

**WHITE LAKE TOWNSHIP
PLANNING COMMISSION**
7525 Highland Road
White Lake, MI 48383
JUNE 4, 2020 @ 7:00 p.m.
Electronic Meeting

Chairman Fine called the meeting to order at 7:00 p.m. and led the Pledge of Allegiance. Roll was called.

ROLL CALL: Rhonda Grubb – Secretary
Debby Dehart
Joe Seward
Mark Fine – Chairperson
Steve Anderson
Merrie Carlock
Peter Meagher

Absent: Scott Ruggles, Board Liaison
Anthony Noble

Also Present: Sean O’Neil, WLT Planning Director
Greg Elliott, McKenna
Sherri Ward, Recording Secretary

Visitors: 10

Approval of Agenda

Agenda item 8 a) should be moved to item 6, Public Hearing.

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

Approval of Minutes

a. May 7, 2020

Mr. Anderson moved to approve the minutes of May 7, 2020 as presented. Mr. Meagher supported and the MOTION CARRIED with a voice vote. (7 yes votes)

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

Mr. Fine discussed the procedure for holding the electronic meeting. If the public wishes to speak during the Call to the Public they can hit *9, there were no raised hands from the public to speak (*9) during call to the public.

Mr. Fine opened the meeting to the public at 7:03 p.m., no one from the public spoke and Mr. Fine closed the meeting to the public at 7:03 p.m.

Public Hearing:

a) White Lake Car Wash

Location: Property described as parcel number 12-23-202-006, located on the south side of Highland Road, just west of Fisk Road, consisting of approximately 4.91 acres.

Request: Rezoning from (LB) Local Business & (R1-C) Single Family Residential to (GB) General Business or any other appropriate district.

Applicant: Nowak and Fraus Engineers

Danny York, owner of Caliber Car Wash, was in attendance to discuss this new concept. They saw the need for this product. It is a tunnel car wash and machines do all the work. There will be 20 to 25 free vacuums, free cloth towels and air fresheners. They employ 12 to 18 people and the average wage is approximately is \$15., and they offer commission for selling monthly memberships. From an environmental standpoint, at your house you would use 100 to 150 gallons of water to wash your car, they use 20 to 30 gallons.

Ms. Dehart asked how many gallons will go into the sewer every day, it will be between 4,000 and 6,000. Mr. Seward asked someone to explain which is residential and which is local business. Mr. O'Neil noted that this is a pretty good size piece of property. The car wash would have to be a special land use in General Business. The master plan doesn't support residential zoning in this area. They would like to see the whole thing rezoned to GB. Heavy buffering will be needed between the parcel and the residential area to the year.

Mr. Elliott reviewed his report. This is a 4.91 acre site. It would be his recommendation that the same zoning to applied to entire site. The second page of his report shows surrounding zoning districts. This is consistent with the master plan designation. The site is a reasonable module of land for commercial development. A car wash is a special land use in the General Business designation. He suggested to up zone the Dance Studio to GB as well. They recommend the rezoning from LB to GB based on the following:

1. The requested GB zoning district is consistent with uses deemed appropriate for a Planned Business area.
2. Rezoning the parcel to GB is compatible with the character of the surrounding area.
3. The intended uses will be adequately served by the site's location on Highland Road.
4. The depth of the lot allows for adequate buffering for the residential properties to the south.

Ms. Dehart asked how much buffering will there be? Mr. Elliott hasn't seen a proposed site plan, and you're considering the entire parcel. There is plenty of room for a deep landscaped buffer area, 50 to 100 feet may be available. Mr. O'Neil noted that they did give us a sketch, but they're not bound to give us a site plan at this time. They need to get special land use for the car wash. There is a huge amount of depth to screen the property and buffering the neighbors to the south is paramount. Mr. Anderson noted that we're just changing the zoning at this meeting. He asked Mr. York where the other

locations were. The car washes they have open right now are in the Southeast of the United States. Mr. Anderson asked if there are any other car washes in Michigan that are doing the same type of thing, Mr. York said there was a similar one on Van Dyke. Mr. O'Neil said that they have a similar one behind the Culvers off of Wixom Road.

Ms. Dehart asked Mr. O'Neil if there is split zoning on the parcel. Yes, it is split zoned, it's not common, but there are some around the Township.

Mr. Fine read from two letters:

Jennifer McBurney (9212 Steep Hollow). They would like to object to the rezoning from residential to General Business. She feels it would generate noise, traffic and odors.

