

**WHITE LAKE TOWNSHIP
PLANNING COMMISSION**
7525 Highland Road
White Lake, MI 48383
MARCH 21, 2019 @ 7:00 p.m.

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

ROLL CALL: Steve Anderson
Merrie Carlock
Debby Dehart
Mark Fine – Chairperson
Rhonda Grubb – Secretary
Anthony Noble
Scott Ruggles, Board Liaison
Joe Seward

Absent: Peter Meagher - Excused

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

Visitors: 4

Approval of Agenda

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

Approval of Minutes

a. March 7, 2019

Mr. Ruggles moved to approve the minutes of March 7, 2019 as presented. Ms. Grubb supported and the MOTION CARRIED with a voice vote. (8 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:

No public hearing.

Old Business:

No old business.

New Business:

- a) **West Valley**
- Location: Located on the west side of Union Lake Road, across from Carpathian Drive, and north of Cooley Lake Road, consisting of approximately 15 acres. Identified as parcel 12-36-176-003. Currently zoned as (RM-1) Attached Single Family
- Request: **Preliminary Site Plan Approval**
- Applicant: Stulberg White Lake Investments, LLC (Barry Stulberg)
342 Sycamore Ct
Bloomfield Hills, MI 48032

Mr. O'Neil noted that Greg Elliott from McKenna and Mike Leuffgen from J & A were not in attendance and he would be summarizing their reports.

Mr. Leuffgen's traffic report noted that the applicant went to the RCOC on the driveway location and the RCOC approved a preliminary sign off on it a year ago, but J & A questions the proposed driveway location. The density as proposed is not problematic, but if higher density was developed it could affect the traffic and a study would be needed.

J&A has recommended approval subject to resolution of some items on their report.

McKenna has recommended approval subject to some conditions on their review letter.

There is a screening issue. There is a neighbor near the emergency access drive who may be impacted the most and she needs to be properly buffered. Mr. O'Neil will meet on site with the developer and engineer to address her concerns. There is a gate proposed at the southwest corner of the development at Casa Loma and the fire department would have a box on it with knox keys. It's not a daily access point, it's for emergency purposes only.

Ms. Carlock asked about access off of Valley View Circle. There is a big grade change from Union Lake Road to this area.

Mr. Noble asked about left turn locking with Carpathian Drive. The entrances either have to be lined up or have enough room in between to prevent left turn locking. Would it be better to be directly across from Carpathian Drive? It's usually preferred, but we don't know that it's a must. It's been preliminarily approved from RCOC, long term is trying to make traffic flow.

Ms. Dehart asked if there will be a center lane on Union Lake Road for the development? No, there will be a bypass lane (taper and passing lane). The result is the widening of the road.

Mr. O'Neil noted that the Planning Commission looked at this plan last spring. It's next to the Preserve at Hidden Lake. This will be a similar concept to Redwood. The development will be ranch style, single

story rental apartments with two car attached garages. Mr. Noble asked how much the anticipated rents will be? Mr. Siebert noted that they will probably be under \$2,000.

Mr. Potter stated that a considerable amount of utilities will go into this development. There were some issues with grades that have been addressed. The developer will extend the 12" watermain which is a good improvement, and helps with the Township masterplan. He is working on storm water flow with them and they have addressed most of his comments.

Cliff Seiber was in attendance from Seiber Keast Engineering. The drive location is proposed there because of the grade. The left turn lock issue doesn't apply with this configuration. The RCOC was in agreement that there was no left turn lock. Along the South property line, the minimum setback is 40 feet and the proposed setbacks average 67 feet. There is significant tree saving. The Union Lake Road setback minimum is 40 feet and the setbacks average 99 feet from the future right of way. There will be some tree saving along the West and those homeowners already have pretty wooded lot. They are about 20% under the density they could have done. They are proposing a 6' fence along South and West property line, adjacent to the storm water basin.

The park inside Valley View Circle is about 28% over the space requirement. There are sidewalks throughout the development. There are four parking spaces per unit plus an additional 27 throughout.

The street lighting for the site consists of two lights on each garage, and one light on the porch. They are on timers, and mandatory. Mr. Anderson asked for lighting purposes, what the distance between the garage and street is? That distance is 30 feet. Ms. Carlock asked if they had done that lighting in other developments. Yes, they have and it's nice, even subdued lighting throughout.

Mr. Seward is still a little concerned about the drive location. What impact will the new developments going in off of Union Lake Road have? If the density was changed it would impact the density but they aren't proposing that at this time. If it did change, a new traffic study would be required. The plans don't address Lakepoint, the proposed development across the street.

Mr. Noble noted that eventually a turn lane would be needed along Union Lake Road due to the condition of the road. Mr. O'Neil stated that Union Lake Road needs resurfacing and widening.

Mr. Anderson asked about the square footage of the units. They will be roughly around 1,505 square feet. Ms. Dehart asked what kind of exterior is proposed? It will be brick and siding.

Ms. Grubb asked what will be done for the homeowner at the emergency gate area. Mr. O'Neil stated that we'll be meeting with her and trying to accommodate her.

Call to public opened at 7:49 p.m.

Mary Early (5925 Pine Ridge Ct.) Mrs. Early asked if one of the units will an office? Mr. Seiber stated that the office is planned to be offsite. She asked who will maintain the exterior lights, and that will be the owner of the complex.

Call to the public closed 7:50

Mr. O'Neil stated that if this moves ahead, he will be meeting with the homeowner at the emergency gate, and Mr. Seiber. He would bring reasonable changes back to the Planning Commission at the time of final.

Mr. Anderson moved to recommend to the Township board approval of the Preliminary Site Plan for West Valley (Identified as parcel 12-36-176-003) and to consider all staff and consultant comments and to include a meeting between White Lake Township Planning Department, the developer and the homeowner at the southwest corner of the development in reference to the emergency gate. Ms. Dehart supported and the MOTION CARRIED with a roll call vote: Anderson – yes; Fine – yes; Carlock – yes; Dehart – yes; Grubb – yes; Noble – yes; Ruggles – yes; Seward – No; (7 yes votes, 1 no vote).

This will go to the Township board on April 16th.

Liaison's Report:

Mr. Ruggles reported that during the March Township Board meeting, it was announced that the White Lake Township Police Department received accredited status from the Michigan Association of Chiefs of Police. They worked two years to get the accreditation, and only 16 departments in the state have achieved this. The Township approved a dust control program with the RCOC, most roads will get 4 treatments. The Township approved three fleet vehicles for the Police Department, they will be purchased in advance to save money. There is a search for the new Fire Chief. The Planning Commission items before the board were approved.

Ms. Grubb reported that the March Parks and Recreation meeting was cancelled.

Ms. Dehart – no report.

Director's Report – Mr. O'Neil reported that the stream near the Hurondale booster station needs cleanup. He anticipates approval of the final site plan and development agreement for the Preserve at Hidden Lake at the April meeting.

Other Business:

No other business.

Mr. Noble moved to adjourn the meeting at 8:05 p.m. Mr. Anderson supported and the MOTION CARRIED with a voice vote. (8 yes votes)

The next meeting is scheduled for April 4th, 2019.