

**WHITE LAKE TOWNSHIP  
PLANNING COMMISSION**

Township Annex, 7527 Highland Road  
White Lake, MI 48383  
April 21, 2022 @ 7:00 PM

**CALL TO ORDER**

**Chairperson Anderson** called the meeting to order at 7:00 PM and led the Pledge of Allegiance. Roll was called.

**ROLL CALL**

Steve Anderson  
Merrie Carlock  
Pete Meagher  
Debby Dehart  
Scott Ruggles  
Matt Slicker  
Robert Seeley  
T. Joseph Seward

Absent: Mark Fine

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

Visitors: 20+ members of the public were present

**APPROVAL OF AGENDA**

**Commissioner Meagher** moved to approve the agenda of the April 21, 2022 Planning Commission Meeting.

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

**APPROVAL OF MINUTES**

- a. Regular meeting minutes of April 7, 2022

**Commissioner Meagher** moved to approve the Minutes of April 7, 2022

**Commissioner Seward** 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

### 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.

Requests:

1) Preliminary site plan approval

2) Rezoning request: Applicant requests to rezone parcel number 12-20-101-003 from (AG) Agricultural and (PB) Planned Business to (PD) Planned Development or any other appropriate zoning district, and parcel number 12-20-126-006 from (R1-A) Single Family Residential to (PD) Planned Development or any other appropriate zoning district.

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

Applicant Present: Mark Kassab

**Director O'Neil** presented the Fire Department's comments and Assessing's comments on the parcels.

**Commissioner Slicker** disclosed a professional relationship with the applicant and asked to recuse himself from voting.

**Commissioner Meagher moved to allow Commissioner Slicker to recuse himself due to the professional relationship with the applicant. Commissioner Seward supported and the motion carried with a roll call vote (7 yes votes)**  
**(Carlock/yes, Dehart/yes, Meagher/yes, Anderson/yes, Seeley/yes, Seward/yes, Ruggles/yes)**

**Commissioner Ruggles** disclosed a professional relationship for consideration by the board, as his family has farmed that land in the past. It was determined that there were no conflicts of interest and Commissioner Ruggles remained present for the public hearing.

**Mr. Leuffgen** presented the engineering report from DLZ Engineering. Because sidewalks are not feasible on both sides of Hill Road and the applicant has offered a community benefit for sidewalk fund to compensate for that. The ordinance requires that work done within the 25-foot wetland buffer will need a plan in place to restore it to the original vegetative state. All roads, whether private or public, need to meet Road Commission of Oakland County requirements and this will be required to be indicated on the final site plan. The preliminary site plan provides a reasonable means of stormwater management. The sanitary sewer ordinance requires that sewer be extended across the full extent of the property frontage for the benefit of future use, however the grade and location of trees will make it difficult to extend all the way to the northern property line on Hill Road, therefore it may be left about 40 feet short. The recommendation is for the applicant to consider depositing funds in an escrow account for future use when there is a need for it by an adjoining property. The master plan does include sanitary sewer extending north on Hill Road. It should be considered to include a condition for a loop system for the water supply which provides a redundant source of water service to provide redundancy and reliability concern. A pump station analysis is recommended for the sewage system as the closed pump station has two pumps and a third pump may be warranted. There is a concern regarding building envelopes in relation to patios and decks extending into the sewer easements that should be limited as much as possible.

**Commissioner Seeley** inquired about the single point of road access and if there is a number of units that would indicate the need of a second road access.

**Mr. Quagliata** stated that the Fire Department indicated that the preliminary site plan met the intent of the fire code.

**Commissioner Ruggles** inquired about the loop water system and if the water main on Highland Road would meet the needs of the development.

**Mr. Leuffgen** explained that where this project would tie in to the water main is in a different pressure district than the water tower. There is not a water main on Hill Road but they are proposing installing one.

**Commissioner Anderson** inquired about the number of units, the need for the looping water system and if the residents nearby would benefit from the looping water system.

