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WHITE LAKE TOWNSHIP

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WHITE LAKE TOWNSHIP PLANNING COMMISSION

White Lake Oaks Golf Course
991 N. Williams Lake Rd.
White Lake, MI 48386

March 16, 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: Ms. Dehart and Mr. Meagher were excused.

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

Also Present: Sean O'Neil, AICP, Community Development Director
Jason Iacoangeli, Staff Planner
Terry Bramer, Township Engineer (Johnson & Anderson)
Greg Elliott, Township Consultant (McKenna & Associates)
Lynn Hinton, Recording Secretary

Visitors: 47

Approval of Agenda

Ms. Novak-Phelps moved to approve the agenda as presented. Ms. Grubb supported and the MOTION CARRIED with a voice vote. (7 yes votes)

Approval of Minutes

a. January 19, 2017

Ms. Novak-Phelps moved to approve the minutes of January 19, 2017 as corrected. Mr. Fine supported and the MOTION CARRIED with a voice vote. (7 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. 17-004 4 Corners Square

59 Location: Located on the northeast corner of Union Lake Road and Cooley Lake Road,
60 currently zoned Neighborhood Mixed Use (NMU), identified as parcel numbers
61 12-36-478-028 (1451 Union Lake Road), 12-36-476-030 (8752 Cooley Lake
62 Road), 12-36-476-029 (8198 Cooley Lake Road), and 12-36-476-025 (8080
63 Cooley Lake Road), consisting of approximately 6.25 acres.
64 Request: 1) Special Land Use
65 2) Preliminary Site Plan Approval
66 Applicant: 4 Corners Square, LLC
67 Randy Martinuzzi
68 29580 Northwestern Hwy, Suite 1000
69 Southfield, MI 48034
70
71

72 Terry Bramer of Johnson & Anderson reviewed his reports dated February 23, 2017 (first review), and
73 March 8, 2017 (second review). Their review is based on compliance with the township engineering
74 standards. He gave a brief overview of items pertaining to Grading/Paving, Storm Sewer, Sanitary
75 Sewer; and Water Main. Preliminary plans are in compliance, and a final review is planned for the next
76 phase. Noted is the contamination on the site and the applicant has indicated that a due care plan will be
77 submitted by the Developer.
78

79 Ms. Carlock stated that this property has impervious surfaces and rooftops and she questioned where the
80 detention pond would be located. Mr. Bramer responded that those details have not yet been presented,
81 but they are expected to meet Oakland County requirements. Mr. O'Neil added that neighbors on the
82 lake are concerned with excavated materials going towards the lake. Mr. Bramer stated that a due care
83 plan is required, and it has to be a filed document addressing containment of any materials and airborne
84 issues. The developer has known this from day one and is willing to address this.
85

86 Greg Elliott of McKenna Associates, read his report of March 7, 2017 in detail and the report is attached
87 for reference. They are comfortable with the basic layout and design represented by the preliminary site
88 plan. This is a 6.25 acre site consisting of 4 parcels, approved for strip mall development. The proposal
89 is for multiple-family residential with commercial uses, which is supported by the township master plan.
90 They are recommending approval to the Township Board subject to the following conditions: (1) Drive-
91 thru facilities and outdoor seating will require a special land use approval; (2) Variances from the building
92 placement provisions of the ordinance and from the height provision of the NMY District will be required
93 for the layout to be finally approved; (3) The Planning Commission finds that a modification of the access
94 management standards contained in Section 6.4 of the Zoning Ordinance is justified; (4) A variance to
95 allow for a reduction in the required number of off-street parking spaces shall be required for the layout to
96 be finally approved; (5) If the distance from the commercial parking areas to Cooley Lake and Union Lake
97 Roads' rights of way is less than 20 ft., a 30 inch masonry screen wall with not less than a 5 ft. greenbelt
98 adjacent to the street side of it shall be incorporated into the design of these areas; (6) A sidewalk
99 connection to provide access to the sit down restaurant site from the residential portion of the site shall be
100 provided; (7) The landscape plan is not approved at this time and shall be subject to review with the final
101 site plan; (8) If free-standing signs are contemplated, a variance will be required to allow them; (9) The
102 trash enclosure located east of Ammar Drive shall be relocated to the east side of the carport.
103

