

**WHITE LAKE TOWNSHIP  
PLANNING COMMISSION  
SEPTEMBER 21, 2023**

**CALL TO ORDER**

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

**ROLL CALL**

**Present:**

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

**Absent:**

Mark Fine  
Debby Dehart

**Others:**

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

**APPROVAL OF AGENDA**

**MOTION by Commissioner Carlock, seconded by Commissioner Seeley to approve the agenda as presented. The motion carried with a voice vote: (7 yes votes).**

**APPROVAL OF MINUTES**

A. September 7, 2023

Commissioner Meagher noted a clerical error on page one. "Chairperson Seward closed the public hearing at 7:07 P.M." Public hearing should be changed to public comment.

**MOTION by Commissioner Seeley, seconded by Commissioner Meagher to approve the agenda as amended. The motion carried with a voice vote: (7 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**

### **A. Carter's Plumbing**

Location: located south of Highland Road, and east of Teggerdine Road, consisting of 1.38 acres. Currently zoned Light Manufacturing (LM). Identified as parcel 12-22-252-022 (10431 Highland Road)

Request: Special Land Use approval

Applicant: Kieft Engineering

5852 S. Main Street, Ste. 1

Clarkston, MI 48346

Staff Planner Quagliata gave a brief report.

Commissioner Carlock asked if the storage would be placed on the gravel area. Staff Planner Quagliata confirmed. Director O'Neil said that area was paved previously, but had fallen into disrepair and gravel was used.

There would be no vehicle storage due to the nature of the business; Carter's provided 24/7 emergency plumbing so their staff took their own vehicles home.

Commissioner Meagher asked staff about the curb in DLZ's report. Staff Planner Quagliata said the flush curb was for access into the storage; if the storage was not approved, the curb would need to be straight.

Casey Leach, Kieft Engineering, was present to speak on the case. He said the property owner had 5 trailers they wanted to store in this area. Material would not be stored outside.

Commissioner Slicker asked the applicant about the restrictive covenant. Mr. Leach said there was a fuel spill from the last owner at the site, and as apart of the environmental cleanup, the previous owner had to put a deed restriction on the property in regard to future uses.

Chairperson Seward opened the public hearing at 7:16 P.M. Seeing none, he closed the public hearing at 7:17 P.M.

Commissioner Slicker asked the applicant if the foundation for the storage had to be gravel. Mr. Leach said due to the contamination at the site, the goal was to not increase stormwater runoff to create underground detention and digging the contaminated soil.

Commissioner Seeley asked what material was at the proposed storage site. Mr. Leach said gravel.

**MOTION by Commissioner Seeley, seconded by Commissioner Anderson, to approve the special land use requested by Carter's Plumbing, identified as parcel 12-22-252-022 (10431 Highland Road), subject to all staff recommendations. The motion carried with a voice vote: (7 votes) (Seeley/yes, Meagher/yes, Carlock/yes, Seward/yes, Anderson/yes, Slicker/yes, Ruggles/yes).**

## **CONTINUING BUSINESS**

None.

## NEW BUSINESS

None.

## OTHER BUSINESS

- A. Oakland Harvesters - FSP & SLU extension request  
Director O'Neil gave a brief report.

Chairperson Seward asked staff if the applicant had made any changes to the site since his last extension request. Director O'Neil said the applicant was trying to coordinate his driveway with the neighboring parcel. He said there was no activity at the site currently.

Commissioner Seeley asked staff if the applicant were to receive a 4-month extension, would it be feasible that the project could be underway by next fall. Director O'Neil said yes, and the driveway could be relocated within four months, and the site would be ready for construction in the spring.

Commissioner Anderson asked staff if construction would be difficult while boats were on site. Director O'Neil said it would be challenged, but could be done.

Commissioner Anderson asked staff if anything was done to improve the property while the boats were not on site. Director O'Neil said no.

Commissioner Ruggles asked staff what would happen if the extension was not approved. Director O'Neil said the final site plan and special land use would expire, and the applicant would have to reapply, and get preliminary, final, and special land use approval over again and at once. The applicant would have to remove the materials from the site as well, since there wouldn't be an active site plan for the site.

The Planning Commission discussed the idea of having the applicant post a bond for a removal agreement.

Casey Leach, Kieft Engineering, was present to speak. He gave a status update on the plans, and said all the comments from the last meeting had been addressed. The driveway was one of the final things to complete. He had met with the neighbor of the shared drive, and the drive had not proceeded because there was additional work needed on the neighbor's site. Both the applicant and the neighboring parcel had summer business, and it was hard to coordinate with them in the summer. Mr. Leach said he was meeting with both individuals next month. He added that four months would be enough time to get an approved site plan and apply for construction permits.

Commissioner Anderson asked the applicant what was done between the last request and now. Mr. Leach said the plans were worked on during this time, but he had not submitted them to the Township due to the driveway.

Chairperson Seward asked staff if the driveway would affect construction the pole barn now. Director O'Neil said he would like for the sitework to be done at the same time.

