

**WHITE LAKE TOWNSHIP
PLANNING COMMISSION**

Township Annex, 7527 Highland Road
White Lake, MI 48383
January 5, 2023 @ 7:00 PM

CALL TO ORDER

Commissioner Anderson called the meeting to order at 7:01 PM and led the Pledge of Allegiance. Roll was called.

ROLL CALL

Steve Anderson
Debby Dehart
Scott Ruggles
Robert Seeley
Matt Slicker
Merrie Carlock
Mark Fine

Absent: Pete Meagher
T. Joseph Seward

Also Present: Sean O'Neil, Community Development Director
Aaron Potter, DPS Director
Lisa Kane, Recording Secretary

Visitors: Approximately 12 members of the public were present

APPROVAL OF AGENDA

Commissioner Carlock moved to approve the agenda of the January 5, 2023 Planning Commission Meeting.
Commissioner Seeley supported and the **MOTION CARRIED** with a voice vote: 7 yes votes.

APPROVAL OF MINUTES

- a. Regular meeting minutes of December 1, 2022

Commissioner Seeley moved to approve the Minutes of December 5, 2022.
Commissioner Dehart 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. was concerned that he missed the December meeting and inquired if it was a closed meeting. Mr. Hunt had presented a letter to the Planning Commission regarding the property value for his home.

Commissioner Anderson stated that the December meeting was a regular meeting and that Planning Commission meetings are every first and third Thursday of the month unless otherwise posted.

PUBLIC HEARING

A. 9400 Gale Rezoning Request

Location: Property described as parcel number 12-11-401-003 (9400 Gale Road), located east of Teggerdine Road, west of Lynn Drive, consisting of approximately 42.53 acres.

Request: **The applicant requests to rezone the parcel from AG (Agricultural) to SF (Suburban Farms) or any other appropriate zoning district.**

Applicant: Jeff Lauzon
2105 Sunnybrook
Commerce, MI 48382

Applicant present: Brian Biskner of Powell Engineering, representing the owner, Jeff Lauzon and Ryan Hoppe

Director O'Neil introduced the rezoning request of a large parcel. The subject site is currently zoned Agricultural and rezoning to Suburban Farms is consistent with the Master Plan and is less intense than what potentially could be requested. Sanitary sewer is available at the subject site and the low density would not have a significant impact on traffic. The conceptual plan shows nine parcels proposed which is consistent with surrounding use. Staff recommends approval.

Commissioner Dehart inquired about the road frontage requirement for the cul-de-sac lots for this zoning.

Commissioner Carlock commented that she was disappointed to see the mature trees removed on the site recently.

Commissioner Slicker commented on the equestrian easements on the conceptual plan.

Mr. Potter of the White Lake Department of Public Services stated that sanitary sewer is available for the subject site. Extension of sanitary sewer requires a review by EGLE and Oakland County Water Commission. Pump stations for each residential lot would be required. A storm water plan, including an easement and agreement is required.

Commissioner Slicker inquired if they are required to connect to sanitary sewer.

Mr. Potter stated that they are required to connect to sanitary sewer.

Commissioner Anderson inquired if the applicant had been made aware of the pump station, two-year maintenance bond and storm water plan.

Mr. Potter has not had a conversation with the applicant regarding these issues.

Director O'Neil stated that at this stage of the process for rezoning no reviews are required, however the conversation has occurred with the applicant about what will be required to move forward with the project.

Mr. Potter stated that the applicant inquired if sanitary sewer was available for the subject site.

Mr. Biskner introduced the project. The future property owners would be required to maintain the easements, which could be fenced and used for horses, a small beach and park area. Parcel divisions

would include common areas for the residents. The Pontiac Lake State Park equestrian trails would be accessible to the residents along the north and west property lines.

Mr. Hoppe stated that the dead and dying trees needed to be cleared, as well as the debris that had accumulated over the years by the prior owners. They plan to replant more trees in the area as soon as it is possible.

Commissioner Seeley inquired what mining operation was there previously.

Mr. Hoppe stated that it was sand and gravel mining operation that the previous owner operated.

Commissioner Dehart noted that she is thrilled that they are incorporating the equestrian trails into their concept design.

Commissioner Slicker inquired about the equestrian trails to the north and west of the subject site.

Mr. Hoppe stated that the adjoining land is owned by Pontiac Lake State Park and there are equestrian trails that could connect to the proposed easement.

Mr. Biskner presented the conceptual development plan and pointed out where the likely areas for dwellings would be built.

Commissioner Anderson opened the public hearing at 7:41 PM

Michael Johnson of 2925 Lynn has concerns about the aquifer, the water quality and radon. Mr. Johnson is also concerned about the wetlands being disturbed near his home.

Anita Poute of 2778 Wabum Rd has concerns about the density of the development and shares concerns about the water quality and the trees that were removed.

Jim Chism of 9345 Gale is disappointed that the trees were removed.

Cicely Gaulmeyer of 9283 Camelot has concerns of the potential density if this is rezoned.

Commissioner Anderson stated that a letter and an email were received stating concern about the development.

Commissioner Anderson closed the public hearing at 7:53 PM

Director O'Neil addressed the concerns stated during public comment and clarified that the applicant followed all applicable regulations regarding posting signs and work performed on the property. Zoning determines the lot minimum size and ability to create a private road. The applicant is seeking the lowest density compatible with the Master Plan.

Mr. Hoppe addressed the concerns about the pond and stated that all of the trees that are remaining will not be removed. They have no intention of developing the existing wetlands on the east boundary.

Commissioner Ruggles stated that the current zoning of the property is Agricultural and the owners have the right to remove any and all trees that they want to.

Commissioner Carlock inquired about the process of lot splits, land divisions and the creation of a private road.

Director O'Neil clarified that process. Nine lots are the maximum that can be divided under the Land Division Act.

Commissioner Seeley moved to forward a favorable recommendation to the Township Board, the rezoning for parcel number 12-11-401-003 (9400 Gale Road), located east of Teggerdine Road, west of Lynn Drive, consisting of approximately 42.53 acres, to rezone the parcel from AG (Agricultural) to SF (Suburban Farms) or any other appropriate zoning district.

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

Director O'Neil stated to the public that the Township Board will hear this case in two readings. The first reading will be January 17, 2023 and the second reading will be at the February regular meeting. If anyone from the public has any further questions, he can be reached during regular business hours at Town Hall.

CONTINUING BUSINESS

None

NEW BUSINESS

None

OTHER BUSINESS

A. Election of Officers

Commissioner Dehart nominated Joe Seward to serve as Chairperson of the White Lake Township Planning Commission for the remainder of 2023.

Commissioner Fine supported and the MOTION CARRIED with a voice vote: (7 yes votes)

Commissioner Fine nominated Merrie Carlock to serve as Vice Chair of the White Lake Township Planning Commission for the remainder of 2023.

Commissioner Dehart supported and the MOTION CARRIED with a voice vote: (7 yes votes).

Commissioner Carlock nominated Debbie Dehart to serve as the Secretary of the White Lake Township Planning Commission for the remainder of 2023.

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

B. Liaison Assignments

Commissioner Seeley nominated Debbie Dehart to serve as the liaison to the Zoning Board of Appeals for the remainder of 2023.

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

Commissioner Seeley nominated Merrie Carlock to serve as the Planning Commission liaison to the Parks and Recreation Board for the remainder of 2023.

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

