

**WHITE LAKE TOWNSHIP
PLANNING COMMISSION**
7525 Highland Road
White Lake, MI 48383
MAY 7, 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
Anthony Noble
Debby Dehart
Joe Seward
Mark Fine – Chairperson
Steve Anderson
Merrie Carlock
Peter Meagher

Absent: Scott Ruggles, Board Liaison

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

Visitors: 10

Approval of Agenda

Mr. Anderson moved to approve the agenda as presented. Mr. Noble supported and the MOTION CARRIED with a voice vote. (8 yes votes)

Approval of Minutes

a. January 16, 2020

Mr. Noble moved to approve the minutes of January 16, 2020 as presented. Mr. Anderson supported and the MOTION CARRIED with a voice vote. (8 yes votes)

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

Mr. O'Neil 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.

Public Hearing:

New Business Item B is a public hearing and a motion should be made to move that to the Public Hearing.

Mr. Fine moved to discuss New Business Item B (New Hope White Lake, LLC) under the Public Hearing. Ms. Carlock supported and the MOTION CARRIED with a voice vote. (8 yes votes).

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

Location: 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.

Request: Rezoning & Preliminary Site Plan Approval

Applicant: New Hope White Lake LLC

Mr. O'Neil went over Fire Marshall Holland's comments on the project.

Mr. Leuffgen went over his comments. The overall plans were in good shape and they are recommending approval. They want to make sure there are no problems with the detention basin. They defer to the WLT Building Department with regard to placement of storm sewer below the proposed building. Mr. Anderson asked about upgrades to sanitary flows. They need to show that the station can handle the additional flows and the developer will have to pay, Mr. Anderson wanted to clarify this. They don't find any issues with the traffic impact study. Mr. Seward noted the level of service for turns on the traffic study. Is there anything that can be done to improve that? Mr. Leuffgen noted that we could have the applicant respond. By rezoning, their trips could be less than what the current zoning is.

Mr. Elliott presented his report. There are 58 assisted living units, 36 memory care units. The PD process is three step and this is the first step. The property is currently zoned R1D, and the current zoning isn't optimal for the parcel's shape, PD is a better use. Senior living is generally compatible with residential zoning areas. They may want to look at a boulevard entry. They are comfortable with approval if they address the issues presented.

Ms. Dehart asked about the courtyards, they are courtyard patios. There will be walkable pathways in the courtyard.

Mr. Anderson asked if they thought about special land use versus rezoning. Mr. Elliott said that they felt like this was necessary to achieve this, we discussed this at preapplication and this was the best mechanism. Mr. O'Neil noted that special use is not allowed in R1D.

Rumi Shahzad is the developer and asked the PC if they could pull up the one-page summary. He wanted to take a minute to acknowledge the support from the Township, the level of professional and support provided has been awesome and he wanted to commend that. They are a Michigan based group and they have similar businesses in Saginaw and Bay County with 240 residents and 100 employees. No one has tested positive for COVID at this time. Their model is very centered around the people. There are several economic advantages to the project, there is limited amount of assisted living and memory care. The demand is there, not supply side. This should create 75 jobs and they try to pay their employees better than industry

standards. They are environmentally sound and they leave a limited footprint. The inside courtyards are very nice but mobility is very limited.

John Czarnecki (Mr. Shahzad's business partner) noted that we want to be very careful what we develop. We want it to be win, win and to become part of the community. Andy Andre wanted to talk about the property. Having a key fit is the one thing that was critical, it should fit overall within the Township. This is the third piece of property that we looked at. They want to be good neighbors and good stewards to the property; we are going to maintain as much old growth as possible. They can stub out utilities as well.

Craig Schneider (TSSF Architects) noted that the exterior is similar to the Bay County building. The front has the cultured stone and the rest of it is siding and usually a white window. The bay windows are a nice added feature. The Planning Commission could take a look at their building in Essexville. The courtyards are gorgeous, it's a very inviting space. Mr. Shahzad noted that this is 20-acre site and the building will only impact 4 acres and they placed the building where it would have the least impact.

Mr. Meagher said that he's curious about Independence Village, they have four levels of service. Do they have vacancies? Ms. Dehart said they do have vacancies. He's questioning the demand. Mr. Schneider did the feasibility study. There is a big difference between licensed and unlicensed facilities, and they are licensed. Memory care is severely underserved. They want to go in and perform as we are the absolute best in service to others. Mr. Meagher noted the outside walkways and lack of mobility, it seems like it would be cheap to have sidewalks. He likes the boulevard entrance. There is lots of air traffic in the area and increased insulation would be good. He would like to see more brick. Mr. Meagher asked if they have the unilateral right to change the level of services? Mr. Schneider stated that we don't build nursing homes, it won't change.