**Mr. Leuffgen** stated that the residents on Highland Road have direct access to the water main on Highland Road and would not require access to the looped water system.

Discussion occurred of the benefits of looped water system and whether it stabilizes water pressure.

**Mr. Quagliata** presented the project as 493 total units which consists of 87 detached single-family site condos and 406 multiple-family rental apartment units. The single-family homes will be governed by a declaration of covenant and the apartment rentals will remain owned and managed by the developer. The property on the west side of Hill Road has split zoning, which would be remedied by the rezoning. Rezoning to Planned Development is necessary to develop these properties as indicated on the preliminary site plan. The clubhouse is in the hub of the apartments providing amenities such as a patio and pool and the single-family dwellings will not have access to the clubhouse. The applicant has proposed a public benefit of \$100,000 Parks and Rec fund. Between the two parcels 22 wetlands are identified and are regulated by EGLE, the applicant has stated that any natural area that requires grading for walk-out basements will be returned to its natural, undisturbed state with only native plantings. The multi-family apartments on Hill Road will have a boulevard style entrance. The traffic impact statement recommends a signal be installed east of Hill Road with a right turn taper installed, which is consistent with generally accepted engineering standards. MDOT has jurisdiction of Highland Road and will need to approve any traffic light or changes to the roadway. The Planning Commission can consider waivers in exchange for amenities requested. The applicant would request a waiver for some recreation space. Parallel plans could be considered for parcels without Planned Development district approval, in which the applicant would request a waiver for density. The Planning Commission should consider if the proposed setbacks and lot coverage are appropriate for this project. They will request a 5-foot waiver for some lots' setbacks. There would be no deck or patio in any setback, however a waiver for some patios or decks in the storm water easement may be requested. The ordinance requires double striping and the applicant has indicated that they will seek a waiver for parking striping as double striping is more appropriate for commercial properties, not residential. A 930-foot waiver for the length of street due to topographies and natural features. Sidewalks will be installed on the west side of Hill Road but not on the east side of the road and the applicant has proposed a contribution to the Township Sidewalk Fund to accommodate for that. The applicant would also seek a waiver for a third sign as only two signs are allowed. The dumpster enclosure by the clubhouse would either need a concrete pad in front of it or to seek a waiver. Staff recommends approval as the rezoning and site plan are consistent and compatible with the master plan, subject to getting final site plan approval and all comments and reports in the final site plan are addressed.

**Commissioner Seward** is troubled by the statement that this is consistent with the master plan because this area is rural and it will increase traffic.

**Mr. Quagliata** stated that the master plan prescribes residential at this location at a greater density than what is proposed in this project.

**Director O'Neil** added that this property was rezoned about 15 years ago to Planned Business in preparation for a Super Target to be built. That project did not materialize but there was anticipation of another similar project being brought forward. This residential project will bring less traffic than a large scale commercial project would.

**Mr. Quagliata** stated that Hill Road will be paved to the north and that they do not expect that traffic will travel north on Hill Road as there isn't anywhere to cut through to.

**Commissioner Anderson** reminded the public that they would have an opportunity to speak after the applicant makes their presentation.

**Commissioner Carlock** inquired about the orientation of the single-family units on the southeast side of Hill Road and the road that would serve them.

**Mr. Quagliata** stated that the road to those units would be a private road that the Homeowner's Association would maintain. The roads that serve the rest of the single-family dwellings would be petitioned by the developer to the Road Commission of Oakland County to be public. However, the roads in the multi-family apartment complex would remain private and maintained by the owner of the property.

**Commissioner Meagher** inquired if there was a need for rental properties.

**Mr. Quagliata** stated that the applicant can respond to that market analysis.

**Commissioner Dehart** inquired if the signs would need a variance.

**Mr. Quagliata** stated that the process of preliminary site plan review includes the area, quantity, location and dimension for signs but only the location was included in the submitted plan. They would have to comply with the residential standards for signs which can be approved administratively. If the requested rezoning passes, they can request a waiver for the third sign that is indicated on the preliminary site plan. The recommendation could be made at final site plan review to recommend for approval to the Township Board some or all of the waivers requested.

