

**WHITE LAKE TOWNSHIP
PLANNING COMMISSION**

Township Annex, 7527 Highland Road
White Lake, MI 48383
June 16, 2022 @ 7:00 PM

CALL TO ORDER

Commissioner Anderson called the meeting to order at 7:02 PM and led the Pledge of Allegiance. Roll was called.

ROLL CALL

Steve Anderson
Merrie Carlock
Pete Meagher
Matt Slicker
T. Joseph Seward

Absent: Debby Dehart
Robert Seeley
Scott Ruggles
Mark Fine

Also Present: Sean O'Neil, Community Development Director
Justin Quagliata, Staff Planner
Mike Leuffgen, DLZ
Lisa Kane, Recording Secretary

Visitors: 25 members of the public were present

APPROVAL OF AGENDA

Commissioner Meagher moved to approve the agenda of the June 16, 2022 Planning Commission Meeting.

Commissioner Carlock supported and the MOTION CARRIED with a voice vote: 5 yes votes.

APPROVAL OF MINUTES

- a. Regular meeting minutes of May 19, 2022

Commissioner Meagher moved to approve the Minutes of May 19, 2022.

Commissioner Seward supported and the MOTION CARRIED with a voice vote: 5 yes votes.

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

A letter from **John Hunt** of 871 Oxhill Dr., was read by Commissioner Anderson. Mr. Hunt has concerns about the amount of concrete that will be around his home if the Black Rock restaurant moves forward, and how that relates to climate change.

PUBLIC HEARING

A. Elizabeth Lake Retail

Location: Property described as parcel number 12-21-426-005, located on the southwest corner of Elizabeth Lake Road and Highland Road (M-59), consisting of approximately 53.41 acres.

Requests:

1) Preliminary site plan approval

2) Rezoning request - the applicant would like to rezone approximately 8.61 acres of the northeast portion of the parcel from AG (Agricultural) to PB (Planned Business) or any other appropriate zoning district.

Applicant: Nazir Jawich
40500 Ann Arbor #105 LL
Plymouth, MI 48170

Applicant Present: Nazir Jawich, property owner and Richard Shapack, owner's representative and Joe Maynard of Washtenaw Engineering

Director O'Neil introduced the project and clarified the portion that is subject to the rezoning. The project consists of five commercial buildings and two apartment style buildings that the applicant would like to use as a future area for development. The public benefit offered is public open space at the corner of Elizabeth Lake Road and M-59 and extending the sidewalk on Elizabeth Lake Road to the library. The project is consistent with the master plan. All approvals are subject to EGLE reviews, along with MDOT and Road Commission of Oakland County traffic studies and driveway application results. The rezoning is consistent with the goals and policies of the land use on the master plan, in which Planned Business zoning allows for the proposed uses with the exception of the residential units on the site plan which the applicant has stated they plan to remove. Staff recommends approval, dependent on all staff, consultant and governing authorities' comments being addressed.

Commissioner Seward questioned the consistency of this project with the master plan.

Director O'Neil stated that when looking at the civic center area as a whole, the spirit of the of master plan is met.

Mr. Leuffgen presented the engineering review for the project. Engineering approval for the site plan will be subject to the wetland delineation on the west boundary being determined by EGLE and a plan for restoration of the southern wetlands border after construction. There are concerns regarding a potential conflict of the dumpster pick up and drive thru staging lanes. Concurrence from the Drain Commission necessary regarding the Brendal drain on the west border is needed. Engineering has a concern of the lack of a sidewalk to access M-59 from the parking lot on the west entrance. This site plan demonstrates engineering feasibility. A response to a traffic impact study review was received from the RCOG on June 16, 2022. It states that trip generations from the west entrance to the future site development is needed however the developer did not include that for the presented study. Engineering recommends that trip generations for future development be analyzed, which may also indicate a right turn taper is to be required on the east entrance.

Commissioner Meagher inquired about the right turn taper for the east drive conversation mentioned by staff which occurred recently with the Road Commission of Oakland County.

