



PLANNING COMMISSION MEETING

LOCATION: TOWNSHIP ANNEX, 7527 HIGHLAND ROAD, WHITE LAKE, MI 48383
THURSDAY, JANUARY 19, 2023 – 7:00 PM

White Lake Township | 7525 Highland Rd | White Lake, MI 48383 | Phone: (248) 698-3300 | www.whitelaketwp.com

AGENDA

1. CALL TO ORDER
2. ROLL CALL
3. PLEDGE OF ALLEGIANCE
4. APPROVAL OF AGENDA
5. APPROVAL OF MINUTES
[A.](#) Minutes of January 5th, 2023
6. CALL TO THE PUBLIC (FOR ITEMS NOT ON THE AGENDA)
7. PUBLIC HEARING
8. CONTINUING BUSINESS
9. NEW BUSINESS
[A.](#) Review & Discussion - Draft Master Plan Survey
10. OTHER BUSINESS
11. LIAISON'S REPORT
12. DIRECTOR'S REPORT
13. COMMUNICATIONS
14. NEXT MEETING DATE: February 2nd, 2023 & February 16th, 2023
15. ADJOURNMENT

Procedures for accommodations for persons with disabilities: The Township will follow its normal procedures for individuals with disabilities needing accommodations for effective participation in this meeting. **Please contact the Township Clerk's office at (248) 698-3300 X-164 at least two days in advance of the meeting.** An attempt will be made to make reasonable accommodations.

WHITE LAKE TOWNSHIP PLANNING COMMISSION

Township Annex, 7527 Highland Road
White Lake, MI 48383
January 5, 2023 @ 7:00 PM

CALL TO ORDER

Commissioner Anderson called the meeting to order at 7:01 PM and led the Pledge of Allegiance. Roll was called.

ROLL CALL

Steve Anderson
Debby Dehart
Scott Ruggles
Robert Seeley
Matt Slicker
Merrie Carlock
Mark Fine

Absent: Pete Meagher
T. Joseph Seward

Also Present: Sean O'Neil, Community Development Director
Aaron Potter, DPS Director
Lisa Kane, Recording Secretary

Visitors: Approximately 12 members of the public were present

APPROVAL OF AGENDA

Commissioner Carlock moved to approve the agenda of the January 5, 2023 Planning Commission Meeting.
Commissioner Seeley supported and the **MOTION CARRIED** with a voice vote: 7 yes votes.

APPROVAL OF MINUTES

- a. Regular meeting minutes of December 1, 2022

Commissioner Seeley moved to approve the Minutes of December 5, 2022.
Commissioner Dehart supported and the **MOTION CARRIED** with a voice vote: 7 yes votes.

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

John Hunt of 871 Oxhill Dr. was concerned that he missed the December meeting and inquired if it was a closed meeting. Mr. Hunt had presented a letter to the Planning Commission regarding the property value for his home.

Commissioner Anderson stated that the December meeting was a regular meeting and that Planning Commission meetings are every first and third Thursday of the month unless otherwise posted.

PUBLIC HEARING

A. 9400 Gale Rezoning Request

Location: Property described as parcel number 12-11-401-003 (9400 Gale Road), located east of Teggerdine Road, west of Lynn Drive, consisting of approximately 42.53 acres.

Request: **The applicant requests to rezone the parcel from AG (Agricultural) to SF (Suburban Farms) or any other appropriate zoning district.**

Applicant: Jeff Lauzon
2105 Sunnybrook
Commerce, MI 48382

Applicant present: Brian Biskner of Powell Engineering, representing the owner, Jeff Lauzon and Ryan Hoppe

Director O'Neil introduced the rezoning request of a large parcel. The subject site is currently zoned Agricultural and rezoning to Suburban Farms is consistent with the Master Plan and is less intense than what potentially could be requested. Sanitary sewer is available at the subject site and the low density would not have a significant impact on traffic. The conceptual plan shows nine parcels proposed which is consistent with surrounding use. Staff recommends approval.

Commissioner Dehart inquired about the road frontage requirement for the cul-de-sac lots for this zoning.

Commissioner Carlock commented that she was disappointed to see the mature trees removed on the site recently.

Commissioner Slicker commented on the equestrian easements on the conceptual plan.

Mr. Potter of the White Lake Department of Public Services stated that sanitary sewer is available for the subject site. Extension of sanitary sewer requires a review by EGLE and Oakland County Water Commission. Pump stations for each residential lot would be required. A storm water plan, including an easement and agreement is required.

