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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 7, 2013 @ 7:00 p.m.**

Ms. McNulty called the meeting to order at 7:00 p.m. and led the Pledge of Allegiance. Roll was called: Ms. Dehart, Mr. Meagher, Mr. Woodhouse and Mr. Pierson were excused.

ROLL CALL: Steve Anderson  
Debby Dehart - Excused  
Rik Kowall, Board Liaison  
David Lewsley  
Peter Meagher, Chairperson - Excused  
Sarah McNulty, Vice Chairperson  
Gail Novak-Phelps  
William Pierson – Secretary - Excused  
Stan Woodhouse - Excused

Also Present: Sean O'Neil, AICP, Community Development Director  
Jason Iacoangeli, Staff Planner  
Greg Gucwa, P.E. Township Engineer  
Susie Roble, Township Consultant  
Lynn Lindon, Recording Secretary

Visitors: 14

#### Approval of Agenda:

**Mr. Anderson moved to approve the agenda as amended. Ms. Novak-Phelps supported and the MOTION CARRIED with a voice vote. (5 yes votes)**

#### Approval of Minutes:

- Minutes of January 17, 2013

**Mr. Kowall moved to approve the minutes of January 17, 2013 as presented. Mr. Anderson supported and the MOTION CARRIED with a voice vote. (5 yes votes)**

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

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

#### Public Hearing:

- File No.** 12-021 McDonald's  
**Location:** Property described as parcel number 12-23-128-026 (9615 Highland Road) located on the south side of Highland Road just west of White Banks Road, consisting of approximately 1.02 acres.

**Request:** 1) Special Land Use Approval  
2) Preliminary Site Plan Approval  
**Applicant:** Dorchen Martin Associates, Inc.  
Mr. Frank Martin  
29895 Greenfield, Suite 107  
Southfield, MI 48076

Ms. Roble reviewed her report, at which she broke down by proposed improvements and issues requiring discussion from the commission.

With regard to proposed improvements, the applicant is replacing the wood fence in the rear with a screen masonry wall, enhancing the buffer zone, adding landscaping, reducing the length of the drive thru queue, adding a new digital reader board, a pedestrian crosswalk, and building façade upgrades.

Issues requiring resolution from the commission is with the bypass lane which results in the loss of 9 parking spaces. They feel the inbound driveway approach should be deeper, and the applicant would have to obtain a variance with a hardship to the ZBA for parking. The loading zone is in drive thru lane and they note that the time for truck access would be when there most likely would not be a line.

Mr. O'Neil added that 4-5 years ago, the screening to the rear of the site was removed. The way the topography is on the site the neighbor's back yard can be seen from drive thru lane. The neighbor's subsequently went to ZBA and was granted a variance to put up an 8 ft. fence. The applicant is proposing a 6 ft. masonry wall. Mr. O'Neil would like to see a berm with plantings and still let the resident keep their 8 ft. fence. The township will work with the applicant to come up with a greener solution. Also, the existing sign in the front of the site does not currently show up in the review letter. The sign itself is in good condition and the only reason to remove it would be to comply with ordinance. The Planning Commission should determine if it wants the sign to remain, or if it should be removed and replaced with a monument sign. He added that the bypass lane elimination would give more in the way of parking.

Mr. Gucwa of Johnson & Anderson reviewed his report. He reported that the dumpster and storage area are in setback, which isn't a major concern, however there is parking adjacent to drive thru area that may only be suitable for vehicle cars, as anything bigger would block this area. It does not meet the 20 ft. depth standard. There are 8 spots affected in this area.

The owner, Mark Pfau, addressed the concerns from the consultants. He indicated that he hasn't received complaints on speaker noise at this location, but he is relocating them to the side as he has done with other locations. He noted that the loading zone is similar to his Milford store and they currently close one lane down at 5 a.m. for deliveries and it works well. With regard to the sign, he didn't know it was in jeopardy, but he would like to keep it. He stated he would be willing to forego the bypass to save parking and would replace the masonry wall with a green berm.

Ms. McNulty opened the public hearing at 7:20 p.m.

Charles Oliver, 771 Oxhill Drive, was concerned with greenbelt. When the trees were removed, there is more noise and he would like the greenbelt put back into the plan. He agrees that moving the speakers will help.

Samuel Demaine, 1930 Seminole Dr., stated he likes the sign because it is nostalgic.

With no other comments, Ms. McNulty closed the public hearing at 7:25 p.m.

Mr. Lewsley commented on the greenbelt and fence to the rear of the site. He questioned whether it would make sense to extend the 8 ft. fence on all the properties affected. Mr. O'Neil stated he would like to see the existing fence left as it, but add 8 ft. plantings as well.