104 Mr. Lewsley referenced residential parking with regard to a recommendation for a variance to be waived
105 to allow for 9 spaces. Looking at the situation overall, they are proposing 159 spaces with 39 land
106 banked. His calculations come to 1.84 spaces, including the garage, per unit. He knows that less than 2
107 per condo unit would be inadequate. Mr. Elliott noted that only the ZBA can allow less than what is
108 required. The land bank can be rectified to install it.
109

110 Mr. O'Neil reviewed the Fire Department's report dated March 3, 2017. They have been quite involved
111 with reviewing the plan especially since there will be elevators in the development. The Fire Department
112 had the following conditions: (1) Future submittals shall include the Fire Department connections (FDC)
113 in the site plan legend; (2) All fire lanes, and the engineered turn-around at the northwest side of the
114 proposed apartment building shall be posted NO PARKING – FIRE LANE. Signs shall have a minimum
115 dimension is 12 inches wide by 18 inches high, and red lettering on white reflective background; (3) A
116 metal sign shall be posted on each remote FDC indicating the building served. In addition, land divisions

117 will have to be applied for and the applicant is aware they have to go to the township Assessing
118 Department.

119
120 The applicant, Randy Martinuzzi, indicated that when they first put this under contract, they envisioned
121 something different from where they are today. During due diligence, they learned of the significant
122 environmental problems on the southwest corner of the property, which has been under DEQ guidance
123 and oversight.

124
125 They came to the township with a concept plan and were advised that this property in 2005 had been
126 master planned with the vision of creating 4 corners square and putting up a mixed use, both residential
127 and commercial. As they progressed, they learned that the prior owners had agreed to put a restrictive
128 covenant across the front that forbade residential due to the contamination. They talked about the fact to
129 rezone to NMU with commercial/residential above, but they weren't able to do this. They went with a
130 standard strip center and tried to mimic the idea or intent of having taller buildings. He noted that they will
131 need a variance because the buildings are not tall enough. They are proposing 1 story at 20 ft. versus
132 the required 2 stories at 25 ft.

133
134 They attempted to bring the intent with respect to what is involved with NMU. They met with Taco Bell,
135 who gave options of what it could do. Even though only 1-story, they tried to bring perspective of having
136 a 2-story building. They took the same synergy and brought it into the residential element. The northern
137 elevation will face Weatherstone.

138
139 Additionally, they took comments from the residents at the August meeting and have since revised their
140 plan. Many people that lived on the lake were concerned the building would peer over the lake. As a
141 result of that concern, the west building was pushed back as far as they could. Union Lake Road to their
142 property is at an 18 ft. elevation. By putting in underground parking, they were able to put in elevator to
143 hopefully attract an upscale resident and involve the senior community. They also have to meet
144 greenbelts and they were able to do this by doing underground parking. Further, by moving everything
145 back, they will install underground detention under the parking in the rear of the property. He continued
146 that for 20 years, there hasn't been any detention on the property. Everything flows now into Cooley
147 Lake. They will take all the water from the site to the back, treat it, and release. This will take out salt
148 and oils, etc.

149
150 With respect to the site, they propose a restaurant, which they found is warranted and they want to do
151 something nice with full service. They have informal agreements, and he has been told that the ground
152 water is clean that is feeding the site. The contamination is not deep and they are looking forward to
153 working with BP, but are disappointed that in 20 years no one has held BP's feet to the fire. With help
154 from the county Health Department and White Lake Township, they will get this done.

