

**WHITE LAKE TOWNSHIP
PLANNING COMMISSION
SEPTEMBER 7, 2023**

CALL TO ORDER

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

ROLL CALL

Present:

T. Joseph Seward, Chairperson
Matt Slicker
Steve Anderson (arrival at 7:02 P.M.)
Merrie Carlock, Vice Chairperson
Pete Meagher
Robert Seeley
Debby Dehart

Absent:

Mark Fine
Scott Ruggles, Township Board Liaison

Others:

Sean O'Neil, Community Development Director
Justin Quagliata, Staff Planner
Rowan Brady, BRI
Hannah Micallef, Recording Secretary

APPROVAL OF AGENDA

MOTION by Commissioner Seeley, seconded by Commissioner Carlock to approve the agenda as presented. The motion carried with a voice vote: (6 yes votes).

APPROVAL OF MINUTES

A. August 17, 2023

MOTION by Commissioner Meagher, seconded by Commissioner Seeley to approve the minutes of 7:05 P.M. The motion carried with a voice vote: (6 yes votes).

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

Josh Lantto, 2729 Cloverdale, Highland, spoke regarding being "trespassed" at Oxbow Elementary.

Steve Woodard, 953 Schuyler, spoke regarding the increased rainfall and the damage it had caused to Brendel Lake. He wanted ideas to manage the lake levels.

Chairperson Seward closed the call to the public at 7:07 P.M.

PUBLIC HEARING

A. 2024-2029 Capital Improvement Plan (CIP)

Staff Planner Quagliata said the document had not been changed since the Planning Commission last met. Grammatical and clerical errors were changed. The plan included the draft resolution for the Township Board provided the plan was recommended for approval this evening.

Staff Planner Quagliata briefly went over the Capital Improvement Plan background and process for the audience.

Chairperson Seward opened the public hearing at 7:19 P.M.

Pamela Barckholtz, 5055 Grass Lake, asked about the length of a long-range plan and added that it was difficult to make five year plans due to the economy. Her concern was adopting a plan so big when the environment was ever changing. She wanted the Planning Commission to consider the length of the CIP.

Staff Planner Quagliata added that while the plan was adopted for a six-year process, the plan received annual updates.

Director O'Neil thanked Staff Planner Quagliata for all his work on this year's CIP.

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

MOTION by Commissioner Seeley, seconded by Commissioner Anderson to adopt the 2024-2029 Capital Improvement Plan. The motion carried with a roll call vote: (7 yes votes) (Seeley/yes, Anderson/yes, Meagher/yes, Dehart/yes, Carlock/yes, Seward/yes, Slicker/yes).

CONTINUING BUSINESS

None.

NEW BUSINESS

None.

OTHER BUSINESS

A. Master Plan update

Mr. Brady went over the results from the Master Plan workshop last month. Three out of the five redevelopment areas would be included in the Master Plan; the Planning Commission would decide which three sites to include.

The Planning Commission chose Pontiac Lake Gateway, Cedar Island Road and Bogie Lake Road, and the Town Center area to further refine for inclusion in and concepts for the Master Plan. The feedback from the community would be used to redevelop the site concepts for the Master Plan. The Planning Commission discussed what they would like to see as allowable use and amenities at each site.

Mr. Brady covered the Community Facilities chapter, which served as an inventory of services within the Township.

LIAISONS' REPORT

The ZBA met last month; four cases were heard. Two cases were postponed, one was denied, and one was approved.

DIRECTOR'S REPORT

The Board approved the Panera project. There was a discussion in closed session regarding the Black Rock lawsuit. There was a scheduled public hearing at the Township Board this month for the first phase of the CIA plan approval. The Avalon project was still stalled; there were certain parts of the site undergoing reengineering. Hypershine Car Wash opened a few weeks ago.

COMMUNICATIONS

Carter's Plumbing would requesting a special land use approval at the September 21 meeting.

NEXT MEETING DATE: September 21, 2023

ADJOURNMENT

MOTION by Commissioner Carlock, seconded by Commisisoner Dehart to adjourn at 8:44 P.M. The motion carried with a voice vote: (7 yes votes).