

Rik Kowall, Supervisor
Anthony L. Noble, Clerk
Mike Roman, Treasurer



Trustees
Scott Ruggles
Liz Fessler Smith
Andrea C Voorheis
Michael Powell

PLANNING COMMISSION MEETING

LOCATION: TOWNSHIP ANNEX, 7527 HIGHLAND ROAD, WHITE LAKE, MI 48383
THURSDAY, JUNE 15, 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. [June 1, 2023](#)
6. CALL TO THE PUBLIC (FOR ITEMS NOT ON THE AGENDA)
7. PUBLIC HEARING
8. CONTINUING BUSINESS
 - A. [Master Plan Update](#)
9. NEW BUSINESS
10. OTHER BUSINESS
11. LIAISON'S REPORT
12. DIRECTOR'S REPORT
13. COMMUNICATIONS
14. NEXT MEETING DATE: July 20, 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 MEETING
JUNE 1, 2023**

CALL TO ORDER

Vice Chairperson Carlock called the meeting to order at 7:01 P.M. She then led the Pledge of Allegiance.

ROLL CALL

PRESENT:

Merrie Carlock, Vice Chairperson
Debby Dehart, Secretary
Steve Anderson
Mark Fine
Scott Ruggles, Township Board Liaison
Rob Seeley

ABSENT:

T. Joseph Seward, Chairperson
Pete Meagher
Matt Slicker

OTHERS:

Rowan Brady, Beckett and Raeder
Sean O'Neil, Community Development Director
Hannah Micallef, Recording Secretary

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES

A. May 4, 2023

There was a clerical error on page one. Steve Anderson was present at the May 4, 2023 meeting.

MOTION by Member Seeley, seconded by Member Dehart to approve the minutes as amended. 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

A. Master Plan Update

Director O’Neil said the chapters regarding Land Use and Transportation and Mobility would be reviewed this evening. He also brought the future land use map for review and discussion. The Planning Commission discussed the possibility of designating churches and similar land uses as commercial for the future land use map.

Rowan Brady was present, and reviewed Chapter 5, Transportation and Mobility. He then went over Chapter 7, Land Use.

Mr. Brady stated he wanted to narrow down the focus areas for community engagement. Three areas were being considered: The Town Center Area, The Gateway, and the Elizabeth Lake Road corridor. These areas were under focus during the last Master Plan update. Member Ruggles suggested the corner of Cedar Island and Bogie Lake as a focus area as well. The engagement would involve hands-on exercises, and maybe not all focus areas would be considered. Member Dehart suggested focusing on Round Lake Road and Cedar Island Road, by the former Mr. Ron’s IGA and surrounding area. Mr. Brady said he would come up with a draft community exercise plan to present to the Planning Commission for review.

NEW BUSINESS

None.

LIAISON'S REPORT

Member Dehart stated that the ZBA heard 7 cases during their May meeting. Black Rock came before the ZBA again and received a variance for a right in, right out drive only on M-59.

Member Ruggles stated that a discussion regarding selling surplus Township property occurred at the May Board meeting. The CBDG participation resolution was passed. A tanker repair was approved. The police department requested a replacement vehicle. There was a dangerous building hearing for a garage on 9090 Buckingham.

Vice Chairperson Carlock shared that the Parks & Rec Committee would be welcoming their student member at this month’s meeting. MDNR signed the agreement for the Land and Water Conservation Fund grant. Bid documents were being finalized by Beckett and Raeder.

DIRECTOR'S REPORT

The Sunset Cove project would be coming before the Planning Commission with their special land use and preliminary site approval soon. Oakland Harvesters was denied their variances at the May ZBA meeting. The porkchop had been installed between the McDonald’s and Taco Bell at Bogie Lake Road. There would be a joint meeting with the CIA and the Township Board on July 20th to review the Township Hall & Public Safety schematic plan.

COMMUNICATIONS

None.

NEXT MEETING DATE: June 15, 2023

ADJOURNMENT

MOTION by Member Fine, seconded by Member Seeley, to adjourn at 8:52 P.M. The motion **CARRIED** with a voice vote: (6 yes votes).

