

**WHITE LAKE TOWNSHIP
PLANNING COMMISSION
AUGUST 15, 2024**

CALL TO ORDER

Chairperson Seward called the meeting to order at 6:30 P.M. He then led the Pledge of Allegiance.

ROLL CALL

Present:

T. Joseph Seward, Chairperson
Debby Dehart
Scott Ruggles, Township Board Liaison
Merrie Carlock, Vice Chairperson
Mona Sevic
Robert Seeley
Pete Meagher
Matt Slicker
Steve Anderson

Others:

Sean O'Neil, Community Development Director
Andrew Littman, Staff Planner
Mike Leuffgen, DLZ
Hannah Kennedy-Galley, 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: (9 yes votes).

APPROVAL OF MINUTES

A. June 20, 2024

Chairperson Seward wanted "round a bout" on the last page of the minutes to read "round-a-bout."

MOTION by Commissioner Anderson, seconded by Commissioner Sevic to approve the minutes of June 20, 2024 as amended. The motion carried with a voice vote: (9 yes votes).

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

None.

PUBLIC HEARING

None.

CONTINUING BUSINESS

A. Lakepointe

Location: Located on the northeast corner of Union Lake Road and Carpathian, consisting of approximately 13.32 acres. The property is currently zoned PD (Planned Development). Identified as parcel numbers 12-36-177-008.

Request: i) **Final site plan re approval**

ii) **Revised Planned development agreement approval**

Applicant: Fairview Construction Company

Director O’Neil briefly went over the applicant’s requests. Director O’Neil noted that the applicant’s community benefit would be of a monetary nature due to the neighbor to the north of the site being unresponsive in regards to the previously proposed sidewalk extension.

Commissioner Carlock asked Director O’Neil if the pathway could be put in the right of way. Jason Emerine, Seiber Keast Lehner, said the right of way in front of Independence Village was not deeded and would require an easement from Independence Village. Independence Village was not amenable to an easement. There would be an additional \$7,500.00 donation to the Park fund from the applicant as well.

Commissioner Anderson asked staff if the money would be held for a future pathway in the area. Director O’Neil said no, the money allocation would go to make other connections, the funds would be used in a meaningful way.

Mr. Leuffgen briefly went over his engineering review. There were discrepancies regarding the estimated costs for the sidewalk donation.

Commissioner Anderson asked Mr. Emerine if a TIS was waived. Mr. Emerine stated that RCOC had requested a TIS, and it was done. The results from the study said that there was no impact to the traffic, and RCOC agreed with the findings from the study.

Commissioner Anderson asked staff if they felt all the outstanding items would be addressed prior to construction. Director O’Neil said all of the outstanding comments had to be addressed prior to a pre-construction meeting.

Commissioner Dehart said the proposed bypass lane was no longer shown on the plan. Mr. Emerine said the bypass lane was not warranted by the RCOC, so it was not included, and the previous FSP was approved without the plan.

Commissioner Meagher said all three developments (West Valley, Comfort Care, and Lakepointe) were dependent on West Valley for storm sewer. Mr. Emerine said Lakepointe had a detention basin, as did West Valley, and would outlet storm water by Cedar Island Road. Comfort Care had a retention basin, so stormwater would be absorbed by the ground. DPS Director Aaron Potter wanted each development to have their own easements with their own stormwater management agreements. Mr. Leuffgen added that West Valley had been issued a permit from EGLE for stormwater discharge.

Michael Furnari, developer, said he was excited to get the project going and agreed to a \$8,700.00 donation to the pathway fund in lieu of the previously proposed offsite sidewalk community benefit.

MOTION by Commissioner Meagher, seconded by Commissioner Sevic, to re-approve the final site plan for Lakepointe, parcel identified as 12-36-177-008, subject to the review letters included in the packet being addressed and subject to addressing the comments made by the Township Attorney. The motion carried with a voice vote: (8 yes votes | Seeley no).

MOTION by Commissioner Meagher, seconded by Commissioner Anderson, to recommend approval to the Township Board for Lakepointe’s revised planned development agreement, parcel identified as identified as 12-36-177-008 subject to addressing the remaining outstanding staff and consultant comments and subject to replacing the community benefit contribution off an offsite sidewalk with a monetary contribution for pathways in the amount of \$8,700.00, as agreed to by the developer this evening. The motion carried with a voice vote: (8 yes votes | Seeley no).

NEW BUSINESS

- A. Review and discussion of the 2025-2030 draft Capital Improvement Plan (CIP)

Staff Planner Littman briefly went over the draft CIP. He summarized the increased cost estimates for each department’s projects.

Commissioner Carlock asked staff if there was a list of completed projects. Staff Planner Littman said the projects that were completed were Triangle Trail, the Bogie Lake Water Extension, and the Aspen Meadows Wellhouse. He added that he would include these in the final CIP.

Commissioner Ruggles asked staff where the request for the backhoe machine was requested from. Director O’Neil said it was a request from the DPS department.

Commissioner Anderson asked staff if rating or cost drove the priority of a project. Director O’Neil said there were variables, but highly rated projects indicated a high need for a project.

Staff Planner said a water supply project from last year’s CIP was removed from this year’s report. The project was no longer necessary due to the anticipated Township Hall construction.

Commissioner Sevic asked for clarification regarding the amounts listed on the CIP Components table. The numbers listed in parentheses was the number of sets requested, and a edit needed to be made to clarify the notation.

Commissioner Slicker stated that the backhoe machine project should have clarification regarding the cost sharing.

Commissioner Anderson said the overall funding statement was missing a figure that was referenced in the text. Staff said the text would be clarified.

Commissioner Slicker noted that the Sewer Fund projects were listed to be paid by the General Fund. Director O’Neil said that would need to be clarified as well.

Commissioner Seeley asked if there were any other emergency water connections in the Township. Mr. Leuffgen confirmed, and said the one included in the CIP would be on Williams Lake Road, near Hess-Hathaway Park. Commissioner Seeley spoke highly to emergency water connections.

LIAISON'S REPORT

Commissioner Dehart said the August ZBA meeting was canceled, but the ZBA did meet in July. There were five cases heard. Three were approved, one was denied, and one was tabled.

Commissioner Carlock stated that Parks and Rec met for the first time in a few months. The contractor for Stanley Park was delaying, and the Township was considering asking the State to use the next lowest bidder. Director O’Neil authorized Beckett & Raeder to reach out to the next lowest bidder. The Fisk Farm Festival would be held September 7 and 8, 2024, and Trunk or Treat was scheduled for October 19, 2024. She added that the Parks and Rec millage passed, and she thanked the voters.

Commissioner Ruggles said the Township Board met today at special Board meeting to discuss the budget and approve the 2025 millage rates. He congratulated Commissioner Anderson on his election win.

PLANNING CONSULTANT'S REPORT

None.

DIRECTOR'S REPORT

Director O’Neil said the Planning Commission would meet on September 5, 2024 for the CIP public hearing as well as a public hearing for the Lasting Impressions special land use. There was a potential of a couple other items being eligible for the agenda too.

OTHER BUSINESS

Commissioner Sevic said the Fisk Farm festival was looking for volunteers.

COMMUNICATIONS

None

NEXT MEETING DATE: September 5, 2024

ADJOURNMENT

MOTION by Commissioner Carlock, seconded by Commissioner Sevic, to adjourn at 7:44 P.M.

The motion carried with a voice vote: (9 yes votes).