

**WHITE LAKE TOWNSHIP
PLANNING COMMISSION
JUNE 20, 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
Merrie Carlock, Vice Chairperson
Mona Sevic
Robert Seeley
Pete Meagher
Matt Slicker
Steve Anderson (arrival at 6:39 P.M.)

Absent:

Scott Ruggles, Township Board Liaison

Others:

Sean O'Neil, Community Development Director
Andrew Littman, Staff Planner
Hannah Kennedy-Galley, Recording Secretary

APPROVAL OF AGENDA

MOTION by Commissioner Seeley, seconded by Commissioner Carlock to approve the agenda as presented.

APPROVAL OF MINUTES

A. May 16, 2024

MOTION by Commissioner Seeley, seconded by Commissioner Sevic to approve the minutes of May 16, 2024 as presented. The motion carried with a voice vote: (7 yes votes).

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

None

PUBLIC HEARING

A. **12-16-200-030 - Rezoning Request**

Location: Property described as Parcel Number 12-16-200-030, located south of Hitchcock Road, on the west side of Haley Road, consisting of approximately 15 acres.

Request: **Applicant requests to rezone the parcel from AG (Agricultural) to SF**

(Suburban Farms) or any other appropriate zoning district.

Applicant: Lisa Gulda

Director O'Neil gave a brief report of the applicant's request.

Commissioner Sevic asked staff if the surrounding lots on the west side of Haley Road wooded. Director O'Neil confirmed.

Chairperson Seward opened the public hearing at 6:42 P.M.

Jeremy Kelly, said he owned the parcels to the south west of the subject site, and said there was a court order document that stipulated the allowed acreage for the splits.

Director O'Neil said the only matter being considered tonight was the rezoning. The splits would be done through the Assessing Department, and was a separate matter from the rezoning request. The issue of the splits and the court order should not have bearing on the rezoning request.

Mr. Kelly stated that his acreage was set up for a conservation sanctuary, per his late father's wishes.

Beverly Hurst, 7430 Hitchcock, wanted to know the specifics of the rezoning request. Director O'Neil said roughly 10 acres of the property was Suburban Farm, and about five acres of the property was Agricultural.

Anthony Dubay, 7785 Haley, spoke against the applicant's request. He wanted to see bigger acreage lots, and would rather see three houses than five.

Laura Meyer, 2880 Haley Road, spoke in opposition of the applicant's request and expressed her concern about increased traffic on Haley Road.

Christopher Young, 7755 Haley Road, expressed concerns about potential endangered species inhabiting the property.

Mark Hurst, 7430 Hitchcock Road, asked staff's reasoning for advocating for the request.

Michael Meyer, 7685 Haley Road, wanted to know how a decision on the rezoning request could be made without the lot splits. Director O'Neil said today's request was changing land use, and the land division did not come through the Planning Commission, and was a separate process.

Beverly Hurst, 7430 Hitchcock, said a rezoning needed to take account into what would occur on the property in the future. It would be impactful to the residents and Haley Road.

Derrick Hunt, 7476 Hitchcock, said he grew up on the road and was concerned about the water table and the wildlife. He wanted to keep the late Terry Kelly's dream alive by leaving the property as is.

Chairperson Seward closed the public hearing at 7:05 P.M.

Commissioner Dehart said she did not like split zoning, and the property owners had a right to have the same zoning as the surrounding neighbors

MOTION by Commissioner Meagher, seconded by Commissioner Slicker to recommend the Township approve the rezoning requested by Lisa Gulda for vacant parcel 12-16-200-030 from AG (Agricultural) to SF (Suburban Farm). The motion carried with a voice vote: (8 yes votes). (Meagher/yes, Seeley/yes, Dehart/yes, Carlock/yes, Seward/yes, Anderson/yes, Slicker/yes, Sevic/yes).

CONTINUING BUSINESS

A. West Valley

Location: Identified as parcel 12-36-176-003, located on the west side of Union Lake Road, across from Carpathian Drive, and north of Cooley Lake Road, consisting of approximately 15 acres.

Currently zoned as (RM-1) Attached Single Family

Request: **Final site plan re-approval**

Applicant: Fairview Construction Company

Director O'Neil briefly summarized the applicant's request. The secondary access drive off of Casa Loma had been eliminated, per the Fire Department.

Commissioner Anderson asked staff if the developer would be accountable for the Comfort Care's secondary access. Director O'Neil said the developer would be working out those details with the Comfort Care team.

Jason Emerine, 3925 Country Club Drive, said the Cedar Island Road ROW did tie into the property line. He had met with the Fire Chief and Fire Marshal and spoke at length regarding the removal of the secondary access point. A turning access plan was provided, and a paved access road would be provided to the property line. A fire access easement would also be included. All three were requirements from the Fire Marshal in order to eliminate the secondary access road. The developer would provide the access road to the property line, and Comfort Care would take care of the access road beyond the property line.

The water main connection would be provided for future connection, including a 12" main with a stub.

It was **MOVED** by Commissioner Seeley, seconded by Commissioner Sevic, to approve the final site plan for West Valley, identified as vacant parcel 12-36-176-003, located on the west side of Union Lake Road, across from Carpathian Drive, and north of Cooley Lake Road, consisting of approximately 15 acres, zoned as (RM-1) Attached Single Family. The motion carried with a voice vote: (8 yes votes).

NEW BUSINESS

None.

OTHER BUSINESS

None.

LIAISON'S REPORT

The ZBA met last month; there were five applicants. There was one denial and four approvals. Parks and Recreation did not meet this month. Rockin the Farm would be held on July 20 at Fisk Farm.

DIRECTOR'S REPORT

The zoning ordinance amendments were adopted at the Board meeting this past Tuesday. Sanitary sewer caps were added to the Elizabeth Lake Road reconstruction project. Several lakes received fireworks permits.

The bond sale for the Triangle Trail and Stanley parks projects went through. Triangle Trail was near completion. The Elizabeth Lake Road reconstruction project was moving along, there was hope the road would be opened by the beginning of the school year. The bid opening for the sitework was today, and at a preliminary glance, the bids were on budget. The bid package for the building would go out in a week, and be open for a few weeks. A bid opening for the buildings was tentatively scheduled for late July, with the award expected in early August. The CIP update would be underway soon.

The new Staff Planner, Andrew Littman, was introduced. He worked at McKenna previously, and had also worked at Gibbs Planning Group. He was looking forward to working at the Township. Welcome Andrew!

COMMISSIONER COMMENTS

Commissioner Dehart complimented Carter's Plumbing on their site improvements. She wanted beautification to the roundabouts in the Township.

NEXT MEETING DATE: August 1, 2024

ADJOURNMENT

MOTION by Commissioner Meagher, seconded by Commissioner Slicker, to adjourn at 7:58 P.M. The motion carried with a voice vote: (8 yes votes).