

**WHITE LAKE TOWNSHIP
PLANNING COMMISSION**
Township Annex, 7527 Highland Road
White Lake, MI 48383
December 2, 2021 @ 7:00 p.m.

Chairperson Anderson called the meeting to order at 7:04 p.m. and led the Pledge of Allegiance.
Roll was called.

ROLL CALL: Steve Anderson
 Rhonda Grubb
 Matt Slicker
 Debbie Dehart
 Joe Seward
 Scott Ruggles
 Mark Fine

Absent: Merrie Carlock

Also Present: Sean O'Neil, Community Development Director
 Michael Leuffgen, DLZ
 Ammar Al-Khafaji, 4 Corners
 Hannah Micallef, Recording Secretary

Visitors: None

Approval of Agenda

Commissioner Seward moved to approve the agenda as presented. Commissioner Dehart supported and the MOTION CARRIED with a voice vote: 8 yes votes.

Approval of Minutes

- a. November 18, 2021

Commissioner Fine moved to approve the minutes of November 18, 2021 as presented. Commissioner Grubb supported and the MOTION CARRIED with a voice vote: 7 yes votes.

Call to the Public (for items not on the agenda)

No members of the public were present.

Public Hearing:

None.

Continuing Business

None.

New Business

4 Corners Retail Outlot

Located on the northeast corner of Union Lake Road and Cooley Lake Road, currently zoned Neighborhood Mixed Use (NMU), identified as parcel number 12-36-476-032 consisting of approximately 1.02 acres.

Request:

i) Preliminary Site Plan Approval

ii) Final Site Plan Approval

Applicant: 4 Corners Square, LLC
29580 Northwestern Hwy, Suite 1000
Southfield, MI 48034

Mr. Leuffgen stated that his review covered the preliminary and final site plan. A lot of the engineering was already taken care of on the site when the apartments and strip center were constructed. The proposed patio area was to be over the sanitary sewer easement by 6' on the northern side. He mentioned a hold harmless letter would be needed so the sanitary sewer could be repaired if needed in the future. The majority of the remaining comments were minor in nature and could be addressed at the pre-construction meeting.

He added there was clarification needed for a proposed external grease trap that could hold 1000 gallons for each food service provider. The trap was demonstrated on the site plan, but there needed to be clarification as the plans initially stated a retail use.

Commissioner Meagher asked if the grease trap was required. Mr. Leuffgen said the grease trap was required for food service uses.

Commissioner Slicker asked how old the sewer was in the area. Mr. Leuffgen said the sewer was put in around 2006. Commissioner Slicker asked if the parcel would be receiving an easement. Director O'Neil said easements were granted during the original construction on the site. The parking spaces were taken into account during the initial site plan process for 4 Corners. He added usually when the parking requirements are met, the Township wouldn't get involved further on how parking spaces are allocated; it would be the owner's responsibility.

Mr. Al-Khafaji said there was common ownership between the buildings, and there would not be common shared parking for the uses. There were some cross access easements.

Trustee Ruggles asked what the minimum parking spaces were for the site. Director O'Neil said the requirement was 88 parking spaces, but a variance was received and the total parking spaces is 69. Commissioner Slicker said he would like to see the spaces for the retail out lot specified.

Director O'Neil said the Fire Department didn't have any issues, but would be looking at life safety requirements at time of occupancy. Many of the improvements to the site have already been made. He added that what was originally wanted for the site was a sit down restaurant, but due to the state of the world and restaurant industry right now, it was harder to find that occupant. In the future, the building could be altered. The tenants would be Detroit Wings, Beyond Juice, and another possible retail tenant. He added originally the building was to be shifted to the north for buffering purposes, and this proposed building would be in the same location. It would be a miniature version of the retail building next door.

The proposed building would only be a one-story building at 22' tall. The loading zone was not standard, but would still be acceptable as the tenants wouldn't be getting deliveries from a big truck. There will be a variance requested for a smaller sign on the east side of the building.

Mr. Al-Khafaji said there was efforts to try to get a sit-down restaurant at the site, but again, due to the world right now, it was hard to find that kind of food service tenant. He said he strived to find tenants that complimented the entire development, and wanted to add to the walkability of the site in regards to the commercial uses for the tenants in the residential building.

Planning Director O'Neil added that the outdoor eating that was previously desired would be included with this proposed site plan.

Commissioner Slicker asked if the outdoor seating was for only one of the food vendors. Mr. Al-Khafaji said it would be a shared patio. The operator of both restaurants would be the same person. Director O'Neil added that this new development completes the corner of one of the gateway quadrants in the Township.

Commissioner Dehart asked if the restaurants had indoor seating. Mr. Al-Khafaji confirmed.

Commissioner Seward moved to approve the preliminary site plan for the 4 Corners Outlot subject to all the conditions of the consultants and staff. Commissioner Meagher supported, and the MOTION CARRIED with a roll call votes (8 yes votes): (Meagher/yes, Anderson/yes, Fine/yes, Ruggles/yes, Seward/yes, Dehart/yes, Slicker/yes, Grubb/yes)

Commissioner Seward moved to approve the final site plan for the 4 Corners Outlot contingent on approval of the preliminary site plan by the Township Board and contingent on the applicant receiving the required variances by the Zoning Board of Appeals. Commissioner Fine supported, and the motion carried with a roll call vote (8 yes votes): (Meagher/yes, Anderson/yes, Fine/yes, Ruggles/yes, Seward/yes, Dehart/yes, Slicker/yes, Grubb/yes).

Liaison's Report:

There was nothing to report from ZBA or Parks and Recreation.

Trustee Ruggles said there was a special Township Board meeting today and the Board approved the first amendment to the River Caddis' agreement. There will be a concept plan coming soon, along with a cost estimate and timelines for future updates. In June, the Township entered into a contract with River Caddis. River Caddis had a proposal where they would construct the Township buildings, and the

Township could lease it from them. That proposal was very expensive. River Caddis was now researching the benefits of the Township building their own buildings. The hope was to own the Township Building, and the Township could sell out lots to private buyers for mixed uses that would work with the vision of the Civic Center. Director O'Neil said River Caddis was working on a land use design.

Planning Consultant's Report

No report.

Director's Report:

Director O'Neil said that the grant for Stanley Park was ranking 14 out of 44 applications received. The Planning Department was waiting on preliminary results.

Communications:

There would most likely not be a December 16th Planning Commission meeting.

Next Meeting Dates: December 16, 2021
January 6, 2021

Adjournment:

Commissioner Dehart moved to adjourn the meeting at 8:15 p.m. Commissioner Meagher supported and the MOTION CARRIED with a voice vote: 8 yes votes.