

**WHITE LAKE TOWNSHIP  
PLANNING COMMISSION**

Township Annex, 7527 Highland Road  
White Lake, MI 48383  
July 7, 2022 @ 7:00 PM

**CALL TO ORDER**

**Commissioner Anderson** called the meeting to order at 7:00 PM and led the Pledge of Allegiance. Roll was called.

**ROLL CALL**

Steve Anderson  
Merrie Carlock  
Pete Meagher  
Debby Dehart  
Robert Seeley  
Scott Ruggles  
Mark Fine

Absent: Matt Slicker  
T. Joseph Seward

Also Present: Sean O'Neil, Community Development Director  
Justin Quagliata, Staff Planner  
Mike Leuffgen, DLZ  
Lisa Kane, Recording Secretary

Visitors: Approximately 10 members of the public were present

**APPROVAL OF AGENDA**

**Commissioner Seeley moved to approve the agenda of the July 7, 2022 Planning Commission Meeting.**

**Commissioner Fine supported and the MOTION CARRIED with a voice vote: 7 yes votes.**

**APPROVAL OF MINUTES**

- a. Regular meeting minutes of June 16, 2022
- b. Commissioner Anderson requested amendments to the minutes, showing the motions carrying for tabling cases Elizabeth Lake Retail and White Lake Hill LLC.

**Commissioner Ruggles moved to approve the amended Minutes of June 16, 2022.**

**Commissioner Fine supported and the MOTION CARRIED with a voice vote: 7 yes votes.**

## CALL TO THE PUBLIC (FOR ITEMS NOT ON THE AGENDA)

**John Hunt** of 871 Oxhill Dr is concerned about the cement that will surround his property when the Black Rock restaurant is built.

## PUBLIC HEARING

None

## CONTINUING BUSINESS

### A. The Avalon fka White Lake Hill

Property described as parcel number 12-20-101-003 (1085 Hill Road), located on the north side of Highland Road, west of Hill Road, consisting of approximately 68.96 acres. Property described as parcel number 12-20-126-006, located north of Highland Road, east of Hill Road, consisting of approximately 41.06 acres. Parcel number 12-20-101-003 is currently zoned (AG) Agricultural and (PB) Planned Business, and parcel number 12-20-126-006 is currently zoned (R1-A) Single Family Residential.

Request:

#### 1) Preliminary site plan approval

Applicant: White Lake Hill, LLC  
31550 Northwestern Highway  
Farmington Hills, MI 48334

Applicant present: Mark Kassab of Lautrec and Mike Bank

**Commissioner Meagher** motioned to untable the preliminary site plan. **Commissioner Fine** supported and the MOTION CARRIED with a voice vote. (6 – 1, with Commissioner Seeley voting no)

**Director O'Neil** introduced the project, stating that the rezoning was previously recommended for approval to the Township Board, however the preliminary site plan was tabled. The applicant has revised the plan, reducing the density to 6.1 per acre for the multiple-family lots and to 2.6 per acre for the single-family lots. The applicant has eliminated many waiver requests, as well as increasing the multiple-family north property setback to 120 feet.

**Mr. Leuffgen** presented the engineering review. The applicant has proved engineering feasibility with the current plan and the expectation is that the utility plan has not changed from what was previously presented. A donation to the sidewalk fund was indicated due to lack of sidewalk on the west side of Hill Rd. The plan is deficient for extending the sanitary sewer to the property line, it is recommended to have an escrow for the future utility/sanitary sewer connection. To ensure sufficient pressure, a second water supply to the property is necessary and should be a condition of approval. An analysis of sanitary sewer pump station is required at final site plan review.

**Commissioner Anderson** stated that the applicant has been flexible and agreeable to requests made of them.

**Mr. Leuffgen** presented the June 15, 2022 letter regarding the traffic impact study results.

**Commissioner Ruggles** inquired if the study indicated a traffic light be installed.

**Mr. Kassab** stated that they met with residents recently and considered the comments from the Planning Commission and the residents when reducing the density for the revised plan.

**Mr. Levity** provided clarification of the traffic study and stated that the data warrants a traffic signal with M-DOT but there has not been a decision made from M-DOT at this time.

**Commissioner Meagher** asked if M-DOT doesn't approve the signal, what are the ramifications.

**Mr. Levity** stated that M-DOT would have to offer an alternative if they do not approve a traffic signal or the applicant would have to come up with something else.

**Commissioner Anderson** inquired about the timeline for that process with M-DOT.

**Mr. Levity** they would likely install the light when the lowest amount of traffic for the warrant is met.

**Mr. Kassab** stated that they are prepared to abide by all M-DOT requirements.

**Commissioner Seeley** and **Commissioner Dehart** stated concerns about the density and size of the single-family lots.

The Board deliberated on the lot sizes and setbacks.

**Commissioner Carlock** inquired about disturbance to the wooded area during construction.

**Mr. Kassab** stated that they plan to keep that area in its natural state, installing a retaining wall 30 feet from the buildings. A wetland delineation has been completed identifying the regulated wetlands. They will coordinate with Road Commission of Oakland County for grading and paving of Hill Road. They will also contract a landscape architect to develop the landscaping plan.

**Director O'Neil** stated that the applicant has offered a \$100,000 contribution to the park fund that could be used for Stanley Park or other park projects.

**Commissioner Ruggles** inquired about the amount of wetlands on the property.

**Mr. Kassab** stated that there are 11 acres of wetlands on the project site.

**Commissioner Meagher** inquired about the front lot requirement and if it is for aesthetics and what the average cost of the single-family units would sell for.

