

**WHITE LAKE TOWNSHIP
PLANNING COMMISSION**
TOWNSHIP ANNEX - 7527 Highland Road
White Lake, MI 48383
OCTOBER 21, 2021 @ 7:00 p.m.

Chairperson Anderson called the meeting to order at 7:00 p.m. and led the Pledge of Allegiance. Roll was called.

ROLL CALL: Steve Anderson
Peter Meagher
Rhonda Grubb
Matt Slicker
Debbie Dehart

Absent: Scott Ruggles
Mark Fine
Merrie Carlock
Joe Seward

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

Visitors: Michael Leuffgen, DLZ

Approval of Agenda

Commissioner Grubb moved to approve the agenda as presented. Commissioner Slicker supported and the MOTION CARRIED with a voice vote: 5 yes votes.

Approval of Minutes

a. October 7, 2021

Commissioner Meagher moved to approve the minutes of October 7, 2021 as presented. Commissioner Dehart supported and the MOTION CARRIED with a voice vote: 5 yes votes.

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

No one was in attendance from the public.

Public Hearing:

None.

Continuing Business

None

Old Business:

None

New Business

A. Pontiac Lake Overlook

Location: Located on the south side of Pontiac Lake Road, north of M-59. Consisting of approximately 3.19 acres. Currently zoned Multiple Family Residential (RM-2). Identified as parcel 12-13-328-003.

Request: Final Site Plan Approval

Applicant: NCM Ventures John Rozanski, 2704 Wabum Rd., White Lake, MI 48386

Mr. Leuffgen gave an overview of the October 14, 2021 review letter. Most comments have been addressed or are in progress. Some things need to be updated prior to the pre-construction meeting.

Commissioner Slicker asked about the drainage for the sidewalk in the right of way. It looks like it's draining back into the site. Mr. Leuffgen hasn't heard anything back from the RCOC on that. Commissioner Slicker asked about the legal description of the property. Planning Director O'Neil noted that they will have to work with our Assessing department about the parcel across the street in case it needs to be split. It will only be able to go with the approvals on the original parcel.

Commission Anderson wanted to ask about the fire truck comment on the plans. The truck will have to make a turning movement. There has been clearance from the Fire Department on this. Commissioner Anderson asked about the lien referenced, it's regarding the storm water maintenance agreement.

Planning Director O'Neil went over the McKenna letter. There was mention about amenities on the lake lot. Planning Director O'Neil doesn't know that the applicant will have to go to the Planning Commission in the future for those, we can always do it administratively. McKenna didn't review the landscape plan, but Staff Planner Quagliata went over it last week. They are a little short for the landscape requirement. Planning can work with him to achieve those requirements. Commissioner Slicker asked about the wall along one side, it's proposed because of the car lights.

Mr. Rozanski stated that he's very excited about the project. He wants to contribute to do something in the community. He thanked everyone for seeing him through this process. Planning Director O'Neil stated that this is a great improvement in the area.

Commissioner Meagher moved to recommend to the Township Board the approval of the final site plan for Pontiac Lake Overlook located on the south side of Pontiac Lake Road, north of M-59. Consisting of approximately 3.19 acres. Currently zoned Multiple Family Residential (RM-2). Identified as parcel 12-13-328-003. The approval is subject to all Planning and consultant review comments. The approval is subject to the lakefront property being deed restricted to this development and the dedication of the road right of way, subject to ZBA requirements and conditions, the conditions of landscape plan being addressed, the lakeside property can have amenities approved administratively. Commissioner Dehart supported and the MOTION CARRIED with a roll call vote: (Meagher – yes; Anderson – yes; Grubb – yes; Dehart – yes; Slicker – yes).

Other Business:

None

Liaison's Report

Commissioner Grubb reported that Parks and Recreation did a walk through at Stanley Park. They approved new rental rates for sports fields and pavilions. They had an opportunity to improve their land and water grant score. CISMA met at Stanley Park this week. They are hoping to purchase a Gator utility vehicle.

Commission Dehart noted that their last ZBA meeting had six cases and did not end until 12:45 a.m. She noted that some applicants were tabled because they didn't have the necessary requirements such as a survey.

Planning Consultant's Report

No report.

Director's Report:

Planning Director O'Neil reported that the Trailside Meadows Amendment to the Planned Development Agreement got approved. 4 Corners was in for an extension for the apartment building for 3 years, and it was denied. He was extended for the out lot. He noted Hannah sent out a ribbon cutting event for New Hope Assisted Living. Elizabeth Lake Retail has to revise and resubmit again, this was the 6th review. Mr. Leuffgen noted that they aren't even close in some regards and cited an example about a non-existent pump station. We're still expecting the plan from ComfortCare. There is a development being discussed where they are proposing approximately 325 apartments, and 80 or 90 houses near M-59 and Hill.

Other Business:

Minor ordinance amendment discussion

This is more housekeeping. Planning Director O'Neil outlined the proposed changes. He credited Staff Planner Quagliata for putting this together very quickly. If everyone is okay with the changes, we'll proceed and hold a public hearing. Commissioner Dehart wanted to make a statement about the vet clinic. In other townships they allow horses to come in. There is a

great need for a small clinic that could treat large animals, we are a more rural township in the north. Right now you would have to go to Michigan State for treatment. Once you allow this in a residential area you have to be careful how you 'unleash' that. We could look further at other communities.

Planning Director O'Neil is unsure if we'll have a meeting on November 4th.

Communications:

None.

Next Meeting Dates: November 4, 2021
November 18, 2021

Adjournment:

Commissioner Meagher to adjourn the meeting at 8:12 p.m. Commissioner Dehart supported and the MOTION CARRIED with a voice vote: 5 yes votes.