

**WHITE LAKE TOWNSHIP
PLANNING COMMISSION**

Township Annex, 7527 Highland Road
White Lake, MI 48383
September 1, 2022 @ 7:00 PM

CALL TO ORDER

Commissioner Anderson called the meeting to order at 7:15 PM and led the Pledge of Allegiance. Roll was called.

ROLL CALL

Steve Anderson
Pete Meagher
Debby Dehart
Matt Slicker
Mark Fine

Absent: T. Joseph Seward
Scott Ruggles
Robert Seeley
Merrie Carlock

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

Visitors: Approximately 4 members of the public were present

APPROVAL OF AGENDA

Commissioner Fine moved to approve the agenda of the September 1, 2022 Planning Commission Meeting.

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

APPROVAL OF MINUTES

- a. Regular meeting minutes of August 18, 2022

Commissioner Dehart moved to approve the amended Minutes of August 18, 2022.

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

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

None

PUBLIC HEARING

A. Haley Road Rezoning

Property identified as Parcel Number 12-15-300-005 (2110 Haley Road), located south of Hitchcock Road and east of Porter Road, consisting of approximately 68.93 acres.

Request: The applicant requests to rezone the parcel from AG (Agricultural) to SF (Suburban Farms) or any other appropriate zoning district.

Applicant: Charles Burt

2110 Haley Road

White Lake, MI 48383

Applicant present: Charles Burt of 2110 Haley Road

Director O'Neil gave a brief introduction to the rezoning request. The requested zoning is consistent with the master plan and harmonious with the surrounding area, which is surrounded by low density residential. Staff recommends approval. No utilities are available to this site and there is no need for a traffic study.

Commissioner Slicker inquired about the similarity between Suburban Farms zoning and Rural Estates as it is stated in the master plan.

Director O'Neil stated how Rural Estates relates to the Suburban Farms zoning in lot size and low density.

Mr. Burt stated that he has a conceptual idea of the development he will propose and shared it with the board members.

Deliberation on the lot size requirements for Suburban Farms zoning and requirements for frontage as it relates to roads and splitting of the property.

Commissioner Anderson opened public comment at 7:33 PM

No one from the audience spoke.

Commissioner Anderson closed public comment at 7:35 PM

Commissioner Fine moved to forward a favorable recommendation to the Township Board, the rezoning for parcel number 12-15-300-005 (2110 Haley Road), located south of Hitchcock Road and east of Porter Road, consisting of approximately 68.93 acres.

Request: The applicant requests to rezone the parcel from AG (Agricultural) to SF (Suburban Farms)

Commissioner Meagher supported and the motion carried unanimously with a roll call vote (5 yes votes) (Anderson/yes, Dehart/yes, Fine/yes, Meagher/yes, Slicker/yes)

B. 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

Request: Special Land Use Approval

Applicant: Oakland Harvesters

840 Sherbrooke St
Commerce Township, MI 48382

Applicant present: Ty Nyottilla of Oakland Harvesters at 840 Sherbrooke St., Commerce

Director O'Neil introduced the request of special land use approval, which was previously granted on July 15, 2021. The approval expired in July of 2022 and the applicant has returned to request reinstatement of the approval. On May 5, 2022 the final site plan approval was granted, staff asks that the special land use expire May 5, 2023 to give the applicant the time needed to begin the project.

Mr. Nyottilla stated that his business has been very busy in the summer and asked for clarification with the May 5, 2023 target date.

Chairperson Anderson stated that the project only needs to be begun by that day and has recommended the applicant have a process timeline chart for the project.

Director O'Neil stated that the applicants engineer needs to submit some changes for the final site plan approval. The building permit for this project must be issued by May 5, 2023.

Commissioner Anderson opened public comment at 7:50 PM

No one from the audience spoke.

Commissioner Anderson closed public comment at 7:52 PM

Commissioner Slicker moved to approve the special land use, subject to all original conditions and with an expiration date of May 5, 2023, for the property described as parcel number 12-01-127-001, 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)

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

C. 2023-2028 Capital Improvement Plan (CIP)

Director O'Neil presented the 2023-2028 Capital Improvement Plan, which is a tool used by the Township Board in the budgeting process. Director O'Neil thanked Justin Quagliata for all of his work updating the plan.

Commissioner Meagher inquired if the public had an opportunity to review the plan on the website.

Director O'Neil stated that the document has been available on the White Lake Township website for the public to view.

Commissioner Anderson thanked staff for the work that was put into updating this plan.

Commissioner Anderson opened public comment at 8:04 PM

John Hunt of 871 Oxhill Dr. requested a copy of the plan.

Commissioner Slicker inquired who makes the decision on which projects presented in the plan get selected for funding.

Director O'Neil stated that not all projects are expected to be completed, however the funding source helps to determine which ones can be funded. The Township Board makes the final decision on which projects are completed and in what order.

Commissioner Anderson closed public comment at 8:08 PM

Commissioner Meagher moved to adopt the 2023-2028 Capital Improvement Plan (CIP), resolution #22-027 and recommend that the Township Board accept 2023-2028 Capital Improvement Plan (CIP), resolution #22-027.

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

CONTINUING BUSINESS

None

NEW BUSINESS

None

OTHER BUSINESS

None

LIAISON'S REPORT

Commissioner Ruggles Not in attendance, nothing to report.

Commissioner Dehart Nothing to report from the Zoning Board of Appeals.

Commissioner Carlock Director O'Neil reported that the Parks & Rec Committee will have a booth at the Fisk Farm Festival on Saturday, September 10 to collect input for the Parks & Rec plan. The online survey is available until September 15 and the public is encouraged to give input.

DIRECTOR'S REPORT

Director O'Neil reported on the Avalon project, which went to the Township Board and the Board asked the developer to make some minimal changes. The applicant was agreeable to making those changes and at the September 20, 2022 meeting the Township Board will consider the preliminary site plan. Black Rock has responded with a revised plan. They are close to demonstrating feasibility and will require a public hearing for special land use regarding outdoor seating. The RFP for the Master Plan update has been sent out to 7 companies. Interviews could occur at the October 20, 2022 meeting.

COMMUNICATIONS

NEXT MEETING DATES: September 15, 2022
October 6, 2022

ADJOURNMENT

Commissioner Slicker moved to adjourn the meeting at 8:21 PM

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