

**WHITE LAKE TOWNSHIP
PLANNING COMMISSION
SEPTEMBER 5, 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 (late arrival)
Pete Meagher (late arrival)
Matt Slicker (late arrival)
Steve Anderson

Others:

Sean O'Neil, Community Development Director
Andrew Littman, Staff Planner
Matteo Passalacqua, Carlisle Wortman Associates, Inc
Kyle Gall, DLZ
Hannah Kennedy-Galley, Recording Secretary

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES

A. August 15, 2024

MOTION by Commission Anderson, seconded by Commissioner Sevic to approve the minutes of August 15, 2024, as presented. The motion carried with a voice vote: (6 yes votes).

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

Mike Powell, 4700 Cornerstone, personally thanked the Planning Commission for all their work.

PUBLIC HEARING

- A. **Lasting Impressions Landscape**
Property described as parcel number 12-01-127-002, located on the north side of White Lake Road, west of Old White Lake Road, consisting of approximately 2 acres.
Request: **Preliminary site plan and special land use approvals**
Applicant: Kieft Engineering

Mr. Passalacqua gave a summary of his planning review for the project.

Commissioner Dehart had concerns about salt storage and the potential of the salt leeching into groundwater.

Mr. Gall gave a summary of the engineering review.

Commissioner Carlock asked for clarification on the location of the hoop house. The hoop house would be on concrete, behind the main building.

Casey Leach, Kieft Engineering, was present to speak on behalf of the applicant. The applicant wants to occupy half of the building and offer the other half for lease. There would be storage of outdoor materials and adequate screening. The special land use is for the storage of outdoor materials and fleet vehicles. The use is consistent with other Light Manufacturing uses in the Township. The hoop house will have a concrete foundation and the hoop will be metal framed with a roof. There is room on the site to expand the basin if needed.

Commissioner Ruggles said the use is appropriate for the area and similar to the surrounding properties.

Commissioner Sevic asked Mr. Leach what vehicles would be parked on the gravel. Mr. Leach said the equipment will be an excavator, tri-axel dump, skid steers, and flatbed trailers.

Commissioner Slicker said the basins would be a maintenance issue. Mr. Leach said he met with the DLZ engineers and discussed using 3' sumps in the basins and installing an ADS environmental hood to float debris.

Commissioner Anderson asked for clarification on what would be stored where. Mr. Leach said passenger vehicles will not be stored in the gravel area. The work trucks will be stored on the asphalt south of the gravel area.

Commissioner Carlock asked Mr. Leach for clarification on the landscape buffer. Mr. Leach said the applicant will use the landscape berm as an advertisement for his company, by sprucing up the area with nice plantings.

Commissioner Sevic asked Mr. Leach if additional parking was provided for the future tenant. Mr. Leach confirmed. 15 parking spaces are required; the plan offers 22.

Chairperson Seward opened the public hearing at 6:58 P.M.

Keith Capella, owner of the property north of the subject site, said he had no objections to the project.

Chairperson Seward closed the public hearing at 6:59 P.M.

MOTION by Commissioner Meagher, seconded by Commissioner Ruggles, to recommend the Township approve the preliminary site plan for Lasting Impressions Landscape, identified as parcel number 12-01-127-002, subject to all staff and consultants review comments being addressed. The motion carried with a voice vote: (9 yes votes).

MOTION by Commissioner Anderson, seconded by Commissioner Seeley, to approve the special land use for Lasting Impressions Landscape, identified as parcel 12-01-127-002, subject to the applicant obtaining final site plan approval. The motion carried with a voice vote: (9 yes votes).

B. 2025-2030 Capital Improvement Plan (CIP)

Staff Planner Littman reviewed the 2025-2023 Capital Improvement Plan updates.

Chairperson Seward opened the public hearing at 7:19 P.M. Seeing none, he closed the public hearing at 7:19 P.M.

MOTION by Commissioner Carlock, seconded by Commissioner Sevic, to adopt the 2025-2030 Capital Improvement Plan. The motion carried with a roll call vote: (9 yes votes).