Commissioner Slicker inquired if they are required to connect to sanitary sewer.

Mr. Potter stated that they are required to connect to sanitary sewer.

Commissioner Anderson inquired if the applicant had been made aware of the pump station, two-year maintenance bond and storm water plan.

Mr. Potter has not had a conversation with the applicant regarding these issues.

Director O'Neil stated that at this stage of the process for rezoning no reviews are required, however the conversation has occurred with the applicant about what will be required to move forward with the project.

Mr. Potter stated that the applicant inquired if sanitary sewer was available for the subject site.

Mr. Biskner introduced the project. The future property owners would be required to maintain the easements, which could be fenced and used for horses, a small beach and park area. Parcel divisions

would include common areas for the residents. The Pontiac Lake State Park equestrian trails would be accessible to the residents along the north and west property lines.

Mr. Hoppe stated that the dead and dying trees needed to be cleared, as well as the debris that had accumulated over the years by the prior owners. They plan to replant more trees in the area as soon as it is possible.

Commissioner Seeley inquired what mining operation was there previously.

Mr. Hoppe stated that it was sand and gravel mining operation that the previous owner operated.

Commissioner Dehart noted that she is thrilled that they are incorporating the equestrian trails into their concept design.

Commissioner Slicker inquired about the equestrian trails to the north and west of the subject site.

Mr. Hoppe stated that the adjoining land is owned by Pontiac Lake State Park and there are equestrian trails that could connect to the proposed easement.

Mr. Biskner presented the conceptual development plan and pointed out where the likely areas for dwellings would be built.

Commissioner Anderson opened the public hearing at 7:41 PM

Michael Johnson of 2925 Lynn has concerns about the aquifer, the water quality and radon. Mr. Johnson is also concerned about the wetlands being disturbed near his home.

Anita Poute of 2778 Wabum Rd has concerns about the density of the development and shares concerns about the water quality and the trees that were removed.

Jim Chism of 9345 Gale is disappointed that the trees were removed.

Cicely Gaulmeyer of 9283 Camelot has concerns of the potential density if this is rezoned.

Commissioner Anderson stated that a letter and an email were received stating concern about the development.

Commissioner Anderson closed the public hearing at 7:53 PM

Director O'Neil addressed the concerns stated during public comment and clarified that the applicant followed all applicable regulations regarding posting signs and work performed on the property. Zoning determines the lot minimum size and ability to create a private road. The applicant is seeking the lowest density compatible with the Master Plan.

Mr. Hoppe addressed the concerns about the pond and stated that all of the trees that are remaining will not be removed. They have no intention of developing the existing wetlands on the east boundary.

Commissioner Ruggles stated that the current zoning of the property is Agricultural and the owners have the right to remove any and all trees that they want to.

Commissioner Carlock inquired about the process of lot splits, land divisions and the creation of a private road.

Director O'Neil clarified that process. Nine lots are the maximum that can be divided under the Land Division Act.

Commissioner Seeley moved to forward a favorable recommendation to the Township Board, the rezoning for parcel number 12-11-401-003 (9400 Gale Road), located east of Teggerdine Road, west of Lynn Drive, consisting of approximately 42.53 acres, to rezone the parcel from AG (Agricultural) to SF (Suburban Farms) or any other appropriate zoning district.

Commissioner Ruggles supported, and the MOTION CARRIED/FAILED with a roll call vote (7 yes votes):
(Anderson/yes, Dehart/yes, Carlock/yes, Fine/yes, Seeley/yes, Slicker/yes, Ruggles/yes)

Director O'Neil stated to the public that the Township Board will hear this case in two readings. The first reading will be January 17, 2023 and the second reading will be at the February regular meeting. If anyone from the public has any further questions, he can be reached during regular business hours at Town Hall.

CONTINUING BUSINESS

None

NEW BUSINESS

None

OTHER BUSINESS

A. Election of Officers

Commissioner Dehart nominated Joe Seward to serve as Chairperson of the White Lake Township Planning Commission for the remainder of 2023.

Commissioner Fine supported and the MOTION CARRIED with a voice vote: (7 yes votes)

Commissioner Fine nominated Merrie Carlock to serve as Vice Chair of the White Lake Township Planning Commission for the remainder of 2023.

