

**WHITE LAKE TOWNSHIP
PLANNING COMMISSION
October 19, 2023**

CALL TO ORDER

Commissioner Carlock called the meeting to order at 7:00 P.M.

ROLL CALL

Present:

Matt Slicker

Steve Anderson

Merrie Carlock, Vice Chairperson

Pete Meagher

Robert Seeley

Mark Fine

Debby Dehart

Absent:

Scott Ruggles, Township Board Liaison

T. Joseph Seward, Chairperson

Others:

Sean O'Neil, Community Development Director

Justin Quagliata, Staff Planner

Rowan Brady, BRI

Hannah Micallef, Recording Secretary

APPROVAL OF AGENDA

MOTION by Commissioner Anderson, seconded by Commissioner Seeley to approve the agenda as presented. The motion carried with a voice vote: (7 yes votes).

APPROVAL OF MINUTES

A. September 21, 2023

MOTION by Commissioner Seeley, seconded by Commissioner Anderson to approve the minutes of September 21, 2023 as presented. The motion carried with a voice vote: (7 yes votes).

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

Seeing none, Commissioner Carlock closed the call to the public at 7:01 P.M.

PUBLIC HEARING

None.

CONTINUING BUSINESS

None.

NEW BUSINESS

None.

OTHER BUSINESS

A. Oakland Harvesters - FSP & SLU extension request

One of the issues was the shared driveway. The neighboring property owner had not submitted site plans for review, and it was unclear whether the neighboring property owner would even submit.

Commissioner Anderson said he had issues with not being able to receive clarity from the applicant himself, which was why he moved forward last meeting with the motion to table the extension request.

Director O'Neil said the applicant would need a reciprocal access easement agreement to move ahead with the construction of the driveway. Oakland Harvesters would be looking to create a driveway similar to the shared driveway at Centerpointe Plaza.

Casey Leach, engineer, was present. A revised set of plans with a revised driveway was dropped off to the Community Development Department earlier today. He had met with the neighboring property owner, Lasting Impressions Landscaping, and along with Oakland Harvesters, progress was being made on the shared driveway and the required easement.

Commissioner Seeley asked the property owner if the Planning Commission could rely on construction progress being made at the site. Ty Nuottila, property owner, was present and apologized for missing the last meeting. He said he was working with the neighboring property owner and was getting ready to put a deposit on a steel building package. The deal for the building purchase should be finalized within the next few weeks. He did not foresee any more hinderances other than Mother Nature at this point. There was a 6–7-month lead on the steel building package. He wanted to use his own employees for the construction of the site. The proposed building would be sufficient to house his harvester fleet. He would also be scrapping old vehicles and harvesters. Oakland Harvesters received a special land use for outdoor storage. There would be appropriate screening.

Commissioner Anderson asked Mr. Nuottila why the construction had not commenced. Mr. Nuottila said the delay was due to COVID-19 and increasing costs for construction and running his business. Mr. Nuottila was able to afford the cost of the steel structure.

The driveway issue was resolved, it took a long time due to being able to get in touch with the neighboring property owner.

Commissioner Slicker asked Mr. Nuottila what work would his employees be doing in regards to construction. Mr. Nuottila said his employees would be doing as much of the

work on the steel structure as possible; his employees were “jacks of all trades”. The construction of the steel structure was estimated to be a couple weeks long.

MOTION by Commissioner Anderson, seconded by Commissioner Seeley, to grant the extension request from Oakland Harvesters, a final site plan and special land uses, with an expiration date of May 5, 2024, based on discussion from the Planning Commissioners and contingent on staff comments being addressed. The motion carried with a voice vote: (7 yes votes).

(Anderson/yes, Seeley/yes, Meagher/yes, Dehart/yes, Carlock/yes, Fine/yes, Slicker/yes).

B. Master Plan update

Mr. Brady reviewed the revised redevelopment concepts based on the Planning Commissioner’s comments from the last meeting. The Planning Commission would review the final draft of the Master Plan and send comments back to Mr. Brady by October 27.

MOTION by Commissioner Seeley, seconded by Commissioner Anderson, to recommend the Township Board authorize the 63-day public review of the Master Plan. The motion carried with a voice vote: (7 yes votes).

C. 2024 Meeting Dates

MOTION by Commissioner Slicker, seconded by Commissioner Fine to approve the 2024 Planning Commission meeting dates. The motion carried with a voice vote: (7 yes votes).

LIAISONS' REPORT

The ZBA heard three postponed cases last month, and they were all approved based on providing the ZBA with the information requested and required.

Trunk-or-Treat would be this Saturday at Fisk Farm from 6:00 P.M.-8:00 P.M. A potential millage was discussed for recommendation to the Township Board.

DIRECTOR'S REPORT

Carter’s Plumbing received an extension on their performance guarantee agreement due to outstanding landscaping. Avalon received a one-year extension of their preliminary site plan, and the applicant was intending on reducing the number of units as well. The Township Board approved the update of the Emergency Management Support plan.

Panera planned on submitting for final site plan in the winter. The Elizabeth Lake Road improvement project was still waiting on permits from the Road Commission. The Civic Center project had moved into the design development phase.

COMMUNICATIONS

None.

WHITE LAKE TOWNSHIP
PLANNING COMMISSION
OCTOBER 19, 2023

NEXT MEETING DATE: December 7, 2023.

ADJOURNMENT

MOTION by Commissioner Meagher, seconded by Commissioner Seeley, to adjourn at 8:31 P.M.
The motion carried with a voice vote: (7 yes votes).