Ms. Novak-Phelps asked for clarification on the distance between the fence and McDonald's lot line and suggested large pine trees. Mr. O'Neil indicated the applicant would bring in a full landscape plan when they come back for final review.

Mr. Lewsley asked the applicant if he was agreeable to the consultant's recommendations. Mr. Pfau stated he would be losing 9 spaces with the bypass lane and make the deficiency from the ordinance less, but it would not get back up to required 50. Mr. Martin, the architect for the project added that they are keeping 3 spaces on the drive thru side, 2-3 on the exit side, and pick up another 2 without impacting the throat. They are proposing more landscaping in the front and a greater distance of parking from the lot line. Mr. Lewsley noted that the engineer has reported there will be 8 spaces shorter in length and unusable to large vehicles. Mr. Martin responded that those spaces are where the drive thru lane is located. Mr. Pfau added that there currently is no parking across from the drive thru right now and if there is concern, he may be able to put parallel spaces in this area. Mr. Lewsley stated he would like them to get as close to 50 spaces as possible.

With regard to the sign, Mr. Lewsley felt if it is good and usable, he sees no reason for the applicant to make any change. The commissioners agreed.

Ms. Novak-Phelps stated she does not have a problem with the parking. She also likes the idea of turnaround, and has no problem with monument sign either. She is concerned with landscaping in the front as it relates to the vision line and cars pulling in or out. Mr. O'Neil responded that the proposed trees would not be in the clear vision area.

**Mr. Lewsley moved to approve Special Land Use to permit drive thru windows. Ms. Novak-Phelps supported and the MOTION CARRIED with a roll call vote: Kowall – yes; Lewsley – yes; Novak-Phelps – yes; McNulty – yes; Anderson – yes. (5 yes votes)**

**Mr. Lewsley moved to recommend to the Township Board Preliminary Site Plan approval of File 13-022 subject to satisfaction of the recommendations from the consultants and staff, adding a green berm, increasing parking, and with the recommendation that the existing signage remain, taking out the bypass and adding parking spaces. Mr. Kowall supported and MOTION CARRIED with roll call vote: Lewsley – yes, McNulty – yes; Novak-Phelps – no (she agrees with the parking in the proposal and wanted to see the bypass lane); Anderson – yes; Kowall – yes (4 yes votes – 1 no vote)**

## **New Business**

### **a. Discussion of Zoning Ordinance 58 Amendments**

Mr. O'Neil reported that it was brought to attention during the process of reviewing this file that the parking schematic should be updated. This is a housekeeping issue and should be addressed. The layout will be changed to show the accurate dimensions with the intentions when it was amended a few years ago.

The Restricted Business District also needs to be amended. There is currently a prohibition of alcohol in this district and it should be changed that a restaurant with or without alcohol, striking the "with beer and wine only" clause.

The current ordinance as written with regard to Regulations for Temporary Political Signs is too restrictive. Some parts are unconstitutional and should be removed. This was discussed with the Township Board.

The section on Rifle and Pistol Ranges may need some review in the future.

There is a Public Hearing scheduled for March 7.

## **Liaison's Report**

Mr. Kowall reported that the board discussed the Tractor Supply development coming into the township with regard to height issues, the inside enclosed storage area and the front of the building having a canopy construction. He will recommend that we amend the height to the bottom of the canopy and adding to the façade on the building. Mr. O'Neil added that the store with the "false" glass windows looks great. He saw a picture of a store out of state. The applicant was also informed that the outside storage area has to be

somewhat screened, i.e., brick columns. This case will be on the March 7 agenda to modify or amend SLU approval.

### **Planning Consultant's Report**

Ms. Roble distributed the monthly planning brief. She indicated that Birchler Arroyo has changed its name to "Clearzoning". She also distributed a pamphlet from Clearzoning that features White Lake Township.

### **Director's Report**

Mr. O'Neil reported he was in Lansing and talked to MEDC who assists programs to be redevelopment certified. They discussed elements of White Lake Township's Master Plan and it being on the leading edge. He and Mr. Iacoangeli submitted the application on behalf of White Lake Township. This could assist the township with the Economic Development Strategy and market areas that need attention.

With regard to Gin Mill Party Store, township staff met with Senators and MDOT. MDOT has agreed to approve the proposed driveway and the township attorney is drafting the agreement for review at the pre-construction meeting by the end of the month.

### **Communications:**

#### **Next meeting dates:**

- Regular meeting – February 21, 2013 *cancelled*
- Regular meeting – March 7, 2013

### **Adjournment**

**Ms. Novak-Phelps moved to adjourn the meeting at 8:05 p.m. Mr. Kowall supported and the MOTION CARRIED with a voice vote. (5 yes votes)**