

**WHITE LAKE TOWNSHIP
PLANNING COMMISSION
JANUARY 16, 2025**

CALL TO ORDER

Chairperson Seward called the meeting to order at 6:30 P.M. He then led the Pledge of Allegiance.

ROLL CALL

Present:

T. Joseph Seward, Chairperson
Merrie Carlock, Vice Chairperson
Mona Sevic
Robert Seeley
Debby Dehart (late arrival)

Absent:

Scott Ruggles, Township Board Liaison
Pete Meagher

Others:

Sean O'Neil, Community Development Director
Matteo Passalacqua, Carlisle and Wortman
Kyle Gall, DLZ
Hannah Kennedy-Galley, Recording Secretary

APPROVAL OF THE AGENDA

MOTION by Commissioner Seeley, seconded by Commissioner Carlock to approve the agenda as presented. The motion carried with a voice vote: (4 yes votes).

APPROVAL OF MINUTES

A. December 5, 2024

MOTION by Commissioner Carlock, seconded by Commissioner Seeley to approve the minutes as presented. The motion carried with a voice vote: (4 yes votes).

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

None.

PUBLIC HEARING

A. Caron Ridge Drive Rezoning

Location: Property identified as Parcel Number 12-08-300-062 (4001 Caron Ridge Drive), located south of Jackson Boulevard, between Ormond Road and McKeachie Road, consisting of approximately 40.95 acres.

Request: **Applicant requests to rezone the property from R1-A (Single Family Residential) to SF (Suburban Farm) or any other appropriate zoning district.**

Director O'Neil summarized Staff Planner Littman's review.

Commissioner Carlock asked staff if the house on the property was accessed from Caron Ridge Drive. Director O'Neil confirmed; Caron Ridge Drive is stubbed off Marie Meadows Drive.

Jeremy Latozas, 4001 Caron Ridge, stated he would use the proposed pole barn to store vehicles for personal use.

Chairperson Seward opened the public hearing at 6:39 P.M.

Cody Anderson, 2980 Steeple Hill, wanted to keep the subject property undeveloped and was in favor of the applicant's proposal.

David Brown, 3551 Marie Meadows Drive, had no objections to the applicant's request.

Brandon Chambers, 3049 Steeple Hill Road, looked forward to the property staying in its current state.

James Allen, 3701 Apple Grove, favored the applicant's request.

Chairperson Seward closed the public hearing at 6:42 P.M.

Member Dehart stated that the applicant came before the ZBA, and the surrounding properties are zoned Suburban Farm. It made sense to her to rezone the property and build on it in compliance with the Suburban Farm zoning district.

MOTION by Commission Seeley, seconded by Commissioner Sevic to recommend the Township board rezone the property identified as Parcel Number 12-08-300-062 (4001 Caron Ridge Drive) from R1-A Single Family Residential to Suburban Farm. The motion carried with a voice vote: (5 yes votes).

CONTINUING BUSINESS

None.

NEW BUSINESS

A. 9101 Highland Development

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: **Revised preliminary site plan approval recommendation**

Mr. Passalacqua summarized his review memo.

Mr. Gall reviewed the DLZ letter.

Erin McMachen, Stonefield Engineering & Design, was present. She stated that the plans have been changed based on the comments at the last Planning Commission meeting. The fence line will be placed

on the 20' residential setback. There will be zero light spillover on the residential properties, and a good portion of the site will remain green space.

Commissioner Carlock asked if there would be a long-term maintenance plan for the landscaping plan. Director O'Neil said if the neighbors decide to move the fence between now and the final site plan, it could be discussed at that time. Ms. McMachen said she is welcome to receive feedback from the neighbors regarding fence material and location.

MOTION by Commissioner Dehart, seconded by Commissioner Seeley, to recommend the Township Board approve the revised preliminary site plan for 9101 Highland Development, identified as parcel number 12-23-227-003, subject to consideration of landscaping and fencing comments, and subject to staff and consultant comments. The motion carried with a voice vote: (5 yes votes).

B. Panera

Location: Located on the north side of Highland Road (M-59) and west of Bogie Lake Road and identified as parcel number 12-20-276-035. The project area on the parcel consists of approximately 1.63 acres. Currently zoned PB (Planned Business District).

