

**WHITE LAKE TOWNSHIP
PLANNING COMMISSION
MARCH 7, 2024**

CALL TO ORDER

Chairperson Seward called the meeting to order at 6:30 P.M.

ROLL CALL

Present:

Scott Ruggles, Township Board Liaison

T. Joseph Seward, Chairperson

Steve Anderson

Debby Dehart

Merrie Carlock, Vice Chairperson

Mona Sevic

Absent:

Robert Seeley

Pete Meagher

Matt Slicker

Others:

Sean O'Neil, Community Development Director

Hannah Kennedy-Galley, Recording Secretary

APPROVAL OF AGENDA

MOTION by Commissioner Anderson, seconded by Commissioner Ruggles to approve the agenda as presented. The motion carried with a voice vote: (6 yes votes).

APPROVAL OF MINUTES

A. February 1, 2024

MOTION by Commissioner Sevic, seconded by Commissioner Anderson to approve the minutes of February 1, 2024 as presented. The motion carried with a voice vote: (6 yes votes).

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

None.

PUBLIC HEARING

A. **9101 Highland - Rezoning Request**

Location: Property described as 9101 Highland Road, identified as parcel number 12-23-227-003, located south of Highland Road, west of Sunnybeach Boulevard, consisting of approximately 5.02 acres.

Request: **Applicant requests to rezone the parcel from R1-C (Single Family Residential) to GB (General Business) or any other appropriate zoning district.**

Applicant: Affinity 10 Investments, LLC

Director O'Neil briefly went over the review in the packet. He clarified that the concept plan included in the packet would not lead to a decision on a site plan this evening. The applicant had not even started the site plan approval process. The recommendation from the staff was to move forward with the rezoning.

Erin McMachen, Stonefield Engineering, representing the applicant, was present. The proposed commercial development would be a mix of retail and restaurant uses.

Chairperson Seward opened the public hearing at 6:40 P.M.

Aaron Greenblatt, 9055 Huron Bluffs, voiced his concerns regarding ordinance requirements being met for the proposed rezoning request. A copy of his concerns was submitted into the record.

David Gian, 9315 Steep Hollow Drive, expressed his concerns regarding the lack Highland Road and Sunnybeach Blvd in the applicant's presented traffic study.

Diane Sha, 9669 Steep Hollow Drive, expressed her concerns regarding the traffic that the proposed commercial development would experience.

Barry Seifman, 8890 Huron Bluffs Drive, expressed his concerns regarding the traffic that the proposed commercial development would experience.

Joe Jereckos, 852 Sunnybeach Boulevard, expressed his concerns regarding the traffic that regarding the traffic that the proposed commercial development would experience. He also expressed his concerns regarding lighting that a commercial development would bring. His written statement was submitted to Chairperson Seward.

John Bem, 298 Shotwell, stated that the church served as a buffer for the residential neighborhood from M-59. He spoke in opposition of the rezoning request.

Leonard Zito, 9121 Steep Hollow Drive, voiced his concerns about the rezoning request. He didn't think the Township needed more storefronts.

Beverly Clancy, 8780 Twin Lakes, spoke in opposition to the rezoning request. She had concerns with the potential of increased traffic.

Dan Gottschall, 891 Sunnybeach, spoke in opposition of the rezoning request. He urged the Planning Commission to consider how volatile the restaurant business was. He wanted to see something that would enhance his property, instead of bringing it down.

Eric, 953 Sunnybeach, proposed to keep the site residential and give the homeowners the ability to expand their property.

Chairperson Seward closed the public hearing at 7:01 P.M.

Ms. McMachen stated she appreciated the comments heard tonight. Sunnybeach Boulevard sounded like a major concern, and said the traffic consultants were revising the traffic study to include Sunnybeach. The existing church did not meet the driveway requirements, and the applicant would provide the safest driveway configuration as recommended by MDOT. The concept plan proposed a 6' fence along all of the property that abutted the site. In addition, there was a 20' buffer and there would be a dense green wall installed with evergreens.

Commissioner Carlock asked staff what zoning surrounded the site. Director O'Neil said it was a combination of Local Business, General Business, and Restricted Business, and Single-Family Residential south of the site.

Commissioner Anderson asked Ms. McMachen in the property had already been purchased. Ms. McMachen said the property was close to be closed on.

Commissioner Dehart asked staff if the developer needed to show a need for the development to the Township. Director O'Neil said no, the request needed to meet the requirements outlined in the zoning ordinance. The Master Plan designated the area for a commercial use, it would not be feasible to rezone the site to a Single-Family Residential zoning.

Commissioner Dehart asked if staff the project would need to obtain a variance for their driveway placement. Director O'Neil said yes, and MDOT would have the final say over the location of the driveway. The development would be required to have a cross access agreement to the daycare center to the west of the site.

**MOTION by Commissioner Anderson, seconded by Commissioner Ruggles, to recommend the Township Board approve the rezoning requested by Affinity 10 Investments, LLC for 9101 Highland Road, identified as 12-23-227-003, from R1-C Single Family Residential to General Business, subject to staff comments. The motion failed with a roll call vote: (2 yes votes).
(Sevic/yes, Ruggles/no, Anderson/no, Seward/yes, Dehart/no, Carlock/no).**

**MOTION by Commissioner Ruggles, seconded by Commissioner Carlock, to recommend the Township Board deny the rezoning requested by Affinity 10 Investments, LLC, for 9101 Highland, identified as 12-23-227-003. The motion carried with a roll call vote: (5 yes votes).
(Carlock/yes, Dehart/yes, Seward/no, Anderson/yes, Ruggles/yes, Sevic/yes).**

CONTINUING BUSINESS

- A. Master Plan Final Review
The public hearing for Master Plan was scheduled for April 4. Comments for the document were still able to be received.

NEW BUSINESS

- A. Discussion of draft zoning ordinance amendments
Many of the amendments were housekeeping items; these amendments were made due to feedback heard at the Planning Commission and Zoning Board of Appeals meeting. The public hearing for the amendments to the zoning ordinance was scheduled for April 4.

OTHER BUSINESS

- A. Election of Officers
MOTION by Commissioner Anderson, seconded by Commissioner Sevic, to maintain Joe Seward, Merrie Carlock, and Debby Dehart as Chairperson, Vice Chairperson, and Secretary, respectively. The motion carried with a voice vote: (6 yes votes).

LIAISON'S REPORT

The February ZBA meeting was canceled, there was three cases on the agenda for March.

Bonds would be issued to fund Triangle Trail and Stanley Park Phase 1. The Township Board approved a renewal and restoration of the Parks and Recreation millage. The Six Lakes/Filling Station rezoning request was approved by the Township Board, with the exception of the end result of the request to be rezoned to General Business. The Ginko Storage preliminary site plan was approved.

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DIRECTOR'S REPORT

There would be potentially three public hearings at the April 4 meeting.

NEXT MEETING DATE: April 4, 2024

ADJOURNMENT

MOTION by Commissioner Dehart, seconded by Commissioner Carlock, to adjourn at 7:42 P.M. The motion carried with a voice vote: (6 yes votes).