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WHITE LAKE TOWNSHIP

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**WHITE LAKE TOWNSHIP
PLANNING COMMISSION**
7525 Highland Road
White Lake, MI 48383
April 19, 2018 @ 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. Ruggles, and Mr. Anderson were excused and Ms. Carlock arrived shortly after the meeting was called to order.

ROLL CALL: Steve Anderson - Chairperson - Excused
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
Greg Elliott, Township Consultant
Lynn Hinton, Recording Secretary

Visitors: 8

Approval of Agenda

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

Approval of Minutes

a. March 15, 2018

Ms. Grubb moved to approve the minutes of March 15, 2018 as submitted. Mr. Meagher supported and the MOTION CARRIED with a voice vote. (6 yes votes)

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

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

Public Hearing:

a. File No. 18-004 White Lake Oaks Golf Course Rezoning
Location Located on the south side of Pontiac Lake Road, west of Williams Lake Road

58 and White lake Oaks Golf Course, currently zoned (AG) Agricultural and (R1-C)
59 Single Family Residential, identified as parcel number 12-24-20-008 consisting of
60 approximately 40 acres.
61 Request: Rezone property from AG (Agricultural) and R1-C (Single Family Residential) to
62 ROS (Recreation Open Space)
63 Owner & County of Oakland - Parks
64 Applicant 2800 Watkins Lake Road
65 Waterford, MI 48328
66

67 Mr. Elliott of McKenna Associates reviewed his report dated March 2, 2018. They have reviewed the
68 application. This is a 40-acre, unimproved, site with no frontage on a public road and this is contiguous to
69 the golf course. He is comfortable recommending approval of the request to the Township Board to
70 rezone the site from AG and R-1C to ROS for the following reasons: 1) the requested ROS zoning district
71 is consistent with the Township's Master Plan for land use; and 2) Rezoning the parcel to ROS is
72 compatible with the character of the surrounding area.
73

74 Oakland County Parks Property Manager, Paul Zachos, noted that the property was donated by the Girl
75 Scouts and to be consistent, they needed a zoning that made sense. He worked with Mr. O'Neil to get
76 the zoning packet together with the needs of the township.
77

78 Mr. Fine opened public hearing at 7:07 p.m. No comments were offered and the public hearing was
79 closed at 7:08 pm.
80

81 Mr. Meagher questioned whether anyone would oppose this request. Mr. O'Neil didn't think so. The land
82 is mostly wetland and to know it's in Oakland County Park control, the property will be protected in its
83 current state. The county parks program is very vast and they are a great partner working with the
84 township. Hopefully there will be future opportunities for kayaking, etc., which would be an asset to the
85 residents.
86

87 Mary Coda, 8100 Pontiac Lake Road, came in after the discussion and indicated that she is the only
88 residential home on this strip of road. Her property currently abuts to the golf course parking lot and she
89 heard rumors that the golf course parking lot will be expanded. Mr. O'Neil stated that the request this
90 evening is only to keep the zoning consistent, and any expansion of the parking lot would have to go
91 through the necessary steps.
92

93 **Mr. Fine moved in File 18-004 White Lake Oaks Golf Course, to recommend to the Township Board**
94 **approval of the rezoning request from AG (Agricultural) and R1-C (Single Family Residential) to**
95 **ROS (Recreation Open Space). Mr. Noble supported and the MOTION CARRIED with a roll call**
96 **vote: Grubb – yes; Dehart – yes; Meagher – yes; Fine – yes; Carlock – yes; Noble – yes; Seward –**
97 **yes. (7 yes votes)**
98

99 **Continuing Business:**

100 a. Zoning Ordinance Amendment Discussion

101 Mr. O'Neil indicated that these discussions have been ongoing for the past several months. The
102 amendments presented this evening attempt to clean up and clarify some of the language in the
103 ordinance.
104

105
106 Mr. O'Neil continued that a resident came in recently trying to obtain a Special Land Use permit for an
107 Animal Care Facility. Item 4.6.c of the existing ordinance requires certain setback requirements for this
108 type of use, and any property that abuts residential requires that all pens and runs should be in an
109 enclosed building. The language is old school and was written for a commercial kennel. The applicant
110 can't comply with all the standards and he agrees some are reasonable and some are unreasonable.
111 The applicant can't have this type of business at her current location. She would either have to pick a
112 new site, or wait for the ordinance to be amended. His recommendation is to accept the amendments
113 presented this evening so as not to hold them up, and look at Doggie Day Care Facilities in the future.
114 Ms. Dehart asked if she could go to ZBA, but Mr. O'Neil stated she could not since these are criteria to
115

116 qualify for a Special Land Use. The commission will look at this again at the next round of ordinance
117 amendments.
118

119 With regard to the amendments presented this evening, Mr. Elliott noted that Part 5 is completely
120 different, as there is a new note to the zoning district standards to allow smaller parcels for a Planned
121 Development District. Mr. O'Neil added that we currently have a 10-acre minimum requirement for PB or
122 PD. This allows for the applicant to petition the Planning Commission and Township Board for a waiver
123 from minimum acreage so the township doesn't lose good projects.
124

125 The commission agreed to review the ordinance one page at a time and discuss findings as they come
126 up.
127

128 Page 1

129 Ms. Carlock asked if this section changes electronic signs with regard to brightness, i.e., flashing signs in
130 windows or windows being complete illuminated. Mr. O'Neil stated that light levels have not changed, but
131 rather more of the sign can now be seen from 40% to 75%, but the owners still have to comply with size.
132 Flashing lights are not permitted and should be brought to the township's attention.
133

