

**WHITE LAKE TOWNSHIP  
PLANNING COMMISSION**  
Township Annex. 7527 Highland Road  
White Lake, MI 48383  
**NOVEMBER 18, 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  
Rhonda Grubb  
Matt Slicker  
Debbie Dehart  
Merrie Carlock  
Joe Seward  
Scott Ruggles  
Mark Fine

Absent: Peter Meagher

Also Present: Justin Quagliata, Staff Planner  
Sherri Barber, Recording Secretary

Visitors: None

**Approval of Agenda**

**Commissioner Grubb moved to approve the agenda as presented. Commissioner Carlock supported and the MOTION CARRIED with a voice vote: 8 yes votes.**

**Approval of Minutes**

a. October 21, 2021

**Commissioner Seward moved to approve the minutes of October 21, 2021 as presented. Commissioner Fine supported and the MOTION CARRIED with a voice vote: 8 yes votes.**

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

Mary Earley (5925 Pine Ridge Ct.) commented about the private launch on Oxbow Lake. She was wondering where was the parking for cars and trailers. What guarantee was there from the Township the property will be maintained? These questions would be appropriately answered at subsequent meetings.

### **Public Hearing:**

#### **Zoning Ordinance Text Amendments**

Staff Planner Quagliata summarized the proposed zoning ordinance amendments. There was clarification for the base of freestanding (monument) signs. Small animal vet clinics and animal hospitals would be allowed by special land use in (LB) Local Business. Currently, PD (Planned Development) did not allow restaurants with alcohol; the amendment would allow restaurants with alcohol. The ordinance was unclear if drive throughs were allowed in PD; the amendment would clarify drive throughs were permitted in PD.

Chairperson Anderson went over each text amendment and asked Commissioners for input.

Article 2.2. Freestanding signs. There was no additional discussion.

Class II Animal Care Facility — 4.51. Staff Planner Quagliata stated this would allow large animal vet clinics and hospitals in AG (Agricultural) with special land use approval. Part 2 and 11 of the proposed amendments related to this item.

Planned Development: restaurants with or without alcohol. Staff Planner Quagliata stated this would be decided by the Planning Commission and Township Board during review of a site plan and development agreement. The Commissioners supported the amendment.

Drive-in or drive-thru (restaurant) – 4.17. Staff Planner Quagliata stated currently the ordinance was not clear if drive-thrus were allowed in PD. The amendment would clarify drive-thrus would be permitted.

There was discussion on the text amendments for Class II animal care facilities and Chairperson Anderson asked staff if amendments pertaining to this use could be revisited at a later date.

Staff Planner Quagliata stated the items related to Class II animal care facilities could be removed from the current list of ordinance amendments and revisited in early 2022. The Commissioners agreed to exclude Part 2 and Part 11 from the motion.

Chairperson Anderson opened the public hearing at 7:54 p.m.

Valerie Kemp (182 Angola, Wolverine Lake) was the listing broker for 7755 Highland Road (Centerpointe Plaza) and she spoke in support of allowing veterinary clinics in LB zoning. She read a letter from VCA corporate in support of the vet clinic. VCA Vet Clinic had been in White Lake for many years. A copy of the letter was entered into the record. Rob Pope, the developer of Centerpointe, spoke in favor of the ordinance amendment.

Chairperson Anderson closed the public hearing at 8:01 p.m.

Commissioner Seward moved to recommend the Township Board adopt the proposed Zoning Ordinance text amendments, excluding Part 2 and Part 11. Commissioner Dehart supported and the MOTION CARRIED with a roll call vote: Anderson – yes; Grubb – yes; Slicker – yes; Dehart – yes; Carlock – yes; Seward – yes; Ruggles – yes; Fine – yes. 8 yes votes.

**Continuing Business**

None.

**Old Business**

None.

**New Business**

None.

**Other Business:**

**A. PD Waiver Request for Oxbow Lake Private Launch Association (OLPLA)**

Staff Planner Quagliata reported the applicant was proposing to rezone to PD, which required a minimum lot size of 10 acres. The applicant requested a waiver for the lot size which was approximately 1.9 gross acres and 0.75 net acre. The proposed use would be a private launch for Oxbow Lake riparians. The Township Attorney recommended rezoning to PD to review the proposed use. There was Commissioner and Staff discussion about the best process for the applicant to undertake for review. Staff Planner Quagliata discussed the Planning Commission and Township Board preventing keyhole access. Commissioner Dehart stated whatever process was undertaken there would have to be significant control and restrictions on the use.

Commissioner Seward moved to approve the PD Waiver Request requested by Oxbow Lake Private Launch Association (OLPLA) for Parcel Number 12-22-279-004 to waive the 10-acre minimum lot size requirement under Planned Development (PD) to pursue rezoning. Commissioner Fine supported and the MOTION CARRIED with a roll call vote: Steve Anderson – no; Grubb – yes; Slicker – yes; Dehart – no; Carlock – no; Seward – yes; Ruggles – yes; Fine – yes. 5 yes votes.

Staff Planner Quagliata stated the waiver request would proceed to the Township Board.

**B. 2022 Meeting Dates**

Commissioner Grubb moved to approve the 2022 Meeting Dates as presented. Commissioner Carlock supported and the MOTION CARRIED with a voice vote: 8 yes votes.

### **Liaison's Report**

Trustee Ruggles reported the Township Board met on Tuesday and approved the CDBG budget. There was \$31,977 for minor home repair. The Board approved the 2022 budget. Sean O'Neil was promoted to Community Development Director. The Township Board approved a resolution of intent to issue bonds in the amount of \$29 million for the Civic Center and Public Safety Building.

Commissioner Grubb reported the Parks and Recreation Committee did not have a meeting in November. There was a December meeting scheduled.

Commissioner Dehart stated the last Zoning Board of Appeals (ZBA) meeting lasted 4 hours. One of the cases was signage at Arby's. A stripe on a building was considered signage. Staff Planner Quagliata commended the ZBA; it had many cases, some meetings had gone 4-6 hours, and the members were dedicated.

Commissioner Anderson noted he attended the ribbon cutting at New Hope Assisted Living and Memory Care along with many representatives from White Lake Township and local chambers.

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

No report.

### **Director's Report:**

Staff Planner Quagliata reported there were many projects currently under review.

### **Communications:**

None.

**Next Meeting Dates:** December 2, 2021  
December 16, 2021

### **Adjournment:**

**Commissioner Fine moved to adjourn the meeting at 8:42 p.m. Commissioner Dehart supported and the MOTION CARRIED with a voice vote: 8 yes votes.**