel which is adjacent to a parcel that is currently zoned as General Business and also owned by the applicant. The applicant intends to operate a restaurant which serves alcohol on the adjacent property, which is allowed in General Business zoning. This rezoning will allow the applicant to combine all parcels so that they are unified. Rezoning this parcel to General Business brings consistency to the area and avoids spot zoning. Any development on this property would be on the Township's water and sewer system. Underground storm water detention might be considered by engineering. There is no need for a rezoning traffic study with this request, however, there may be a traffic study required in the Site Plan review. Staff recommends approval of rezoning this parcel as it would be consistent with the future land use map in the Master Plan, which is Planned Business, and would make it compatible with the surrounding use.

Director O'Neil pointed out an error in the review letter from Hunter Whitehill of McKenna, item 5 should read "Rezoning the land to GB (General Business) is more appropriate than amending the list of uses in the LB (Local Business) district".

Public participant #1 asked what Planned Business zoning was used for.

Public participant #2 stated that he believed that Black Rock owns the property to the east of this parcel.

Commissioner Dehart inquired about the zoning of the other parcels that the applicant owns to the west of this parcel.

Director O'Neil explained that the parcel to the east that is owned by the applicant is zoned General Business.

Chairperson Anderson asked if it was known where on the parcel the applicant intends on building the restaurant.

Director O'Neil stated that there has been no official site plan submitted but he understands that they plan to build closer to the corner of Highland and White Banks Blvd.

Commissioner Slicker asked what the total acreage is of all of the parcels.

Director O'Neil stated that he believes it is approximately 3 acres.

Commissioner Seward stated that there was communication that the applicant was not following through with this project.

Director O'Neil stated that he did not receive any official communication from the applicant about discontinuing the project and the last communication that he had with the applicant was that they were actively planning to move the project forward.

Chairman Anderson opened public hearing at 7:24 p.m.

John Hunt of 871 E Oxhill Drive has concerns of parking causing problems at this location and the drainage at the south end of the parcel due to it being a swamp that was filled in with clay years ago. He would like to see that section of the parcel returned to residential.

Ed Blanker of 847 E Oxhill Drive wonders what other businesses might be permitted in this zoning if the applicant doesn't move forward with the project.

Dan Torossian of 860 E Oxhill Dr is also concerned about the drainage issues with the south end of the property if that area is paved. He stated he would be willing to purchase that land to avoid a drainage problem.

Commissioner Anderson closed public hearing at 7:33pm

Director O'Neil listed the uses that would be permitted and the special uses that could be requested, if this rezoning to General Business was approved.

Discussion occurred regarding the buffering that would be required in the site plan should this project move forward and what drainage requirements will be considered.

Chairperson Anderson questioned if whether the applicant not being in attendance would affect the progress of the rezoning request.

Commissioner Seward asked if the parcels had been combined and if a recommendation of rezoning would have negative impacts if the applicant does not follow through with the project or if there is a benefit to leaving it Local Business.

Director O'Neil stated that General Business is a more desirable zoning as there are more extensive uses permitted.

Commissioner Carlock asked if the adjoining parcel to the east should also be rezoned at this time.

Director O'Neil stated that there has been no request by the property owner to rezone that parcel.

Commissioner Ruggles explained the process should the residential neighbors purchase the southern section of the parcel from the current owners and rezone it to residential.

Discussion regarding whether the lot was able to be rezoned as Residential and the process of division and combination of lots.

Director O'Neil stated that the applicants would be encouraged to attend the Township Board meeting on April 19 at 7pm to be available to answer questions from the public.

Commissioner Seward moved to forward a favorable recommendation to the Township Board, the rezoning from (LB) Local Business to (GB) General Business for the property described as parcel number 12-23-129-007, (9501 Highland Road) located south of Highland Road and east of White

Banks Blvd, consisting of approximately 1 acre.

Commissioner Fine supported, and the MOTION CARRIED with a roll call vote (7 yes votes):
(Anderson/yes, Carlock/yes, Dehart/yes, Fine/yes, Ruggles/yes, Seward/yes, Slicker/yes)

CONTINUING BUSINESS

None

NEW BUSINESS

None

OTHER BUSINESS

None

LIAISON'S REPORT

Commissioner Dehart: Zoning Board of Appeals is planning a special meeting on ordinances; the sign ordinance will be a focus. Feedback was requested from the Planning Commission regarding sign ordinance. The Township Board modified a recommendation from a recent Planning Commission meeting regarding a sign height.

Discussion regarding the consistency of decisions regarding the sign ordinance and necessity for variances to keep the taller height of a sign when modification occur with rebranding.

Director O'Neil suggested that the Zoning Board of Appeals produce a list that states items that need attention for the Planning Commission can review at a later meeting.

Commissioner Carlock: The Parks & Rec Board, Commissioner Carlock wasn't able to attend the last meeting, however, Commissioner Ruggles was present and stated that there were Horse Crossing signs requested of the Road Commission of Oakland County. The Parks & Rec Board could approve a resolution that would be helpful to the process. A resolution would need to be discussed by the Township Board and approval from the Board should help encourage the Road Commission to act on the resolution. The Township Board approved a one-day beer and wine license for the Parks & Rec summer event.

Commissioner Ruggles: The Township Board reviewed the conceptual plan of Pontiac Lake project however the applicants were not present so the review was tabled. The Police Department was approved for new fleet vehicles. Fire Chief John Holland has completed the probationary period and has been approved for a 3-year contract. The purchase of safety equipment, such as defibrillators, by the Fire Department was approved. The Planning Commission recommendation to the Township Board for the Oxbow Lake Private Launch rezoning and site plan was approved. The recommendation by the dangerous buildings officer for the demolition of a residence at 288 Tower Street was approved. The bid was approved for Bob Hoffman's company to proceed with the demolition. Upon inspection of the residence, it was determined that the house could be rehabilitated. Mr. Hoffman's company has purchased the property and will rehabilitate the house. The demolition order was rescinded and Mr. Hoffman was given a timeline to have the rehabilitation complete. There are ongoing negotiations on River Caddis for the Civic Center development.

Commissioner Slicker inquired if the federal Covid funds had been allocated. Director O'Neil stated that the money has been received by the Township but has not been allocated.

PLANNING CONSULTANT'S REPORT

No report

DIRECTOR'S REPORT

Director O'Neil presented that the Parks & Rec Board will begin reviewing their Master Plan update this spring and the Planning Department would begin reviewing the Capital Improvement Plan during the summer and the Future Land Use review would begin in the fall. Mr. O'Neil expects to have a request for proposal to review by May and with the next step being to select a firm and move forward updating Master Plan by fall of 2023. The Elizabeth Lake retail project has no updates to report. The Preserves at Hidden Lake has issues with their site plan and will return to the Planning Commission to request a revised Site Plan review. A project including 406 apartment units and 88 single family residential units at Hill Road and Highland Road is making progress. Comfort Care will likely return at an April meeting with modifications to their site plan which reduced the impact and density. New Hope White Lake will be opening with residents moving in soon. The old Sonic restaurant has been demolished and a mattress store and a Moe's Southwest restaurant will be built on that parcel.

COMMUNICATIONS

Nothing to share

NEXT MEETING DATES: April 7, 2022
April 21, 2022

ADJOURNMENT

Commissioner Fine moved to adjourn the meeting at 8:20 p.m.

Commissioner Carlock supported and the MOTION CARRIED with a voice vote: 7 yes votes