Discussion occurred regarding the different residential zoning districts and the density and lot size requirements for them.

**Mr. Quagliata** stated that if this does get approval it will be governed by a development agreement and the final site plan is a part of the development agreement. The development agreement would have designation stating that they cannot change the product or method of ownership without Township approval. The final site plan requires a list of all waivers requested, the preliminary site plan considers number of units, road layout, and similar details.

**Mark Kassab**, representing White Lake Hills, LLC, stated that he and his partners bought this property about 17 years ago with the intent of developing it commercially. A PowerPoint presentation was shared featuring other nearby properties they have and the commissioners were invited to visit other properties they have developed in Novi, Wixom and Commerce Township. A market study was completed which indicates demand for both single-family homes and rental properties. There is a considerable grade to be

considered with this site, approximately 75% from Highland Road to the north end of the property. The survey found approximately 8.5 acres of wetlands on the site, however only .75 acres will be impacted by development. Mr. Kassab states that wetlands are a feature that they want to keep as it is desirable to home buyers. Mr. Kassab presented the different unit models and floor plans available. Every unit has a 2 car garage and a washer and dryer with rent ranging from \$2000-\$2700 and home sales ranging from \$450,000-\$500,000. Topography made it impossible for a second access road to the apartment complex. Regarding the sidewalks on Hill Road, they preferred to put sidewalks on both side but topography was a deterrence. The applicants funded a water main study that that found that the northeast portion has low pressure and the loop system through Meijer would alleviate the pressure issue. They have various building elevations to choose from so the building envelopes could be met to limit the impact on the stormwater easements. The public park requirement within the development is believed to be better met with a contribution to Stanley Park as a public benefit. The clubhouse amenities, such as dog wash, dog park and walking trails will be desirable to residents. There will be an Amazon delivery center for packages to be safely received. There will also be a full gym and yoga studio accessed with key card. Every residence will have a separate entryway, no common hallways. This is an all-ages community, with the ranch-style homes benefiting the aging. Single-family dwellings will have a master deed with CCR which will be turned over to a Homeowner's Association. Community benefits include paving Hill Road according to the traffic study comments, a contribution to Stanley Park instead of public park within development.

Commissioners thanked Mr. Kassab for his presentation.

**Commissioner Seeley** inquired about the willingness to scale back the waivers.

**Mr. Kassab** stated that they are extremely willing to work with the Township to meet any requirements.

**Commissioner Anderson** opened public comment at 8:22 PM

**Derrick Near** of 1850 Hill Road has concerns about the traffic that will travel north on Hill Road. GPS mapping systems navigate travelers north on Hill Road to get to any destination north of M59. Paving the road is going exacerbate the problem. He would like to see that the development only allow access to Highland Road.

**Sean O'Callohan** of 1831 Hill Road appreciates the rural area that he lives in and is concerned about increased crime. He would prefer there were no two-story buildings.

**Robert Lousey** of 6501 Manchester was drawn to this area by the rural nature and doesn't believe the project meets the character of Hill Road. He is also concerned about the crime that rental properties draw.

**Laura Mahler** of 1445 Hill Road is concerned about the density of this development. Mrs. Maher is concerned that the development has not obtained a permit from EGLE. This development is adverse to the character of Hill Road. She requests that the Planning Commission declines the request.

**Tamar Near** of 1850 Hill Road is concerned about the noise that will be generated by the construction, how long the project will take to complete and what will the hours of construction be.

**Jim Powers** of 3711 Ormon Road complimented the applicant for the presentation and appreciated that the development will create jobs and help with the tax base for the Township. He believes this will be a great attribute to the Township. He states that traffic is something that we all have to live with and he doesn't believe that crime will increase with a high rent development such as this.