Chairperson Seward open the public comment at 7:57 P.M.

Mary Earley, 5935 Pineridge Court, said she was tired of looking at the mess on the site. It was total crap to look at coming in from Clarkston Road. She felt like the property owner should have been here, and she wasn't a big fan of extensions as she felt they were frequently abused. She did not believe the driveway should have held up the process; the project had been waiting for four years to be completed. She thought the Township should bring the hammer down on the applicant's site and the neighbor's site.

Chairperson Seward closed the public comment at 7:59 P.M.

Chairperson Seward was not in favor of granting the extension. Commissioner Anderson said he wasn't opposed to a four-month extension, and if there was no work done, then the Planning Commission could deal with the removal of the material.

Director O'Neil said there was an option to table the request until the next available meeting, and the property owner could speak on his case and give the Planning Commission answers to their questions asked this evening.

Commissioner Ruggles said he understood the applicant's position, but was disappointed the project had not moved along further. He was in support of a four-month extension.

**MOTION by Commissioner Anderson, seconded by Commissioner Meagher, to table the extension request from Oakland Harvesters to the next available Planning Commission agenda and request the property owner be in attendance to address the Planning Commissioner's concerns. The motion carried with a voice vote: (7 yes votes).**

B. Master Plan update

Mr. Brady said he had the last two pieces of the Master Plan to review, and would have the draft Master Plan in full to review at the October 19<sup>th</sup> meeting. He then reviewed the Economic Development chapter.

The Planning Commission reviewed the redevelopment concept for the Pontiac Lake Gateway District. Commissioner Carlock said she would like to see more waterfront. The mixed-use buildings would be changed to one story buildings, and break up the buildings with green space along the road and lake frontage. The lakefront buildings would be faced towards the lake. Chairperson Seward said he envisioned a restaurant on water, or a boardwalk. Staff Planner Quagliata said it might be helpful for the plan to list architectural standards for the redevelopment sites.

They then reviewed the redevelopment concept for Cedar Island and Bogie Lake Road. Commissioner Carlock said she didn't see the site with big commercial uses, and she envisioned more greenspace. She didn't like the regimented layout. Chairperson Seward agreed with Commissioner Carlock's comments. Commissioner Seeley said he agreed with Commissioner Carlock's comments, and wanted to see a space with larger lot sizes and winding roads. Mr. Brady said he could reimagine the concept as a conservation subdivision, which was a subdivision development that prioritized communal greenspace. The commercial uses would front Bogie Lake Road.

The Lake Town Center concept was reviewed last. Chairperson Seward requested that the concept be more clearly defined language wise. Commissioner Seeley said he had a hard time seeing a vertical mixed use. He said he could see horizontal mixed use within the concept. Commercial would be on the frontage of Highland Road and on Elizabeth Lake Road, and be tied in with the Civic Center. Commissioner Carlock said the CCDC had great concepts they could share as well.

Mr. Brady reviewed last chapter, Goals and Implementation. The chapter included the future land use map. The Planning Commission discussed edits to the future land use map.

### **LIAISONS' REPORT**

The Township board had a special meeting before the regular meeting on Tuesday. During the special meeting, the budget for the Civic Center project was discussed. New renderings of Township Hall were presented as well. The Board gave the design professionals more feedback, and the renderings would be modified again. At the regular Board meeting, two new fulltime firefighters were hired. There was an emergency sewer connection roll call, 7 or 8 houses were in participation. The Fire Department purchased 6 sets of structural firefighting gear. The Police Department purchased two new non-patrol vehicles. The 2024-29 CIP was approved. The Gale Island lots were approved to be put for sale.

The Fisk Farm Festival was a popular event. Trunk or Treat would be held at Fisk Farm on October 21<sup>st</sup>, from 6 P.M.- 8 P.M. There was a new miniature horse and donkey at the Hess Hathaway Farm. Harvest Happening would be held on at Hess Hathaway on October 1<sup>st</sup>. The Parks milage would be seeking renewal on the ballot sometime next year.

The ZBA would meet next Thursday and hear four cases.

### **DIRECTOR'S REPORT**

The CIA completed work on their draft plan and it would be before the Township Board for a public hearing on October 17<sup>th</sup>. The Avalon project was delayed due to cost, and the developer would be submitting a revised preliminary site plan. The units on the multiple family side would be reduced by 24 units. Elizabeth Lake Road construction project had to be redesigned, and the final set of plans would be submitted next week for construction to begin in the spring. 2024 meeting dates would be reviewed soon, and possibly submitted at the October 19<sup>th</sup> meeting for approval. It was suggested to change the meeting start time to 6:00 P.M. or 6:30 P.M.

### **COMMUNICATIONS**

**NEXT MEETING DATE:** October 19, 2023

### **ADJOURNMENT**

**MOTION by Commissioner Meagher, seconded by Commissioner Seeley, to adjourn at 9:39 P.M. The motion carried with a voice vote: (7 yes votes).**