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WHITE LAKE TOWNSHIP

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WHITE LAKE TOWNSHIP PLANNING COMMISSION

7525 Highland Road
White Lake, MI 48383

October 5, 2017 @ 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. Fine, Mr. Lewsley and Mr. Ruggles were excused.

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

Also Present: Sean O’Neil, AICP, Community Development Director
Lynn Hinton, Recording Secretary

Visitors: 17

Approval of Agenda

Mr. O’Neil indicated that subsequent to Ms. Novak-Phelps retiring, the commission will need to select a new liaison to the Zoning Board of Appeals. Ms. Dehart volunteered.

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

Approval of Minutes

a. September 7, 2017

Mr. Meagher moved to approve the minutes of September 7, 2017 as submitted. Ms. Grubb supported and the MOTION CARRIED with a voice vote. (6 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.

Public Hearing:

a. File No. 17-017 T. Joseph Seward Rezoning
Location: Located on the east side of Porter and at the end of Dolane Blvd., currently

59 zoned (AG) Agricultural, identified as parcel number 12-21-201-004
60 (1250 Dolane), consisting of approximately 10.10 acres.
61 Request: Rezone from (AG) Agricultural to (SF) Suburban Farms
62 Owner: T. Joseph Seward
63 Applicant: T. Joseph Seward, 1250 Dolane Blvd., White Lake, MI 48383
64

65 Mr. O'Neil stated that this is a straight forward request. The lot is north of M59 and east of Porter
66 Road. This is a large lot with a single family home. The request is to split the lot and build a new
67 home on the new parcel. One parcel will consist of 2 acres and the other parcel 7-8 acres.
68 McKenna's letter of 8/17/17 indicates that this is awkward shaped parcel. The request is based on
69 merit for future land use. If the intention is to buy and split into 2 parcels, Mr. Seward would not be in
70 violation. He also has to meet township road frontage requirement of 165 ft. or extend a private road
71 off the county road. This request is consistent with the Master Plan and surrounding area and will not
72 result in spot zoning. Issues with the road can be resolved in the lot split process. They have a
73 panhandle of property and could have a road lead out to Porter, but they would have to meet the
74 requirements. Dolane is a county road that dead ends at the applicant's home.
75

76 Ms. Dehart asked how the second parcel will access. Mr. O'Neil stated they could access by gravel
77 or pavement to township standards and they would need a permit from the county to extend off a
78 county road. This is done regularly throughout the county.
79

80 Mr. Seward stated 4250 Sebring Drive, White Lake, indicated that he and his wife bought the property
81 with their son and his wife with the thought of splitting it. When they found out they had to have a
82 road, it wouldn't leave 10 acres. Their plan is to make a 165 ft. dirt road with a turnaround and give
83 the school district room for a special bus to transport their special needs granddaughter. There is a
84 hill on the property and they would like to build a smaller home in that area. The Intent is to use the
85 panhandle to access Porter Road. There will be a path between the two homes. They would keep
86 the existing horse barn on the larger parcel of 7-8 acres. They don't have any great time constraints
87 yet. They are fixing up the house to be sold before they get into the construction phase.
88

89 Ms. Carlock asked if a dirt road for the cul-de-sac would still meet county standards. Mr. O'Neil
90 stated that a public road would have to be paved, but county spec private roads can be dirt or gravel
91 and would be built under inspection of township engineers.
92

93 Mr. Anderson opened the public hearing at 7:27 p.m.
94

95 Steve Gravelin, 1165 Dolane, stated his only concern is that Dolane Blvd. was built in 1986 or 1987
96 and the county standards were different back then. If construction traffic starts up and down the road
97 with heavy trucks, the road will not support it. He asked whether the panhandle could handle
98 construction traffic. He added that Dolane was put in as an SAD to the residents on that road. If the
99 county came in now, they would want to re-ditch all their yards and repave and this would be
100 expensive.
101