**John and Mary Rankin** of 1829 Hill Road submitted an email which will be available on record.

**Corbin McLaughlin** of 1245 Hill Rd is concerned about car accidents on Highland Road and there is littering on Hill Road.

**Andrea Liveright??** of 5347 Woodland is concerned about traffic and additional traffic if there is an accident on Highland Road as drivers use Hill Road to detour. She doesn't understand how it fits in with the master plan.

**Anna Wilson** of 1795 Hill Road enjoys the rural nature and is very upset about the idea of having so many people residing in this area.

**Commissioner Anderson** closed the public hearing at 8:42 PM

**Director O'Neil** explained the history of the master plan, how it is developed and that they would encourage residents to be a part of the process when they review the Master Plan.

**Andrea Liveright** of 5347 Woodland asked if consideration is taken about how the nearby residents feel when they develop the master plan.

**Director O'Neil** addressed some questions from the residents and informed that the wetlands permit is not required at this stage of the process.

**Applicant Mr. Kassab** replied to questions about density, traffic, crime and construction time frame. The income levels are expected to be over \$100,000 annually for residents of the rental apartments and it isn't anticipated that the crime rate will increase. The project that was planned for the parcel zoned Planned Business would have been something similar to a Super Target and the buffering would have been multi-family residential. The traffic study does not support increased traffic on Hill Road. This type of development is not determined by density, they aren't trying to cram as many dwellings into the lots as possible and are willing to consider less units to better meet the needs of the Township. Some waivers will be critical to create a proper development. They will abide by Road Commission of Oakland County and MDOT requirements. The duration of construction will likely be in one phase for the single-family and two phases for the multi-family complex, it will be limited by trades and materials availability.

**Commissioner Ruggles** asked about the anticipated duration of the phases.

**Mr. Kassab** responded that construction timeframe could be 2 years.

**Commissioner Carlock** has concerns with the natural areas to the north being preserved.

**Commissioner Seward** agrees with Commissioner Carlock about the north end wooded lot. He inquired about the possibility of deterring people from traveling north on Hill Road.

**Commissioner Dehart** sees the need for adding residential to support the local economy but has reservations because she appreciates the rural nature of White Lake.

**Commissioner Seeley** is concerned about the density and the size of the lots.

**Mr. Quagliata** addressed the concern about the rezoning stating that the rezoning to Planned Development allows the Planning Commission to consider waivers and whether or not they are appropriate.

**Director O'Neil** explained the broad range of the zoning of Planned Neighborhood and that the master plan doesn't perfectly align with all of the zoning districts but it is consistent with the future land use for this area and it falls within the prescribed range for density.

Discussion regarding the differences in zoning and the designations in the master plan for this area.

**Commissioner Ruggles** asked if the roads will be public or private.

**Mr. Kassab** stated that the roads in the single-family area will be public but the rental apartment homes will be private so that they can maintain them as the rental property management. He also explained that there is a waiver that they can sign so that the police can respond to violations on the private roads.

**Commissioner Ruggles** shares the concerns of many of the residents about the traffic on Hill Road and with the density.

**Commissioner Meagher** moved to forward a favorable recommendation, subject to the applicant addressing all of the staff and consultant comments and recommendations to the Township Board, the preliminary site plan for the 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.

Commissioner Anderson supported, and the MOTION FAILED with a roll call vote (2 yes votes): (Carlock/no, Dehart/no, Meagher/yes, Anderson/yes, Seeley/no, Seward/no, Ruggles/no)

**Commissioner Seeley** moved to forward a favorable recommendation, subject to getting preliminary site plan approval, to the Township Board, the rezoning from parcel number 12-20-101-003 from (AG) Agricultural and (PB) Planned Business to (PD) Planned Development or any other appropriate zoning district.