155
156 Mr. Martinuzzi wanted to address some of the issues with setback, height, and parking. Regarding
157 parking, they have zero concern. Tim Horton is taking 2,300 sq. ft., where they typically would take 1,700
158 sq. ft. Tim Horton's says 80% of their business goes through the drive-thru. There is a significant
159 requirement for parking that they don't anticipate they will use. On the residential side, they have 7
160 parking additional spaces. By definition, Tim Horton's is a morning and lunch type business and will not
161 conflict with the restaurant. They have shared parking and will have cross parking easements. With
162 respect to Taco Bell, they have done everything required within the zoning with the exception of 3 parking
163 spaces. They have the 20 ft. setback for greenbelt and met every requirement.

164
165 With regard to lot division, they have submitted paperwork to reconfigure boundary lines with the
166 Assessor. They delayed it since the site has been changed 5 times. They needed to get definitive
167 boundary lines.

168
169 He continued that they moved all buildings off Cooley Lake Road, and all the buildings will be with a 0 ft.
170 setback, which is similar to what is to the south of them. Referencing the concept of 2005, they feel they
171 have met the intent of the vision of 4 Towns.

172
173 There was mention of 6,000 sq. ft. single use within a building. The commercial building is 9,000 sq. ft.,
174 and they understand they can't put a single tenant in there at 6,000 sq. ft. This is also not their intent, but
175 can accommodate if need be.

176
177 The Oakland County Road Commission (RCOC) seems to be the biggest concern of the residents and
178 they have discussed those concerns. In technical sense, problems that plague that intersection is not of
179 their doing, but if they can help, it would be appreciated. A common concern is left hand turn on Cooley
180 into the shopping center. They feel Wattey Boulevard will address this. They have added a decel lane
181 going into Wattey to get into the complex very nicely. Once drivers understand the flow, it will work nicely.
182 Also, anyone wanting to go into the center, currently have to make left turn. They've added a center turn
183 lane and traffic going through the light will be unimpeded. The site is an improvement to the center that
184 has been there for 30 years. They accommodated the right in/right out and full in/full out at Taco Bell. If
185 there is stacking on Cooley Lake, they can use Wattey Boulevard. They have done their best, to the best
186 of their ability, to deal with traffic concerns.

187
188 There was a recommendation from the consultant to discuss the dumpster. Weatherstone has residential
189 so they will be enclosing dumpsters from view. If moved to the rear, there would be unnecessary noise
190 from trucks. Also, when talking with Weatherstone, there is decay on the fence, and they have been
191 asked to help support this. They are willing to do this to maintain the privacy of Weatherstone. They are
192 proposing pine trees at 12 ft. tall, where the current fence is 6 ft. tall. They will have an immediate impact
193 by putting the pine trees. They have also been advised that pine trees have issues with disease and they
194 will use 3 different species. Smaller trees will be a curtain wall of trees. They want harmony with
195 Weatherstone and feel this is a win-win.

196
197 With respect to the Fire Department's concerns, they met with the Fire Marshall and they helped get the
198 turn radius at 40 ft. which is the largest right now in White lake. The Fire Department also required that
199 the trucks need to be able to be within 30 ft. of a building. They put in a slight turn on Wattey to allow for
200 the trucks to get to each building. He added that each building will be fully sprinkled. All of the
201 requirements from the Fire Department have been met.

202
203 Commissioner comments:
204
205 Ms. Carlock asked about the plaza and the distance connecting the 2 buildings. Mr. Martinuzzi stated the
206 connection will be enclosed with glass and covered.

207
208 Mr. Lewsley wanted to revisit the parking requirements. He questioned whether the underground parking
209 would have assigned spaces. Mr. Martinuzzi responded that there would be 1 space per unit. They took
210 a conservative approach of what they could get under the building. They have the expectation they will
211 have 10 more spaces under the building, 36 ft. wide, which will allow for 3 cars under each unit, however
212 the 1-bedroom units may lose a space. They had addressed the issue that a parking space needs to be
213 9 ft. wide and they may ask for a variance to go with 8.5 ft. spaces to allow for 4 spaces underground.
214 Mr. Lewsley asked again if those are assigned spaces and Mr. Martinuzzi responded that they were. Mr.
215 Lewsley noted that they are asking for a land bank of 9 spaces. His calculations still come to 1.89
216 parking spaces per unit. Realistically, people have more than one car and you would still need parking
217 for visitors as well. He would like Mr. Martinuzzi to show the parking on the plans rather than a land bank.
218 Mr. Martinuzzi stated the trees are pushed back, but if they have to put the spaces in, they will. Mr.
219 Anderson noted that this could be addressed again in the future.

