

**WHITE LAKE TOWNSHIP
PLANNING COMMISSION
FEBRUARY 1, 2024**

CALL TO ORDER

Chairperson Seward called the meeting to order at 6:30 P.M.

ROLL CALL

Present:

Scott Ruggles, Township Board Liaison

T. Joseph Seward, Chairperson

Steve Anderson

Merrie Carlock, Vice Chairperson

Mona Sevic

Absent:

Debby Dehart

Pete Meagher

Matt Slicker

Robert Seeley

Others:

Sean O'Neil, Community Development Director

Justin Quagliata, Staff Planner

John Iacoangeli, BRI

Michael Leuffgen, DLZ

Hannah Kennedy-Galley, Recording Secretary

Chairperson Seward welcomed Commissioner Sevic to the Planning Commission.

APPROVAL OF AGENDA

Commissioner Anderson wanted to postpone the election of officers until more Commissioners were in attendance.

MOTION by Commissioner Anderson, seconded by Commissioner Carlock to approve the agenda as amended. The motion carried with a voice vote: (5 yes votes).

APPROVAL OF MINUTES

A. December 7, 2023

MOTION by Commissioner Anderson, seconded by Commissioner Ruggles to approve the minutes of December 7, 2023 as presented. The motion carried with a voice vote: (5 yes votes).

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

John Hunt, 871 Oxhill Drive, wanted to know how an individual would be appointed to serve on the Planning Commission.

Steve Widdet, 4639 Coastal Parkway, had concerns about the road junction near Andersonville Road.

Chairperson Seward closed the call to the public 6:38 P.M.

PUBLIC HEARING

- A. Six Lakes/ The Filling Station Rezoning Request
Location: Three parcels totaling approximately 0.64 acre in size located at the northeast corner of Cooley Lake Road and Round Lake Road.
Request:
Parcel Number 12-35-476-004 (9266 Cooley Lake Road) is approximately 0.31 acre in size and currently zoned LB (Local Business). David Toma is requesting to **rezone the parcel to GB (General Business)**.
Parcel Number 12-35-476-021 (9260 Cooley Lake Road) is approximately 0.11 acre in size and currently zoned LB. Stacy Orosz is requesting to **rezone the parcel to GB**.
Parcel Number 12-35-476-050 (no address) is approximately 0.22 acre in size and currently zoned NB-O (Neighborhood Business Office). Stacy Orosz is requesting to **rezone the parcel to GB**.
Applicants: David Toma, Stacy Orosz

Director O'Neil briefly went over the applicant's request.

Commissioner Ruggles asked staff if RB (Restricted Business) allowed for outdoor seating. Director O'Neil said no, but staff was considering adding it to the district via amendment. Director O'Neil said there were a few businesses during COVID that were utilizing outdoor seating and can no longer due to their zoning. The alternative was having benches or seating where people could eat carry out meals. Food service was prohibited without a special land use.

Commissioner Anderson asked staff if enforcement had spurred the rezoning request. Director O'Neil said no, it was due to the Filling Station's request for a liquor license, and it was recommended that the Filling Station rezone along with Six Lakes, to allow the properties to conform to a land use standpoint. Rezoning would also protect the landowners in case of a natural disaster. The current properties zoning was legal non-conforming in a land use aspect. If a weather event caused a major structural rebuild or repair to the properties, the businesses would be able to rebuilt with their current uses under the new appropriate zoning.

Stacy Orosz, Filling Station, was present to speak on behalf of her request. She was concerned with the staff's recommendation of RB (Restricted Business) due to the prohibition of outdoor seating. Six to eight tables outside was imperative in her opinion. She was unaware of the recommendation of RB (Restricted Business) until this evening.

Staff Planner Quagliata clarified even with the recommendation of a GB (General Business) approval, a special land use application would need to be applied for and approved as well.

Ms. Orosz stated she was told that no outdoor seating of any kind was allowed. She stated that the previous tenant had outdoor seating. Director O'Neil said the previous tenant did not utilize the outdoor seating to the same capacity the current tenant would utilize.

Staff Planner Quagliata stated that the zoning would run with the land.

Ms. Orosz said the plan was to serve self-made cider and possibly wine.

Commissioner Ruggles asked Ms. Orosz if she was leasing the building. Ms. Orosz confirmed.

David Toma, applicant, was present to speak on behalf of his request. He said he had no idea that their zoning was legal non-compliant. He said he wanted the GB (General Business) zoning on his property. He worked a lot of hours and said he wanted the zoning to be made easier for his property.

Chairperson Seward opened the public hearing at 7:21 P.M. Seeing none, he closed the public hearing at 7:21 P.M.

Commissioner Anderson said he understood the request in regards to the livelihoods of the businesses.

Commissioner Carlock said she was uncomfortable voting for the GB (General Business) zoning due to the proximity of the residential neighborhoods.

Commissioner Ruggles said he didn't personally have an issue with GB (General Business) zoning.

MOTION by Commissioner Anderson, seconded by Commissioner Ruggles to recommend the Board rezone parcel numbers 12-35-476-004, 12-35-476-021, and 12-35-476-050 to RB (Restricted Business), subject to all comments from staff and the Planning Commissioners. The motion carried with a voice vote: (5 yes votes).

- B. Ginko Self-Storage
Location: located on the north side of White Lake Road, west of Old White Lake Road, consisting of 2.14 acres.
Currently zoned Light Manufacturing (LM). Identified as vacant parcel 12-01-127-004
Request: **Preliminary site plan and special land use approval**
Applicant: Ginko Investments, LLC

Staff Planner Quagliata gave a brief summary of the applicant's plan and special land use application.