Commissioner Dehart supported, and the MOTION CARRIED with a roll call votes (6 yes votes): (Carlock/yes, Dehart/yes, Meagher/yes, Anderson/yes, Seeley/yes, Seward/no, Ruggles/yes)

**Commissioner Seeley** moved to forward a favorable recommendation, subject to getting preliminary site plan approval, to the Township Board, the rezoning from parcel number parcel number 12-20-126-006 from (R1-A) Single Family Residential to (PD) Planned Development or any other appropriate zoning district.

Commissioner Meagher supported, and the MOTION CARRIED with a roll call votes (5 yes votes): (Carlock/yes, Dehart/no, Meagher/yes, Anderson/yes, Seeley/yes, Seward/no, Ruggles/yes)

**Director O'Neil** will have a conversation with the Township attorney about how to proceed.

**Commissioner Anderson** reminded the attendees that agendas are posted on the website and they will need to check to see when this project is coming back to the Planning Commission for consideration.

#### **B. Hypershine Car Wash**

Property described as parcel number 12-23-202-006 (9345 Highland Road), located on the south side of Highland Road, west of Fisk Road, consisting of approximately 4.91 acres.

Requests:

**1) Preliminary site plan approval**

**2) Special land use approval**

Applicant: EROP, LLC  
2390 East Federal Drive  
Decatur, IL 62526

Applicant present: Reid Cooksy of EROP, LLC

**Mr. Quagliata** presented the project for the parcel that was rezoned two years ago by a developer who wanted to bring plans forward for a carwash but it did not materialize. Driveways are required to meet setbacks from adjacent driveways and be offset from opposing driveways. The applicant will need to request from the Planning Commission a waiver from interlocking driveway rule or they would need a variance from the Zoning Board of Appeals. They are proposing a six-foot vinyl fence to provide screening from the residential properties. The outdoor lighting plan would be reviewed at final site plan review. There are concerns about the dumpster placement and the gate orientation which may require a variance from the Zoning Board of Appeals. The required number of stacking spaces and parking spaces are met. The ordinance requires a certain number of shrubs and trees in greenbelt. There is a water main easement that is deterring them from meeting the planting requirements. They will request a variance for one wall sign placement as the water main easement is deterring them from a monument sign.

**Commissioner Dehart** inquired about the previous applicant's proposal to give the rear portion of the parcel to the township.

**Mr. Quagliata** replied that the current applicant has not proposed the same offer.

**Commissioner Slicker** inquired about the need of a bypass lane.

**Mr. Quagliata** explained that the ordinance does not require a bypass lane and that they providing more stacking space than is required.

**Mr. Quagliata** stated that six variances would be requested: potentially two for the driveway, for the 450 ft separation although the Planning Commission can consider a waiver for driveways; one for the dumpster location; potentially two for the landscaping trees & shrubs in the greenbelt; and one for the sign.

**Director O'Neil** commented on the possible ways that the applicant could avoid requesting variances.

**Commissioner Dehart** inquired who determines the addition of a deceleration lane.

**Director O'Neil** responded that MDOT has jurisdiction over Highland Road.

**Commissioner Slicker** inquired about the greenbelt requirements.

**Mr. Quagliata** stated that the applicant meets the width for the greenbelt but did not indicate the proper number of trees and shrubs to be planted.

**Commissioner Seeley** also inquired about the bypass lane and if there is not a teller available in the pay booth how will someone exit who accidentally pulled in to the driveway.

Discussion occurred regarding the requirements of a frontage road for cross access between adjacent businesses.

**Mr. Leuffgen** of DLZ Engineering presented the second review for engineering feasibility. It was noted



that a 20-foot one way drive was required by the Fire Department for the exit of the carwash. A storm water management plan including a storm water detention pond with an outlet discharging to the MDOT storm system will need to be approved by MDOT. It is recommended that the sanitary sewer connection be a pressure sewer including a grinder station. Clarification from the Oakland County Water Resource Commissioner is needed at final site plan review on the need of an external oil gride separator. Mr. Leuffgen finds nothing that prohibits recommending an approval from engineering.