Mr. Noble knows there is a need with the aging population in our Township. Mr. O'Neil thinks there is a demand for this type of facility. Mr. Shahzad noted that they have on average, 2 and 3 medical runs. This isn't skilled care; many stay there until the end of life.

Mr. Fine asked how close they are to the adjacent property. Mr. Andre said that they are several hundred feet away. Mr. Noble likes the boulevard and hooking into sewer system is a great idea. Mr. Noble thinks it a great project. The development backs up against Trailside Meadows.

Ms. Grubb noted that you can go to newhopevalley.org and look at the development. Ms. Grubb would like to keep as much vegetation as you can. She's not sure if a boulevard is necessary, but the road should be wider. She would like more brick, less siding. Mr. Shahzad noted that they use cultured stone and they have earned some awards with their Saginaw Township property.

Mr. Noble noted stated that we have to keep in mind with COVID that this may affect projects, and we have to work with these individuals because there is a lot of uncertainty. Mr. Shahzad appreciates the idea of widening the road.

Ms. Dehart had a question about separating the memory care unit. She is familiar with Westlake in Commerce and the memory care is in a separate building. How will you separate it? They need more secure buildings. She also noted that she lived through assisted living with her parents, and sidewalks are needed. Mr. Schneider noted that they have control points such as

key pads, etc. They like to keep them within the building to transition them easier in the future. Mr. Shahzad stated that the way they have created their project with memory care and enhanced services and they have their own common spaces. He's doing this because his dad passed away from this and he was encouraged to enter into this field.

Ms. Dehart stated that it sounds very nice, wonderful. Mr. Fine pulled up the Saginaw campus website to give the Planning Commission an idea of what it will look like. Mr. Shahzad stated that this project is very similar, it's the typical look we go with.

Mr. Anderson stated that there is a definite a need for this product in White Lake. Kudos to you for researching it and addressing it. If we move forward, one thing that would really help is to bring in samples of products and renderings and he would still like to see more cultured stone. Mr. O'Neil stated that when they come back for final, they will make those tweaks.

Ms. Carlock wanted to note that the development needs more trees, some shade trees in courtyard. She likes a wider road, maybe a curve along the road coming in. Her family members always want to go for a walk outside and she would like to see walks everywhere. She had a question about the perimeter road and Mr. Andre said the perimeter road serves a dual function and the purpose is for public safety. It nestles into the site very well. They should be good neighbors and caregivers. Mr. Potter noted that one of the issues with pushing the roadway out is the need for the retaining wall. We don't allow those to be built inside of an easement. Mr. O'Neil would like them to leave as many trees as they can. Mr. Noble stated that it's a natural setting and it's going to be beautiful.

Mr. Fine opened the meeting to the public at 8:49 p.m.

Susan Klein, President of Settlers Point (8030 Highpoint Trail) wanted to let the Planning Commission know they went to both sites and they were very impressed. It's beautiful and upscale and they will be happy to have them as neighbors. She has personal experience with these types of facilities and this is top of the line.

Cliff Seiber (8145 Benny Lane) stated that he is very impressed with the layout, landscaping and maintenance and we will be dealing high quality developer. He feels it will generate less traffic than single family homes and has three site plan comments. There is a proposed sidewalk along Williams Lake Road and currently there are no sidewalks along Williams Lake Road in adjacent neighborhoods. He feels that adding this small section of walk doesn't provide much useful benefit. Regarding the trees at the Southwest corner, taking the earth out and clearing trees and restoring this is not much more than retaining wall would cost. The new building is 4' higher than the neighbor Munro's house (8185 Benny Lane), and he would like the Planning Commission to consider screening this with berms. They strongly approve the development.

Barbara Greenberg (8100 High Point Trail) wanted to say she met with Mr. Shahzad and she agrees with the development going in. She sent him pictures of wildlife near the site. She wants to make sure the site is not enlarged in the future with additional apartments, she was told by the developer that they wouldn't be and would like a commitment. Mr. O'Neil reported that there is a development agreement so all of these concerns will be memorialized in that agreement. Mr. O'Neil noted that Cliff Seiber is very knowledgeable and he agrees with two of his points but not the sidewalk, absolutely keep the sidewalk in.

Mr. Fine closed the meeting to the public at 9:01 p.m.