134 Page 3

135 Ms. Carlock asked if the township was getting into bigger signs. Mr. Elliott responded that they took out
136 content base regulations and stuck with dimensions and numbers. The duration could be specified
137 however, but the size is limited. Mr. O'Neil added that the Supreme Court ruled that all signs have to be
138 treated the same. You can't pick and choose when it comes to commercial free speech. Temporary
139 signs require a permit. It was agreed by the commission to strike "without permit required" from the
140 language.
141

142 Page 4

143 Renumber the Parts. Part 5 intent is PB and PD both.
144

145 Page 6

146 Ms. Dehart noted the language here states "no single structure shall exceed 4000 sq. ft." She questioned
147 an indoor arena with a barn attached. A lot of indoor arenas house horses. If you buy 20 acres, build a
148 house, indoor arena and 6 stall barns, this is one structure. O'Neil read a statement in section 5.7.c in the
149 ordinance that states "with the exception of those in AG or SF districts. Mr. Elliott will connect this
150 statement back and reference.
151

152 Page 13

153 With regard to the Density Bonus Option, Mr. Meagher indicated that we give a density bonus at the
154 discretion of the Planning Commission and in order to qualify you have to meet the cluster housing
155 development requirement. This sounds redundant to him, as applicants already have to meet the
156 requirements of Cluster housing. Mr. O'Neil stated this is allowed in Cluster or Planned Development.
157

158 Page 15

159 Regarding Boat Storage, Mr. Noble asked if the township will require fencing or a landscaping screen
160 around this. Mr. Elliott stated this is more for people in AG or SF. Mr. O'Neil added that there are a
161 dozen parcels in violation and this now gives them a path. White Lake Township is unique with all the
162 lakes it has. Ms. Dehart asked if this should be labeled for boats only, or what if someone wants to store
163 motorhomes in the summer. Mr. O'Neil stated there are more boats in the township, so this section will
164 address the needs of the community first, and it can always be amended down the road. Something that
165 can be talked about is whether there should be a timeline so this is seasonal, perhaps September 1-June
166 1. After June 1, there should be nothing on the site and the Special Land Use can be taken away if
167 they're in violation. Ms. Dehart asked about the boat trailers once the boats go in the water. Mr. O'Neil
168 responded that most of the storage the township sees is pontoons, and they're on blocks and stands.
169 He suggested easing into this and revisiting in a year or so. Ms. Grubb feels boat storage should be
170 defined.
171

172 Page 17

173 Regarding the Substitution Clause, Mr. Seward asked the purpose. Mr. Elliott responded that the idea is
174 you can have any message you want. The ordinance is regulating and allows for certain types of signs in

175 a commercial district, i.e., size and location. This clause says if you have such a sign, it doesn't have to
176 say your company. This is intended not to regulate content. There was discussion to remove this clause
177 from the section.

178
179 Page 25

180 Mr. Dehart questioned whether "Monument Signs" needs to be back in the definitions, as it appears it was
181 taken out.

182
183 Page 27

184 A few typos were found and will be corrected. Ms. Carlock questioned why portable signs can be placed
185 on walkway. She would like this eliminated or reworded. Mr. Elliott referenced sandwich boards and
186 noted that walkways are typically where they would be placed. Ms. Carlock referenced Kroger and stated
187 they have a lot of "junk" in the walkway and people have to walk in the parking lot to get around it. Mr.
188 O'Neil stated that Kroger is in violation and they have been talked to. He also feels this should be
189 addresses somehow. In order to have it, it has to qualify. Mr. Elliott added that if this is eliminated, it
190 would allow anyone to have it and completely block the pedestrian walkway. The theory here is telling
191 them where they can and can't have it.

192
193 Page 29

194 Mr. Meagher noted that the township has always asked developer to put sidewalks on both sides of
195 street. Mr. O'Neil stated that the township used to reference the Master Plan and the Recreation Plan
196 and somewhere else in the design standards. This is just making it clear.

197
198 With regard to signage, it appears Mr. C's is using their sign as a billboard right now. He can advertise
199 his own business and the township would allow ads for donors of time with bake sales, etc.

200
201 Electronic signs are a special sign you get. The township views this as a special privilege and these are
202 the reasons why: Community announcements and events, all non-commercial purposes and one
203 commercial to advertise your business. There may be a need for additional language to justify it to make
204 them generally non-commercial messages and advertising your own business.

205
206 **Liaison's Report:**

207
208 Mr. Ruggles was not present to give a report

209
210 Ms. Grubb reported that the Parks & Rec has not met since the last meeting. Ms. Carlock announced
211 that Hess Hathaway is having a sheep shearing event on April 28 starting at 9:00 a.m.

212
213 Ms. Dehart reported that the ZBA has 6 cases on the agenda for next week.

214
215 **Director's Report:**

216
217 Mr. O'Neil had nothing further to add.

218
219 **Communications:**

220
221 **Next meeting dates:**

- 222 • Regular Meeting – May 3, 2018 – Cancelled
- 223 • Regular Meeting – May 17, 2018

224
225 **Adjournment**

226
227 **Mr. Meagher moved to adjourn the meeting at 9:02 p.m. Mr. Fine supported and the MOTION**
228 **CARRIED with a voice vote.**