Commissioner Sevic asked staff why the 24/7 hours were prohibited. Staff Planner Quagliata said the ordinance allowed for the Township to dictate operating hours, and staff felt the recommended hours of operation was appropriate. The subject site was close to residential neighborhoods and that was also taken into account.

Commissioner Ruggles asked staff if the lighting would turn off during the off hours. Staff Planner Quagliata said it would be a condition of final site plan, when the prometric plans were submitted.

Commissioner Carlock asked staff how many variances the applicant would be request. Staff Planner Quagliata said there was two required variances for landscape buffering.

Mr. Leuffgen briefly went over his engineering review.

Jim Butler, 1849 Round Run, was present to speak on behalf of the applicant. The buildings would be architectural and low level. He said the variances were needed due to the topography of the lot.

Chairperson Seward opened the public hearing at 7:48 P.M.

Mark Kuenzel, 4558 Coast Parkway, was concerned in regards to the landscaping and lighting.

Steve 4639 Coastal Parkway, wanted to know if there was an ordinance that measured upwards and sideways lighting.

Bob Smith, 4586 Coastal Parkway, was concerned with proposed gate and if the storage was heated.

Chairperson Seward closed the public hearing at 7:56 P.M.

Mr. Butler said the gate would be operated electronically through an app, there would not be a full-time operator of the gate. The storage would not be climate controlled.

MOTION by Commissioner Anderson, seconded by Commissioner Carlock, to recommend approval to the Township Board for the preliminary site plan submitted by Ginko Investments, LLC for parcel number 12-01-127-004, subject to the comments of staff and engineering and approval from the ZBA. The motion carried with a voice vote: (5 yes votes).

MOTION by Commissioner Anderson, seconded Commissioner Sevic to approve the special land use application submitted by Ginko Investments, LLC, for parcel number 12-01-127-004, subject to addressing all comments from staff and engineering and the business being closed daily from 10 P.M. to 6:00 A.M. The motion carried with a voice vote: (5 yes votes).

CONTINUING BUSINESS

None.

NEW BUSINESS

None.

OTHER BUSINESS

A. Lakepointe - Final site plan extension request

Staff Planner Quagliata briefly went over the extension request.

Commissioner Carlock asked staff Lakepointe was dependent on West Valley for utilities. Staff Planner Quagliata confirmed, as was the neighboring Comfort Care project.

Jason Emerine, Seiber Keast Lerhner, said the utility plans have been coordinated with all the parties and all three of the sites. Mr. Leuffgen said the if all went as planned; the loop would work out well for all.

Chairperson Seward asked Mr. Emerine what had happened since the extension was granted in August. Mr. Emerine said the soil erosion permit was approved, and he was waiting on the same permit to be approved for West Valley. The EGLE permits were submitted and returned back with comments to revise; Mr. Emerine added he received the permit back yesterday. Lakepointe was good on a sanitary sewer perspective, just waiting on the permit from the Township. He was awaiting comments from OCRC for both projects.

Director O'Neil said if the project still had support and the land use remained the same, it would be easiest to give an extension. The intent to move ahead was there; the timing was not there at this point.

Chairperson Seward asked staff if there was still a need to "babysit" the project. Director O'Neil said the team was moving along at a better pace than previously.

Chairperson Seward asked staff if it was realistic if a six-month extension would lead to shovels in the ground. Michael Furnari, developer, said yes, and he was engaged with his attorney to revised the planned development agreement. His intention was to break ground on his project this year.

Commissioner Ruggles said he was excited to see Lakepointe move forward and would be voting for the extension.

MOTION by Commissioner Ruggles, seconded by Commissioner Sevic to approve Lakepointe's final site plan extension request for six months, to expire July 7, 2024. The motion carried with a voice vote: (5 yes votes).

The Planning Commission took recess at 8:24 P.M. The Planning Commission returned from recess at 8:30 P.M.

B. Master Plan Update

John Iacoangeli, BRI, said he reviewed all the comments relative to the Open House and Oakland County. He wanted to discuss the concept plans and their density and intensity. He spoke with staff and based on their input, wanted to discuss text versus imagery. The biggest areas of concern was the Cedar Island/Bogie Lake area. The concept was re-visioned as primarily residential in character, with a pocket of commercial use. The commercial use would be limited to LB (Local Business), to eliminate drive throughs. The Lakes Town Center concept was reviewed due to comments regarding density. The concept was redesigned as a mixed use “village” concept. The comments were taken seriously, and each of the concepts were reprogrammed to take comments and concerns into account.

Mr. Iacoangeli said a final draft should be ready by the next Planning Commission meeting. Director O’Neil said the next Planning Commission meeting would most likely be March 7. Director O’Neil asked if the Planning Commissioners wanted to review the draft on March 7 before holding the public hearing on March 21 or April 4, or to hold the public hearing on March 7.

The Planning Commission came to the consensus of reviewing the final draft at the March 7 meeting, and then holding the public hearing on March 21 or April 4.

LIAISON'S REPORT

The Township Board met last month. The Fire Department recognized several firefighters with awards. Cemetery sexton services were approved until 2026. Alpine Valley was awarded a fireworks permit. The second reading of the fee ordinance was approved.

The Parks Committee would meet this month and discuss upcoming projects at Stanley Park and Triangle Trail.

DIRECTOR'S REPORT

There would be a rezoning for Calvary Lutheran Church scheduled for March 7 for a retail land use. West Valley could potentially be on the same agenda for final site plan approval.

COMMUNICATIONS

None.

NEXT MEETING DATE: March 7, 2024

ADJOURNMENT

**MOTION by Commissioner Carlock, seconded by Commissioner Anderson, to adjourn at 9:05 P.M.
The motion carried with a voice vote: (5 votes).**

DRAFT