**Commissioner Slicker** inquired about the grade entering Highland Road to avoid parking lot run off.

**Mr. Cooksy** responded to concerns about stacking and circulation of the site. Membership based model, three lanes: two are membership lanes which use license plate readers and one is pay based. Vacuums are free after paying for wash with unlimited use. The entrance was aligned with the opposing boulevard entrance to avoid needing a variance. They weren't aware that they could plant within three feet of the watermain in the greenbelt and they will work with landscaping requirement.

**Commissioner Slicker** inquired about the bypass lane and how will patrons leave without paying for a carwash if they decide not to use the service.

**Mr. Cooksy** answered that there are constraints to the parcel including overhead electrical lines to creating a bypass lane and the throughput time is very fast so even with a lot of cars stacked they will get through the tunnel quickly.

**Commissioner Dehart** inquired about the orientation of the dumpster.

**Mr. Cooksy** responded that due to the size of the refuse truck, it will not be able to enter the rear of the property. He also is willing to work with the Township to find an alternative.

**Commissioner Anderson** inquired about the fees for the services.

**Mr. Cooksy** stated that that the fee structure model is mainly the monthly membership which ranges from \$30 - \$40 per month but there will be employees on site to assist customers but not in a booth to take payment.

**Commissioner Meagher** asked if someone needed to get through without paying would someone be available to help them continue through without paying for a wash.

**Commissioner Seeley** informed that there is an ordinance requirement for a frontage road and that would provide a bypass for people who didn't intend on obtaining carwash services.

**Mr. Cooksy** stated that they will provide a stub and an easement to the east that is part of the employee parking spaces for a future possible frontage road.

**Commissioner Anderson** opened public comment at 10:26 PM

**Commissioner Anderson** stated that two emails were received from the Kenneth T Johnson Jr and Rachel Cook who do not support the project.

**Shannon Frescas** of 9240 Steephollow Dr. is adamantly against this project, is concerned about the project and is very concerned about the noise.

**Ken Moomah** of 9218 Steephollow Dr. is concerned about the excess lighting in the parking lot. Mr. Moomah has also reminded the commission that routing the traffic through the Dance Studio would not be safe with all of the children entering and leaving the building. Mr. Moomah added the concern about the former Brendel's property being developed.

**Richard Morris** of 9211 Steephollow Dr. appreciates the quietness of living on Tull Lake. Mr. Morris is concerned about the noise and is concerned about the chemicals and impact of the cleaning agents.

**Margaret Penner** of 9651 Steephollow Dr. shares the other residents' concerns and is also concerned about the well head protection.

**Darryl Davis** of 9265 Steephollow Dr. would like a taller fence and landscaping to buffer the noise.

**Dave Gian** of 9315 Steephollow Dr agrees with all of the concerns from other residents and would like to see trees to buffer the rear of the lot. He would also like to know what the plan is for the runoff from the parking lot as well as the runoff from the cleaning of the cars.

**Marcy Denesca** of 4745 Berry Patch Lane is concerned about the impact on the lake.

**Kathleen Grant** of 9268 Steephollow Dr takes great pride in her neighborhood and the lake. Ms. Grant is concerned about the drainage and runoff.

**Monica Wilcowski** of 9292 Steephollow Dr believes there are other carwashes and doesn't see the need for another one.

**Ken Moomah** of 9218 Steephollow Dr. returned to ask if there was the possibility of the back part of the parcel being split and sold to other commercial development.

**Mr. Quagliata** responded that the area indicated is landlocked and would not be able to be split and sold because there would be no way to access it from Highland Road.

A member of the audience asked what the hours of operation would be.

**Mr. Cooksy** responded that the hours of operation would be 8am-8pm, 7 days of the week.

**Commissioner Anderson** closed public comments at 10:41 PM

**Commissioner Carlock** inquired about the water source, if it would be the water main at Highland Road and how run off from the parking lot and waste water would be managed.

