

**WHITE LAKE TOWNSHIP  
PLANNING COMMISSION**  
7525 Highland Road  
White Lake, MI 48383  
**NOVEMBER 7, 2019 @ 7:00 p.m.**

Acting Chairperson Carlock called the meeting to order at 7:00 p.m. and led the Pledge of Allegiance. Roll was called.

ROLL CALL: Steve Anderson  
Merrie Carlock  
Rhonda Grubb – Secretary  
Peter Meagher  
Anthony Noble  
Debby Dehart, Excused  
Joe Seward

Absent: Scott Ruggles, Board Liaison  
Mark Fine – Chairperson

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

Visitors: 4

**Approval of Agenda**

**Mr. Anderson moved to approve the agenda as presented. Mr. Meagher supported and the MOTION CARRIED with a voice vote. (6 yes votes)**

**Approval of Minutes**

a. September 5, 2019

**Mr. Meagher moved to approve the minutes of September 5, 2019 as presented. Mr. Noble supported and the MOTION CARRIED with a voice vote. (6 yes votes)**

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

There was no discussion from the public for items that were not on the agenda.

**Public Hearing:**

There is no public hearing this evening.

**Old Business:**

**a) # 18-024 Verizon Cell Tower**

- Location: Property is located at 1240 Bogie Lake Road, described under parcel number 12-29-476-004, located on the west side of Bogie Lake Road, between Cedar Island Road and M-59, consisting of approximately 11.88 acres, and currently zoned AG (Agricultural District).
- Request: **Site Plan Extension**
- Applicant: Bob Przybylo, RJP Consulting, PI Telecom Infrastructure V  
Deed holder is Sunshine Management Services, LLC.

Mr. O'Neil reported that this was brought before the Planning Commission last December. It's a simple one year extension. The original owner of the property sold it on Land Contract, and the original owner has a discrepancy and they are fighting it out. The motion should include all previous requirements, terms and conditions carried forward. They haven't completed the final removal agreement because they haven't acquired all the signatures.

**Mr. Noble moved that the WLT Planning Commission grant a Site Plan Extension for one year for #18-024 Verizon Cell Tower (Property is located at 1240 Bogie Lake Road, described under parcel number 12-29-476-004, located on the west side of Bogie Lake Road, between Cedar Island Road and M-59, consisting of approximately 11.88 acres, and currently zoned AG: Agricultural District). The extension will include all previous requirements, terms and conditions carried forward. Mr. Anderson supported and the MOTION CARRIED with a roll call vote: Anderson – yes; Seward – yes; Carlock – yes; Grubb – yes; Meagher – yes; Noble – yes. (6 yes votes)**

**b) Ordinance Amendment Discussion**

Mr. Hudson discussed the Home Occupation ordinance. With the outdoor storage of fleet vehicles, some of the ordinances are pretty restrictive. People want to stay within WLT, but their business model doesn't fit within specific zoning. They may have some trucks and trailers that you don't want in a residential neighborhood. Light Manufacturing (LM) zoning is limited and very expensive. Mr. Hudson wondered if we could open up General Business (GB) or Planned Business (PBD) so the business could move there and stay within the Township. Most of them are landscape companies, etc. Mr. Hudson wanted to have an open discussion. The goal is to give them more options once they outgrow their home, some options within the Township that aren't that expensive. Mr. Hudson noted that we'd be moving them out of residences to allow some of these to stay within the township. Certain vehicles wouldn't be allowed in those areas, the smaller type vehicles could be accommodated.

Ms. Dehart just went through this in another community and they looked at a conditional zoning. The PC would write how many vehicles, etc. specifically for that one. Mr. O'Neil noted that conditional zoning is not a good fit in White Lake Township.

The only outdoor storage of fleet vehicles is Light Manufacturing (LM). Mr. O'Neil stated that we have quite a few parcels master planned for that and what we've done in the past is to look at surrounding neighbors. Mr. O'Neil wanted to know if the PC would like to research this further.

Ms. Dehart said she sees a demand for this. Mr. Anderson asked Mr. Hudson if he has been citing these people, from the current standpoint? Mr. Hudson said that he is. 95% of them are very considerate of their neighbors but there's a significant need for change in our ordinance.

Mr. Meagher asked if it's possible to take an inventory. Mr. O'Neil noted that with illegal home occupations, if you're running a hair or nail salon, etc., no one is noticing because there are not big trucks at your residence. Mr. Hudson reported that it's few and far between for those who abuse. Mr. O'Neil stated that at one time we had White Lake Tech Suites proposed. It was a neat project because he was going to do a building of suites in Light Manufacturing (LM) almost like a business incubator, but it never took off due to the economy getting soft. Mr. O'Neil thought something like that would be perfect and there's probably a niche around here for that.

Mr. O'Neil went over the list of proposed amendment areas and discussed the thoughts behind the needs for the updates.

**New Business:**

No new business.

**Liaison's Report:**

Ms. Grubb reported that the Parks & Rec meeting is canceled for November. The documents for the acquisition of the Brendel lake park property have been acquired. The Halloween event at Fisk farm turned out great.

Ms. Carlock wants to make sure there are no trailers left at the Brendel lake property. She strongly recommends a walk through prior to closing. Ms. Carlock asked if there are any more PC meetings this year? Mr. O'Neil stated that there will probably be one of the two December meetings.

Mr. O'Neil asked the PC members to please go to the Township's website and take the survey that will help guide the development of the Civic Center area.

**Other Business:**

**2020 Planning Commission Meeting Dates**

**Mr. Anderson moved to approve the 2020 Planning Commission Meeting Dates as presented. Mr. Noble supported and the MOTION CARRIED with a voice vote (6 yes votes).**

**Adjournment:**

**Mr. Anderson moved to adjourn the meeting at 8:28 p.m. Mr. Meagher supported and the MOTION CARRIED with a voice vote. (6 yes votes)**

**The next meeting dates are scheduled for 11/21/19 and 12/5/19**