

**WHITE LAKE TOWNSHIP  
PLANNING COMMISSION**  
7525 Highland Road  
White Lake, MI 48383  
**DECEMBER 17, 2020 @ 7:00 p.m.**  
**Electronic Meeting**

Acting Chairperson Carlock called the meeting to order at 7:01 p.m. and led the Pledge of Allegiance. Roll was called.

ROLL CALL: Rhonda Grubb – Secretary  
Debby Dehart  
Steve Anderson  
Merrie Carlock  
Peter Meagher  
Matt Slicker  
Joe Seward

Absent: Mark Fine  
Scott Ruggles, Board Liaison

Also Present: Sean O’Neil, WLT Planning Director  
Justin Quagliata, Planning  
Sherri Ward, Recording Secretary  
Jason Hudson, Ordinance Officer

Visitors: Chris Madigan (McKenna Associates)

**Approval of Agenda**

**Mr. Anderson moved to approve the agenda as presented. Mr. Meagher supported and the MOTION CARRIED with a voice vote. (7 yes votes)**

**Approval of Minutes**

- a. September 3, 2020

**Mr. Meagher moved to approve the minutes of September 3, 2020 as presented. Ms. Dehart supported and the MOTION CARRIED with a voice vote. (7 yes votes)**

**Call to the Public (for items not on the agenda)**

No members of the public called in.

**Public Hearing:**

No public hearing scheduled.

**Old Business:**

No old business.

**New Business**

**a) Zoning Ordinance Amendments**

**1. Marijuana Home Occupation**

Mr. O'Neil noted that we started these about a year ago. Some are housekeeping and some are substantive. We're going to go thru these, make any necessary changes and then go before the Township board in January for first reading. Mr. O'Neil shared his screen so the Planning Commission could see the changes proposed. Matt Slicker has joined the Planning Commission to fill Clerk Noble's place, he has many years of civil engineering experience. Mr. O'Neil discussed the open spaces for maximum density calculations. There was a developer who was concerned about this and said this was not fair and he didn't think we need to lower density. Mr. O'Neil read from his email. If it can't be enjoyed by the residents, it shouldn't be counted as open space. There was some discussion if its different for retention versus detention. Mr. Slicker asked if we need to define what usable is? Mr. O'Neil noted that they can convince us that it is available to the residents. Mr. O'Neil noted that this may push some developers to design those areas to make them more usable. The Preserve at Hidden Lake is using the lake for their stormwater retention/detention, it's one of the best uses in the Township. Mr. Seward noted that to be open space it needs to be open for all, not a portion. Ms. Carlock likes the term use and enjoyment.

Many people are downsizing homes, and we would like to put a uniform standard for all zoning districts and strike minimum floor areas. The minimums will be by home type (ranch, story and 1/2, etc.). Ms. Dehart asked for clarification on the tri and quad square footages. The Planning Commission discussed some possible changes to the square foot minimums. It's going to depend on it's considered a basement or a story. Mr. Quagliata suggested for a tri or quad level a minimum of 460 square feet on all levels with the exception of a basement.

Mr. O'Neil summarized the Home Occupation ordinance – to clarify and regulate the medical use of marijuana for a home occupation. As things have gone on, we thought it would be a good idea to clarify this. It has become a nuisance in some areas. Mr. Seward about non-resident not employed mean? Mr. O'Neil noted that we can strike non-resident can't be employed. They could be working and we will strike non resident person's should not be employed. Mr. Quagliata noted the intent in the content in subsection 1. We need to add single family "detached", the use is not allowed in apartments, etc. The State allows the municipalities to place regulations. Mr. Hudson noted that they have been getting more calls such as odor violations. He's been finding a lot of renters are doing this without knowledge of the property owner. We don't want them in apartment complexes because they are dangerous to begin with. Ms. Dehart asked if there are any commercial areas? Mr. O'Neil noted that we have

opted out. Mr. Quagliata noted that with the recreation law that passed, if municipalities opted in, there wouldn't be as much control because they would co-locate the facilities. Mr. Seward asked how we can regulate the contents of a sign? Mr. O'Neil, this was written by our attorney. Mr. Quagliata said that this could be struck, they don't need a sign. Mr. Seward suggested that our attorney look at the City of Troy case. Do we want to take it out for all home businesses? It will very likely come out in the next draft.

There was some discussion about the storage of fleet vehicles.

The Planning Commission discussed swimming pool offsets, and we will require a 4 foot fence around inground pools. We will not allow just the retractable cover. The thought there is sometimes it doesn't get closed and then it can be dangerous without a fence around and they only withstand 200 pounds. If someone didn't want to put a fence up, they could go to the ZBA. Mr. Hudson noted that it's something that's needed, they could lose power, etc., and we should err on the side of caution.

Mr. O'Neil noted that the PC will get these in January, with a cleaned up redline version and then a clean version. Mr. O'Neil appreciates everyone's patience with this. IF you think of anything else, email us and let us know if you have any questions.

### **Liaison's Report**

Ms. Grubb reported that she did not attend the last Park and Recreation meeting due to a new job. She did report that Stanley Park is now open.

Ms. Dehart reported that she's had a few long ZBA meetings. But to be fair, everyone puts a lot of effort in to every case. Lot coverage and SEV keeps coming up in the meeting.

Mr. Anderson asked that Mr. Ruggles provide a written report from the WLT Board meeting if he will not be at the meeting.

### **Planning Consultant's Report**

Chris Madigan was in attendance but did not have a report.

### **Director's Report:**

Mr. O'Neil thanked everyone for their work on Stanley Park and Beckett and Raeder. Eagle's Landing is preparing their final site plan approval and Lake Pointe. Preserve at Hidden Lake and Trailside and Cedar Meadows are going like gangbusters. 4 Corners is starting to come together and they are hoping to move people in by March or April. Ms. Dehart asked if anything was going on with General RV. There was a shingle company that was interested but that fell through. General RV has hired a contractor to fix the basin out there that they had filled in.

Mr. Hudson wanted to say that a lot of dangerous buildings have come down in the Township and this is with a lot of help from Sherri Barber. Ms. Carlock thanked Mr. Hudson for all he does for the Township.

### **Communications:**

#### **a.) 2021 Meeting Dates**

**Mr. Meagher moved to accept the 2021 Meeting Dates. Ms. Dehart supported and the MOTION CARRIED with a voice vote. (7 yes votes)**

**Other Business:**

Ms. Carlock welcome Mr. Slicker to the board.

**Next meeting dates:**

January 7th, 2021  
January 21st, 2021

**Adjournment:**

**Mr. Anderson moved to adjourn the meeting at 8:55 p.m. Mr. Meagher supported and the MOTION CARRIED with a voice vote. (7 yes votes)**