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Terry Lilley, Clerk  
Mike Roman, Treasurer



Trustees  
Scott Ruggles  
Michael Powell  
Andrea C. Voorheis  
Liz Fessler Smith

## WHITE LAKE TOWNSHIP

7525 Highland Road • White Lake, Michigan 48383-2900 • (248) 698-3300 • www.whitelaketwp.com

### WHITE LAKE TOWNSHIP PLANNING COMMISSION

7525 Highland Road  
White Lake, MI 48383  
July 19, 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: Mr. Ruggles was excused.

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

Also Present: Sean O'Neil, AICP, Community Development Director  
Mike Leuffgen, Johnson & Anderson  
Lynn Hinton, Recording Secretary

Visitors: 1

#### Approval of Agenda

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

#### Approval of Minutes

a. June 21, 2018

Ms. Grubb moved to approve the minutes of June 21, 2018 as corrected. Ms. Dehart supported and the MOTION CARRIED with a voice vote. (8 yes votes)

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

Mr. Anderson opened the discussion for public comment on items not listed on the agenda, but none was offered.

#### New Business:

a. File No. 18-013 Mojave Cantina Rezoning  
Location: Located on the south side of Highland Road, just east of Fisk Road, currently

58 zoned (LB) Local Business, identified as parcel number 12-23-227-006,  
59 consisting of approximately 3.09 acres  
60 Request: 1) Rezone property from (LB) Local Business to (GB) General Business  
61 Applicant: Mr. Phil Tsapatoris  
62 1221 Bower Street #1092  
63 Birmingham, MI 48012  
64

65 Mr. O'Neil reviewed McKenna's letter of May 7, 2018. The site is currently improved with a multi-tenant  
66 commercial building. To the west is a site used for retail, and to the east is a child care facility.  
67 Applebee's and the White lake Marketplace shopping center are located across the street. McKenna  
68 feels the Planning Commission would be justified in recommending that the Township Board approve the  
69 request to rezone for the following reasons: (1) The requested GB zoning district is consistent with uses  
70 deemed appropriate for a PD area; (2) Rezoning the parcel to GB is compatible with the character of the  
71 surrounding area; (3) The intended use will be adequately served by the site's location on Highland Road;  
72 and (4) The depth of the lot allows for adequate buffering for the residential properties to the south.  
73 Noted however is that granting the rezoning of the parcel does not guarantee future site plan  
74 development approval, as those applications will still need to be made.  
75

76 Mr. O'Neil added that Mr. Tsapatoris desires to open a restaurant with a liquor license and this is driving  
77 the request. He is connecting to water and sewer and is currently going through the review process  
78 administratively.  
79

80 Mr. Tsapatoris stated they have another location in Clawson if anyone wanted to view their website. He  
81 continued by indicated that he's been in the restaurant business his whole life. Mojave Cantina in  
82 Clawson, which opened in 2012, has been voted the best Mexican restaurant two years in a row.  
83

84 Ms. Grubb asked why Mr. Tsapatoris chose White Lake. Mr. Tsapatoris felt that White Lake needs  
85 restaurants and there are a few liquor licenses available. It would be a good opportunity for him. He will  
86 take the corner lot of the complex, gut the building, redo the shopping center, and bring in water and  
87 sewer. His plans are to open the restaurant by Cinco de Mayo next year.  
88

89 Mr. Anderson opened the public hearing at 7:14 p.m.  
90

91 Mr. O'Neil indicated a few neighbors came in from Twin Lakes asking about the restaurant. One was  
92 confused that a new building was coming in, and the other was happy to come in for drinks and be able to  
93 walk home.  
94

95 Regarding the liquor license, there was a question as to the distance from the church and how it would be  
96 measured. State law says there has to be 500 ft. between the two establishments. Mr. Noble indicated  
97 that it's measured from the corner of the building to the corner of the property line, but a waiver could be  
98 granted if it's not 500 ft.  
99

100 With no other comments, the public hearing was closed at 7:19 p.m.  
101

102 Mr. Meagher noted that in McKenna's report, a traffic study was considered but deemed not necessary.  
103 This can be added to the motion that this was waived.  
104

