

**WHITE LAKE TOWNSHIP
PLANNING COMMISSION
NOVEMBER 7, 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
Robert Seeley
Steve Anderson
Debby Dehart
Scott Ruggles, Township Board Liaison

Absent:

Matt Slicker

Others:

Sean O'Neil, Community Development Director
Hannah Kennedy-Galley, Recording Secretary

Chairperson Seward congratulated Commissioner Anderson on his election to the Board of Trustees.

APPROVAL OF AGENDA

MOTION by Commissioner Carlock, seconded by Commissioner Seeley to approve the agenda as presented. The motion carried with a voice vote: (8 yes votes).

APPROVAL OF MINUTES

A. October 17, 2024

MOTION by Commissioner Seeley, seconded by Commissioner Carlock to approve the minutes as presented. The motion carried with a voice vote: (8 yes votes).

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

None.

PUBLIC HEARING

A. ELR Rezoning (southwest corner of Elizabeth Lake Road and Highland Road)

Location: Property is described as vacant parcel number 12-21-426-007, located on the southwest corner of Elizabeth Lake Road and Highland Road (M-59), consisting of approximately 8.6 acres.

Request: The applicant would like to rezone the property from (AG) Agricultural to GB (General Business) or any other appropriate zoning district.

Director O'Neil went over a summary of the applicant's request. The request is for the rezoning of the parcel, a site plan was not included or considered at this time.

Commissioner Carlock asked staff what happened with the applicant's original rezoning request for Planned Development. Director O'Neil said the applicant can answer that.

Commissioner Sevic asked the staff if wetlands would be impacted. Director O'Neil said the applicant will have to adhere to the 25' natural features setback, and he didn't believe an impact to the wetlands will be proposed.

Commissioner Anderson stated on the concept plan, there was a call out south of the parking lot had a for "future development" that he wanted clarification on.

David Yaldo, 4036 Telegraph, Bloomfield Hills, said this project has been under the works for several years. He said the plan is conceptual only, and a real site plan needs to be created. Only 6 acres of the site is useable, the rest is wetlands. The wetlands have already been demarcated. There are no real users for the project, but once the rezoning is approved, users will be considered. The site will be developed into a beneficial use for the community.

Commissioner Carlock asked Mr. Yaldo why the Planned Development rezoning request was abandoned. Mr. Yaldo said there was an issue with the cross-access requirement to the southern property owners. There would have been many financial constraints with more traffic into the site and the possibility of having to install a traffic light.

Commissioner Anderson asked Mr. Jawich about the future developments proposed. Ned Jawich, property owner, said the call out was from the residential component from the previous plan, but now will be considered for any future commercial use that aligned with the final zoning designation on the property.

Commissioner Anderson asked Mr. Yaldo if the conceptual drive thrus were set in stone. Mr. Yaldo said no, it was merely there for the conceptual piece.

Commissioner Dehart asked staff if a liquor license could be obtained for the General Business zoning. Director O'Neil stated that restaurants with a liquor license would be allowed under the General Business zoning, and drive thrus and outdoor seating would be allowed with a special land use approval.

Chairperson Seward opened the public hearing at 6:53 P.M. Seeing none, he closed the public hearing at 6:55 P.M.

Commissioner Ruggles said General Business is an appropriate zoning for the site and has no opposition to the request.

Commissioner Sevic stated she doesn't oppose the zoning request, but there are too many proposed buildings on the conceptual plan.

MOTION by Commission Anderson, seconded by Commissioner Ruggles, to recommend the Township Board approve the rezoning requested by ELR Development for vacant parcel 12-21-426-007, to rezone from Agricultural (AG) to General Business (GB). The motion carried with a roll call vote: (8 yes votes). (Ruggles/yes, Sevic/yes, Anderson/yes Seward/yes, Carlock/yes, Dehart/yes, Seeley/yes, Meagher/yes).

CONTINUING BUSINESS

None.

NEW BUSINESS

None.

OTHER BUSINESS

A. 2025 Meeting Dates

MOTION by Commissioner Carlock, seconded by Commissioners Anderson, to approve the 2025 meeting dates, excluding the January 2 and July 3 meetings. The motion carried with a voice vote: (8 yes votes).

PLANNING CONSULTANT'S REPORT

None.

LIAISON'S REPORT

The groundbreaking ceremony for the new Civic Center was held on October 24, 2024.

Stanley Park will be re-bid with construction manager services provided by McCarthy & Smith. Bids can be submitted December 23, 2024 and will be open until January 16, 2025.

ZBA met last one and heard two cases. One was for an addition and garage, and the other was for Lasting Impression's gravel parking lot on the west side of the site.

DIRECTOR'S REPORT

There are several projects coming down the home stretch and scheduled for pre-construction meetings: Lakepointe, West Valley, Culver's, and Ginko Storage. The Civic Center is going well, and the foundations will go in late this month or next month. If the weather remains warm, the construction can continue into the winter. Elizabeth Lake Road should be open next Monday, November 11, 2024. The Township Board will be considering a resolution to reduce the Planning Commission to nine members.

COMMUNICATIONS

The November 21 meeting will likely be canceled.

NEXT MEETING DATE: December 5, 2024

ADJOURNMENT

MOTION by Commissioner Meagher, seconded by Commissioner Dehart to adjourn at 7:21 P.M. The motion carried with a voice vote: (8 yes votes).

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