220
221 Mr. Anderson opened the public hearing at 8:25 pm.

222
223 Mike Batchick, 8847 Lakeview Drive, is representing the Cooley Lake Association, and all lake residents.
224 Their concerns are with development and traffic, and the run off of water coming into the lake. Typically
225 building codes are set up for blocks of land. The part of the complex on Cooley Lake Road literally has
226 20 ft. of trees and brush between the lake and the road. He sees the plan to widen the road, which now
227 they would be paving away from the lake and going north on Union Lake Road. This creates a lot of
228 traffic between 3-7pm. They feel the boulevard is a good idea, but all paved area and the slope of the
229 land sends unfiltered water to the lake. Currently, the bulk of water runs off the road into the lake through
230 a culvert. They would like to know what the deviation plan is for water coming in and the traffic situation.
231 White Lake Township doesn't control the Road Commission and he'd like to have them here as part of
232 the discussion/hearing. He also asked who did the traffic study. They will be adding 85 residents, which
233 will be 100 more cars in the morning and evening. There will be boulevard traffic wanting to go south on
234 Union Lake Road, and what will be done to mitigate this? This is something they will have to live with.

235
236 Bob Cococchetta, 8121 Springdale, indicated that they spoke to the developer and Mr. Martinuzzi and the
237 plan seems to be ok and doesn't detract from value of their condos. He would like to see an 8 ft. high
238 brick wall/fence between the two properties. The 170 proposed units will depend on them keeping it nice.
239

240 Mr. Anderson summarized a letter from Bill Mahrle, President of the Union Lake Shores Association.
241 They are strongly in favor of the redevelopment, but have comments on access management being
242 considered. He reviewed the ordinance and guidelines by RCOC, Semcog and MDOT. He feels the
243 number of driveways and ingress/egress do not comply.
244

245 Mike Bullion, 8306 Cascade, is concerned with traffic. Currently, Cascade is a cut-thru street off Cooley
246 Lake Road, and there are existing issues with speeders. He asked what would be done to divert traffic
247 away from their street. He fears there will be more cut-thrus and there are children living on Cascade.
248 The township needs to consider a type of changing light system or closing Cascade to a non-cut through
249 street. Drivers will be frustrated and zoom through Cascade. This is a major concern for the residents on
250 Cascade. He hopes the township hears their concerns. Also, the detention seems like it is being
251 addressed.
252

253 Edwart Stockman, 9024 Cooley Lake, asked whether there has been an underground impact study of the
254 site and whether borings have been taken. Mr. Martinuzzi confirmed they have done full Phase 1 and
255 Phase 2 borings. There is a due care plan in place that has been submitted to DEQ and engineers will be
256 on site through the entire process.
257

258 Randy Knox, 8549-8555-8526 Cooley Beach, stated he has seen the lake change over the years. When
259 the county and Road Commission repaved, they put in a giant culvert into Cooley Lake. Weatherstone
260 came in and they were assured the retention pond is for 100 year rain. After the first 6-12 months, they
261 had 700 years rain. He also questioned overbuilding the site and suggested having less buildings.
262 Further, why does the ordinance state the building have to be taller? Regarding ground water retention,
263 this will not go into the ground, but rather down the hill and into Cooley lake. He'd like to see the water
264 cut down the road and put in the boat launch on Union Lake.
265