**Director O'Neil** replied that they would be connected to the municipal water and sewer, runoff would

drain into the stormwater basin at the curb and the waste water generated from the carwash will enter a reclamation system for processing, but ultimately enter the sanitary sewer.

**Commissioner Slicker** asked why the Belle Tire doesn't have an access road.

**Director O'Neil** answered that the reciprocal access easements came in when there was a traffic study done with MDOT in about 2003, that is when the Township's access management plan was adopted and Belle Tire had been in operation for years before that. They do share the driveway with the old Tim Hortons restaurant. And they were required by the township to make a connection to the shopping center to the east.

Discussion occurred regarding the possibility of a frontage road.

**Mr. Cooksy** responded to questions from residents about the waste water, fence, trees and water shed. Concerning light and noise, studies have been done on these vacuum systems, which have mufflers, they are less than 60 decibels at the property line. The lights meet the ordinance allowances and will not impact the neighboring. No drainage will leave the site as it will be directed to the detention pond. Considering the sanitary discharge, the reclamation tanks inside separate oil and chemicals and it cleans the water and sends very minimal discharge into the sanitary sewer system. The 6-foot-tall fence is what is required by the Township and can plant trees on the west side. All chemicals are contained and employees will maintain the property. The noise study can be provided. The wash tunnel has silencers on the blowers at the end of the tunnel which mitigate the noise.

Discussion occurred about the noise study and the noise generated from the vacuums and from the tunnel itself.

**Commissioner Carlock** inquired about the special land use for this zoning.

**Commissioner Meagher** inquired about the screening wall composition.

**Director O'Neil** explained that the screening will include the 400-foot buffer of vacant land which will help mitigate all noise and light.

Discussion about the feasibility of the project due to the inability to provide a frontage lane.

**Commissioner Slicker** moved to table the project until the applicant can comply with the requirement for the front access road.

**Commissioner Seward** supported and the **MOTION FAILED** with a roll call vote (2 yes votes): (Carlock/no, Dehart/no, Meagher/no, Anderson/no, Seeley/no, Seward/yes, Ruggles/no, Slicker/yes)

**Commissioner Seeley** moved to forward a favorable recommendation, subject to the applicant addressing all of the staff and consultant comments and recommendations, the easement requirement, providing a waiver for the coordination of the driveway and subject to special approval, to the Township Board, the preliminary site plan for the property described as parcel number 12-23-202-006 (9345 Highland Road), located on the south side of Highland Road, west of Fisk Road, consisting of approximately 4.91 acres.

Commissioner Meagher supported, and the MOTION CARRIED with a roll call vote (6 yes votes):  
(Carlock/yes, Dehart/yes, Meagher/yes, Anderson/yes, Seeley/yes, Seward/no, Ruggles/yes,  
Slicker/no)

Commissioner Meagher moved to approve the special land use for the property described as  
parcel number 12-23-202-006 (9345 Highland Road), located on the south side of Highland Road,  
west of Fisk Road, consisting of approximately 4.91 acres.

Commissioner Seeley supported and the MOTION CARRIED with a roll call vote (8 yes votes):  
(Carlock/yes, Dehart/ yes, Meagher/ yes, Anderson/ yes, Seeley/yes, Seward/yes, Ruggles/yes,  
Slicker/yes)

#### **CONTINUING BUSINESS**

None

#### **NEW BUSINESS**

None

#### **OTHER BUSINESS**

None

#### **LIAISON'S REPORT**

None

#### **DIRECTOR'S REPORT**

#### **COMMUNICATIONS**

**NEXT MEETING DATES:** May 5, 2022  
May 19, 2022

#### **ADJOURNMENT**

Commissioner Meagher moved to adjourn the meeting at 11:27 PM  
Commissioner Seeley supported and the MOTION CARRIED with a voice vote: 8 yes votes