

**WHITE LAKE TOWNSHIP
PLANNING COMMISSION**
7525 Highland Road
White Lake, MI 48383
MARCH 18, 2021 @ 7:00 p.m.
Electronic Meeting

Chairman Anderson called the meeting to order at 7:00 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
Scott Ruggles, Board Liaison, White Lake, MI
Rhonda Grubb – Secretary, White Lake, MI

Absent: Joe Seward
Mark Fine

Also Present: Sean O’Neil, WLT Planning Director
Sherri Barber, Recording Secretary

Visitors: Mike Leuffgen (DLZ)

Approval of Agenda

Mr. Meagher moved to approve the agenda as amended. Ms. Carlock supported and the MOTION CARRIED with a roll call vote: (Dehart – yes; Anderson – yes; Carlock – yes; Meagher – yes; Slicker – yes; Ruggles – yes; Grubb – yes). 7 yes votes

Approval of Minutes

a. February 18, 2021

Mr. Meagher moved to approve the minutes of February 18, 2021 as presented. Ms. Grubb supported and the MOTION CARRIED with a roll call vote: (Dehart – yes; Anderson – yes; Carlock – yes; Meagher – yes; Slicker – yes; Ruggles – yes; Grubb – yes). 7 yes votes

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

No members of the public called in.

Public Hearing:

No public hearing.

Old Business:

No old business.

New Business

a) West Valley

Location: Located on the west side of Union Lake Road, across from Carpathian Drive, and north of Cooley Lake Road, consisting of approximately 15 acres. Identified as parcel 12-36-176-003. Currently zoned as (RM-1) Attached Single Family

Request: **Final Site Plan Approval**

Applicant: Fairview Construction Company

Mr. O'Neil reported that the project has taken a while to get through the process and it was given an extension. Part of the delay is that it needed to be reengineered to take stormwater from Lake Pointe across the street, which is also Fairview's property. We're happy that the project is coming down to final approval. The planning review items included use of existing vegetation in place of new. We can count some of the existing landscape toward that. There is lighting detail needed before the pre-construction meeting and some labeling on the sheets that needs to be corrected. The recommendation is that this is approved tonight. Mr. Emerine noted that we would like to save as many mature trees as possible. The house abutting the property will have their driveway repaved because the fire lane will come across it. The location of the 12' watermain allows for water to be extended in the future, and the developer agreed to upsize the watermain. They also put the storm water basin about 10' off the property to keep it from the adjacent property owner. The site does have a pump station. Not much has changed since preliminary site plan approval. The project provides an 8' sidewalk.

Mr. Leuffgen presented his report dated March 9, 2021. The comments have been largely addressed and he feels good about the final site plan. He recommends approval with some "subject to's": Fire Department review for emergency access, there is a Michigan Bell easement and he is asking for a statement that they are allowed to construct in that area. Regarding the detention basin particularly the side slope – it's a dry pond not meant to hold water but he wanted to bring up the slide slope in case the Planning Commission wanted to address this.

Mr. Emerine reported that they did an analysis and they can add it to the plan showing it works. They are expecting a legal opinion soon on the Michigan Bell easement. The basin is all sand, and will discharge the water within 24-48 hours.

Ms. Carlock asked if the easement is for overhead lines? There is nothing in the easement, there are no overhead lines. She's asking if the basin has to be this steep with those soil conditions. In theory the basin could be designed to infiltrate instead, but that's very technical and complicated and becomes a long-term maintenance problem. The sides will be grasses, he's unsure if it will be mowed.

Mr. Meagher asked what the depth of the basin could be in the event of a large storm. That's only under a 100-year storm event. Mr. Emerine hasn't ran those calculations. The outlet design is preferred.

Mr. Slicker noted that there is a puddle to the north that gets standing water. He asked if these are rentals, and they are. The basins are the HOA's requirement to maintain, once they are in the road right of way they will be maintained by the RCOC. There are no plans for a pedestrian crossing across Union Lake Road. Mr. O'Neil is unsure if they have talked with RCOC about signage. They have not spoken to the RCOC about it, and they have added more parking at the pool. Mr. Slicker asked if the development to the north will connect to Hidden Cove. There isn't a requirement for a connection. There is a gated emergency access between the two developments. Roads that connect and go somewhere are better for a lot of reasons. Ms. Grubb asked how much the monthly rent will be? They anticipate rents around \$2,000.

Mr. Ruggles wanted to thank the developer for working with the neighbor on the southwest corner and he looks forward to seeing the project get underway. He wants to save as many trees as possible. It brings more aesthetics, a natural feel.

Ms. Dehart asked about the detention basin. There isn't much other outdoor land the residents can use. There is a center park that meets ordinance. Mr. Slicker asked if the 1 in 4 is standard. Mr. Leuffgen said that 1 in 4 can be used for dry ponds. 1 in 4 is the standard in Oakland County. Grading standards for grassy areas are 1 on 3. Ms. Carlock stated that the ordinance is 1 on 6 and she doesn't like a 1 on 4, it's not really mowable. Mr. Emerine stated that if they did a 1 on 6, they would need to increase the size and be closer to the neighbor and use retaining walls.