266 Michael Drew, 8515 Cascade, questioned whether there would be excavation of the contamination on the
267 BP site and if that soil will be removed. Mr. Martinuzzi responded that one reason why they need a
268 variance for setbacks is because the ordinance requires the restaurant to be in this location. They will
269 use carbon injection of 56 borings. The carbon eats up the diesel and gas and they will submit a plan for
270 BP to DEQ. If they have to invade that, any soils will be removed and taken to a disposal site. Mr. Drew
271 stated he talked to DEQ and they said as of a March 7 report, that 11 of those wells are contaminated
272 and not clean. Mr. Martinuzzi indicated that monitoring wells are separate from water wells. There are 70
273 monitoring wells to Union Lake. They are down to 7 that are positive at this point. The water at 100 ft.
274 down is not testing bad at this time.
275

276 Ken Pilarski, 8315 Cooley Beach Drive, is concerned with impervious areas. You can have impervious
277 and you can have parking areas that absorb and percolate water to alleviate heavy metals and oils, etc.
278 There is a tremendous amount of water with rainfall that runs off. Weatherstone has a detention pond.
279 Retention does not allow water to run anywhere, but evaporates from the pond and percolates into the
280 soil. A detention pond, as with Weatherstone, had orange/sediment run off into the lake that stretched
281 into the main bay. He went into Weatherstone and saw they put in new sidewalks, parking driveways,
282 etc. over a few months. He called DEQ to investigate. Mike from DEQ looked at this and a manager had
283 a company inject chemicals into the water. Currently, all the run off goes into the 86-acre lake. He is
284 concerned with the storage tank below this unit. The run off has to go somewhere, and he questioned
285 what would happen if or when it ruptures. We have seen heavier rainfalls with global warming. There is
286 also garbage, and cigarette butts on the beaches from Union Lake Road. All this run off will come into
287 their lake. Also, he'd like to know if the homeowners will be paying the association for any kind of rupture.
288

289 Paula Smith 8641 Cooley Beach, asked how accurate the applicant's drawings are. This looks prison-like
290 to her. She loves Taco Bell, but she is concerned that if these are luxury condos, there will be onion
291 smells. Traffic is busy and the way the cars will come in is not good. She thinks they will make the left
292 turn the developer doesn't want them to make. There is an accident waiting to happen. She feels the
293 restaurant and Taco Bell will be a problem. And she also agrees with comments on water run-off.

294
295 Clark Pierson, 8281 Cooley Beach, is concerned with the parking issue. They will not be able to park at
296 Weatherstone due to it being private. The only other place is across the street on Cooley Beach. If they
297 are parking on both sides of the street, you won't be able to get a fire truck down there. He urges the
298 board to consider the parking issue.
299

300 Dennis Letage, 8744 Townsend, asked the board to please consider southern Cooley Lake Road. It
301 adding northbound traffic, they are already backed up.
302

303 Dale Mahrle, 7835 Locklin, West Bloomfield, representing the Union Lake Shores Association. Their
304 main concern is traffic. Redevelopment of the center is a welcome site, but has to be done properly.
305 The RCOC says 30k cars per day travel this area and both roads during peak hours operate at level of
306 service F, which means (Failure). All 3 drives are in violation and do not follow the guidelines of Federal,
307 MDOT, Semcog, RCOC or Clearzoning Section 6.4. Regarding the western drive, you can't discharge
308 traffic into an intersection. There should be 400 ft., and there is only 170 ft. now, and is not supposed to
309 discharge into a lane turning exclusively left. The middle drive discharges directly into the left turn lane.
310 The easterly drive is directly adjacent to another drive on the neighboring site. According to guidelines,
311 there should be 300 ft. separation on a road with a minimum speed limit of 40mph. Any vehicle coming
312 out of site and existing on Cooley Lake Road and wants to turn left, will be impossible and a safety
313 hazard. Traffic is a huge problem. He would think, with redesign, possibly use Union Lake Road for
314 access to the site and eliminate left turns onto Cooley Lake Road. He asked what the ingress/egress is
315 off the easterly driveway. Mr. O'Neil noted that the traffic engineer and the Road Commission is
316 recommending this. Mr. Mahrle said reasonable access is not direct access. He thinks there will be t-
317 bone accidents if turning left on Union Lake Road.
318

