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Trustees
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Andrea C. Voorheis
Rik Kowall
Michael Powell

WHITE LAKE TOWNSHIP

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WHITE LAKE TOWNSHIP PLANNING COMMISSION

Special Meeting
7525 Highland Road
White Lake, MI 48383
May 5, 2016 @ 7:00 p.m.

Mr. O'Neil addressed the crowd before the meeting was called to order. Due to the large number of people in attendance, there was a violation of the Fire Code for maximum room capacity. The meeting will be rescheduled for June 2, and he will contact Lakeland High School to see whether the meeting can be held in the auditorium.

Ms. Novak-Phelps called the meeting to order at 7:03 p.m. and led the Pledge of Allegiance. Roll was called:

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

Also Present: Sean O'Neil, AICP, Community Development Director
Jason Iacoangeli, AICP, Staff Planner
Lisa Hamameh, Township Attorney
Mike Leuffgen, Township Engineer
Lynn Hinton, Recording Secretary

Visitors: 10

Approval of Agenda

Mr. Kowall moved to approve the agenda as presented. Ms. Carlock supported and the MOTION CARRIED with a voice vote. (9 yes votes)

Approval of Minutes

a. March 31, 2016

Mr. Kowall moved to approve the minutes of March 31, 2016 as submitted. Ms. Carlock supported and the MOTION CARRIED with a voice vote. (9 yes votes)

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.

59 **Public Hearing:**

- 60
- 61 a. File No. **16-007 Calvary Evangelical Lutheran Church of Clarkston Rezoning (Edyth**
62 **Franklin)**
- 63 Location: Located on the south side of Highland Road between Fisk Road and Sunny
64 Beach Blvd., currently zoned (R1-C) Single Family Residential, identified as
65 parcel 12-23-227-003 (9101 Highland Road, consisting of approximately 4.92
66 acres)
- 67 Request: 1) Rezone from (R1-C) Single Family Residential to (R1-A) Single Family
68 Residential
- 69 Owner: Calvary Evangelical Lutheran Church of Clarkston
- 70 Applicant: Edyth Franklin
71 200 West Second St.
72 Royal Oak, MI 48068
73

74 The public hearing will be rescheduled for June 2, 2016. Due to the large number of residents
75 anticipated, Mr. O'Neil will look into having the meeting held at the Lakeland High School auditorium.
76

77 **Liaison's Report**

78

79 Ms. Grubb reported that the Parks & Rec had the final Master Plan presentation for Fisk Farm from
80 Johnson Hill. Comments from the guests were noted. Hawley Park playground equipment is in disrepair.
81 Mr. Iacoangeli will look into getting replacement parts and ground covering, and potential grants for new
82 equipment. Bloomer Park has new gravel and drains across the pathways.
83

84 Mr. Kowall reported that the Township Board had two meetings, April 19 and May 3.
85

86 Summary of April 19:

87 The Board listened to public comment on concerns with dockage on lakes. There is potential for an
88 ordinance amendment to limit the number of docks to prevent people from sharing multiple docks; The
89 2015 audit by Plante & Moran showed that the township came out with a plus, which reflects that the
90 township is fiscally responsible and we need to keep track of what we are doing to persevere any
91 problems that may come our way; They had a public hearing on the Castlewood public water SAD; They
92 had a request from a resident at Bennington and Williams Lake Road, regarding the requirement for
93 sewers to come across their property. This is required from developers, but not sure with individuals.
94 The Board needs further interpretation to clarify; they are getting bids for parking lot resurfacing at Fire
95 Stations 2 & 3; the Board approved changes to senior transportation, reviewed the fee ordinance, and
96 had a request to pursue legal action for a complaint on Porter Road, which is pending investigation;
97 regarding the well house operation plan, the township's water system is a key element and an expensive
98 system. We need a plan to maintain, inspect, and safeguard the residents. The township is spending
99 \$51k to have an audit performed. This is a preventative maintenance measure to do analysis of the
100 entire system; the board approved the 4th amendment to the purchase agreement for Redwood, which is
101 at the southwest corner of Bogie Lake and M-59; the Board approved to have an agreement with the
102 Oakland County Sheriff's Department for marine patrol on White Lake, if they seek it; and lastly, the
103 received the West Nile Virus expansion reimbursements.
104

105 Summary of May 3:

106 The Board approved a resolution to confirm the assessment for Castlewood; they approved the purchase
107 of jet pumps for the sewer system; and they listened to a lot of public comments on the sewer issue.
108

109 The household hazardous waste drop off will be held on Saturday, June 11 from 9:00 am – 2:00 pm in the
110 Kohl's parking lot. A flyer will be posted on the township website detailing what items will and will not be
111 accepted.
112

113 Ms. Novak-Phelps reported that the ZBA had one case last month, where they approved front yard
114 setback for a garage addition.
115

116 **Consultant's Report**

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118 Mr. Leuffgen had nothing to report.

119

120 **Director's Report**

121

122 Mr. O'Neil reported that Worthington Crossing is hoping to close on the property within the next month;
123 Cedar Meadows and Modern Message are hoping to start construction later this spring; General RV is
124 coming back, they needed permitting; Kroger is moving along, and there appears to be much interest in
125 old store. There could be 3 national tenants that would split the 60k sq. ft. store. A façade upgrade is
126 hopeful; Exodus Ride Shop is looking for more space and will be moving next to Highland Tire; it is
127 almost time to review the Capital Improvement Plan, this will be brought to the Planning Commission in
128 August; it is also time to begin updating the 5-year Master Plan. We will go thru and make minor updates
129 for consideration and discussion, before scheduling a public hearing. This will probably happen in
130 conjunction with the CIP; the sign ordinance will be revisited with necessary changes that most
131 communities are going through.

132

133 A hardcopy of the updated modified zoning ordinance amendments were distributed this evening and are
134 also available on the website.

135

136 **Communications:**

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Next meeting dates:

139

- Regular Meeting – May 19, 2017 – possible cancellation
- Regular Meeting – June 2, 2016

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141

142

Adjournment

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Mr. Kowall moved to adjourn the meeting at 7:27 p.m. Mr. Meagher supported and the MOTION CARRIED with a voice vote. (9 yes votes)