Commissioner Dehart supported and the MOTION CARRIED with a voice vote: (7 yes votes).

Commissioner Carlock nominated Debbie Dehart to serve as the Secretary of the White Lake Township Planning Commission for the remainder of 2023.

Commissioner Fine supported and the MOTION CARRIED with a voice vote: (7 yes votes).

B. Liaison Assignments

Commissioner Seeley nominated Debbie Dehart to serve as the liaison to the Zoning Board of Appeals for the remainder of 2023.

Commissioner Fine supported and the MOTION CARRIED with a voice vote: (7 yes votes).

Commissioner Seeley nominated Merrie Carlock to serve as the Planning Commission liaison to the Parks and Recreation Board for the remainder of 2023.

Commissioner Fine supported and the MOTION CARRIED with a voice vote: (7 yes votes).

LIAISON'S REPORT

Commissioner Dehart was not able to attend the last Zoning Board of Appeals meeting due to illness.

Commissioner Carlock stated that the Parks and Rec committee will meet next week. They have applied for a Sparks Grant.

Commissioner Ruggles stated that the Township Board met on the December 20, 2022 and voted in favor to sponsor the Huron Valley Youth Assistance. The first reading of the Fee Ordinance update has been completed. The board authorized litigation against 9885 Cedar Island Rd as a person was living in a construction trailer. The next Township Board meeting is on Tuesday, January 17, 2023.

DIRECTOR'S REPORT

Director O'Neil reported that the Township Board approved a contract with Carlisle Wortman & Associates to establish a Corridor Improvement Authority Plan. The 5 Year Parks and Recreation Master Plan is expected to be approved by the Township Board in February. The Land Use Master Plan has begun and the draft survey is expected in the next two weeks. The Civic Center Development Committee will meet in January. The new Taco Bell has opened. New Hope White Lake has received the Certificate of Occupancy and will have residents moving in soon.

COMMUNICATIONS

Commissioner Anderson stated that he appreciates the support from his fellow commissioners' during his tenure as Chair and hopes that they will give Commissioner Seward same support.

NEXT MEETING DATES: January 19, 2023
February 2, 2023

ADJOURNMENT

Commissioner Fine moved to adjourn the meeting at 8:35 PM

Commissioner Slicker supported and the **MOTION CARRIED** with a voice vote: 7 yes votes

White Lake Township Master Plan Community Survey

Welcome to the White Lake Township Master Plan Community Survey! White Lake Township is updating its Master Plan—a long range planning document that guides development patterns, standards, and land use policies over the next 10 years. One major component of the Master Plan is to engage the community, hear residents’ perspectives and priorities, and incorporate the community’s ideas into the final plan.

Questions marked with an asterisk (*) are required, and the survey will not advance until you answer that question. Please answer the following questions candidly; there is no identifying information that can link your responses to you as an individual. The questionnaire is 32 questions long and should take less than 15 minutes to complete.

Thank you for taking the time to provide valuable input through this survey.

Section 1: Quality of Life

The following questions are about the overall quality of life in White Lake Township

1. What is your connection to White Lake Township? (Please select all options that apply)

- I was born, raised, and currently live here
- I moved to the Township, and currently live here
- I work in the Township
- I own a business in the Township
- I shop in the Township
- I recreate (bike, hike, etc.) in the Township
- Other (Please specify)

2. In one word or phrase, what is a defining characteristic the White Lake Township?

3. What are the THREE best characteristics of the Township? (Please select three options)

- Quality of municipal services
- Cost of living
- Quality of schools
- Employment opportunities
- Housing availability
- Housing affordability

- Access to healthcare services
- Commuting options (Walkability, bike lanes, public transport)
- Arts, culture, and historical character
- Entertainment options (Shopping, restaurants, theatres etc.)
- Recreation options (Riverfront, parks, trails etc.)
- Surrounding natural beauty
- Sense of community/community spirit
- Diverse Community
- Other (Please specify)

