

**WHITE LAKE TOWNSHIP
PLANNING COMMISSION**

Township Annex, 7527 Highland Road
White Lake, MI 48383
August 18, 2022 @ 7:00 PM

CALL TO ORDER

Commissioner 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
Pete Meagher
Debby Dehart
Scott Ruggles
T. Joseph Seward
Matt Slicker
Mark Fine

Absent: Robert Seeley

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

Visitors: Approximately 15 members of the public were present

APPROVAL OF AGENDA

Commissioner Carlock moved to approve the agenda of the August 18, 2022 Planning Commission Meeting.

Commissioner Seward supported and the MOTION CARRIED with a voice vote: 8 yes votes.

APPROVAL OF MINUTES

- a. Regular meeting minutes of July 7, 2022
- b. Correct typographical error on page 3

Commissioner Carlock moved to approve the amended Minutes of July 7, 2022.

Commissioner Dehart supported and the MOTION CARRIED with a voice vote: 8 yes votes.

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

None

PUBLIC HEARING

None

CONTINUING BUSINESS

None

NEW BUSINESS

A. River Caddis/Elizabeth Lake Road Apartments - Conceptual Discussion

Director O'Neil introduced the project as a land use matter to receive feedback from the Planning Commission.

Matt Schwanitz of 28 W. Adams, Detroit MI, presented the conceptual design for discussion. The project received a rezoning approval in January 2022 to RM-2. A key issue is access to the property on Elizabeth Lake Rd and a secondary access has been discussed with the property owners at the corner of M-59 and Elizabeth Lake Rd. They intend to be sensitive to the wetlands near the access points. It has been determined to have adequate water supply and sanitary sewer is adequate with the addition of a pressurized pump station. They propose 3-story buildings on the principal portion of the property, the project will house approximately 500 units in total. A community center with a swimming pool would be provided as an amenity to residents of the complex. Vehicle circulation was discussed with the Fire Department and was deemed adequate, although the fire chief had concerns with need to meet the fire regulation of a secondary access. In consideration of this, phase 2 of the development would not move forward until the secondary access was secured. There are no grading or proposals to fill in the natural areas on the west property boundary. They have re-evaluated they project and have determined they need a rezoning to PD to increase the project density and make this project economically feasible.

Commissioner Ruggles inquired about the density of the rezoning they requested earlier this year and why 2 phases are needed for this project.

Discussion occurred between commissioners, staff and the applicant regarding the density differences between the current zoning RM-2 and PD.

Commissioner Carlock is concerned about the increased density and preserving the creek, she suggests working with the land and not carving through the natural features.

Commissioner Slicker inquired about the size of the units and turnover rate for renters. He is also concerned about the number of buildings, pavement and storm water detention areas, which doesn't leave much green space.

Mr. Schwanitz stated economic reasons for completing the project in 2 phases. The range of unit sizes is 640 – 1100 square feet and turnover of renters is expected to be about 2 years.

Commissioner Seward inquired on how this project will relate to the projects on the property to the north.

Commissioner Dehart is concerned with the density and the amount of pavement. An egress on the curve of Elizabeth Lake Rd is also a concern. What is the distance of the southeastern phase 2 building to water's edge and if there be walking paths to the water. Connectivity and walkability are desired for this area and she would prefer condos or single-family homes rather than apartments.

Mr. Schwantz stated that the distance was approximately 450 feet to the water's edge. This conceptual design did not include pedestrian access but they would be included in a site plan. The access on the curve is favorable for clear vision because it's on the outside of the curve.

Commissioner Meagher inquired if the residents have any foot access to the water through the wetlands area.

Mr. Schwantz stated they would consider pedestrian access to the lake but they do not want to disrupt the wetlands.

John McGraw of River Caddis, stated that they typically develop retail, mixed use and multi-family residential but not single-family residential. The market will dictate the leasing rates. Their purpose today is to understand how the Planning Commission feels about the proposed density and the community so they can reflect that in their plan. Their focus is on safety and timeless design. Current construction cost, interest rates and volatility of the market is driving their planning, however they are still willing to consider other types of designs.