Motion by Mr. Meagher for recommendation for the Final Site Plan approval for West Valley (located on the west side of Union Lake Road, across from Carpathian Drive, and north of Cooley Lake Road, consisting of approximately 15 acres. Identified as parcel 12-36-176-003. Currently zoned as (RM-1) Attached Single Family) subject to all Planning Department and consultant comments and with a special notation that the amount of vegetation that the developer plans to leave satisfies the Township requirements. Ms. Dehart supported and the MOTION CARRIED with a roll call vote: (Dehart – yes; Anderson – yes; Carlock – yes; Meagher – yes; Slicker – yes; Ruggles – yes; Grubb – yes). 7 yes votes

Mr. Emerine thanked everyone for their time and great questions.

Liaison's Report

Ms. Grubb reported that Parks and Recreation met last week to discuss the Stanley Park grant application and the purchase of picnic tables for the park. The Township asked that the board look for less expensive picnic tables.

Mr. Ruggles reported that the CCDC has met and had proposals for two companies and this is moving along. He was not at the last board meeting to present an update.

Ms. Dehart noted that there were quite a few cases for the ZBA. The apartment building on Pontiac Lake Road will probably come back to the Planning Commission because there were too many variances. They may come back with a smaller building, possibly two less units.

Planning Consultant's Report

There was not a planning consultant in attendance.

Director's Report:

Mr. O'Neil reported that the ZBA and Parks and Recreation have been very busy. Everyone is enthusiastic about the land and water grant application. We're making good progress with the CCDC. Quite a few houses are being built out at PH Homes and Trailside Meadows. Phase Two for PH Homes will probably be starting in a few months. They don't feel there is a market for the proposed townhomes and the townhouses will convert to duplexes, this will reduce their density. Trailside Meadow will be entering their second phase soon. Centerpointe Plaza is moving along nicely. They have applied for a Ralph Wilson grant for Triangle Trail for the design costs. Mr. Anderson asked about the old Sonic site, Mr. O'Neil noted that we'll probably hear more about it in the future months. Mr. Slicker noted that the Township may receive a large amount of stimulus money.

Other Business:

PD Waiver for Vacant Parcel 12-21-426-004

Mr. O'Neil presented the waiver request. The parcel is 8.61 acres. It's challenging with the roads and wetlands. The acreage minimum in the ordinance was to help properties function in a better way. It should be allowed to move ahead, it's very close to 10 acres. The staff recommends that they get a waiver. They met with the development group about a year ago and they had a bigger user, and they didn't have the loop road and now they do. This is a starting point, there will be some tweaks. We have a different vision of what we thought this would be in 2010 and 2011.

Ms. Dehart asked if the Planning Commission should be shown some of the conceptual ideas. This doesn't blend with what may be done with the Township properties. Does a drive through restaurant work with what we are looking for a walkable community? Do you want to send that message tonight and let the record reflect the walkability requirement? You're not giving anything away tonight except for a PD waiver on the acreage. Later on, some changes can be made. They can answer more questions if they get a waiver and come back for preliminary site plan approval. Mr. Anderson asked if we should table this until we talk to them? Ms. Grubb is okay with tabling. Mr. O'Neil stated that you could make a recommendation and fill it with comments and questions you want answered and concerns with uses and walkability.

Mr. Meagher suggested giving a waiver but being creative with what goes on the property. Ms. Carlock is disappointed. This is a primary property in the Township and it's important with how it works with the Civic Center development. They would prefer the businesses to face Elizabeth Lake Road. Ms. Dehart thinks that this doesn't blend with the Civic Center development. Mr. O'Neil is a little torn here. They can show us a concept plan, it doesn't mean it will be approved like this. The property itself warrants a waiver. The uses are wrong for this corner.

Mr. Anderson stated that the key thing is that we have to look at a vision of what we have planned. Mr. Slicker asked if drive through restaurants are allowed in PD, yes they are. Mr. O'Neil stated that we have to look at what community benefits they are providing. Mr. Anderson would like to see them share some possibilities reflecting the same ideas with the undeveloped property.

Mr. O'Neil stated that he would be careful not to say that they don't meet the master plan. Your concern is that this corner should meet the master plan and the intent of the Civic Center.

Mr. Meagher moved to recommend the approval of the PD Waiver for Vacant Parcel 12-21-426-004 for the minimum 10 acre requirement with a notation that the future corporate citizens of White Lake Township would like a development that is complementary to our new Civic Center Development. The future planned development should be complimentary to the Civic Center Development and keep with the Master Plan. The development should have a pedestrian friendly path that would join with the Elizabeth Lake corridor. Ms. Carlock wanted to mention the wetland buffer in that area, it's a pretty high quality wetland there. Ms. Dehart supported and the MOTION CARRIED with a roll call vote. (Dehart – yes; Anderson – yes; Carlock – yes; Meagher – yes; Slicker – yes; Ruggles – yes; Grubb – yes). 7 yes votes.

Communications:

Mr. O'Neil stated that the April 1st Planning Commission is unlikely

Next Meeting Dates: April 1st, 2021
April 15th, 2021

Adjournment:

Ms. Grubb moved to adjourn the meeting at 8:51 p.m. Ms. Carlock supported and the MOTION CARRIED with a roll call vote. (Dehart – yes; Anderson – yes; Carlock – yes; Meagher – yes; Slicker – yes; Ruggles – yes; Grubb – yes). 7 yes votes.