4. What are the THREE biggest challenges the Township faces over the next 10 years? (Please select three options)

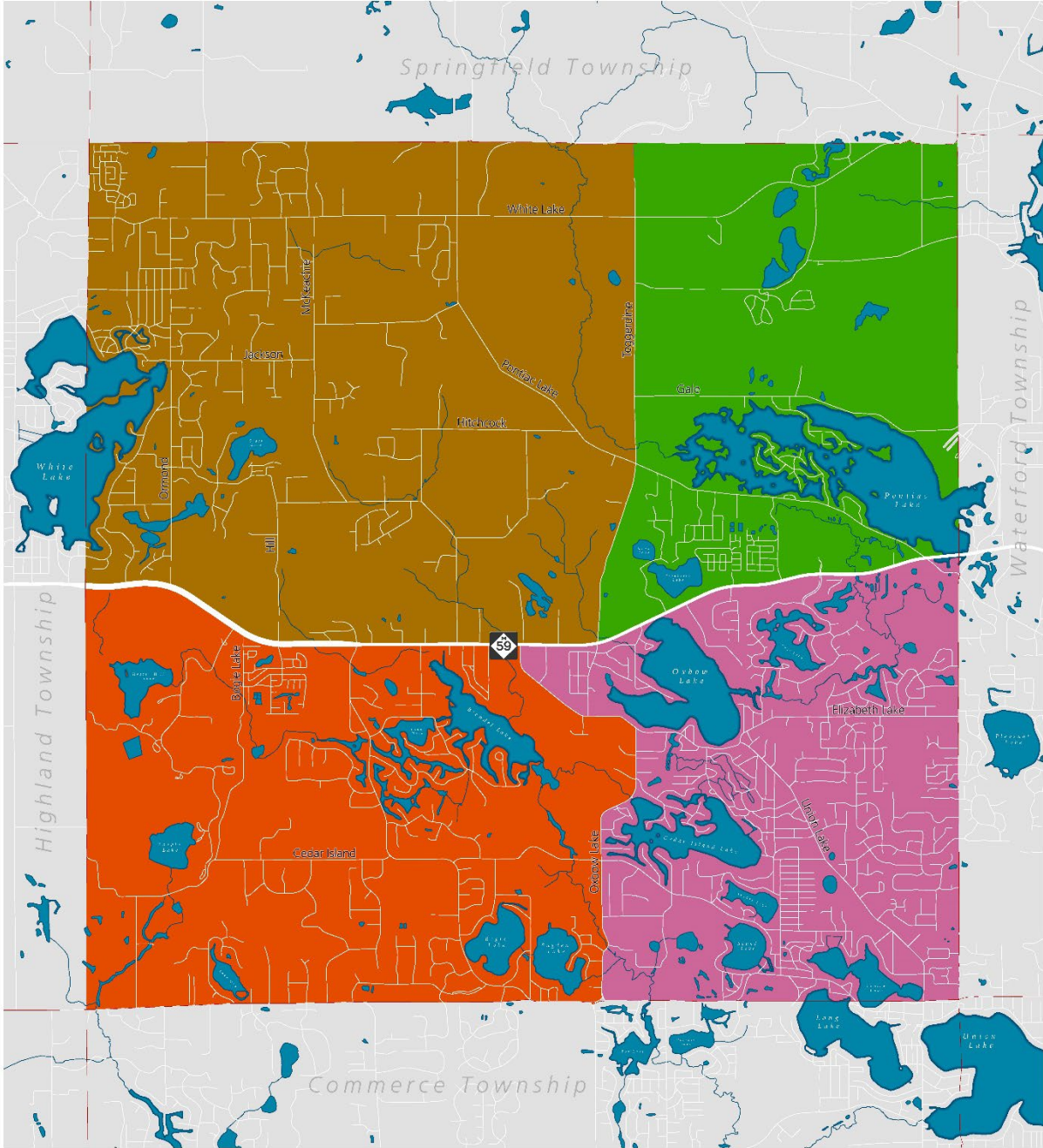
- Overpopulation
- Housing affordability
- Housing availability
- Traffic congestion
- Loss of natural features
- Undesirable commercial development
- Retaining youth population
- Retaining young families / professionals
- Maintaining public infrastructure
- Maintaining balance between development and open space preservation
- Other (Please specify)

Section 2: Housing

The following questions are about residential land use and housing in the White Lake Township.

