

**WHITE LAKE TOWNSHIP  
PLANNING COMMISSION**  
7525 Highland Road  
White Lake, MI 48383  
**JULY 16, 2020 @ 7:00 p.m.**  
**Electronic Meeting**

Acting Chairman Carlock 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  
Steve Anderson  
Merrie Carlock  
Peter Meagher  
Anthony Noble

Absent: Mark Fine – Chairperson - Excused  
Scott Ruggles, Board Liaison

Also Present: Sean O’Neil, WLT Planning Director  
Aaron Potter, WLT DPS  
Mike Lueffgen, DLZ  
Sherri Ward, Recording Secretary

Visitors: Andy Andre  
Rumi Shahzad  
John Czarnecki

**Approval of Agenda**

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

**Approval of Minutes**

a. June 4, 2020

**Mr. Anderson moved to approve the minutes of June 4, 2020 as presented. Mr. Seward supported and the MOTION CARRIED with a voice vote. (7 yes votes)**

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

No public.

**Public Hearing:**

No public hearing this evening.

**Old Business:**

No old business.

**Continuing Business**

**a) New Hope White Lake, LLC**

Location: Property described as parcel number 12-25-400-029 (vacant), located on the west side Williams Lake Road and south of Elizabeth Lake, consisting of approximately 21.75 acres. Property is zoned (PD) Planned Development.

Request: i) Final Site Plan Approval  
ii) Planned Development Agreement Approval

Applicant: New Hope White Lake LLC

Mr. O'Neil discussed the review letter comments and the preservation of some of the woodlands. Mr. O'Neil noted that they will be getting credit for preserving some of the existing mature trees, which he prefers instead of small new ones being planted. The entryway and building will be landscaped, so there will be plenty of landscaping.

Mr. Anderson said he saw the stone sample in the Planning Department and it looked like a nice product but he wondered if the stone will match the green/gray siding. There were no shingle samples and he asked what color will the roof be? Mr. Czarnecki said that is what they have been using for the buildings. Mr. Anderson feels like the colors don't go together. The colors have been worked out on other projects, and the siding and shingles aren't the same color. Mr. Shahzad noted that the last three projects have been award winning, when it's all together it goes well with the surrounding areas and looks good. It's aesthetically a matter of our choice and it will look good. Mr. Potter noted that the digital rendering in your package doesn't match, he suggested going to the website for their other development. The actual colors are a lot more muted. Their color combination is tried and true and has worked in a few different locations, it will look great here. Mr. O'Neil asked if they were trademark colors? It's almost like a signature brand.

Mr. Lueffgen discussed his review. The plan set is in really good shape.

Ms. Carlock asked if there was anything outstanding on the McKenna review. There is a tree planting requirement that was discussed. He would suggest one more tree on the end near the neighbor. Andy Andre noted that the entrance way and landscaping provides the kind of pop they were looking for. They really want to leave the nice, mature trees which leaves them less of an area to work with. They've lowered the building elevation, and that adds to the retaining wall. Mr. Andre discussed the grade on the property. Mr. Potter asked if it was similar with what they did with Meijer, and it is.

Ms. Dehart asked if there was a sidewalk around the entire building? Mr. Andre wanted to point out how large the courtyards are. Rumi noted that more than half of the residents are wheelchair bound, these courtyards will be a key feature for the residents with their family.

Mr. O'Neil noted that one of the comments and conditions was properly screening that last house on Benny Lane. He would like to see the berm a little higher, and maybe adding some more plantings. Mr. O'Neil reported that we can work with the applicant to address this. Mr. Andre noted that Mr. Shahzad met with some of the neighbors, they like the berm and would like it wrapped around. Mr. Shahzad noted that they will do what the Township would like them to do. Some sidewalk dollars could be applied towards other areas in the Township where it would make more sense. Mr. O'Neil stated that if the neighbors are happy, he's happy. It will be pretty harmonious and preserve lots of the area. Mr. Anderson asked about the time frame. Mr. Shahzad would like to be completed by Fall of 2021.

The development agreement is pretty straight forward and Mr. Lueffgen noted that all of the previous comments have been worked out.

Mr. Seward has questions about the development agreement, and he wanted to clarify what may be a typographical error. Mr. Seward also had a question about two of the paragraphs. Mr. O'Neil clarified the meaning of the paragraphs. Mr. Seward would like Lisa Hamameh to take a look at this again, Mr. O'Neil will take this back to her. Most applicants are going to put their best foot forward. Mr. Anderson asked for clarification on one of the paragraphs of the agreement and Mr. Potter would like to reword some of it to clarify the intent.

