

**WHITE LAKE TOWNSHIP
PLANNING COMMISSION
OCTOBER 17, 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
Robert Seeley
Steve Anderson (late arrival)

Absent:

Debby Dehart
Scott Ruggles, Township Board Liaison

Others:

Andrew Littman, Staff Planner
Matteo Passalacqua, Carlisle and Wortman
Kyle Gall, DLZ
Hannah Kennedy-Galley, Recording Secretary

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES

A. October 3, 2024

MOTION by Commissioner Seeley, seconded by Commissioner Slicker 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)

None.

PUBLIC HEARING

None.

CONTINUING BUSINESS

None.

NEW BUSINESS

A. Ginko Self-Storage

Location: located on the north side of White Lake Road, west of Old White Lake Road, consisting of 2.14 acres.

Currently zoned Light Manufacturing (LM). Identified as vacant parcel 12-01-127-004

Request: **Final site plan approval**

Applicant: Ginko Investments, LLC

Mr. Passalacqua gave a summary of his review letter.

Jim Butler, PEA Group, said the drive was relocated west per the RCOC.

Staff Planner Littman briefly went over the variances the applicant has received. The applicant is working with the neighboring subdivision HOA to plant trees on their property. The ZBA allowed for a 30" garden wall and landscaping within the greenbelt.

Commissioner Sevic asked staff if the additional landscaping would affect traffic leaving the site. Staff Planner Littman said no.

Commissioner Anderson said he made a note regarding monument signs. Mr. Passalacqua said the Township would address signage administratively, but the proposed sign complied.

Commissioner Anderson asked staff what would be stored in the units. It was discussed that the storage units would be for the public to store their belongings.

Commissioner Carlock said the landscape plan was nice and she enjoyed the paw paw trees proposed.

Mr. Gall went over the DLZ letter. Engineering recommended approval of the plan subject to minor comments being addressed before the pre-construction meeting.

Commissioner Carlock asked staff where the septic field was located. Mr. Gall said it is located near the parking lot. The field will be engineered. Oakland County will further regulate the field.

Jim Butler, PEA Group, was present and brought material samples. He is working with Oakland County Environmental Health regarding septic and well. There will be one bathroom for the employees. The use will be a self-storage unit building for public use. Brick and metal siding will be the building materials used.

Commissioner Carlock asked Mr. Butler how far the brick went up the building. Mr. Butler said about halfway up the door, or about 2'.

Commissioner Seeley asked Mr. Butler if there would be an office on site. Mr. Butler confirmed.

Commissioner Anderson asked how customers could access their storage unit after hours. Mr. Butler said there was electronic access after 10 P.M., the primary entrance will have an electric sliding gate. He was not opposed to restricting after-hours access. Mr. Butler then confirmed that no after-hours access will be allowed as previously presented at primary site plan approval.

Commissioner Carlock asked Mr. Butler if the roof extended the length of the building as it wasn't on the east/west elevations. Mr. Butler said yes, it will be a full metal roof.

MOTION by Commissioner Meagher, seconded by Commissioner Seeley to approve the final site plan for Ginko Self-Storage, identified as vacant parcel 12-01-127-004, subject to all staff and consultant review comments being addressed. The motion carried with a voice vote: (7 yes votes).

OTHER BUSINESS

None.

PLANNING CONSULTANT'S REPORT

Mr. Passalacqua said there is a steady flow of planning reviews coming to his office.

LIAISON'S REPORT

Trunk or Treat is planned for this Saturday, October 17, 2024, from 6-8 P.M. The re-bid process for Phase One at Stanley Park is underway, McCarthy & Smith will be used for their construction manager services. Beckett & Raeder will remain as the prime professional on the project. The bid will go out this winter, with an award in January/February 2025, and construction to hopefully begin in April 2025.

There will be a rezoning request at the November 7 meeting for the property at Elizabeth Lake/M-59. The applicant is requesting a zoning change from Agricultural to General Business. Culver's PDA was approved by the Board. Elizabeth Lake Road is scheduled to re-open on November 15, 2025. The Township app, MI White Lake, is available to download in the Android and Apple app stores. The Groundbreaking ceremony for the Civic Center is scheduled for Thursday, October 24 at 3:00 P.M.

November 7, 2024, will be Commissioner Anderson's last Planning Commission meeting as he will be sworn in as a trustee in mid-November. Congratulations, Steve!

COMMUNICATIONS

None.

NEXT MEETING DATE: November 7, 2024

ADJOURNMENT

MOTION by Commissioner Seward, seconded Commissioner Seeley to adjourn at 7:01 P.M. The motion carried with a voice vote: (7 yes votes).

DRAFT