

**WHITE LAKE TOWNSHIP
PLANNING COMMISSION**
7525 Highland Road
White Lake, MI 48383
AUGUST 5, 2021 @ 7:00 p.m.
Electronic Meeting

Chairperson Anderson called the meeting to order at 7:00 p.m. and led the Pledge of Allegiance. Roll was called.

ROLL CALL: Steve Anderson, White Lake, MI
Peter Meagher, White Lake, MI
Rhonda Grubb, White Lake, MI
Matt Slicker, White Lake, MI
Merrie Carlock, White Lake, MI

Absent: Debbie Dehart, White Lake, MI
Joe Seward, White Lake, MI
Scott Ruggles, White Lake, MI
Mark Fine, White Lake, MI

Also Present: Justin Quagliata, WLT Staff Planner
Sherri Barber, Recording Secretary

Visitors: Kathleen Jackson, McKenna
Michael Leuffgen, DLZ

Approval of Agenda

There are two corrections to the agenda. The parcel ID for 9328 Highland should be listed as 12-23-201-010. Under next meeting dates, the correct date is August 19, 2021, not August 18th.

Commissioner Meagher moved to approve the agenda as amended. Commissioner Grubb supported and the MOTION CARRIED with a roll call vote: (Meagher – yes; Anderson – yes; Grubb – yes; Slicker – yes; Carlock – yes). 5 yes votes.

Approval of Minutes

a. July 15, 2021

Commissioner Carlock moved to approve the minutes of July 15, 2021 as presented. Commissioner Meagher supported and the MOTION CARRIED with a roll call vote: (Meagher – yes; Anderson – yes; Grubb – yes; Slicker – yes; Carlock – yes). 5 yes votes.

Call to the Public (for items not on the agenda)

No callers were waiting to speak at the Call to the Public.

Public Hearing:

None.

Continuing Business

a) **Redevelopment at 9328 Highland Road**

Location: Located on the northside of Highland Road (M-59) and west of Fisk Road. Consisting of approximately 1.17 acres. Currently zoned (GB) General Business. Identified as parcel number 12-23-201-010

Request: Preliminary Site Plan Approval

Applicant: White Lake Retail Management, LLC
30200 Telegraph Road
Bingham Farms, MI 48205

Michael Leuffgen presented the DLZ report. This is currently a Sonic and the building will be demolished and a new building will be constructed. He is satisfied from an engineering standpoint and they recommend approval after the applicant addresses any outstanding items in their review letter.

Kathleen Jackson presented the McKenna review. McKenna is recommending review subject to the issues outlined in their review letter prior to final site plan approval.

Staff Planner Quagliata wanted to note that Sonic had limited hours to be open and the proposed drive through will have the same.

Mitchell Harvey was in attendance on behalf of the redevelopment at 9328 Highland Road. The applicant discussed the site plan and some of their plans for the landscaping.

Staff Planner Quagliata noted that the sidewalk along the front is 5 feet, it's okay because the parking space is 19' in depth. The sidewalk in the rear will need to be 7' wide.

There were some questions about when deliveries would be happening. The tenant to the East will be a mattress store, that shouldn't be a major loading issue. The other tenant has not been secured yet. The applicant pointed out an additional area they would use for unloading and he thinks there may only be a few mattresses delivered per week to the store.

Commissioner Meagher asked about the buffer between this address and discount tire, it will remain as is. He asked if this will have to go before the ZBA for the loading area, and they will.

Commissioner Carlock questioned the 5' sidewalk in the front. She said the bumpers get messed up after a year or so and she feels the 5' is too narrow. Commissioner Slicker is in agreement.

Commissioner Anderson needs clarification for lighting. They are trying to use some of what they had, it's not abutting a residential area, and they would like the parking lot to be well lit. He also asked if we are blocked into the hours of operation from the Sonic's hours? He would like to see the hours modified like the Taco Bell nearby. Staff Planner Quagliata noted that the drive-throughs require special land use and Sonic already had one. If they want different hours than Sonic had, they would have to amend the special land use. Commissioner Meagher noted that there should be some consistency.

Commissioner Anderson wanted to verify the signs. Your leaseholders would only each have one sign, or one business would have two signs. He wanted the applicants to understand that variances aren't guaranteed and he wanted to make sure you are aware of it.

Commissioner Meagher moved to recommend to the Township Board Preliminary Site Plan Approval for 9328 Highland located on the northside of Highland Road (M-59) and west of Fisk Road. Consisting of approximately 1.17 acres. Currently zoned (GB) General Business. Identified as parcel number 12-23-201-010. The approval is subject to all Planning Department and planning consultant review comments, the current standards, and a sidewalk width of 7' in the front and rear. The rear loading area will require a variance. Commissioner Grubb supported and the MOTION CARRIED with a roll call vote: (Meagher – yes; Anderson – yes; Grubb – yes; Slicker – yes; Carlock – yes). 5 yes votes.

Kathleen Jackson asked about the zoning ordinance, if you decrease the parking depth to 17' do you have to have 8' sidewalk? Staff Planner Quagliata reported that you don't. Commissioner Slicker wanted to point out that the change in the sidewalk in the rear may affect the lineup of the connection to Discount Tire. Commissioner Anderson asked how they get from their cars to the retail space. They are walking in the traffic zone. They could add a 5' sidewalk instead of landscape along the side of the building instead.

As a friendly amendment, Commissioner Carlock wanted to supplement Commissioner Meagher's motion by adding a 5' sidewalk on the east side of building, instead of the landscaping. Commissioner Grubb supported the supplemental motion. Commissioner Meagher accepts the supplement to his original motion and Commissioner Grubb supports the acceptance of the supplemental motion. The MOTION CARRIED with a roll call vote: (Meagher – yes; Anderson – yes; Grubb – yes; Slicker – yes; Carlock – yes). 5 yes votes.

Staff Planner Quagliata noted that these motions will be on the Aug 17th Township board meeting agenda.

Old Business:

No old business.

New Business

No new business.

Liaison's Report

Commissioner Grubb reported that Parks and Recreation has not met since the last Planning Commission meeting and the August meeting is cancelled. Some of the parks saw minimal damage from the tornado. Bloomer and Hawley Park need tree work due to the storm. The Hawley Park work was done today, it looks 10 times better than before. Staff Planner Quagliata and Commissioner Carlock walked Hawley Park today and they did a great job. Commissioner Carlock wanted to note that the Township did a great job with the disaster.

Planning Consultant's Report

No report.

Director's Report:

Staff Planner Quagliata reported that the Township board met on July 20th and they adopted the resolution for the Bogie Lake main sewer project. The Police Department is purchasing new equipment for booking. The Township board approved the Preliminary Site Plan for Oakland Harvesters and the Pontiac Lake Apartments. During the meeting, the decision to demolish two Dangerous Buildings was enforced and one house has a postponement until the September meeting. The board approved the conversion to LED lights and they are working on personal policies amendments. On July 29th the Governor declared a State of Emergency from the tornado. We had an emergency management team on site in the Township and almost 1000 houses were impacted. We're trying to get another subcommittee meeting for the Elizabeth Lake retail plaza. We're hoping to have the Capital Improvement Plan ready for the meeting on August 19th.

Other Business:

None.

Communications:

The August 19th meeting will occur.

Next Meeting Dates: August 19, 2021
September 2, 2021

Adjournment:

Commissioner Meagher moved to adjourn the meeting at 8:19 p.m. Commissioner Slicker and the MOTION CARRIED with a roll call vote: (Meagher – yes; Anderson – yes; Grubb – yes; Slicker – yes; Carlock – yes). 5 yes votes.