Ms. Dehart asked if there will be rehabilitation in the building, and Mr. Shahzad said there will not be.

**Mr. Anderson moved to recommend to the Township board the approval of the Final Site Plan for the New Hope White Lake LLC property described as parcel number 12-25-400-029 (vacant), located on the west side of Williams Lake Road and south of Elizabeth Lake, consisting of approximately 21.75 acres. Property is zoned (PD) Planned Development. The approval is subject to all consultant and planning department review comments, comments during the meeting tonight and specifically address the issue with the berm on the far westerly house on Benny Lane, how the berm will wrap down the west side and curl around to the south with some landscaping as discussed. Ms. Dehart supported and the MOTION CARRIED with a roll call vote: Grubb – yes; Dehart – yes; Seward – yes; Anderson – yes; Carlock – yes; Meagher – yes; Noble – yes (7 yes votes).**

ii) Planned Development Agreement Approval

**Mr. Seward moved to recommend that the Township Board approve the Planned Development Agreement for New Hope White Lake LLC subject to a review by the Township attorney to make sure the language is clear and as to the intent that was discussed today including being allowed to tap into the sewer. The Planning Commission will grant the request to allow for the mature trees to meet the Township requirements for landscaping, with one tree being added at SW corner of the property. Ms. Grubb supported and the MOTION CARRIED with a roll call vote: Grubb – yes; Dehart – yes; Seward – yes; Anderson – yes; Carlock – yes; Meagher – yes; Noble – yes (7 yes votes).**

Mr. Noble wanted to comment that it's going to be a great spot for that location and that Mr. O'Neil did a great job working for them and appreciates the professionalism that was shown tonight. Mr. O'Neil stated that we started our dialog about a year ago, he's been patient and diligent and he's been very committed to the community and this is a perfect fit. They've been very welcoming to the neighbors and they're happy with the level of respect, it doesn't usually go as well as this one and Mr. O'Neil wanted to thank them for taking their comments so seriously. Mr. Shahzad wanted to thank everyone, and noted that they have launched the White Lake website for the development, this is the beginning of a relationship, but the people make it the community.

### **Liaison's Report**

Ms. Grubb reported Parks and Recreation met via Zoom this month and discussed the triangle walkway and Stanley Park. Mr. O'Neil noted that the RFQ for Stanley Park went out and they invited four firms and they are looking for more if anyone knows of a firm.

Ms. Dehart noted that the ZBA had three cases. They have had major remodels, and the remodels are going over the 50% construction cost of the State Equalized Value (SEV) in the ordinance, so maybe that should be something we look at. Mr. O'Neil noted that the ordinance is for already nonconforming structures, and do we want that structure to continue and it can be for the sake of the neighbor. Mr. O'Neil noted that we could look at it, but he wants to make sure everyone knows where it came from. The second rezoning of the property across from Discount Tire was approved and that rezoning has been finalized.

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

Greg Elliott was not in attendance to report.

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

Mr. O'Neil reported that Mr. Quagliata is doing a fine job and he's a quick study and he appreciates the job he's doing. Mr. Quagliata is looking forward to seeing everyone in person and working with everyone and he thanked everyone for being so welcoming. Mr. O'Neil noted that Mr. Quagliata has many ZBA meetings under his belt.

Mr. O'Neil noted that every week it seems like we are getting a lot of ordinance amendments. He would like to go through them in person. We are updating the Capitol Improvement Plan and there is a public hearing on it in September. We may be able to get the draft Capital Improvement Plan to the PC on August 20th. The Governor's most recent order expires on the 31<sup>st</sup>, but it seems like it could be extended again. We could hold the August 20<sup>th</sup> meeting in person, spaced out in the annex but he wants to take everyone's opinion into consideration. Mr. Seward asked if the order reads that we have to have a virtual meeting, Mr. O'Neil sees it as either option. Meetings like the ZBA are hard because of the amount of people and how to space them apart. Mr. Noble noted that Canton used a theatre and suggested Lakeland if necessary. Mr. O'Neil isn't sure how the schools would feel about that. Mr. O'Neil stated that it's probably going to be a Township board or policy decision.

Ms. Grubb asked about Mojave Cantina, Mr. O'Neil said they should be close to being done according to the owner. Ms. Grubb asked about the tree clearing at the front of Trailside Meadow. Mr. Lueffgen reported that it's the offsite sewer, and the tree clearing is where the structures will be. Ms. Grubb asked about the refuse notice she received, it will be discussed before the board and unfortunately Mr. O'Neil doesn't deal with those issues.

### **Communications:**

a.) Next meeting dates:

August 6, 2020  
August 20, 2020

**Other Business:**

No other business.

**Adjournment:**

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

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