

**WHITE LAKE TOWNSHIP
PLANNING COMMISSION**

Township Annex, 7527 Highland Road
White Lake, MI 48383
May 5, 2022 @ 7:00 PM

CALL TO ORDER

Commissioner Seward called the meeting to order at 7:05 PM and led the Pledge of Allegiance. Roll was called.

ROLL CALL

Debby Dehart
Scott Ruggles
Mark Fine
Robert Seeley
T. Joseph Seward

Absent: Steve Anderson
Merrie Carlock
Pete Meagher
Matt Slicker

Also Present: Sean O'Neil, Community Development Director
Mike Leuffgen, DLZ
Lisa Kane, Recording Secretary

Visitors: 3 members of the public were present

APPROVAL OF AGENDA

Commissioner Seeley moved to approve the agenda of the May 5, 2022 Planning Commission Meeting.

Commissioner Fine supported and the **MOTION CARRIED** with a voice vote: 5 yes votes.

APPROVAL OF MINUTES

- a. Regular meeting minutes of April 21, 2022
- b. Commissioner Seward had 2 corrections to the April 21, 2022 minutes.

Commissioner Seeley moved to approve the Minutes of April 21, 2022 with the 2 corrections.
Commissioner Fine supported and the **MOTION CARRIED** with a voice vote: 5 yes votes.

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

None

PUBLIC HEARING

A. Oakland Harvesters

Location: located on the north side of White Lake Road, west of Old White Lake Road. Identified as parcel 12-01-127-001, consisting of 2 acres. Currently zoned (LM) Light Manufacturing.

Request: **Final site plan approval**

Applicant: Oakland Harvesters
840 Sherbrooke St
Commerce Township, MI 48382

Applicant Present: Ty Nyottilla of Oakland Harvesters at 840 Sherbrooke St., Commerce

Director O'Neil presented the project that was previously approved by the Township board for preliminary site plan and special land use. The plan is significantly deficient on landscaping, the greenbelt landscaping requirement is non-negotiable so perhaps they can plant more trees than required but less shrubs to meet the intent of the ordinance. Other deficiencies of the plans include irrigation of the landscaping, screening of the mechanical units, lighting, stripping of the parking lot, and curbing. A sidewalk deferral agreement would need to be requested.

Mr. Leuffgen presented the engineering report from DLZ dated April 28, 2022. Curbing is a condition of approval and a sidewalk deferral would need to be requested. There was a previous water supply agreement at this site but this site is proposing a well because water is not available. If water becomes available in the future the well should be abandoned and water should be connected. The plans demonstrate engineering feasibility and the detention basin is adequate.

Commissioner Dehart inquired why they have 2 entrances to White Lake Road.

Mr. Nyottilla stated it is for the ease of the large sized equipment to enter and exit the property.

Mr. Nyottilla has no problems with any of the staff comments or engineering comments. Agreeable to increasing the landscaping and the greenbelt landscaping was an oversight that will be corrected.

Commissioner Seward asked the applicant to explain his what his business does.

Commissioner Fine inquired about what the equipment looks like.

Mr. Nyottilla described a weed harvester.

Commissioner Seeley inquired what the exchange of trees to shrubs to meet the requirement of the landscaping ordinance and if the screening of the machinery was covered.

Director O'Neil stated it would be approximately 5 to 1 exchange of trees to shrubs.

Mr. Nyottilla agreed to add landscaping as stated and to meet all other conditions described.

Discussion occurred about the number of trees and shrubs to meet the intent of the ordinance.

Mary Early of 5925 Pine Ridge Court is concerned about the number of bathrooms on the plan.

Mr. Nyottilla stated that cost constrains limited the ability to add a second bathroom.

Director O'Neil noted that this is a building code requirement so it would not be something that the Planning Commission would remark on. He suggested considering a different layout that would accommodate a second bathroom.

Commissioner Seeley moved to approve the final site plan subject to all staff and consultants' review comments being addressed with the understanding that they will work with Staff to add the Greenbelt landscaping, appropriate interior landscaping of 5 to 1 trees to shrubs, mechanical units are adequately screened, outdoor lighting is appropriately shielded, the parking lot has double stripping, a sidewalk deferral will be filed with the Township and that the bathroom is redesigned for unisex use as agreed upon by the applicant after receiving public comment, for the property described as parcel number 12-01-127-001, consisting of 2 acres. Currently zoned (LM) Light Manufacturing
Commissioner Dehart supported, and the MOTION CARRIED with a roll call vote (5 yes votes): (Dehart/yes, Fine/yes, Seeley/yes, Seward/yes, Ruggles/yes)

CONTINUING BUSINESS

None

NEW BUSINESS

None

OTHER BUSINESS

None

LIAISON'S REPORT

None

DIRECTOR'S REPORT

None

COMMUNICATIONS

NEXT MEETING DATES: May 19, 2022
June 2, 2022

ADJOURNMENT

Commissioner Seeley moved to adjourn the meeting at 7:40 PM
Commissioner Fine supported and the MOTION CARRIED with a voice vote: 5 yes votes