Mr. Leuffgen stated that the recent study indicated that the right turn taper isn't warranted, however future use from the development that was proposed to the south would increase the amount of traffic and likely change that determination.

Deliberation occurred about the increase of traffic from future developments by board members and staff.

Mr. Shapack stated that the owner of this property also owns the property to the south.

Commissioner Anderson inquired if the development type of the southern property changes the traffic study parameters.

Deliberation occurred regarding the traffic impact depending on future use.

Mr. Jawich expressed concern that this project is being impacted based on projects that might happen in the future.

Director O'Neil clarified that considering future traffic impact is a requirement of the ordinance.

Joe Maynard of Washtenaw Engineering stated that they have been granted a permit from EGLE regarding the presented plan.

Mr. Shapack stated that garbage service will be scheduled so that it does not interfere with the drive thru traffic. The front and the rear elevation of the buildings will be identical and aesthetically pleasing. A public benefit of walkability throughout the property includes a walking path around the retention pond.

Commissioner Meagher inquired about the public benefit value of the corner patio lot and sidewalks.

Mr. Shapack added that the walking path around the retention pond that would be at the southern border.

Commissioner Anderson noted that the walking path is not included in the proposed plan that is being considered at this meeting.

Commissioner Carlock stated that more walking paths connecting around the southern border connecting to future projects is desirable.

Commissioner Slicker inquired if a plan was presented that did not include residential.

Director O'Neil stated that so far, no plan has been presented that doesn't include the residential component but it would be presented at final site plan review.

Commissioner Anderson opened public comment at 8:02 p.m.

Tom Close, who is a 45-year resident has concerns about the traffic that would be increasing from this project and would like to see sidewalks that connect the project to the park.

Pam Hassel of 4553 Spring Ridge Dr. questioned who determines if a right turn taper lane is installed and who the community should express concerns to about traffic.

Director O'Neil responded that Michigan Department of Transportation for M-59 and Road Commission of Oakland County for Elizabeth Lake Road are the entities that have jurisdiction of that determination.

Mr. Quagliata read a letter from a concerned resident.

Commissioner Anderson closed public comment at 8:10 p.m.

Mr. Jawich asked for clarification on what the rezoning was that is being requested, Planned Development or Planned Business.

Deliberation occurred regarding what zoning the applicant was seeking.

Commissioner Carlock inquired if staff recommended tabling the project.

Commissioner Seward moved to table the rezoning pending the applicant provide a revised traffic study and public benefit valuation.

Commissioner Carlock supported and the motion to table carried with a roll call vote (5 yes votes) (Anderson/yes, Carlock/yes, Meagher/yes, Seward/yes, Slicker/yes)

Commissioner Seward moved to table the preliminary site plan review pending the applicant provide a revised traffic study and public benefit valuation.

Commissioner Meagher supported and the motion to table carried with a roll call vote (5 yes votes) (Anderson/yes, Carlock/yes, Meagher/yes, Seward/yes, Slicker/yes)

CONTINUING BUSINESS

A. White Lake Hill LLC

Property described as parcel number 12-20-101-003 (1085 Hill Road), located on the north side of Highland Road, west of Hill Road, consisting of approximately 68.96 acres. Property described as parcel number 12-20-126-006, located north of Highland Road, east of Hill Road, consisting of approximately 41.06 acres.

Request:

1) Preliminary site plan approval

Applicant: White Lake Hill, LLC
31550 Northwestern Highway
Farmington Hills, MI 48334

Commissioner Slicker asked to be recused from the case due to a conflict of interest.

Commissioner Meagher moved to table the case due to lack of a quorum.

Commissioner Seward supported and the motion carried with a voice vote (5 yes votes)

NEW BUSINESS

A. Taco Bell

Property described as parcel number 12-20-276-036, located at the northeast corner of Highland Road (M-59) and Bogie Lake Road, consisting of approximately 1.07 acres, currently zoned (PB) Planned Business District.

