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WHITE LAKE TOWNSHIP

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WHITE LAKE TOWNSHIP PLANNING COMMISSION

7525 Highland Road
White Lake, MI 48383

June 16, 2016 @ 7:00 p.m.

Ms. Novak-Phelps called the meeting to order at 7:05 p.m. and led the Pledge of Allegiance. Roll was called: Ms. Carlock, Ms. Grubb, Mr. Kowall and Mr. Lewsley and Mr. Meagher were excused. Due to a lack of quorum, no action could be taken this evening however, the commission agreed to hold an informal, unofficial, discussion on the agenda items.

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

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

Visitors: 7

Approval of Agenda

Due to a lack of quorum, no action could be taken.

Approval of Minutes

a. March 17, 2016

Due to a lack of quorum, no action could be taken.

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

Ms. Novak-Phelps opened the discussion for public comment on items not listed on the agenda, but none was offered.

New Business:

a. Presentation by Mr. Rob Pope regarding parcel number 12-26-204-002 (9541 Elizabeth Lake road), located on the south side of Elizabeth Lake Road across from Myrick Ave., consisting of approximately 1.33 acres and is currently zoned General Business (GB).

59 Mr. O'Neil indicated that Mr. Pope owns Roco Supply Company along the corridor. He is growing out of
60 his current location and is here to present a conceptual plan for the property across the street from his
61 business, which used to be the old Oxbow Roadhouse site. There is a lot of opportunity in this area and
62 Mr. Pope is hoping to build a multi-tenant building, but also operate a use consistent with the ordinance.
63 The look would be like traditional retail and give the feel the township is seeking with the Master Plan and
64 ordinance. Mr. Pope would still operate with some bulk storage in the back/inside the building. He is
65 looking for feedback/comments from the commission this evening.
66

67 Mr. Pope gave a slide presentation showing an aerial view of the property and noted there is a dry creek
68 bed at the rear of the property that may be useful for a retention basin, so he doesn't feel drainage on the
69 site would be an issue. He also showed conceptual pictures of what the building could look like. He
70 continued that he is changing directions with his company to move forward with LED lighting for industrial
71 and commercial uses, and some residential. He added that they are outgrowing the small warehouse
72 they are currently in. His goal is to divide the 11,500 sq. ft. of property into 1,500 sq. ft. units with the
73 hope of getting tenants, i.e., nail salon, restaurant, etc. He would be hooked up to sanitary sewer and
74 water.
75

76 Mr. O'Neil noted there are a few challenges on the site with power lines, that would have to be moved,
77 and with storm water. Engineering and the county would have to determine how big the basin would
78 have to be. There are also buffering requirements when commercial abuts residential and different
79 layouts would have to be explored.
80

81 Mr. Pope indicated that this preliminary layout was drawn to specifications, and he is proposing 80 ft.
82 deep with many natural features in between. They would propose to add parking when the time comes.
83 He did get a preliminary estimate from the utility company to move the poles.
84

85 Ms. Novak-Phelp thinks this is a great idea, and Mr. O'Neil added that this is an area the township wants
86 reinvested to serve the local residents.
87

88 Mr. Anderson noted that Mr. Pope should make sure the building is attractive enough to get the client in.
89 Knowing this is off the M-59 corridor, he would want people to drive over there.
90

91 Mr. Fine stated he lives in that area, and there's currently nothing there. He feels there would be a
92 benefit with having a strip mall in this area.
93

94 Ms. Dehart likes the idea and feels Mr. Pope would get a lot of foot traffic in this area.
95

96 Mr. Sloan of McKenna Associates indicated that the concept has a 0 lot line building setback which is in
97 conflict with the zoning ordinance, but this could be discussed in plan review. He also suggested having
98 a cross connection between commercial uses is always a good thing.
99

100 b. Discussion on possible Zoning Ordinance 58 amendments.
101

102 Mr. O'Neil indicated that he asked McKenna Associates to look at this, since there are many
103 discrepancies that were discovered, which will need ordinance amendments.
104

105 Mr. Sloan confirmed that when looking at this, they discovered that the permitted and special land uses
106 listed for the proposed zoning district in the Use Matrix of the Zoning Ordinance were inconsistent with
107 Section 3.1. Additionally, the associated development standards in Article 4 were also inconsistent with
108 the Use Matrix and Section 3.1. The conflicts within Article 4 typically come from individual permitted use
109 tables for some of the use categories.
110

111 He has prepared an analysis of the Zoning Ordinance reflecting all of the discrepancies. He provided a
112 summary of the table, along with McKenna's recommendation on how to proceed based on their
113 interpretation of the intent of the Zoning Ordinance. While the intent seems to be clear for many of the
114 items, there is at least 10 items on the list that will require discussion.
115
116

117 Mr. Anderson asked if taking McKenna's recommendation would have an impact from a business
118 standpoint with someone coming in, and whether there would there be more limitations as to where they
119 can put their use. Mr. Sloan stated there is a problem for both the township and the district. Currently we
120 can say what we think is the intent and it can probably be worked out.

121
122 Ms. Dehart was concerned that if we list all the uses, and new ones come up, the ordinance wouldn't
123 include them. Mr. O'Neil responded that the ordinance doesn't contemplate all uses, and it would have to
124 be interpreted.

125
126 Mr. Anderson added that we don't want to restrict business opportunities. We need to have something
127 categorized in a group, but not to pigeonhole someone if they have an opportunity. He asked Mr. O'Neil
128 how difficult it was to interpret a use.

129
130 Mr. O'Neil noted that any use comes before the commission. Initial feedback may come at the staff level,
131 but the Planning Commission will ultimately weigh in on it and make a determination.

132
133 Mr. O'Neil indicated that the goal tonight was to give a good explanation of what was discovered, make
134 amendments, and hold a public hearing in the future. This will be an involved process and he is
135 suggesting this come back at the July 7 meeting.

136
137 Mr. O'Neil stated this is very complex and he was disappointed to learn there were so many
138 discrepancies from the prior review in 2012. He acknowledged all the work McKenna Associates did on
139 this review.

140
141 The consensus of the group was that they are comfortable with the clear recommendations from
142 McKenna Associates and will discuss the dozen or so further with a full commission present.

143
144 **Consultant's Report**

145
146 Mr. Sloan had no other comments.

147
148 **Director's Report**

149
150 Mr. O'Neil stated the office purchased a large format multi-function scanner that will be helpful when plan
151 sets in. Scanning generates less paper.

152
153 **Communications:**

154
155 **Next meeting dates:**

- 156
157
 - Regular Meeting – July 7, 2016 (Gail cannot attend)
 - Regular Meeting – July 21, 2016

158
159 **Adjournment**

160
161 **The meeting adjourned at 8:10 p.m.**