102 With no other comments, the public hearing was closed at 7:32 p.m.
103

104 Mr. O'Neil stated how this would work is that Mr. Seward would go forward to extend the road, and
105 the county would get a bond from them in case the road was damaged or destroyed in the course of
106 construction. We can't say they can't do, but the Road Commission would give the permit with
107 conditions. We can ask them to use the panhandle off Porter Road. This provides another option
108 and makes sense. They also have to put in soil erosion measures in place and panhandle would be
109 best option. Mr. Seward agreed it is the better option. His plan is to make access off Porter.
110

111 Mr. O'Neil noted for the record that a mailing was sent to 24 owner/occupants within 300 ft.
112

113 All parties understand the concern and intent.
114

115 **Mr. Meacher moved in File 17-017 to recommend to the Township Board approval of the**
116 **rezoning request from Agricultural (AG) to Suburban Farms (SF). Ms. Dehart supported and**

117 **the MOTION CARRIED with a roll call vote: Dehart - yes; Carlock – yes; Anderson – yes;**
118 **Grubb – yes; Meagher – yes; Noble – yes. (6 yes votes)**

119
120 **New Business:**

121
122 a. Cluster Option (Section 4.13) Discussion

123
124 Mr. O’Neil indicated that an engineer for a potential development stated he was reading the township
125 regulations with regard to the Cluster Option and noted that Article 4.13 in the ordinance is in conflict
126 with open space and minimal area. The township is saying 12,000 sq. ft. is required in R1-D lots, but
127 can be reduced to 10,200 sq. ft., but also states applicants must provide open space equal to 25% of
128 total lot area. Mr. O’Neil consultant with Greg Elliott of McKenna Associates, who indicated the
129 relative percentage is greater and infrastructure will come out of gross area, but there is still 10%
130 missing, which can be taken off to make lots smaller. We need to let them reduce the lots by 25% or
131 only require them to come up with 15% if we will hold them to a 15% reduction.

132
133 Mr. Anderson stated they have to come up with 25% of open space, but we’re only letting them take
134 15% off the lots. He questioned if the intention of the 25% comes off the 12,000 sq. ft. or the 10,200
135 sq. ft. after the 15% deducted.

136
137 Mr. O’Neil stated he will look at this again. Something needs to be done, possibly by adding a caveat
138 subject to township consideration. His goal is to have this ready for public hearing on November 22.

139
140 **Liaison Reports:**

141
142 Mr. Ruggles was not present to give a report.

143
144 Ms. Grubb indicated that the Parks Committee has not met since August, but they are meeting next week.
145 The Halloween Trunk or Treat event at Fisk Farm is being held on Saturday, October 21. There is also a
146 Scarecrow decorating contest and they are asking for submissions beforehand. They are also looking for
147 donations of cider, decorations or money. Anything would be helpful.

148
149 **Director’s Report:**

150
151 Mr. O’Neil reported that the Township Board approved the updated Capital Improvements Plan for
152 2018-2023; the 4 Corners project is getting ready to submit soon; Worthington Crossing is moving
153 along and is expecting its first tenants by Christmas; and Ulta will open soon.

154
155 **Communications:**

156
157 **Next meeting dates:**

- 158
159
160
161
 - Regular Meeting – October 5, 2017
 - Regular Meeting – November 2, 2017 (Library public hearing at LHS Cafeteria)

162
163 Mr. O’Neil announced that the next Civic Center study meeting will be held on Wednesday, October 18 at
164 7:00 pm at Lakeland High School.

165 **Ms. Grubb moved to nominate Ms. Dehart to serve as Planning Commission Liaison to the Zoning**
166 **Board of Appeals. Ms. Carlock supported and the MOTION CARRIED with a unanimous voice**
167 **vote. (6 yes votes)**

168
169 Ms. Carlock stated she attended the Oakland County Trails and Land Use event. The Michigan Natural
170 Features Inventory did a study and she is hoping to incorporate that information into the Master Plan, as
171 some sites in the county are high quality natural areas. An Oakland County Executive indicated that
172 people are attracted to Oakland County because of the quality of life here.

173
174 **Adjournment**

175

176 Mr. Meagher moved to adjourn the meeting at 8:10 p.m. Ms. Grubb supported and the MOTION
177 CARRIED with a voice vote. (6 yes votes)