

Rik Kowall, Supervisor
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
June 21, 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. Carlock, Mr. Fine, Mr. Noble and Mr. Seward were excused.

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

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

Visitors: 7

Approval of Agenda

Mr. Meagher moved to approve the agenda as presented. Ms. Dehart supported and the MOTION CARRIED with a voice vote. (5 yes votes)

Approval of Minutes

a. June 7, 2018

Mr. Meagher moved to approve the minutes of June 7, 2018 as submitted. Ms. Grubb supported and the MOTION CARRIED with a voice vote. (5 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. 17-020 Aspen Meadows Phase II
Location: Located on the south side of Grass Lake Road, west of Porter Road, adjacent to Aspen Meadows subdivision currently zoned (PD) Planned Development district,

58 Identified as parcel number 12-16-351-002, consisting of approximately 40.77
59 acres.
60 Request: 1) Final Site Plan Approval
61 2) Planned District Development Agreement
62 Applicant: JFK Investment Company
63 Mr. Joe Kosik
64 43252 Woodward Ave., Suite 210
65 Bloomfield Hills, MI 48302
66

67 Mr. Leuffgen of J&A reviewed his letter of June 7, 2018. He indicated that their previous review
68 comments in regards to the Final Site Plan have been addressed and it would be their recommendation
69 to approve the Final Site Plan contingent upon other township department approvals. He noted that a
70 Landscape plan was not provided.
71

72 With regard to the Final Engineering Plan, he would recommend that the plans be revised to address the
73 following: Approval for gas pipeline crossings; Grant of right-of-way for two roads and utilities from DTE;
74 Storm Water Management Facilities Maintenance Agreement, Easement and Lien; Offsite drainage
75 agreement for joint storm water discharge. Also, prior to scheduling a pre-construction meeting, the
76 following is required: A soil erosion control permit from OCWRC; NPDES permit; Approval and permits
77 from the RCOC; An MDEQ watermain; Sealed copies of the construction plans incorporating all final
78 township and agency review comments; and an estimate of construction cost for all site work.
79

80 Mr. O'Neil stated that a Landscape plan was provided to the planning department and they did review it.
81 There's street trees, but no entry way. Some areas can be landscaped, but the plan is primarily street
82 trees.
83

84 Ms. Dehart questioned them backing up to Alpine. Mr. McWilliams of JFS Investment stated they would
85 supplement plantings between the 40-50 ft. buffer.
86

87 Mr. Anderson questioned if there were any issues with the septic and Mr. Leuffgen stated there was not
88 and that the applicant has gone above and beyond what is required, and they have acquired permits.
89

90 Mr. O'Neil continued by stating that the applicant will meet the requirements in the ordinance for
91 landscaping, lighting, etc. We do not have an architectural detail for the homes, but we will need this to
92 make sure it is consistent with what is there in Phase I. The commission could delegate a committee to
93 make sure material matches the architectural standards. This was requested by the planning
94 department, but it has not been provided.
95

96 Mr. McWilliams indicated that the buffer is 40 ft. in some areas and 50 ft. in one corner. There are a few
97 spots with a slight boulder wall. There is no clearing in that area and they will fill in any gaps with
98 plantings. They will fully address the concerns from the residents from the last meeting. Further, there is
99 nothing extensive coming from J&A that can't be addressed.
100

101 Mr. Anderson stated that the buffer was a major concern at from the committee and residents at the last
102 meeting. He would have thought the applicant would have come in this evening and show exactly what
103 the presentation would be rather than just what's on the plans. Mr. McWilliams indicated they do not
104 have a rendering; they just planned on doing it.
105

106 Mr. Anderson asked if there was anything to show a comparison of what the Phase I homes look like
107 versus Phase II, but Mr. Williams did not have anything to present.
108

109 Mr. Anderson accepted comments from the public.
110

111 A resident indicated that the lot sizes seem smaller in Phase II compared to Phase I. The buffer zone
112 looks like it touches the corner of a house. Whoever buys that lot may want to cut the buffer down. The
113 developer will probably just clear cut the trees and plant a few extra, which wouldn't help them at all. He
114 personally is interested in the lots that adjoin their subdivision. They will lose some privacy.
115

116 Another resident was concerned with the road, and he had hoped it would be covered by a community
117 impact study, but the Township Board threw it out at their meeting. Mr. Anderson indicated that the
118 Planning Commission made a recommendation, but the Township Board removed the requirement. Mr.
119 Ruggles added that he tried to have the study it done, but the majority of the board waived the
120 requirement.