Requests:

1) Final site plan approval

2) Planned business development agreement approval

Applicant: Great Lakes Taco, LLC
8487 Retreat Drive
Grand Blanc, Michigan, 48439

Applicant Present: Greg Lautzenheiser of Kem-Tec & Associates and Louis Dortch of Great Lakes Taco

Mr. Quagliata presented the final site plan which received prior approval from the White Lake Township Board. The applicant has requested several waivers and needs to address concerns from the Department of Public Services director regarding the dumpster area compost bins and grease receptor. The development agreement proposed needs updates as requested by the Township attorney.

Mr. Leuffgen presented the engineering review dated June 2, 2022. A storm water quality device is required, a vortex style filter would be acceptable. There is a sanitary sewer pump station directly in front of the project on M-59, which is managed by Oakland County and requires landscaping changes for accessibility. Engineering recommends approval dependent on all comments being addressed.

Commissioner Carlock is concerned about the color of the building brick veneer matching the other Taco Bell restaurant on Cooley Lake Road and recommended using male trees.

Mr. Lautzenheiser stated that they have selected a color pallet that closely resembles the other restaurant to satisfy the Planning Commission.

Commissioner Meagher moved to approve the final site plan subject to all staff and consultants' review comments being addressed and the new brick color for the property described as parcel number 12-20-276-036, located at the northeast corner of Highland Road (M-59) and Bogie Lake Road, consisting of approximately 1.07 acres, currently zoned (PB) Planned Business District. Commissioner Seward supported, and the MOTION CARRIED with a roll call vote (5 yes votes): (Anderson/yes, Carlock/yes, Meagher/yes, Seward/yes, Slicker/yes)

Mr. Quagliata stated that there are 5 waivers requested regarding landscaping, one for signage size, one for window coverage percentage, one for west line property line setback and one for the dumpster placement. Staff acknowledges the challenges for the landscaping due to the size of the lot.

Deliberation occurred regarding the waivers requested.

Mr. Dortch of Great Lakes Taco stated that the compost bins are actually recycling bins for cardboard. A 200-gallon grease receptor is an industry standard and this site has a greater number of landscaping than other sites they have in the area.

Mr. Quagliata stated that they can work administratively with the staff to increase the number of landscaping trees and the plan should be revised to update the dumpster enclosure bins.

Mr. Leuffgen stated that a cross access agreement needs to be mentioned in the agreement and there is an easement deficiency in the plan that will be resolved with the final site plan exhibit update.

Commissioner Seward moved to forward a favorable recommendation to the Township Board, subject to all staff and consultants' review comments being addressed and the applicant working with staff to increase landscaping as possible and labeling the dumpster area bins appropriately, the planned business development agreement for the property described as parcel number 12-20-276-036, located at the northeast corner of Highland Road (M-59) and Bogie Lake Road, consisting of approximately 1.07 acres, currently zoned (PB) Planned Business District.

Commissioner Carlock supported, and the MOTION CARRIED with a roll call vote (5 yes votes): (Anderson/yes, Carlock/yes, Meagher/yes, Seward/yes, Slicker/yes)

OTHER BUSINESS

None

PLANNING CONSULTANT'S REPORT

Mr. Leuffgen stated that there are multiple projects ongoing in the Township, including a water treatment plant, a water main on Bogey Lake Road and a sanitary sewer.

LIAISON'S REPORT

None

DIRECTOR'S REPORT

Director O'Neil met with the RCOC regarding reconstruction of Elizabeth Lake Road between M-59 and Teggerdine Road. Conceptual designs will be shared in the near future.

Mr. Quagliata Saturday, June 25th from 3 – 8 p.m. is the Family Fun Day event at Hawley Park with bands, concessions and activities.

COMMUNICATIONS

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

ADJOURNMENT

Commissioner Meagher moved to adjourn the meeting at 9:12 PM
Commissioner Slicker supported and the **MOTION CARRIED** with a voice vote: 5 yes votes