105 **Mr. Fine moved in file 18-013 Mojave Cantina, to recommend to the Township Board approval of**  
106 **the rezoning request from (LB) Local Business to (GB) General Business for parcel 12-23-227-006,**  
107 **referencing McKenna May 7 letter, 2018. Also, finding that there is no need for a traffic study**  
108 **since this is an existing complex. Ms. Grubb supported and the MOTION CARRIED with a roll call**  
109 **vote: Fine – yes; Grubb – yes; Dehart – yes; Meagher – yes; Anderson –yes; Carlock – yes; Noble**  
110 **– yes; Seward – yes. (8 yes votes)**

111 **Liaison's Report:**

112 Mr. Ruggles was not present to give a report.  
113  
114  
115

116 Ms. Grubb indicated that the Parks & Rec did not have a meeting last month, but that Mr. Iacoangeli  
117 has been keeping the committee updated on current events. The Fisk Farm pathway permits are in  
118 the approval process. The Township Board has approved the ballot language for the millage and  
119 they are looking for volunteers to get the campaign going. Mr. O'Neil stated that the township could  
120 not use township time or resources to assist with a campaign, but it could provide information. Mr.  
121 Anderson suggested approaching the Boy Scouts for help. Ms. Grubb added that Ms. Deren sent an  
122 email out looking to establish a committee that would meet on Monday or Tuesday mornings. She  
123 will get those specific dates and share the information.  
124

125 Ms. Dehart reported that there was one case on the ZBA agenda last month requesting side and front  
126 yard setback variances for an odd-shaped parcel. The request was approved.  
127

128 **Director's Report:**

129  
130 Mr. O'Neil reported that the library is moving through construction and they will be making the water  
131 connection next week. There is a 10-day road closure along Elizabeth Lake to put the water line in,  
132 but local traffic will be allowed.  
133

134 The Township Board approved the Aspen Meadows development agreement.  
135

136 The ZBA ordinance amendments were approved by the Township Board with a few changes and with  
137 the exception of one amendment.  
138

139 With regard to overnight outdoor storage of vehicles, the currently allowance is 1.5 and the Planning  
140 Commission amended it to 3. The Township Board changed that to 4/bay, with the ability to get a  
141 waiver to have additional vehicles outside.  
142

143 The Board also changed the portable signs portion that allows being 5 ft. from road right of way, to  
144 now being from the traveled portion of the road, or outside the right of way, whichever is further. Mr.  
145 Powell suggested using the edge of the pavement as an indicator.  
146

147 Boat storage was also changed to cap at 5 active land use permits given at any time. The  
148 requirement is that all will be located on a public road, and if off a private road, it must be built to  
149 standards and be able to handle the load, and the neighbors would have to sign off on this. This  
150 protects the neighbors from what could be a noxious use.  
151

152 A case back from 2005, The Ravines, was granted preliminary approval and special land use  
153 approval at that time and is now coming back. Since so much time has lapsed, they must go through  
154 the approval process again. The property is located north of White Lake Road on the north side of  
155 Ormond. They are proposing 38 single-family homes that will be serviced by private wells and septic.  
156

157 The Hidden Lake development on Union Lake Road picked up some acres. This is mixed-use  
158 residential proposed for a total of 135 units with townhouses on the end, brownstone style; the middle  
159 of the property is a band of duplex condos; and homes around the lake. This case came in last week  
160 for a revised preliminary. They may have to put excel and decel lanes on Union Lake Road. They  
161 could potentially be here in August or September for a public hearing.  
162

163 The office has been working on the CIP update and will be reading for a public hearing either August  
164 16 or September 6, then to the Board for their September meeting.  
165

166 **Communications:**

167  
168 **Next meeting dates:**

- 169 • Regular Meeting – August 2, 2018 (Carlock and Anderson cannot
- 170 attend – possible cancellation)
- 171 • Regular Meeting – August 16, 2018

172  
173 **Adjournment**

174

175 **Mr. Meagher moved to adjourn the meeting at 7:55 p.m. Ms. Grubb supported and the MOTION**  
176 **CARRIED with a unanimous voice vote. (8 yes votes)**