Mr. O'Neil wanted to clarify a few things. Mr. O'Neil noted that we need to focus on the rezoning of the land at this time. We aren't considering a car wash at this point, only rezoning – and they would have to come before the Planning Commission with a site plan and special use for that. He's not seeking PB which is the highest use, he's seeking a GB rezoning. Mr. Elliott stated that knowing there is residential property in the back, it can't be accessed for residential use fronting on Highland Road. It makes sense to zone the entirety to commercial at this time.

Mr. Fine read a letter from Kenny Mumaw (9218 Steep Hollow). He had many questions regarding the car wash that may be proposed and had several suggestions.

Mr. Fine wanted to make sure everyone realized that it's not about the car wash, but the rezoning of the property.

Darrell Davis (9256 Steep Hollow) asked about how the parcels are being split. The third parcel backs up to their development, will there be a 200' buffer?

Mr. O'Neil reported that he doesn't know what will be built and we're not at that stage yet. If you look at the aerials, the other existing business go further along the back.

Shannon Fresquez (9240 Steep Hollow) stated that she will be affected by whatever is put in there and she has concerns about noise, light and hours of operation. Please keep the residents at the forefront of your mind when you're making these decisions. They live there and this will affect them, she wants to be impacted as little as possible. Will they have a 200' buffer?

Mr. O'Neil noted that the 200' number is from the special land use standards for a car wash. Anything that goes on the back would have to meet the ordinance, and the ordinance has ways of getting adequate buffering. There are various options.

Ken Mumaw (9218 Steep Hollow) stated that he did not originally see that it will be divided into parcel A, B, and C. They have a sign up saying there will be a car wash, so he thinks someone has already made that decision. Having a buffer and break there is quite important to him.

Mr. O'Neil noted that if this moves ahead and the rezoning is approved, all the factors will be considered for a special land use. We're just talking about rezoning right now.

Monica Wojtkowski (9292 Steep Hollow) stated that her biggest concern is about underground water and it has been changed and moved and it is impacting the water levels in her back yard. She sent a letter to Supervisor Kowall and Mr. O'Neil already. As they are draining from the commercial area they are going towards her yard, the underground water needs to be addressed and make sure it's not impacting the residents.

Shannon Fresquez (9240 Steep Hollow) asked if the Planning Commission isn't dealing with the car wash at this time, why is there a car wash sign on the property? Mr. York stated that anytime they think they are going to build in the car wash industry, it's like planting a flag, almost like a gentleman's agreement. Don't read too much into it, it doesn't really mean anything.

Mr. Fine closed the meeting to the public at 8:07.

Ms. Carlock had some questions about the zoning it has versus proposed zoning. Mr. O'Neil noted that in broad terms, LB is a little more restrictive, and GB allows for special land use. What is the process to get the lot split? Mr. O'Neil noted that land divisions occur in the assessing department. Ms. Carlock stated that we can't tell the residents how wide the buffer is because it's specific to what business may go in there.

Mr. Anderson MOVED to recommend to the Township Board the rezoning of the property described as parcel number 12-23-202-006, consisting of approximately 4.91 acres, from (LB) Local Business & (R1-C) Single Family Residential to (GB) General Business. The approval is subject to all consultant and planning department review comments. Mr. Seward supported and the MOTION CARRIED with a roll call vote: Grubb – yes; Dehart – yes; Seward – yes; Fine – yes; Anderson – yes; Carlock – yes; Meagher - yes. (7 yes votes).

Old Business:

No old business.

New Business

The agenda item 8a. was discussed during the Public Hearing.

Liaison's Report

No reports.

Planning Consultant's Report

Greg Elliott noted that he was on a call with the liquor control commission for temporary outdoor dining areas and its something to think about as restaurants reopen and occupancy is at 50%. The additional space would be helpful and there are a lot of communities looking at this to help boost the businesses.

Director's Report:

Mr. O'Neil reported that they have a couple of businesses in the Township who have outdoor land use for their restaurants and they can expand. We will treat it as a 90 day temporary use permit and help get their business back to normal. The second reading of the New Hope project will be at the Township board meeting later this month and that project is moving along. The Planning Commission needs to get together and discuss zoning ordinance amendments in person. The Planning Commission has been giving out small business tool kits. If anyone needs them, contact the Planning Department, they are

free. You can also email Justin at justing@whitelaketwp.com to make arrangements to get one. Ms. Grubb picked up her kit today in Waterford and the thermometer is a good one.

Communications:

a.) Next meeting dates:

June 18, 2020

July 2, 2020

Other Business:

No other business.

Adjournment:

Mr. Meagher moved to adjourn the meeting at 8:31 p.m. Ms. Grubb supported and the MOTION CARRIED with a voice vote. (7 yes votes)