319 Mr. O'Neil indicated there will be another public hearing at final review if this moves to a final review. The
320 meeting most likely will be at the White Lake Oaks facility again. There is a ZBA next week at this
321 location since special land use requires a public hearing for drive thru and outdoor seating.
322

323 With no other comments, Mr. Anderson closed the public hearing at 9:06 pm.
324

325 Mr. Martinuzzi addressed comments from the public. Regarding the detention system, he would like the
326 people on the lake to know that there is currently no detention system. If they look at what impervious
327 today versus what they will put up, they are 42-43% already impervious. With the new site, they will be at
328 60%. Out of that 40% now, there is no detention or retention and everything runs into Cooley Lake, i.e.,
329 asphalt, repair service, gas station. He sees nothing but a pure upgrade. They will catch, keep from
330 entering the lake, treat it, and release it. This is being worked on with the engineers. He doesn't have the
331 exact system that will be in place yet. One resident on the lake said they contacted DEQ. The
332 Weatherstone system was built per spec in 1999. Everything has changed since then; this is not the
333 same world. There are new DEQ and health standards. Their proposed system is mandated and
334 superior.
335

336 Regarding traffic issues, he noted that Mr. Mahrle is concerned with traffic on Cooley Lake, but others
337 opposed Union Lake traffic. There will be people who are not happy, but understand the OCRC has
338 blessed this and they did not want Taco Bell to be full access, but they have to be. They didn't want
339 everyone coming out into the main traffic with people pulling in. There was a lot of discussion and this
340 could be deemed more positive. The overall situation is that they are not responsible for and have not
341 contributed to the existing problem at that intersection. Currently, the commercial strip is 18k sq. ft. They
342 are going down to 10k sq. ft., 5 tenants versus 12 tenants. They put residential in the back. With the old
343 center you have people coming and going. With the new center, you will add 180 vehicles per day versus
344 28k. There is zero impact. By adding Wattey Blvd and taking traffic there, they have helped alleviate
345 traffic concerns of making a left on Cooley Lake Road and a left into the center. OCRC told them Wattey
346 could be a "no left turn" if they wanted, but at the cost of theirs, they will put in a left turn lane.
347

348 They have done everything plausible and possible and everything OCRC and the township has
349 suggested and required. They have done everything possible to make this viable. This is to the
350 resident's benefit too.
351

352 They are requesting so much density and putting in underground parking so they can bring water in from
353 250 ft. from the north and put sewers in. They have been requested to take water and sewer down
354 Cooley Lake Road to get people off septic. By vacating, this is limiting the impact on Union Lake.
355

356 They have done everything to come in grasp of the 2005 plan with the 4 towns. He is not in favor of
357 putting in a large 8 ft. brick wall. Trees are beautiful and a better result. There is a 6 ft. wall there now
358 and Weatherstone currently overlooks commercial. They are putting in residential and have their own
359 barrier with the building at 30 ft. high. They went with flat roof versus a truss system and could have gone
360 to 40 ft. They did this to be neighborhood friendly.
361

362 With regard to the resident who didn't like the elevation of building and felt it looked like a prison, that's a
363 matter of taste. They love it and think it looks beautiful.
364

365 Another comment regarding having to be 400 ft from the intersection, he will defer to OCRC, they blessed
366 the plan. RCOC laid down the law and they followed it.
367

368 Regarding parking lot space, it is 188 with 20 banked, which will go to 2 per unit. The standard is 2.5,
369 which is well beyond the norm of 80% of the communities. It's usually more like 2.25. Mr. Lewsley would
370 like it more if he went with 2.25. Mr. Martinuzzi indicated they didn't want to cut into the land bank
371 because that area has so much vegetation and their intention is to put up construction fencing and save
372 as much as they can. It would be his preference to leave it and add the spaces if they are needed. If it is
373 a requirement they would accept this and put in the 20 land banked. Mr. Lewsley indicated there are 20
374 proposed land banked, leaving 2 spaces per unit. Most families have 2 cars.
375