121
122 With regard to lot sizes, Mr. McWilliams stated that they are similar in general. Phase I has an average
123 lot size of 1.03 acres, and Phase II is 0.96.

124
125 Ms. Dehart asked whether the applicant can address the resident's concern in the agreement that lot 106
126 could not touch the landscaping or buffer area. Mr. McWilliams stated they had to put a generic box on
127 the plan of where the house could sit. On the plan it may look 5 ft. away, but this is only a generic
128 drawing. There is a bigger footprint shown on the drawing and the location is not exactly going to be
129 there. When someone buys the lot, they will pick their house and allow them to position it on the lot the
130 way they want.

131
132 Mr. O'Neil stated that something to this effect can be included in that area with markers or posts
133 designating the area as a conservation area and do not disturb. This could be put in a motion.

134
135 Mr. Anderson asked about clear cutting the trees. Mr. McWilliams stated part of the process is to remove
136 trees when building homes. There might be some lots that can be saved, but it would depend on Mr.
137 Kosik. He is not sure whether the site will be clear cut all at once or piece-meal.

138
139 **Mr. Meagher moved in file 17-020 Aspen Meadows Phase II, to approve the Final Site Plan, subject**
140 **to the consultant's issues and concerns from the staff being addressed, and that the architectural**
141 **design of the homes meet or exceed what is currently in Phase I. Lastly, take into consideration**
142 **to minimize clear cutting if possible. Mr. Ruggles supported and the MOTION CARRIED with a roll**
143 **call vote: Ruggles – yes; Grubb – yes; Dehart – yes; Meagher – yes; Anderson –yes. (5 yes votes)**

144
145 **Mr. Meagher moved in File 17-020 to recommend to the Township Board approval of the**
146 **Development Agreement, subject to cleaning up their draft, and that the natural buffer on the east**
147 **side behind lots 94, 95, 96, 105, 106 & 107 have plaques or signage added to designate the natural**
148 **buffer and do not disturb, and that they be placed along the buffer line so that people purchasing**
149 **those lots know that they cannot disturb that natural buffer. And that an exhibit be added to the**
150 **condominium documents that specifically deal with this area and the applicant will provide a**
151 **rendering with what the signs will look like. The agreement must reflect that the Township Board**
152 **has waived the traffic impact study and community impact study. Ms. Dehart supported and the**
153 **MOTION CARRIED with a roll call vote: Dehart – yes; Anderson – yes; Meagher – yes; Ruggles –**
154 **yes; Grubb – yes. (5 yes votes)**

155
156 Mr. McWilliams was directed to clean up their document between now and when it goes to the Township
157 Board so it looks like a more complete document.

158
159 **Liaison's Report:**

160
161 Mr. Ruggles reported that the board had a brief meeting. They approved the 1st reading to the Zoning
162 Ordinance amendments; and approved funding for parking lot repair.

163
164 Ms. Grubb indicated that the Parks & Rec did not have a meeting last month.

165
166 Ms. Dehart reported the ZBA is meeting this week and has one case on the agenda.

167
168 **Director's Report:**

169
170 Mr. O'Neil stated he appreciates everyone's attendance. He will address the quorum issue under
171 separate cover.

172
173 **Communications:**

174
175
176
177
178
179
180
181
182

Next meeting dates:

- Regular Meeting – July 5, 2018 (cancelled)
- Regular Meeting – July 19, 2018 (Dehart and Carlock cannot attend)

Adjournment

Mr. Meagher moved to adjourn the meeting at 8:20 p.m. Ms. Grubb supported and the MOTION CARRIED with a unanimous voice vote. (5 yes votes)