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WHITE LAKE TOWNSHIP

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WHITE LAKE TOWNSHIP PLANNING COMMISSION Regular Meeting 7525 Highland Road White Lake, MI 48383 February 6, 2014 @ 7:00 p.m.

Mr. Meagher called the meeting to order at 7:00 p.m. and led the Pledge of Allegiance. Roll was called: All members were present.

ROLL CALL: Steve Anderson
Debby Dehart, Secretary
Rik Kowall, Board Liaison
David Lewsley
Sarah McNulty, Vice Chairperson
Peter Meagher, Chairperson
Gail Novak-Phelps
David Pegg

Also Present: Sean O'Neil, Community Development Director
Susie Roble, Township Consultant
Greg Gucwa, Township Engineer
Lynn Hinton, Recording Secretary

Visitors:

Approval of Agenda

Mr. Anderson moved to approve the agenda as presented. Ms. Novak-Phelps supported and the MOTION CARRIED with a voice vote. (8 yes votes)

Approval of Minutes

a. January 16, 2014

Mr. Anderson moved to approve the minutes of January 16, 2014 as corrected. Ms. Novak-Phelps supported and the MOTION CARRIED with a voice vote. (8 yes votes)

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

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

New Business

a. File No. 13-016 Szott Building Expansion
Location: Located on the south side of Highland Road (M-59) and east of Bogie Lake Road, currently zoned (PB) Planned Business District, identified as parcel

58 numbers 12-21-301-030 and 12-20-427-005, consisting of approximately
59 13.70 acres.

60 Request: 1) Preliminary Site Plan Approval
61 Applicant: Szott M-59 Chrysler Jeep
62 Mr. Tom Szott
63 6700 Highland Road
64 White Lake, MI 48383
65

66 Ms. Roble reviewed her report dated January 21, 2014. They are recommending approval of the
67 Preliminary Site Plan, as revised, subject to addressing items noted in their report with regard to outdoor
68 lighting; providing a detailed landscape plan; public address system; and providing photographs to
69 illustrate the quality and extent of the natural screening in the area of the site, particularly with regard to
70 buffering the residential to the south.

71
72 Ms. Roble noted that they had previously recommended consideration be given to plantings on the
73 hillside below the south and east sides of the display lot in order to satisfy the landform buffer standard.
74 The Planning Commission should determine if the open area satisfies landform buffer standards or if
75 there is a need for additional plantings on the hillside below the south and east sides of the display lot.
76

77 Mr. O'Neil added that the "blow up stick man" and offsite signs will no longer be permitted without
78 obtaining a permit from the township to put out additional signage. The Planning Commission should
79 consider putting something to this effect in the development agreement that it is clearly understood they
80 must comply with the sign ordinance in the township.
81

82 Mr. Gucwa reviewed his report dated January 25, 2014. He indicated that the applicant has addressed
83 most of his comments in his previous review letter, but there needs to be a wetland determination
84 completed as the actual wetland boundary may extend further onto the site.
85

86 Mr. O'Neil noted that the January 8, 2014 memo from the Township Assessor, Jeanne Smith, states that
87 the 2 parcels will have to be combined. The zoning is the same with exception of a small piece in the rear
88 that is zoned Suburban Farms.
89

90 Mr. Lewsley referenced the Kohl's property and the extent of the wall facing Highland Road. This project
91 will have significant backfill and he wonders what the elevation of the property will be. Mr. Gucwa stated
92 they would have a 3.5 ft. high boulder retention wall on the backside of the lot.
93

94 Mr. Pegg referenced the memo from fire inspector and the need for a roof ladder, but it was not shown on
95 the applicant's plan. Mr. O'Neil stated that it could be added on the final site plans as well as any other
96 deficiencies.
97

98 Mr. Anderson questioned the preliminary plan, which states that "the applicant will take every effort to
99 comply", as opposed to "they will comply". Mr. O'Neil indicated this is Planned Business and can be
100 granted per a Development Agreement. The Planning Commission is allowed to make deviations.
101 Anything the applicant can't comply with would have to be spelled out in Development Agreement and
102 negotiated with the Township Board.
103

104 Mr. Kowall agreed that wetland delineation should be done. He also understands the applicant doesn't
105 have a detailed landscape plan right now, but this is a preliminary review.
106

107 Andy Andre of Bud Design and Engineering, stated they been communicating with the township
108 consultants and they have been responsive with the recommendations. With regard to Mr. Lewsley's
109 concern with having a situation similar to Kohl's, he indicated that they will put in a relatively flat parking
110 lot and building, and will balance the site. The proposed boulder retaining walls will be integrated into the
111 naturalness of the area and will look nice aesthetically. He added that they are not proposing a new drive
112 off the property.
113

114 Mr. Andre showed colored renderings of the existing building and how the proposed building would play
115 into it. He explained that with the expansion, they are leaving some larger open space as to not restrict

116 future uses. They will comply with Landscaping standards, but are looking to defer some of the plantings
117 until a later time. He added that they can accommodate storm runoff.
118

119 With regard to wetlands, some were flagged, and when the weather breaks they will be able to do more.
120 In approaching that, they provided a buffer and they can accommodate any adjustments as they move
121 forward. Mr. Andre is confident that issues raised by the consultants and commissioners are
122 manageable.
123

