

**WHITE LAKE TOWNSHIP
PLANNING COMMISSION
DECEMBER 7, 2023**

CALL TO ORDER

Chairperson Seward called the meeting to order at 7:00 P.M.

ROLL CALL

Present:

T. Joseph Seward, Chairperson
Scott Ruggles, Township Board Liaison
Matt Slicker
Steve Anderson
Mark Fine
Debby Dehart
Merrie Carlock, Vice Chairperson
Pete Meagher
Robert Seeley

Others:

Sean O'Neil, Community Development Director
Justin Quagliata, Staff Planner
Rowan Brady, BRI
Hannah Kennedy-Galley, Recording Secretary

APPROVAL OF AGENDA

MOTION by Commissioner Fine, seconded by Commissioner Meagher to approve the agenda as presented. The motion carried with a voice vote: (9 yes votes).

APPROVAL OF MINUTES

A. October 19, 2023

MOTION by Commissioner Seeley, seconded by Commissioner Anderson to approve the minutes as presented. The motion carried with a voice vote: (9 yes votes).

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

Seeing none, Chairperson Seward closed the call to the public at 7:03 P.M.

PUBLIC HEARING

None.

CONTINUING BUSINESS

None.

NEW BUSINESS

A. Master Plan Open House

Mr. Brady introduced himself to the audience and explained what feedback he was looking for in regards to the Master Plan conceptual plans. The Master Plan was still in draft form, so Mr. Brady was looking for feedback from the residents. The Master Plan was currently in its 63-day public review period. A public hearing would be held in February that would include a final review of the Master Plan.

Mr. Brady briefly went over the Master Plan and its process for the audience. The public then engaged in the Open House exercises.

OTHER BUSINESS

A. Car Wash Conceptual Presentation - 7009 Highland

Mr. Steve Quinn was present to give a conceptual presentation on a potential car wash. He was the CFO at the IFL Group. The proposed car wash would be his first. He was proposing an “express” car wash. The car wash could wash up to 180 cars per hours. He presented multiple design options. He acknowledged the concern for the oversaturation of car washes in the Township.

Commissioner Meagher asked Mr. Quinn what was planned for the remaining six acres on the site. Mr. Quinn said he spoke with Director O’Neil about different options.

Commissioner Ruggles said there were many carwashes in and near the Township. Mr. Quinn said there was only one “express” car wash within the Township, and he felt the Township could utilize his product. The proposed car wash would be primarily membership based.

Director O’Neil said the layout of the car wash would be better flipped.

B. Master Plan Open House Discussion

Commissioner Meagher said there was a disconnect between the belief of the Master Plan’s need of housing units and what the residents expressed their interest in this evening. Mr. Brady said there was a table in the Master Plan that showed a shift in the types and range of housing units needed in the future. Director O’Neil said over the years, he received many calls about wanting more “empty nester” housing options.

The results from tonight’s open house would be provided in a separate document in the near future.

LIAISONS' REPORT

ZBA and Parks & Rec did not meet last month. The Tree Lighting Festival was last Friday; there was about 500 people in attendance. The Township Board met on November 28th to approve the CIA TIF Plan.

DIRECTOR'S REPORT

The second December P.C. meeting would most likely be canceled. There would be a Special Township Board meeting on December 19th to discuss the color palettes for the new buildings.

COMMUNICATIONS

None

NEXT MEETING DATE: January 4, 2024

ADJOURNMENT

MOTION by Commissioner Seeley, seconded by Commissioner Meagher, to adjourn at 9:14 P.M. The motion carried with a voice vote: (9 yes votes).