

**WHITE LAKE TOWNSHIP  
PLANNING COMMISSION  
MARCH 16, 2023**

**CALL TO ORDER**

Chairperson Seward called the meeting to order at 7:00 P.M. He then led the Pledge of Allegiance.

**ROLL CALL**

**Present:**

T. Joseph Seward, Chairperson  
Merrie Carlock, Vice Chairperson  
Debby Dehart  
Scott Ruggles, Township Board Liaison  
Steve Anderson  
Matt Slicker (late arrival)

**Absent:**

Pete Meagher  
Mark Fine  
Rob Seeley

**Others:**

Sean O'Neil, Community Development Director  
Justin Quagliata, Staff Planner  
Kyle Gall, DLZ  
Rowan Brady, Beckett & Raeder  
Hannah Micallef, Recording Secretary

**APPROVAL OF AGENDA**

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

**APPROVAL OF MINUTES**

A. Minutes of March 2, 2023

**MOTION by Commissioner Anderson, seconded by Commissioner Carlock to approve the minutes of March 2, 2023 as presented. The motion CARRIED with a voice vote: (6 yes votes).**

**CALL TO THE PUBLIC**

No public comment.

**PUBLIC HEARING**

None.

**CONTINUING BUSINESS**

None.

**NEW BUSINESS**

A. **Comfort Care White Lake**  
Property described as parcel number 12-36-176-002, located on the west side of Union Lake Road, between Hutchins Road and Cooley Lake Road, consisting of approximately

8.7 acres.

Request:

**1) Final site plan approval**

**2) Planned development agreement approval**

Applicant: Comfort Care, LLC

4180 Tittabawassee Road

Saginaw, MI 48604

Staff Planner Quagliata gave a brief overview of his staff report for the project.

Commissioner Anderson asked staff if there was any pushback to the project's public benefit. Staff Planner Quagliata said the Board found the \$20,000 contribution to the Parks and Recreation Fund and the design of the sidewalk along the project's Union Lake Road frontage to be satisfactory. Commissioner Ruggles said the \$20,000 donation was more than adequate. Staff Planner Quagliata said the \$20,000 could be applied towards the sidewalk construction, or another project at the Township's discretion.

Commissioner Carlock said it would be beneficial to track the projects that public benefit funds are used towards.

Mr. Gall said the few remaining outstanding utility plan items would be coordinated with the West Valley project.

Director O'Neil said the outstanding items for the legal piece would be ironed out, and suggested conditioning a motion based on the remaining comments being addressed. The Township Attorney recommended holding off recording the planned development agreement until the West Valley project received their final approvals. Comfort Care wouldn't be able to begin construction anyway until West Valley was underway.

Commissioner Slicker stated his concern with the residential neighbor's drainage on the project site.

Staff Planner Quagliata said all the architectural comments were addressed, and the samples that were brought to the Planning Department matched the materials shown on the renderings.

**MOTION by Commissioner Slicker, seconded by Commissioner Anderson, to approve Comfort Care's final site plan subject to the comments provided by engineering, the Planning Department, and Planning Commission, in addition to the planned development agreement approval. The motion CARRIED with a voice vote: (7 yes votes).**

**MOTION by Commissioner Slicker, seconded by Commissioner Dehart to recommend to the Township Board approval of the planned development agreement subject to all comments provided by engineering, the Planning Department, and Planning Commission. The motion CARRIED with a voice vote: (7 yes votes).**

#### **LIAISON'S REPORT**

Commissioner Carlock said a resolution was coming to the Board regarding the Land & Water Conservation Fund grant agreement approval for Stanley Park improvements.

Commissioner Dehart said she was not present at last month's ZBA meeting. Staff Planner Quagliata said 10 of Black Rock's 13 requested variances were denied at the February Zoning Board of Appeals meeting.

Commissioner Ruggles said the Township Board interviewed 3 firms on Tuesday during a Special Township Board meeting for the Construction Manager at Risk for the new Township Hall and Public Safety building. The contract was expected to be voted on and awarded at next Tuesday's regular Board meeting.

#### **DIRECTOR'S REPORT**

Director O'Neil said the Corridor Improvement Authority met for the first time earlier this month, and would meet again in May to approve their by-laws and to review the draft CIA plan. A Panera was proposed at one of the Meijer out lots. Avalon had not yet submitted their final site plan. A Culver's was planned for the southwest corner of Bogie Lake Road and Highland Road. The permit for the Elizabeth Lake Road reconstruction from RCOC was hopefully on its way so the project could open for bidding. The bidding process may look different since the project would be funded with federal grant money. This project would include pedestrian walkways, on-street parking, and lighted bollards at pedestrian intersections.

## **OTHER BUSINESS**

### **A. Master Plan Update Discussion**

Mr. Brady said two chapters from the Master Plan would be reviewed: Demographics & Housing. Information for the Demographic chapter was sourced from the Decennial census, the American Community survey, and SEMCOG.

Chairperson Seward asked Mr. Brady what information was used from the American Community survey. Mr. Brady said the survey was used more to confirm data retrieved from the census.

Mr. Brady noted that growth in the Township was slower than growth in the surrounding communities. The population of White Lake Township has continually grown in the last three decades to 30,950 in 2020. The highest growth rate of 25% occurred between 1990–2000, the rate of population growth gradually slowed down to 3.1% between 2010–2020. SEMCOG'S population regional forecast for White Lake Township projected a slight increase in population by 2030.

The population in White Lake Township was aging. The median age of residents in the Township increased from 41.3 years to 43.7 years from 2010 to 2020, which was a significant increase, especially in comparison to the median age of the State of Michigan (39.8 years) and Oakland County (41.0 years). The Township also had a lower amount of younger people and households.

The racial demographics changed slightly. In 2020, nearly 90% of the township's population identified as solely White compared to 94% in 2010. Approximately 15% of White Lake Township's population and almost 40% of seniors had a disability. The 2020 median household income (inflation-adjusted dollars) in White Lake Township was \$81,633, so it was higher in comparison to the County (\$81,587) but significantly higher than the State of Michigan (\$59,234). The percentage of individuals in poverty has increased to 8.8% in 2020.

Households in White Lake Township were becoming smaller (average household size of 2.68 in 2010 to 2.6 in 2020) and as a result, the total households in the township grew by 9% between 2010 and 2020. The total housing units in White Lake Township increased by roughly 4% to an estimated 12,519 in 2020.

The Master Plan survey was closed earlier this week, and the results would be tabulated soon. 1400 residents responded. Mr. Brady said he would bring a summary to the responses and recommendation from those answers the next time he was present before the Planning Commission. An Open House would be held before the final adoption of the plan.

## **COMMUNICATIONS**

No comment.

**NEXT MEETING DATES:** April 6, 2023 & April 20, 2023

**ADJOURNMENT**

**MOTION by Anderson, seconded by Carlock, to adjourn at 9:18 P.M. The motion CARRIED with a voice vote: (6 yes votes).**