5. Which area of the Township do you live in? (Please use the map below as a reference)

- District 1 – Northwest
- District 2 – Northeast
- District 3 – Southwest
- District 4 – Southeast



Survey Districts

Sources: Michigan Open Data Portal, Oakland County, White Lake Township

- District 1 - Northwest
- District 2 - Northeast
- District 3 - Southwest
- District 4 - Southeast



6. What characteristics of your home / neighborhood / subdivision attracted you to move in? (Please select all options that apply)

- The housing type (Single Family Home, Duplex, Townhome etc.)
- The housing size
- The housing quality
- The housing cost
- A competitive housing market with a potential for housing values to increase
- The lot sizes
- The density of the neighborhood (proximity of one home to another, size of homes)
- The neighborhood / subdivision amenities (park, common space, trails)
- The neighborhood layout (street pattern, lot orientation, etc.)
- Other (Please specify)

7. What type of housing do you LIVE IN CURRENTLY and what type of housing would you live in now, and what type would you like to LIVE IN 10 YEARS FROM NOW? (Select all that apply)

Housing Typology	Live in Currently	Would desire to live in (in 10+ years)
Detached single-family home		
Duplex		
Triplex / quadplex		
Courtyard building		
Townhouse / rowhouse		
Mid-rise apartment building (4 stories or less)		
Mixed-Use (Residential above commercial use)		
Manufactured / mobile homes		
Other (Please specify)		

8. What characteristics of your neighborhood / subdivision could use improvement? (Please select all options that apply)

- Walkability (sidewalks, connections to other paths and trails)
- Road / infrastructure condition

- Access to greenspace, natural features, and parks
- Housing quality
- Cohesiveness of housing style
- Cohesiveness of housing size
- Cohesiveness of housing type
- Diversity of housing size
- Diversity of housing type (Single Family Home, Duplex, Townhome etc.)

9. How much longer do you anticipate on living in your current home?

- Less than 1 year
- 1 – 5 years
- 5 – 10 years
- 10 – 20 years
- 20+ years
- Indefinitely, this is my forever home
- I am not sure

10. Why are you planning on moving?

11. What are the characteristics of a neighborhood / subdivision you would like to live in, in the future? (Please select all options that apply)

- Walkable (sidewalks, non-motorized trails)
- Neighborhood amenities (common area, club house, neighborhood park, etc.)
- Trees / natural features
- Proximity to retail and entertainment options
- Diversity of housing types (i.e. mix of single-family, duplex, etc.)
- Large lots (Over 20,000 square feet)
- Small lots (Less than 20,000 square feet acre)
- Large homes (Over 1,500 Square feet)
- Small homes (Less than 1,500 square feet)
- More affordable homes
- Higher value homes
- Other: (Please specify)

12. What is the size of your current housing unit, and what size of housing unit do you require to fulfill your housing needs in the future? (Select one for each column)

Housing Size	Current Housing Size	Future Needs
Under 500 square feet		
500–1,000 square feet		
1,000–2,000 square feet		
2,000–3,000 square feet		
3,000–4,000 square feet		
4,000–5,000 square feet		
Above 5,000 square feet		

13. What are your top THREE biggest concerns about new residential development in the Township? (Please select three options)

- Increased traffic
- Encroachment on existing neighborhoods
- Increased demand on public services
- Strain on existing infrastructure
- Loss of open space/natural features
- Loss of character of neighborhood / subdivision
- Other (Please specify)

14. Of the two options below which is your preferred approach to directing new residential development?

- Low density development anywhere in the township, loss of some open space/natural features
- Slightly higher density development south of M-59, preservation of open space/natural features north of M-59

15. What is your housing tenure status?

- I am a renter
- I am homeowner
- I am not personally responsible for my housing costs

16. How strongly do you agree with the following statement "With my household income, I feel the housing options in White Lake Township are financially attainable."?

- Strongly agree
- Agree

- Neither agree nor disagree
- Disagree
- Strongly disagree
- Not Applicable

Section 3: Local Economy

The following questions are about the local economy in White Lake Township

17. How important is it to attract new businesses to White Lake Township?

- Extremely important
- Very important
- Somewhat important
- Not so important
- Not at all important

18. How often do you frequent the following types of businesses/locations on average?

Business Type	Daily	Weekly	Monthly	A few times a year	Never
Restaurants/cafes					
Bars/entertainment venues					
Banquet and event space					
Office space					
Co-working space (workers of different companies share an office space)					
Professional services (Lawyer, accountant, Dentist etc.)					
Personal service (salons, spas etc.)					
Pet boarding/care					
Recreation/public spaces					

19. What type of retail would you like to see in the Township and how often would you frequent each storefront on average?

