

**WHITE LAKE TOWNSHIP
PLANNING COMMISSION
OCTOBER 3, 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
Merrie Carlock, Vice Chairperson
Mona Sevic
Pete Meagher
Matt Slicker
Steve Anderson

Absent:

Debby Dehart
Robert Seeley
Scott Ruggles, Township Board Liaison

Others:

Sean O'Neil, Community Development Director
Lisa Hamameh, Township Attorney
Michael Leuffgen, DLZ
Hannah Kennedy-Galley, Recording Secretary

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES

A. September 5, 2024

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

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

Evan Whipple, 6450 Teluride, wanted to know when Elizabeth Lake Road would open. Director O'Neil said the road should be open by November.

PUBLIC HEARING

None.

CONTINUING BUSINESS

None.

NEW BUSINESS

A. Culver's

Property described as parcel number 12-20-276-035, located on the north side of Highland Road (M-59) and west of Bogie Lake Road, with a project area on the parcel consisting of approximately 1.69 acres, currently zoned (PB) Planned Business District.

Request: 1) **Final site plan approval**

2) **PDA approval recommendation**

Applicant: Katie Schmitt

Director O'Neil gave a brief review of the applicant's request. He noted that the Township Attorney, Ms. Hamameh, will draft the planned development agreements going forward. The site is shovel-ready, and staff is comfortable approving the site plan subject to the remaining outstanding comments being addressed.

Mr. Leuffgen summarized his review letter. His ultimate recommendation is approval of the final site plan contingent on the few remaining items being addressed. An on-site stormwater maintenance management agreement and easement will be requested by the Township.

Commissioner Meagher asked Mr. Leuffgen about the remaining outstanding comments. Mr. Leuffgen said a response letter from the applicant helps streamline the review, and the outstanding comments are minor.

Director O'Neil said building material samples were available this evening.

Raymond Embach, AMAG, architect, said the exterior building samples were brick, thin stone, and efface paint samples. He wanted to request a change to the building materials from thin brick to hardy board siding due to the costly price of the thin brick. He said the hardy board would be an equal exchange for the thin brick in terms of quality.

Commissioner Anderson asked if other Culver's that have the hardy board siding. Mr. Embach said the restaurants in Waterford and Fenton have the hardy board siding.

Commissioner Anderson expressed his desire to keep the brick over the hardy board. He said the Planning Commission valued the cost-saving effort, but the request was last minute.

Director O'Neil suggested mixing and matching materials so the brick would be front-facing, and the hardy board would be out of plain sight.

Commissioner Slicker added that the west and north sides of the building probably weren't visible.

Commissioner Seward was in favor of the brick, as was Commissioner Carlock.

Commissioner Anderson asked Director O’Neil about the signage. Director O’Neil said the proposed signage was compliant and would be included in the PDA’s exhibit B. Meijer would not allow a monument sign.

Attorney Hamameh briefly went over the development agreement. She wanted to confirm a record of the community impact statement being waived. Commissioner Anderson said he remembered a discussion regarding a \$10,000.00 contribution toward the Corridor Improvement Authority instead of a sidewalk as a community benefit.

Director O’Neil added that the CIA plan includes sidewalk connection projects, and the funds could go toward a more meaningful pathway connection.

Bob Hoffman, 2521 Rose Center Road, said the hardy siding will look traditional and match more with Meijer’s architecture.

MOTION by Commissioner Anderson, seconded by Commissioner Carlock, to approve the final site plan for Culver’s, identified as parcel number 12-20-276-035, subject to addressing staff and consultant comments, and for the exterior thin brick to remain as shown in the plan.

(Slicker/yes, Sevic/yes, Anderson/yes, Seward/yes, Carlock/yes, Meagher/yes).

MOTION by Commissioner Meagher, seconded by Commissioner Anderson, to recommend the Township Board approve Culver’s planned development agreement as amended based on the discussion this evening. The motion carried with a voice vote: (6 yes votes).

OTHER BUSINESS

None.

LIAISON'S REPORT

Commissioner Carlock stated Trunk or Treat is October 19, 2024, at Fisk Farm from 6-8 P.M. October 6, 2024, is the Harvest Happenings at Hess Hathaway Park in Waterford. The Phase 1 work at Stanley Park will be re-bid due to the contractor failing to perform.

PLANNING CONSULTANT'S REPORT

None.

DIRECTOR'S REPORT

There has been no activity from Panera or Black Rock. A site plan for River Caddis is under review. The property at the corner of Elizabeth Lake Road and M-59 will be applying for a rezoning request soon.

There is site work underway at the Civic Center property. The Township Board accepted the Capital Improvement Plan.

COMMUNICATIONS

None.

NEXT MEETING DATE: October 17, 2024

ADJOURNMENT

MOTION by Commissioner Anderson, seconded by Commissioner Carlock, to adjourn at 7:22 P.M. The motion carried with a voice vote: (6 yes votes).

DRAFT