Commissioner Anderson referred to the Master Plan and has concern of the density of 16.25 units with a rezoning to PD, and the lack of variety of structures on the complex. This design is not like anything currently in White Lake. Connectivity and walkability are very important so that the residents feel comfortable moving about the area.

Director O'Neil noted discussion has occurred regarding a pedestrian link to Stanley Park and that no plan would include a launch or access for boats on Brendel Lake, although a viewing dock for pedestrians would be encouraged. The proposed buildings have a 25-foot natural feature setback. Amenities including a pool and club house is welcomed. Two story buildings on the west property line would be preferred. Earlier conversations included 3 or 4 different product types, however this plan has only 1 which is concerning. Not only would the Fire Department have to approve the access points, but a traffic study would be required as well to determine the level of service required. The types of building materials and sample elevations would be helpful for the Commission and community to view. Community benefits would need to be commensurate with the number of waivers requested if the PD zoning is requested. Refinements to the plan based on feedback are expected.

B. Review and Discussion of Draft 2023-2028 Capital Improvement Plan (CIP)

Mr. Quagliata presented the draft of the 2023-2028 Capital Improvement Plan (CIP), which is a 6-year plan for projects costing \$50,000 or more across all departments. This is a tool for planning future expenses for budgeting purposes. Some examples are Fire Department projects, new trucks, water and sewer infrastructure and the new town hall building. The plan incorporates 2020 census data which shows that White Lake's population grew 3% from 2010. Seeking grants and other sources of funding is necessary to complete all projects planned. Michigan state statute requires a CIP be completed if a municipality has water or sewer systems. The Parks and Recreation committee engaged a consultant to help assess goals and projects, their plan will be completed by December 2022 and incorporated into next year's CIP.

Deliberation of how the rating system is developed for projects.

Commissioner Slicker inquired if the grants listed have been applied for.

Mr. Quagliata stated that only the Triangle Trail grant had been applied for and awarded at this point, the other grants are potential funding. A recent audit by Plante-Moran gave an A+ rating and funds are being

monitored annually.

Commissioner Meagher inquired about the new Township Hall facility timeline and noted that the vacant land percentage is not listed in this report.

Director O'Neil estimated that the new Township Hall construction would begin in the next 3 – 5 years. The vacant land percentage may have not been included in the Census data but staff would find the data.

Commissioner Anderson stated that a meeting is scheduled for September 1, 2022 and the public will have the opportunity to comment on the report. The report available on the Township website.

OTHER BUSINESS

A. Master Plan RFP Discussion

Director O'Neil presented the draft of the Request for Proposals for the Master Plan update. A consultant will be utilized and staff encourages residents' input and participation in determining the future land use. Interviews of consultants will occur in October and recommendation to the Board for approval is expected in November.

LIAISON'S REPORT

Commissioner Ruggles reported on the recent Township Board meeting. Bogie Lake residents have requested having the DNR investigate making the lake a "no-wake" and eliminating the electric motor boats. Fire Department requested an ordinance amendment. The Clerk's office requested a high-speed ballot counter and the board approved the request.

Commissioner Dehart reported on the recent Zoning Board of Appeals cases. No meeting is scheduled for September.

Commissioner Carlock reported that the Family Fun Day was a very successful event. The endangered and threatened species report was completed and passed Fish & Wildlife inspection for Stanley Park. The consultants are refining the site plan for Stanley Park. The Halloween and Christmas Tree Lighting events will be run by the Township rather than the Historical Society. The Parks and Recreation survey is available and they are encouraging public participation.

DIRECTOR'S REPORT

Director O'Neil reported that a request for rezoning on Haley Road will be at a future meeting, Oakland Harvesters will return for a special land use request and the formal hearing for the CIP will occur at the next meeting. A request to Black Rock to respond to staff comments was given in May and they have not responded.

COMMUNICATIONS

NEXT MEETING DATES: September 1, 2022
September 15, 2022

ADJOURNMENT

Commissioner Dehart moved to adjourn the meeting at 8:31 PM

Commissioner Fine supported and the MOTION CARRIED with a voice vote: 8 yes votes