Business Type	Daily	Weekly	Monthly	A few times a year	Never

Apparel stores					
Building materials, Garden equipment & supply stores					
Electronic & appliance stores					
Florists					
Food & beverage stores					
Furniture & home furnishing stores					
Gasoline stations					
General merchandise stores					
Health & personal care stores					
Auto service, motor vehicle & parts					
Restaurant & drinking establishments					
Sporting goods, hobby, book & music stores					

20. What type of eating and drinking establishments would you like to see in the Township? (Check all that apply)

- Cafés
- Restaurant and bar
- Farm to table
- Family-friendly
- Fast food
- Ethnic food
- Chain restaurant
- Brewpubs/Brewery
- Other (Please specify)

21. To what extent do you agree with the following statement, "I would like to start or expand a business in the Township, but I'm unaware of resources that could help me do that."

- Strongly agree
- Agree
- Neither agree nor disagree
- Disagree

- Strongly disagree
- Not Applicable

Section 4: Recreation

The following questions are about the recreation opportunities in White Lake Township.

22. How satisfied are you with the parks and other recreation offerings in the Township?

	Very Satisfied	Satisfied	Neutral	Unsatisfied	Very Unsatisfied
Number of parks					
Size of parks					
Playground equipment					
Parking					
Non-motorized trails					
Accessibility for physically impaired users					

Section 4: Natural Features

The following questions are about the natural features in White Lake Township. Natural features include wetlands (areas that are either permanently or seasonally under water and provide rich habitats for plants and animals), trees, open space (open areas of undeveloped land), and water features.

23. To what extent do you agree with the following statement: "Natural features are an asset to White Lake Township."?

- Strongly agree
- Agree
- Neither agree nor disagree
- Disagree
- Strongly disagree
- I don't know

24. To what degree do you agree with the following statement: "The Township's natural features (listed below) could be better protected/preserved."?

	Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree
Tree Canopy					

Water Quality					
Wetlands					
Open space (open areas of undeveloped land)					
Other					

Section 5: Vision for White Lake Township

25. The 2012 Master Plan specified the following vision for White Lake Township:

“Strive for a sustainable White Lake Township that balances the community’s economic, environmental, and social needs. Promote the identity of White Lake Township as a small country town with big city amenities by protecting and preserving natural features, encouraging redevelopment of obsolete properties, and directing growth and development to a central community core.”

Does this vision align with your view of White Lake Township?

- Strongly agree
- Agree
- Neutral
- Disagree
- Strongly disagree

26. If you were neutral or disagreed with the 2012 statement, what is your vision for White Lake Township?

27. Please rank the following goals from 1 (most important) to 11 (least important).

- Preserve and protect natural features including wetlands, floodplains, lakes, woodlands, and other natural features
- Provide adequate infrastructure that preserves and protects White Lake Township’s natural features
- Address the community’s needs for efficient and safe multi-modal access (walking, biking, auto)
- Address the community’s needs for sewer and water systems
- Maintain the small-town rural character of existing single family residential areas
- Provide a variety of housing opportunities
- Encourage high-quality development and redevelopment of commercial properties
- Provide goods and services that meet the current and future needs of Township residents

- Encourage high tech, research, and light industrial developments to improve the tax base and provide job opportunities
- Provide efficient public services that adequately and safely support the existing and future population of White Lake Township
- Enhance the quality of life and make the community more appealing by providing a variety of recreational facilities

Section 6: Tell Us About Yourself

28. How did you hear about the survey? (Check all that apply)

- Word of mouth
- Township website
- Newspaper
- Social media
- Other (Please specify)

29. What year did you move to White Lake Township?

- This year (2020-2021)
- Between 2015-2019
- Between 2010-2014
- Between 2000-2010
- Before 2000
- I was born here, left for school/career, and moved back
- I was born and raised here, and have never left.

30. How would you identify yourself? (Please select all options that apply)

- White
- Black or African American
- American Indian and Alaska Native
- Asian
- Native Hawaiian and Other Pacific Islander
- Hispanic / Latino
- Prefer not to say
- Other

31. How many members of your household are under the age of 18?

- 0
- 1

- 2
- 3
- More than 3

32. What age group do you fall into?

- Under 18
- 18-24
- 25-34
- 35-44
- 45-54
- 55-64
- 65+

Thank you for taking the time to participate in the White Lake Township Master Plan Survey!

If you have additional comments you would like to provide related to the Master Plan please enter them below.

If you would like to stay involved in the Master Plan process, please enter your email address below. You will be notified about upcoming community engagement, public hearings, and adoption of the plan.