124 Mr. Lewsley asked Mr. Andre to submit at final review a landscape elevation looking westward to get a
125 better perspective on the change in height. Mr. Andre stated that they would.
126

127 Ms. Novak-Phelps commended Mr. Szott for building and staying in White Lake. Her main concern is
128 with lighting and residents being blinded since these lights will be looking 20 ft. down. She questioned
129 whether the lights are turned off at night. Mr. Szott stated the lights are turned off at 11:00 pm with the
130 exception of a few lights for security purposes. Mr. Andre added that the lights are LED, not the typical
131 orange glow, and they will be more centralized without the light pollution that comes with those traditional
132 orange lights. They also have shields on the lights, and the lights will project down and not out, which will
133 help the residents. They are doing what they can to minimize impact to the residents. Mr. Lewsley
134 suggested adding more pine trees in that area as well.
135

136 Mr. Kowall noted that the proposed lighting has a dimming capability that can cut the glare by 30%. This
137 is an option on this type of fixture and he feels the applicant should consider this.
138

139 Ms. Dehart questioned whether they are taking an energy saving approach with inside lighting. Mr. Szott
140 stated they are looking at that right now and they do see an opportunity for energy savings here.
141

142 **Mr. Kowall moved in File 13-016, Szott Building Expansion, to recommend to the Township**
143 **Board approval of the Preliminary Site Plan subject to all aforementioned comments from the**
144 **township consultants and staff, and that additional drawings be provided in the Final Site Plan**
145 **review. Mr. Anderson supported and the MOTION CARRIED with a roll call vote: Anderson –**
146 **yes; Kowall – yes; Lewsley – yes; McNulty – yes; Meagher – yes; Dehart – yes; Pegg – yes;**
147 **Novak-Phelps – yes. (8 yes votes)**
148

149 b. File No. 06-010 Marie Meadows on the Lake
150 Request: 1) Final Site Plan Extension Request
151

152 Mr. O'Neil indicated the request for an extension was received in May of 2013, but was inadvertently
153 filed and never surfaced. He does consider this still active and pending.
154

155 **Mr. Lewsley moved in File 06-010, to grant an extension on the Final Site Plan to February 6,**
156 **2015. Mr. Anderson supported and the MOTION CARRIED with a roll call vote: Anderson –**
157 **yes; Kowall – yes; Lewsley – yes; McNulty – yes; Meagher – yes; Dehart – yes; Pegg – yes;**
158 **Novak-Phelps – yes. (8 yes votes)**
159

160 **Liaison's Report**

161
162 Mr. Kowall reported that the new Fire Chief was sworn in; a new police officer has been hired; and the
163 township has confirmed its role for the Sewer SAD, which will set a program for future sewer issues and
164 help residents when they don't have the means. The Police Department will purchase a new dispatch
165 station using drug forfeiture funds. The grant application for Hidden Pines Park has been submitted. He
166 reminded the commissioners to respond to the Survey Monkey before Friday if they haven't done so
167 already.
168

169 He attended the MTA meeting in Traverse City and participated in a class on Blight issues. Some
170 communities are taking this issue from their Zoning Ordinance and putting it under its Police Ordinance.
171 He feels it would be in the best interest for the township to consider this and consult with township
172 attorney. Mr. O'Neil stated that the township has a general ordinance where police can deal with blight.
173 The township has taken residents to court and won judgments against them, and will continue to do so
174 with extreme blight cases.

175
176 Mr. O'Neil continued with regard to the Hidden Pines grant and noted it is the same grant that Bloomer
177 Park was done with. A master plan for the park has been done and this grant application would be in
178 pursuit of dollars to build the master plan out. The grant can net the township \$300k. A public hearing
179 will be held at the next Planning Commission meeting with the residents to talk about the master plan and
180 grant process and what the amenities are.

181
182 Ms. Novak-Phelps asked Mr. Kowall whether there has been any discussion at the board level about
183 hazardous household waste removal. Mr. Kowall stated there hasn't been much discussion, but feels this
184 is worth pursuing.

185
186 **Consultant's Report**

187
188 Ms. Roble had nothing further to add.

189
190 Mr. Gucwa had nothing further to add.

191
192 **Director's Report**

193
194 Mr. O'Neil announced that Ms. Dehart has stepped down as liaison to the Parks and Rec committee and
195 another commissioner should be appointed.

196
197 The project at the last meeting had some heated discussion, and the applicant hasn't got back to the
198 township yet. Apparently they didn't know their property was in the Waterford school district and they
199 have since asked to get moved. Water and sewer easements are in place, but they do not have the
200 easement for the road.

201
202 Ms. Dehart requested to have an overview on the master plan for Hidden Pines before the public hearing.

203
204 **Communications:**

205 **Next meeting dates:**

- 206
 - Regular Meeting – February 20, 2014
 - Regular Meeting – March 6, 2014

207
208
209 **Adjournment**

210
211 Ms. Novak-Phelps moved to adjourn the meeting at 8:10 p.m. Mr. Anderson supported and the
212 MOTION CARRIED with a unanimous voice vote. (8 yes votes)