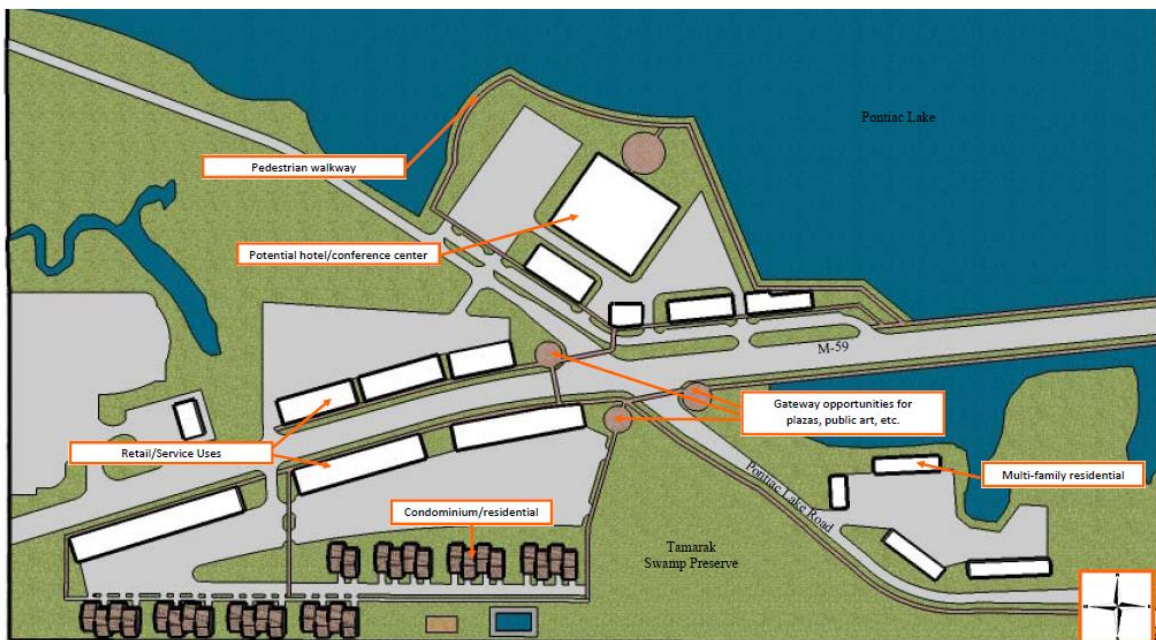
Community Engagement Plan for White Lake Township Redevelopment Workshop

Site 1: Civic Center/Lakes Town Center

Using a variety of colored blocks participants will be asked to place the blocks around the site in their preferred development pattern. The color of the block corresponds to the land use typology (i.e. yellow = single-family residential). When participants are finished the results will be photographed and the exercise will be reset for the next participants.

Site 2: Pontiac Lake Gateway Plan

Pontiac Lake Gateway Concept Plan

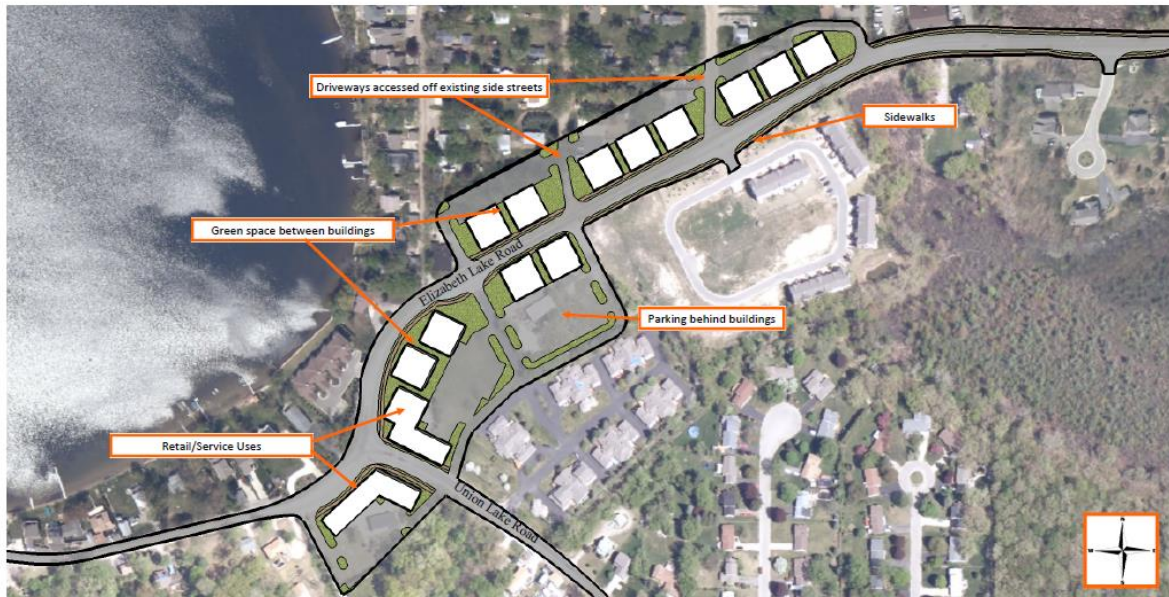


Questions:

- Does this redevelopment concept still align with your view of the future of this area? (Yes/No)
- What do you like about this redevelopment concept? (Open response)
- What would you change about this redevelopment concept? (Open Response)

