

**WHITE LAKE TOWNSHIP  
PLANNING COMMISSION  
MARCH 2, 2023**

**CALL TO ORDER**

Chairperson Seward called the meeting to order at 7:00 P.M.

**ROLL CALL**

**Present:** T. Joseph Seward, Chairperson  
Merrie Carlock, Vice Chairperson  
Scott Ruggles, Township Board Liaison  
Mark Fine  
Steve Anderson  
Robert Seeley

**Absent:** Debby Dehart, Secretary  
Pete Meagher  
Matt Slicker

**Others:** Sean O’Neil, Community Development Director  
Michael Leuffgen, DLZ  
Justin Quagliata, Staff Planner  
Hannah Micallef, Recording Secretary

5 Members of the public present

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF AGENDA**

**MOTION by Commissioner Seeley, seconded by Commissioner Carlock, to approve the agenda as presented. The motion CARRIED with a voice vote: (5 yes votes).**

**APPROVAL OF MINUTES**

A. Minutes of January 19, 2023

**MOTION by Commissioner Anderson, seconded by Commissioner Seeley, to approve the minutes of January 19, 2023 as presented. The motion CARRIED with a voice vote: (5 yes votes).**

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

Patrice Rhul, 9500 Bonnie Briar, stated she was opposed to fireworks being ignited over Pontiac Lake and wanted to find a way to prohibit it.

The call to the public was closed at 7:04 P.M.

**PUBLIC HEARING**

A. **Sunset Cove**

Located on the north side of Pontiac Lake Road, north of Highland Road (M-59). Currently zoned PG (Pontiac Lake Gateway). Identified as 12-13-451-011 (8300 Pontiac Lake Road). Consisting of approximately 2.68 acres.

Requests:

**Preliminary site plan approval**

**Special land use approval**

Applicant: White Lake JZ, LLC

30201 Orchard Lake Road, Ste 250

Farmington Hills, MI 48334

Chairperson Seward opened the public hearing at 7:23 P.M.

Mary Earley, 5925 Pineridge Court, spoke out in opposition to the project.

Patrice Ruhl, 9500 Bonnie Briar, spoke out in opposition of the project.

Becky Brennan, 8365 Pontiac Lake Road, wanted more information about the project.

Chairperson Seward closed the public hearing at 7:29 P.M.

The applicant was not present at tonight's meeting. The next meeting agenda the project would be eligible to be placed on would be in April.

**MOTION by Commissioner Anderson, seconded by Commissioner Fine, to table the public hearing for the preliminary site plan approval and special land use approval for Sunset Cove and for the Planning Department to re-notice the public hearing, and charge the applicant for a refiling and public hearing fee per the Fee Ordinance. The motion CARRIED with a roll call vote: (5 yes votes).**

**(Anderson/yes Seeley/yes, Carlock/yes, Seward/yes, Fine/yes, Ruggles/yes)**

#### **CONTINUING BUSINESS**

None.

#### **NEW BUSINESS**

None.

#### **OTHER BUSINESS**

##### **A. Lakepointe & West Valley final site plan extension request**

Director O'Neil said the reason West Valley and Lakepointe had not broken ground yet was due to the coordination of utilities between both projects and the Comfort Care project. He recommended for both Lakepointe and West Valley to receive four-month extensions.

Michael Furnari, JMF Properties, applicant, was present to speak on his case. He said he wanted to move forward with these projects, but wasn't sure if four months was long enough. He stated he did not have all his agency permits yet for water and sewer, and the interest rates from his lenders have increased. He wanted a year extension instead of four months. He added that redesigning the West Valley site plan to coordinate with Comfort Care took five to six months.

Director O'Neil suggested the applicant come back in four months and if it was not enough time an update could be given to the Planning Commission at that time. Director O'Neil proposed the dates for the update as follows: West Valley - Thursday, July 20, 2023 and Lakepointe - Thursday, September 7, 2023.

**MOTION BY Commissioner Seeley to grant a four-month extension to both West Walley and Lakepointe with expiration dates of Thursday, July 20, 2023 and Thursday, September 7, 2023, respectively. Seconded by Commissioner Fine, and the motion CARRIED with a voice vote: (5 yes votes).**

### **LIAISON'S REPORT**

Trustee Ruggles said he requested an agenda item for the March Township Board meeting agenda to increase the meeting fee for Zoning Board of Appeals Members and Planning Commissioners from \$45.00 to \$75.00. At the February Township Board meeting, there was a motion to approve a SAD to help those with failing septic systems to connect into the Township sewer. There was an approved purchase of fire hoses for the Fire Department. The Township Board also approved lighting and bollards for Elizabeth Lake Road. A tree removal project was approved for Stanley Park, 50 trees would be removed to make way for a road. Maxon's was awarded the project. The Township Board also entered into the Tri Party agreement for the County's gravel program.

Staff Planner Quagliata said there was a presentation from the Huron River Watershed Council during the February Parks and Recreation meeting. Stanley Park construction was on schedule to start this year.

### **DIRECTOR'S REPORT**

Director O'Neil said the Avalon project would be submitting their final site plan soon. Black Rock received 3 of their 13 request variances at the February Zoning Board of Appeals meeting. Comfort Care Assisted Living would be before the Planning Commission seeking final site plan and planned development agreement approval in April. Panera and Culver's had made application for site plan approval to the Planning Department. The first meeting of the Corridor Improvement Authority was this evening. The Master Plan update would be on the March 16 agenda. As of this morning, there was 1209 responses to the Master Plan survey. Three responses were received for the RFP for CMR for the Township Hall and Public Safety buildings, and interviews would be held on March 14.

### **COMMUNICATIONS**

None.

**NEXT MEETING DATES:** March 16, 2023 & April 6, 2023

### **ADJOURNMENT**

**MOTION by Commissioner Anderson, seconded by Commissioner Fine to adjourn at 7:52 P.M. The motion CARRIED with a voice vote: (5 yes votes).**

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MARCH 02, 2023