376 Commissioner Comments:
377

378 Ms. Novak-Phelps feels this is a nice development for that corner and a long time coming. Regarding
379 Cascade, the ordinance officer and the township is there to hear concerns from residents and they will put
380 traffic speeds up. Cooley Lake Road is very busy she agrees and understands how traffic is. She has a
381 problem with not moving one section in front of Taco Bell over and would like to have one ingress/egress.
382 She asked if a cross access easement is needed with Taco Bell. Mr. O'Neil responded that a connection
383 will benefit O'Reilly Auto Parts too. If the property to east won't sign, the township can require it, and
384 condition a new tenant. Ms. Novak-Phelps feels good with signage on the far west side where the pork
385 chop is will be imperative. People are making left turns where they shouldn't. Mr. O'Neil noted that this
386 would be regulated by OCRC. Regarding buildings, Ms. Novak-Phelps thinks they will look very nice on
387 that corner. This is consistent with the master plan and she appreciates the efforts Mr. Martinuzzi is
388 making.
389

390 Mr. Fine agreed that Cooley Lake Road is tough, and he is also concerned. He would like to see
391 something else, the t-bone effect is not good. From water run off to aesthetics, he appreciates effort.
392

393 Ms. Carlock commented on impervious surface. Oakland County has been great, and additional borings
394 are happening soon. When Taco Bell did their borings, they went further to the west and found them to
395 be clean. Mr. Martinuzzi stated that BP stands that there is no contamination 20-25 ft. off Cooley Lake
396 Road. The DEQ report shows plume going down to Union Lake, the surface drains to Cooley Lake.
397 Ground water drains to Union Lake. There is 1,200 lineal feet of 12 ft. lines and treatment, then released,
398 36" line coming from Weatherstone's retention pond onto our property and to the lake. Ms. Carlock
399 understands the parking situation, and that they are adding evergreens. Putting in a berm and any
400 additional trees would be good. Traffic is an issue, and she is also concerned about Cascade Road.
401

402 Mr. Lewsley is pleased and appreciates the clean-up. Traffic is difficult, and the parking issue remains.
403 He is not opposed to a waiver from commercial. Generally speaking, he feels this is a fine development.
404

405 Mr. Ruggles agreed with Mr. Lewsley's comments. He is happy someone is coming forward and
406 addressing the contamination issues under the soil. He sympathizes with residents and feels it is great
407 that Mr. Martinuzzi has come forward to address this. You can't put run off all on this development.
408 There is an issue. He has addressed issues with run off on his property. He questioned how the
409 ownership of the water system works and maintenance, and what happens when there is a breakdown.
410 He was hesitant because of traffic issues on both roads at any time of the day. He agrees that traffic is

411 negligible when looking at square footage on the property. He would like to see parking addressed and
412 more green spots added. There will be visitors to the residential with nowhere to park. He also feels that
413 Cascade should be discussed further.

414
415 Ms. Grubb feels this will be great improvement. She is concerned with traffic, she read all the notes, but
416 doesn't have suggestions. The road coming in off Cooley Lake Road will help. The applicant has put
417 great efforts to do what he can regarding contamination and water run-off. She also feels there needs to
418 be more parking and the land bank needs to be looked at for additional parking.

419
420 Ms. Novak-Phelps noted they are bringing in water and sewer and the whole area will be serviced.
421 Currently everything is on septic and they will have the ability to go on sewer. It was noted that
422 Weatherstone is on sewer and water. She feels this will be great improvement to the ground water and
423 those who live there can connect themselves.

424
425 Mr. Anderson indicated he has looked at a lot of MU and this by far is an excellent plan. Being able to
426 manage and use the 6.25 acres. Some residents didn't understand, but Mr. Martinuzzi has incorporated
427 all elements. Parking will be important. The commission will have to do land bank, green space, etc. This
428 will enhance the real estate value. Contamination is key, and he is glad they are cleaning the site up.

