

**WHITE LAKE TOWNSHIP
PLANNING COMMISSION**
7525 Highland Road
White Lake, MI 48383
JANUARY 7, 2021 @ 7:00 p.m.
Electronic Meeting

Chairman Fine called the meeting to order at 7:07 p.m. and led the Pledge of Allegiance. Roll was called.

ROLL CALL: Debby Dehart, White Lake, MI
Steve Anderson, White Lake, MI
Merrie Carlock, White Lake, MI
Peter Meagher, Cape Coral, FL
Matt Slicker, Commerce, MI
Joe Seward, White Lake, MI
Mark Fine, White Lake, MI
Scott Ruggles, Board Liaison, White Lake, MI

Absent: Rhonda Grubb – Secretary

Also Present: Sean O’Neil, WLT Planning Director
Justin Quagliata, Planning
Lisa Hamameh, Attorney
Sherri Barber, Recording Secretary

Visitors: Chris Madigan (McKenna Associates)

Approval of Agenda

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

Approval of Minutes

- a. December 17, 2020

Mr. Seward wanted to note that on page 2, the word “asked” needs to be inserted in the sentence regarding non-resident, not employed comment.

Mr. Anderson moved to approve the minutes of December 17, 2020 as amended. Ms. Carlock supported and the MOTION CARRIED with a voice vote. (8 yes votes)

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

No members of the public called in.

Public Hearing:

a) Zoning Ordinance Amendments

Mr. O'Neil briefly introduced the ordinances again. Most items are housekeeping. The more significant changes are to the Medical Marihuana Home Occupation. One of the items that was discussed was the tri level, quad level square footage minimums and that has been completed.

Mr. O'Neil has had a lot of opposition from one local builder. There are other municipalities that use the same language for the minimum lot area calculations. Mr. O'Neil wanted to enter into the record that Mr. Forest Wall from the Builders Association opposes the minimum lot area calculations. The Planning Commission has received the letter. Ms. Hamameh wanted to comment for the benefit of the Homeowners Association and anyone else watching that this doesn't prevent someone from applying to the ZBA. Mr. O'Neil noted that we have left the door open for the Planning Commission to look at this. Providing accessibility for everyone is important.

Chairperson Fine opened up the public hearing at 7:28 p.m.

There were no members of the public who were waiting to speak.

Chairperson Fine closed the public hearing at 7:29 p.m.

MOTION by Mr. Seward to recommend to the Township Board the approval of the Zoning Ordinance Amendments as presented. Mr. Ruggles supported and the MOTION CARRIED with a roll call vote: Dehart – yes; Anderson – yes; Carlock – yes; Meagher – yes; Slicker – yes; Seward – yes; Fine – yes; Ruggles – yes. (8 yes votes).

Old Business:

No old business.

New Business

No new business.

Liaison's Report

Mr. Ruggles reported that the Township board would like to lower the speed limit on unimproved roads. This has been important to Mr. Ruggles for a long time on the dirt roads. Mr. Ruggles discussed the Community Block Development Grant (CBDG) program and noted that it gets distributed in a few ways. \$ 10,000. in funds were allocated to a new roof at the Dublin Senior Center, instead it will be handed out to people in the community for minor home repair and water heaters, furnaces, etc. for people who qualify. The grant varies each year, but it's around \$ 46,000. At Terry Lilley's last Township Board Meeting they did a tribute for him. The sanitary sewer system has seen a great deal of demand lately. Fire Station No. 3 is now fully manned which will improve response times. The Township board is working on a one year contract for Police, Fire and general Township employees.

Ms. Carlock reported that we are still looking at more concepts for Stanley Park and some grants for the park. Mr. Anderson asked how Stanley Park was named. It was the name of the family who sold the property to the Township.

Planning Consultant's Report

Chris Madigan was in attendance but did not have a report.

Director's Report:

Mr. O'Neil reported that the Civic Center Development Committee will meet in a few weeks. Mr. Quagliata has been spearheading the restaurant relief program. Oakland County has made green houses and igloos available to Township restaurants along with propane heaters and propane. The restaurants are very appreciative. Mr. Anderson wanted to thank Planning for getting that relief, certain areas aren't allowing it. Mr. Slicker asked if any restaurants have closed. The only one Mr. O'Neil knows is Sonic, but that may have closed prior to the COVID issues. Mr. Quagliata is working on a grant application for \$ 50,000. for the Ralph Wilson grant towards the triangle trail along M59, Elizabeth Lake Road and Teggerdine. Mr. O'Neil noted that we can meet remotely as long as the Governor's order allows it, once we get together the meetings will be at the annex.

Ms. Dehart asked if the Township is doing anything with vaccinations. To Mr. O'Neil's knowledge the Township won't. First responders are getting them.

Mr. Fine thanked everyone for allowing him to serve as Chair for the last two years. Planning Commission bylaws allow two, one year terms.

Other Business:

- a) Election of Officers and selection of Liaisons

Mr. Fine moved to appoint Mr. Anderson as the Chairperson of the Planning Commission. Ms. Dehart supported and the MOTION CARRIED with a voice vote. (8 yes votes)

Mr. Anderson moved to appoint Ms. Carlock as the Vice Chairperson of the Planning Commission. Mr. Fine supported and the MOTION CARRIED with a voice vote. (8 yes votes)

Mr. Fine moved to appoint Ms. Grubb as the Secretary of the Planning Commission. Mr. Anderson supported and the MOTION CARRIED with a voice vote. (8 yes votes)

Ms. Dehart moved to appoint Ms. Grubb as the liaison to the Parks and Recreation Board. Ms. Carlock supported and the MOTION CARRIED with a voice vote. (8 yes votes)

Mr. Fine moved to appoint Ms. Dehart as the liaison to the Zoning Board of Appeals. Mr. Anderson supported and the MOTION CARRIED with a voice vote. (8 yes votes)

Communications:

Next Meeting Dates: January 21, 2021

February 4, 2021

Adjournment:

Mr. Meagher moved to adjourn the meeting at 8:10 p.m. Ms. Dehart supported and the MOTION CARRIED with a voice vote. (8 yes votes)