Requests: **1) Final site plan approval**

2) Planned development agreement approval recommendation

Director O'Neil stated that Panera received preliminary site plan approval a year and a half ago. During that time, the plans have been revised slightly. The building was revised from a two-unit building to a four-unit building. He felt it made sense to move forward with the final site plan at this time due to the site remaining largely the same.

Mr. Gall summarized the DLZ letter. He added that the driveway alignment with Culver's has been moved to the east and it was recommended to align Panera's driveway location better with the Culver's driveway. The driveway realignment can be worked on before final engineering approval.

Mr. Passalacqua reviewed his letter. The building size was increased slightly. A landscaping waiver would be needed; however, the waiver could be eliminated by planting landscaping around the dumpster enclosure.

Mitchell Harvey, Stonefield Engineering, was present. He stated the previous preliminary site plan was similar to the plan shown tonight. The challenge with the site is the existing topography, especially the grade changes. The driveway was shifted further east to avoid the retaining wall and major fill to the site. The shift allowed a reduction in the retaining walls. Culver's has agreed to the cross-access easement. The sidewalk will be tied into the ring road to connect to further east and west developments. 46 new trees and 286 shrubs will be added across the site. The existing mature trees on the site will remain, and the brush and bushes will be removed. Additional trees will be supplemented to maintain the green strip along Highland Road. The façade will be largely masonry and glazed windows on the south side of the building. The orientation of the building has remained unchanged, Panera and the other tenants will face south. The signage will be visible along Highland Road. He wanted to maintain the

façade facing the same way as the property to the east. He said he was working with the Fire Marshal on the 20' drive aisle to the east.

MOTION by Commissioner Seeley, seconded by Commissioner Sevic, to approve the final site plan for White Lake Retail Management II, identified as parcel number 12-20-276-035, subject to enhanced landscaping instead of spanning glass windows, and subject to addressing the remaining comments from staff and consultants, and giving staff the authority to approve recommended changes. The motion carried with a voice vote: (5 yes votes)

MOTION by Commissioner Seeley, seconded by Commissioner Carlock, to recommend the Township Board approve the PBD for White Lake Retail Management II, identified as parcel number 12-20-276-035, subject to resolution of all of the outstanding PBD comments. The motion carried with a voice vote: (5 yes votes).

OTHER BUSINESS

- A. Bryan Ede - Conceptual Presentation

Bryan Ede was present and shared his presentation with the Planning Commission.

- B. Election of Officers and Selection of Liaisons

MOTION by Chairperson Seward, seconded by Commissioner Seeley to appoint Merrie Carlock to chair the Planning Commission. The motion carried with a voice vote :(5 yes votes)

MOTION by Commissioner Seward, seconded by Commissioner Sevic to appoint Robert Seeley as vice chair of the Planning Commission. The motion carried with a voice vote: (5 yes votes)

MOTION by Commission Seward, seconded by Commissioner Seeley to appoint Debby Dehart as secretary. The motion carried with a voice vote: (5 yes votes).

MOTION by Commissioner Seward, seconded by Commissioner Seward to maintain the liaisons as Merrie Carlock and Debby Dehart for Parks and Recreation and ZBA respectively. The motion carried with a voice vote: (5 yes votes).

LIAISON'S REPORT

The bids were opened for the Stanley Park Phase 1 construction. There were five bidders. The two lowest bidders were Cortis Brothers and Eagle Excavating. Post-bid interviews will be conducted next week. Scott Rolando was appointed to the Parks and Recreation Committee. The Committee was looking at new grant projects. Hess Hathaway Park had to eliminate all their birds due to bird flu.

The ZBA will meet next week. Five cases are on the agenda.

DIRECTOR'S REPORT

The Board met on Monday to pass resolutions to move forward and redo the bond process for the Civic Center. The damaged light on Elizabeth Lake Road will be replaced. The foundations are being poured at the Public Safety site. The work is resuming at the Civic Center site.

NEXT MEETING DATE: February 20, 2025

ADJOURNMENT

MOTION by Commissioner Dehart, seconded by Commissioner Sevic, to adjourn at 8:45 P.M. The motion carried with a voice vote (5 yes votes).