Mr. Seward **MOVED** to recommend to the Township Board the approval of the Preliminary Site Plan for New Hope White Lake, LCC (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). The approval is subject to all consultant review comments and to berm the parking lot and more sidewalks throughout the development. Mr. Noble supported and the **MOTION CARRIED** with a roll call vote: Grubb – yes; Noble – yes; Dehart – yes; Seward – yes; Fine – yes; Anderson – yes; Carlock – yes; Meagher - yes. (8 yes votes).

Mr. Meagher **MOVED** to recommend to the Township Board the Rezoning of New Hope White Lake, LCC (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) from R1B to PD. The approval is subject to all consultant review comments. Ms. Dehart supported and the **MOTION CARRIED** with a roll call vote: Grubb – yes; Noble – yes; Dehart – yes; Seward – yes; Fine – yes; Anderson – yes; Carlock – yes; Meagher - yes. (8 yes votes).

Old Business:

a) **Zoning Ordinance Amendments**

Mr. O'Neil would like to keep working away at the ordinances and put it on next month's agenda with a draft for consideration by the Planning Commission.

New Business

a) **Aspen Meadows Extension**

Mr. O'Neil noted that this is a request for a one-year extension of the site plan approval for this project. Mr. O'Neil recommends approval, the new expiration date would be March, 2021.

Mr. Fine MOVED to extend the site plan approval for Aspen Meadows for one year, to expire in March, 2021. Ms. Dehart supported and the **MOTION CARRIED** with a roll call vote: Grubb – yes; Noble – yes; Dehart – yes; Seward – yes; Fine – yes; Anderson – yes; Carlock – yes; Meagher - yes. (8 yes votes).

Liaison's Report

Ms. Grubb reported that she hasn't been at a Park and Recreation meeting for a while due to the shutdown. And she wanted to report that she's a grandmother again.

Planning Consultant's Report

Greg Elliott had no report

Director's Report:

Mr. O'Neil reported that the executive order was extended and hopefully we'll know more about what's going on with the meetings, whether they are Zoom or in person. Community Development (Building/Planning) will be back to work full time on May 8th, but we will not be open to the public.

Communications:

a.) Next meeting dates:

May 21, 2020

June 4, 2020

Other Business:

a) Election of Officers and selection of liaisons

Mr. Seward MOVED to reappoint Mr. Fine as the Chairman of the Planning Commission. Ms. Grubb supported and the MOTION CARRIED with a roll call vote: Grubb – yes; Noble – yes; Dehart – yes; Seward – yes; Fine – yes; Anderson – yes; Carlock – yes; Meagher - yes. (8 yes votes).

Mr. Fine thanked everyone; he really enjoys doing this.

Mr. Anderson MOVED to reappoint Ms. Carlock as the Vice Chairperson and Ms. Grubb as the Secretary of the Planning Commission. Mr. Meagher supported and the MOTION CARRIED with a roll call vote: Grubb – yes; Noble – yes; Dehart – yes; Seward – yes; Fine – yes; Anderson – yes; Carlock – yes; Meagher - yes. (8 yes votes).

Mr. Meagher MOVED to reappoint Ms. Dehart as the ZBA liaison and Ms. Grubb as the Parks and Recreation liaison. Mr. Fine supported and the MOTION CARRIED with a roll call vote: Grubb – yes; Noble – yes; Dehart – yes; Seward – yes; Fine – yes; Anderson – yes; Carlock – yes; Meagher - yes. (8 yes votes).

Mr. O'Neil wanted to recognize Ms. Carlock for all of her time and work on the Parks and Recreation board.

Mr. Noble wanted to note that the Hospitality House food pantry is taking donations and if you know any families who need help, just reach out to him. You don't have to be a resident of that area and they feed over 500 families per month. He is seeing a lot out there every day, including people afraid to go to doctors. Ms. Grubb noted that abuse and suicide has gone up and we're not hearing about that. Mr. Fine stated that he sells products to sanitize hospitals and is very busy traveling, but he thinks more people will be getting back to work and that should be helping.

Mr. Anderson asked if anything was addressed in the board meetings that we should be aware of? Mr. O'Neil noted that the only item that would pertain to the Planning Commission is that the Township board took action on the \$ 20,000. resolution for the paving SAD at Colony Heights. Mr. Potter noted that the Township is currently on irrigation restrictions and the Hillview Well House is being rebuilt. They've been able to stay on track with the help of contractors, but they are having a little issue with DTE. The original completion date was May 5 and we're 2 to 3 weeks behind schedule. They are hoping to reduce the irrigation restriction by June and they are taking irrigation out of our peak service hours.

Adjournment:

Mr. Fine moved to adjourn the meeting at 9:28 p.m. Mr. Noble supported and the MOTION CARRIED with a voice vote. (8 yes votes)