429
430 Mr. O'Neil stated that he looks at each project and applies the zoning process to each. All things this
431 applicant is required to do will be followed through on. Our job at the staff level is to have balance.
432 Everything has an impact. For at least the last 14 years, no one has asked him to do anything with this
433 corner because of the expense. There is contamination, traffic, as much as we wanted it taken care of,
434 this is a balance. What was there was the most unsightly part of the township, right in your backyard. It
435 is important for your concerns to be addressed. There are certainly more pros than cons with this project.
436 Traffic woes have not been addressed by the county for decades. You should all call the RCOC, the
437 township can't do anything to fix this. The township has applied all of its standards. This applicant did
438 not create these problems. Take a close look at the benefits versus the detriments. All four towns need
439 redevelopment in this area and White Lake Township will hopefully be a catalyst to further improvements.

440
441 Mr. Martinuzzi addressed the detention system for Mr. Ruggles. The system runs through the whole site
442 and each tenant pays for this. It is important to them to have 2 drive-thru's and outdoor patio seating. He
443 asked for a ruling today so he has something to take back to Tim Horton's and Taco Bell. Mr. O'Neil
444 stated that when looking at this, we are dealing with lighting and noise and to be mindful of that. When
445 this comes back for another public hearing, the board will want to know hours of operation, noise levels,
446 lighting levels, etc. Mr. Martinuzzi agreed and stated he will have screening to the best of their ability.

447
448 **Ms. Novak-Phelps moved in File No. 17-004 4 Corners Square to table the Special Land Use for the**
449 **drive-thru and outdoor seating. Mr. Fine supported and MOTION CARRIED with voice vote.**

450
451 **Ms. Novak-Phelps moved in File No. 17-004 4 Corners Square to recommend to the Township**
452 **Board approval of the Preliminary site plan to include the comments of the staff, engineer and**
453 **consultant, and also being contingent upon the variances being approved by the ZBA. Mr. Fine**
454 **supported and the MOTION CARRIED with a roll call vote: Anderson – yes; Fine – yes; Grubb –**
455 **yes; Carlock – yes; Ruggles – yes; Lewsley – yes; Novak-Phelps – yes. (7 yes votes)**

456
457 Mr. O'Neil announced to the public that there would be a public hearing at the ZBA next Thursday at this
458 location, White Lake Oaks, and the Township Board will hold a special meeting on March 28 @ 7:00 pm
459 at the Dublin Senior Center. That meeting will not be a public hearing so the residents will not get a
460 notification in the mail.

461
462 **Liaison Reports:**

463
464 Ms. Novak-Phelps reported that the ZBA approved the Hobby Lobby and Ulta Stores coming in, but
465 denied another case due to a fence violation.

466
467 Mr. O'Neil noted that the April 6, 2017 meeting would be canceled and possibly the April 20, 2017
468 meeting as well. There may be a public hearing at this location in May on the 4 Corners development.

469

470 Ms. Grubb stated that there was no Parks & Rec meeting last month to report on.

471
472 Mr. Ruggles reported that the Township Board purchased 25 acres of land that it had been working on for
473 two years. There are plans for the township community to move forward. There was a previous
474 assessment of the existing township hall to bring it up to standard and the cost was \$2 million. The
475 township also had a fire truck repaired last month for \$120k versus \$150k for a new truck. A new rescue
476 truck was also purchased.

477
478 **Communications:**

479
480 **Next meeting dates:**

- 481
- 482 • Regular Meeting – April 6, 2017 (Canceled)
 - 483 • Regular Meeting – April 20, 2017 (Possible cancellation)

484 **Adjournment**

485 **Ms. Novak-Phelps moved to adjourn the meeting at 10:05 p.m. Ms. Carlock supported and the**
486 **MOTION CARRIED with a voice vote. (7 yes votes)**