Meagher/yes, Seeley/yes, Dehart/yes, Carlock/yes, Seward/yes, Anderson/yes, Slicker/yes, Sevic/yes, Ruggles/yes).

CONTINUING BUSINESS

None.

NEW BUSINESS

A. Gateway Crossing

Property described as parcel numbers 12-20-426-003 (6350 Highland Road) and 12-20402-003 (6340 Highland Road), located at the southwest corner of Bogie Lake Road and Highland Road, consisting of approximately 5.36 acres.

Request: **Final site plan approval**

Applicant: Najor Companies

Mr. Passalacqua reviewed his letter. He discussed the landscape waivers and sidewalk installation in place of the originally proposed boardwalk.

Commissioner Sevic asked if the pathway connection on the south end of the property remained. Director O'Neil said it will need to cross-connect by code.

Mr. Gall reviewed the engineering letter. He added final site plan is recommended.

Scott Tousignant, Boss Engineering, was present. He said the boardwalk was replaced with a sidewalk due to the site's challenges. The continuation of the sidewalk to the south of the property will also be easier to install over a boardwalk. The configuration of the parking on the northeast corner is modified. The EGLE permit for the sidewalk has been issued. The retaining wall requires geotechnical work. The materials for the retaining wall will be discussed with a geotechnical engineer.

Commissioner Carlock asked Mr. Tousignant about the need for the retaining wall. Mr. Tousignant said the wall is installed for when a future user wants to develop at the site. The previous drive-thru user for that side of the property is no longer interested.

MOTION by Commissioner Meagher, seconded by Commissioner Seeley, to approve the final site plan for Gateway Crossing, identified as parcel numbers 12-20-426-003 (6350 Highland Road) and 12-20402-003 (6340 Highland Road), subject to all staff and consultant comments being addressed, and to include the granting of the requested waivers. The motion carried with a voice vote: (9 yes votes).

LIAISON'S REPORT

Commissioner Ruggles said the Township Board adopted the Haley Road rezoning request. The rezoning for 9101 Highland was moved to the second reading. The landscaping bid for the Civic Center buildings was approved. Wage increases for the non-union and elected officials were approved. The Township Board will meet on September 10, 2024, to review the Civic Center building construction bids.

Commissioner Carlock said the Fisk Farm festival was this weekend. Trunk or Treat is scheduled for October 19, 2024, 6:00 P.M. to 8:00 P.M.

PLANNING CONSULTANT'S REPORT

None.

DIRECTOR'S REPORT

The special Township Board meeting on September 10, 2024, to review the bids for the Civic Center buildings. The bid award will be at the September 17 regular Township Board meeting. There are issues with the Stanley Park contractor, the next lowest bidder may have to be contacted. The base course is installed at Elizabeth Lake Road. The final lift will be installed within the next 30 days. The Corridor Improvement met earlier today; \$2,900.00 has been collected in revenue to date.

OTHER BUSINESS

- A. Wheels Restaurant - conceptual presentation

Director O'Neil said the applicant is proposing a joint car dealership and restaurant.

Bobb Cobb, applicant, was present. He shared his history and credentials with the Planning Commission. The concept of a car dealership/restaurant interests him. The restaurant would have doors on the ends to move the cars for sale when they were on display. He is interested in a liquor license. He wanted to be able to sell vehicles while the restaurant was under construction. He wants to construct an all-metal building. There will be easements between the property and Genisys Credit Union. No additional storage facilities for the cars will be provided. He wants to sell an assortment of classic cars to new driver vehicles.

Commissioners Dehart and Seeley expressed the need for more restaurants in the Township. Commissioner Meagher could not wrap his head around an all-metal building. Commissioner Seward said he is not sold on the idea.

COMMUNICATIONS

The meeting scheduled for September 19, 2024 will be canceled.

NEXT MEETING DATE: October 3, 2024

ADJOURNMENT

MOTION by Commissioner Seeley, seconded by Commissioner Meagher, to adjourn at 8:28 P.M. The motion carried with a voice vote: (9 yes votes).