**Director O'Neil** Stated that the front lot line requirement was established long ago but the trend has gone down in the area. It is believed that smaller lots are easier to maintain and people are in favor of more common areas.

**Mr. Kassab** stated that the single-family homes are expected to sell for about \$450,000.

The Board deliberated how the sidewalk fund would be determined and if it would be based on the construction cost.

**Commissioner Anderson** inquired if they had considered a larger donation to the park fund.

**Commissioner Seeley** inquired about what waivers being requested.

**Director O'Neil** listed the waivers that the applicant is requesting.

**John Ranking** of 1849 Hill Rd has concerns of the safety of this development's pavement ending on Hill Roads "S" curve and if the curve could be eliminated.

**Harvey Wilson** of 1795 Hill Rd appreciates the applicant meeting with residents but feels that this development is too dense.

A letter of support of the project was entered into record.

**Commissioner Meagher** moved to forward a favorable recommendation, subject to the applicant addressing all of the staff and consultants' review comments and recommendations to the Township Board, the preliminary site plan for the property described as parcel number 12-20-101-003 (1085 Hill Road), located on the north side of Highland Road, west of Hill Road, consisting of approximately 68.96 acres. Property described as parcel number 12-20-126-006, located north of Highland Road, east of Hill Road, consisting of approximately 41.06 acres. Parcel number 12-20-101-003 is currently zoned (AG) Agricultural and (PB) Planned Business, and parcel number 12-20-126-006 is currently zoned (R1-A) Single Family Residential.

**Commissioner Fine** supported, and the **MOTION CARRIED** with a roll call vote (6 yes votes): (Anderson/yes, Dehart/yes, Carlock/yes, Fine/yes, Meagher/yes, Seeley/no, Ruggles/yes)

## **NEW BUSINESS**

### **A. Hypershine Car Wash**

Property described as parcel number 12-23-202-006 (9345 Highland Road), located on the south side of Highland Road, west of Fisk Road, consisting of approximately 4.91 acres. Currently zoned as (GB) General Business.

Request:

#### **1) Final site plan approval**

Applicant: EROP, LLC  
2390 East Federal Drive  
Decatur, IL 62526

Applicant Present: Erin McMachen representing EROP

**Mr. Leuffgen** presented the engineering review. The sanitary and storm sewer have items that need clarification. Engineering approval is recommended based on all items being addressed.

**Commission Dehart** inquired about the front access easement.

**Mr. Quagliata** gave a brief presentation of the project which received Township Board approval and was granted three variances by the Zoning Board of Appeals. The applicant has complied to all landscaping requirements and the frontage road has been widened to 24 feet to accommodate cross access.

**Ms. McMachen** addressed two outstanding comments, one regarding trees and the other was clarification on the screening fence.

The Board deliberated on the materials proposed for the exterior of the building.

**Commissioner Carlock** inquired about the reclaimed water system.

**Ms. McMachen** explained how the water reclamation system worked and stated no waste from within the building would enter the storm system.

**Commissioner Fine** asked if 55-gallon drums would be used and if they would be stored on the premises.

**Mary Early** of 5925 Pine Ridge Ct has concerns about the size of the lot for the project and inquired if there was a traffic impact study.

**Mr. Quagliata** M-DOT required a taper lane for this project which is indicated on the plan.

**Commissioner Anderson** inquired about the traffic stacking requirement.

**Mr. Quagliata** stated that the plan presented exceeds the requirement.

**Commissioner Seeley** moved to approve the final site plan subject to all staff and consultants' review comments being addressed as parcel number 12-23-202-006 (9345 Highland Road), located on the south side of Highland Road, west of Fisk Road, consisting of approximately 4.91 acres. Currently zoned as (GB) General Business.

**Commissioner Meagher** supported, and the MOTION CARRIED with a roll call vote (7 yes votes): (Anderson/yes, Dehart/yes, Carlock/yes, Fine/yes, Meagher/yes, Seeley/yes, Ruggles/yes)

## OTHER BUSINESS

### A. Concept plan for the southeast corner of Hilltop Drive & Highland Road

Sam Stafa and Arban Stafa requested feedback from the Planning Commission about a potential project that would rezone the proposed site to allow attached single-family homes. Discussion about what direction the Township is interested in as it relates to rentals and home ownership.

Bob Hoffman of Highland Township stated that he currently owned one of the parcels and asked if rezoning would be the first step in the process.

## LIAISON'S REPORT

**Commissioner Ruggles** reported that the Township Board approved the Comfort Care project at the June 21<sup>st</sup> meeting. DPS has requested two new vehicles, the Board approved one dump truck.

**Commissioner Dehart** reported that the Zoning Board of Appeals heard two cases at the last meeting, Last Resort Marina on Pontiac Lake Rd was denied.

**Commissioner Carlock** reported that the Parks Board had a successful Family Fun Day, 125 people enjoyed the event.

## DIRECTOR'S REPORT

**Director O'Neil** Planning Commission members will be receiving ID badges. The update of the CIP is underway and will be available in August for review by the Planning Commission and in September for a vote.

**COMMUNICATIONS**

**NEXT MEETING DATES:** August 4, 2022

**ADJOURNMENT**

**Commissioner Fine moved to adjourn the meeting at 9:02 PM**

**Commissioner Meagher supported and the MOTION CARRIED with a voice vote: 7 yes votes**