

**WHITE LAKE TOWNSHIP  
PLANNING COMMISSION**  
7525 Highland Road  
White Lake, MI 48383  
**OCTOBER 4, 2018 @ 7:00 p.m.**

Mr. Anderson called the meeting to order at 7:00 p.m. and led the Pledge of Allegiance. Roll was called: Ms. Grubb and Ms. Carlock were excused.

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

Also Present: Sean O'Neil, Planning Director  
Aaron Potter, DPS Director  
Jason Hudson, Ordinance Officer  
Sherri Ward, Recording Secretary

Visitors: 2

**Approval of Agenda**

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

**Approval of Minutes**

a. September 20, 2018

**Mr. Meagher moved to approve the minutes of September 20, 2018, as presented. Mr. Noble supported and the MOTION CARRIED with a voice vote. (7 yes votes)**

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

**Public Hearing:**

Mr. O'Neil explained the current fence ordinance, and the necessity to change the language.

Mr. Hudson, Ordinance Officer, was in attendance to discuss the ordinance. He submitted a picture from a house on White Lake Road that has a 6 foot, un-obscuring fence in the front yard which met the requirements of the previously worded ordinance. The neighbors have all called to complain about it. The new ordinance is written to prevent this.

There is another fence fronting Round Lake Road at Funston that just came up on the radar and this one is a 6 foot obscuring fence. The fence on Round Lake Road is going before the ZBA. A four foot fence could go right up to the property line. In the case of White Lake Road 6 foot fence, it's not a privacy fence, it is a post and chain link.

Mr. Anderson looked over the diagram to clarify the allowance of the 6 foot versus 4 foot fence. The diagram will be updated to reflect the intention of the ordinance. Mr. Anderson noted that changing the diagram will come a long way to explain things without a lot of interpretation. The language today only deals with privacy fences, 6 foot high fences don't belong in front yards.

Ms. DeHart asked if this is for every zoning. O'Neil said this is, besides AG and SF. If there is a special case or hardship the resident could go to the ZBA.

The reason we are dealing with the updated ordinance at tonight's meeting is because it came up after the publication deadline. If passed tonight, it will go before the next Board meeting.

Mr. Seward asked about the lakefront language. This is only refers to privacy fences, so they don't obscure views along the lake.

Mr. Hudson noted that he sees a lot of split rail fences in the Township to delineate property lines. Mr. Hudson is in a court case now with a lake lot fence that has lattice on it.

Mr. Anderson opened the Public hearing at 7:22 p.m.

Mary Smith (2550 Porter Road) wanted to clarify 6 foot fences in front yards for residents who own horses, etc. Mr. Hudson said that this should be covered in the Maintenance of Animals portion of the ordinance. AG/SF zoning has the Maintenance of Animals designation.

Mr. Anderson closed the Public hearing at 7:27 p.m.

The Planning Commission discussed how to reference the availability of 6 foot fences in AG and SF parcels over two acres. There was some discussion about how GAAMP (Generally Accepted Agricultural and Management Practices) could impact the fence ordinances in AG and SF designations. Mr. Ruggles noted that GAAMP in itself probably does not refer to farms less than 2 acres.

Mr. O'Neil suggested the following language change to the ordinance to incorporate AG and SF fence designations:

iii. Provided the minimum acreage requirements are met for the zoning district, and animals are being kept per Section 4.2, wire or non-obscuring fences in AG or SF districts may be up to 6 feet in height and may be located on all property or road right of way lines of a parcel of land providing such fences are maintained in a good condition and do not result in an unreasonable hazard to persons who might come near them, nor obstruct driver visibility on adjoining roads as provided in sub-section B above.

Mr. Seward motioned to recommend approval of the changes to subsection D.ii and D.iii under 5.12 Fences, Walls and Other Protective Barriers as discussed tonight using language proposed by Mr. O'Neil. Mr. Noble supported and the motion passed with a role call vote: Anderson – Yes, Ruggles – Yes, DeHart – Yes, Meagher – Yes, Fine – Yes, Noble – Yes, Seward – Yes (7 yes votes)

#### 5.12 FENCES, WALLS AND OTHER BARRIERS

ii. With the exception of lakefront lots, fences that are located along the side and rear lot lines shall be a maximum of 6 feet in height. In no instance shall a fence over 4 feet high be placed in the front yard of a residence, or any closer than the minimum front setback line, in the case of a corner lot. On lakefront lots, privacy fences shall be a maximum of 4 feet in height and shall not be located closer than 30' to the shoreline. For purposes of this section, the shoreline is considered the ordinary high water mark.

**Liaison's Report:**

The Parks and Recreation Committee meets next week Wednesday. The Trunk or Treat event is October 20<sup>th</sup>.

ZBA Report -- Ms. DeHart reported that there was a variance request on Elizabeth Lake Road, for a very large garage and front setback. This item was tabled.

Trustee report. Mr. Ruggles reported that there is a new restaurant coming to White Lake Township, Mohave Cantina. Some police vehicle (SUV) purchases were approved. The Township has agreed to enter into the Grass Lake Road construction agreement. The Fisk Farm pathway is tabled until the cost comes down. The Preserve at Hidden Lake was approved for zoning changes and preliminary site plan approval. There was a Special Board Meeting held to discuss the Pawlak property.

Director's Report -- O'Neil reported that there are a few projects coming down the pike. At the next meeting there will be discussion about a cell tower on Bogie Lake Road. There should be a few residential projects coming before the Planning Commission in late November or early December. There will not be a meeting on October 18<sup>th</sup>.

The next meeting is scheduled for November 1st.

Meeting adjourned at 8:01 p.m.