Site 3: Elizabeth Lake Rd and Union Lake Rd

Elizabeth Lake Road and Union Lake Road Concept Plan



Questions:

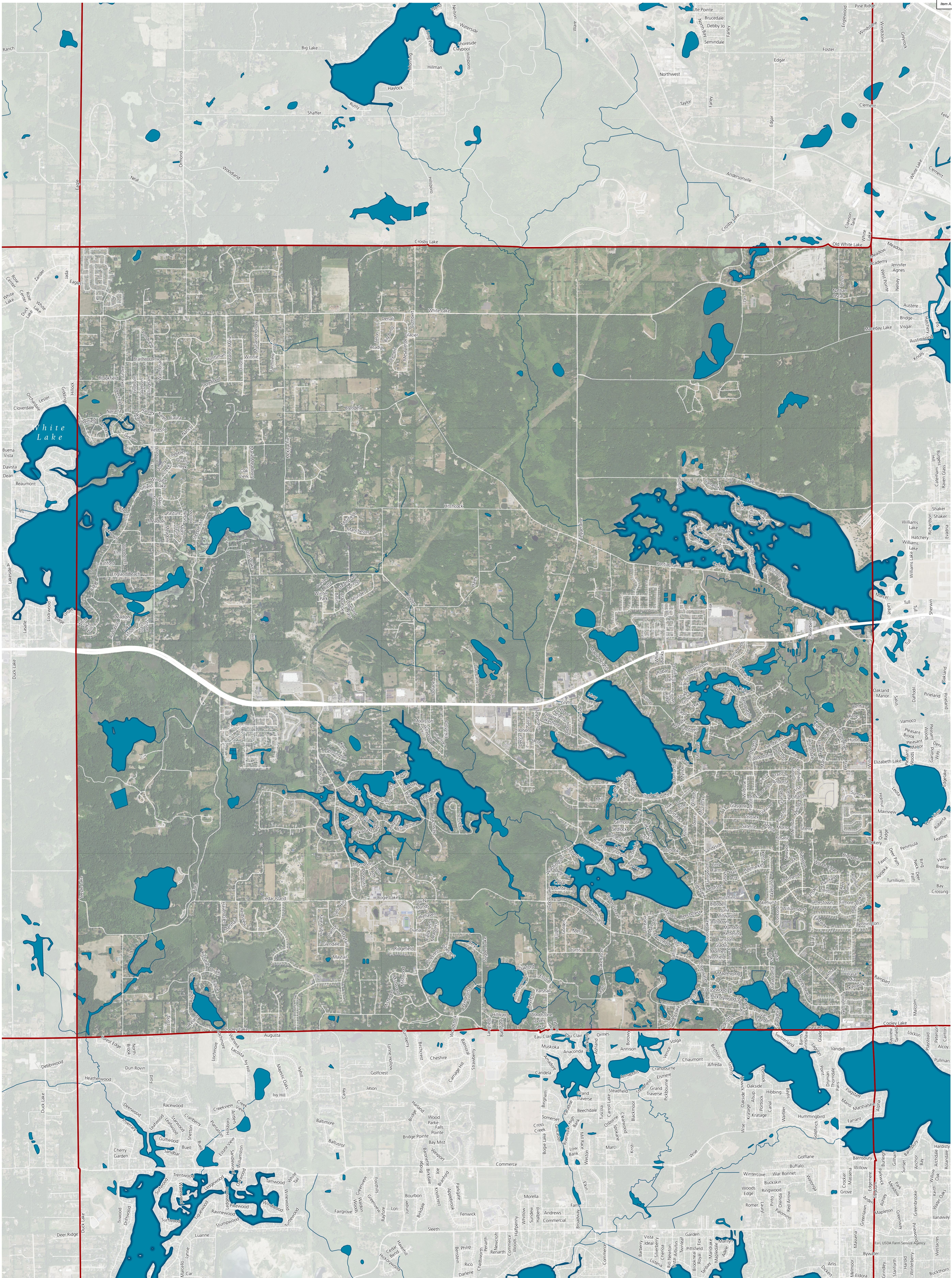
- Does this redevelopment concept still align with your view of the future of this area? (Yes/No)
- What do you like about this redevelopment concept? (Open response)
- What would you change about this redevelopment concept? (Open Response)

Site 4: Round Lake Rd and Cedar Island Rd

Participants will be shown an aerial map of the site and presented with a range of land uses/development types. Using sticky dots participants will be asked to indicate their preference for the redevelopment of the site.

Site 5: Cedar Island Rd and Bogie Lake Rd

Using a variety of colored blocks participants will be asked to place the blocks around the site in their preferred development pattern. The color of the block corresponds to the land use typology (i.e. yellow = single-family residential). When participants are finished the results will be photographed and the exercise will be reset for the next participants.



Basemap

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

3,000 Feet

Beckett & Raeder, Inc.

