



PLANNING COMMISSION MEETING

LOCATION: TOWNSHIP ANNEX, 7527 HIGHLAND ROAD, WHITE LAKE, MI 48383
THURSDAY, DECEMBER 07, 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 October 19, 2023](#)
6. CALL TO THE PUBLIC (FOR ITEMS NOT ON THE AGENDA)
7. PUBLIC HEARING
8. CONTINUING BUSINESS
9. NEW BUSINESS
 - A. Master Plan Open House
10. OTHER BUSINESS
 - A. [Car Wash Conceptual Presentation - 7009 Highland](#)
 - B. Master Plan Open House Discussion
11. LIAISONS' REPORT
12. DIRECTOR'S REPORT
13. COMMUNICATIONS
14. NEXT MEETING DATE:
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
October 19, 2023**

CALL TO ORDER

Commissioner Carlock called the meeting to order at 7:00 P.M.

ROLL CALL

Present:

Matt Slicker
Steve Anderson
Merrie Carlock, Vice Chairperson
Pete Meagher
Robert Seeley
Mark Fine
Debby Dehart

Absent:

Scott Ruggles, Township Board Liaison
T. Joseph Seward, Chairperson

Others:

Sean O'Neil, Community Development Director
Justin Quagliata, Staff Planner
Rowan Brady, BRI
Hannah Micallef, Recording Secretary

APPROVAL OF AGENDA

MOTION by Commissioner Anderson, seconded by Commissioner Seeley to approve the agenda as presented. The motion carried with a voice vote: (7 yes votes).

APPROVAL OF MINUTES

A. September 21, 2023

MOTION by Commissioner Seeley, seconded by Commissioner Anderson to approve the minutes of September 21, 2023 as presented. The motion carried with a voice vote: (7 yes votes).

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

Seeing none, Commissioner Carlock closed the call to the public at 7:01 P.M.

PUBLIC HEARING

None.

CONTINUING BUSINESS

None.

NEW BUSINESS

None.

OTHER BUSINESS

A. Oakland Harvesters - FSP & SLU extension request

One of the issues was the shared driveway. The neighboring property owner had not submitted site plans for review, and it was unclear whether the neighboring property owner would even submit.

Commissioner Anderson said he had issues with not being able to receive clarity from the applicant himself, which was why he moved forward last meeting with the motion to table the extension request.

Director O’Neil said the applicant would need a reciprocal access easement agreement to move ahead with the construction of the driveway. Oakland Harvesters would be looking to create a driveway similar to the shared driveway at Centerpointe Plaza.

Casey Leach, engineer, was present. A revised set of plans with a revised driveway was dropped off to the Community Development Department earlier today. He had met with the neighboring property owner, Lasting Impressions Landscaping, and along with Oakland Harvesters, progress was being made on the shared driveway and the required easement.

Commissioner Seeley asked the property owner if the Planning Commission could rely on construction progress being made at the site. Ty Nuottila, property owner, was present and apologized for missing the last meeting. He said he was working with the neighboring property owner and was getting ready to put a deposit on a steel building package. The deal for the building purchase should be finalized within the next few weeks. He did not foresee any more hinderances other than Mother Nature at this point. There was a 6–7-month lead on the steel building package. He wanted to use his own employees for the construction of the site. The proposed building would be sufficient to house his harvester fleet. He would also be scrapping old vehicles and harvesters. Oakland Harvesters received a special land use for outdoor storage. There would be appropriate screening.

Commissioner Anderson asked Mr. Nuottila why the construction had not commenced. Mr. Nuottila said the delay was due to COVID-19 and increasing costs for construction and running his business. Mr. Nuottila was able to afford the cost of the steel structure.

The driveway issue was resolved, it took a long time due to being able to get in touch with the neighboring property owner.

Commissioner Slicker asked Mr. Nuottila what work would his employees be doing in regards to construction. Mr. Nuottila said his employees would be doing as much of the work on the steel structure as possible; his employees were “jacks of all trades”. The construction of the steel structure was estimated to be a couple weeks long.

MOTION by Commissioner Anderson, seconded by Commissioner Seeley, to grant the extension request from Oakland Harvesters, a final site plan and special land uses, with an expiration date of May 5, 2024, based on discussion from the Planning Commissioners and contingent on staff comments being addressed. The motion carried with a voice vote: (7 yes votes).

(Anderson/yes, Seeley/yes, Meagher/yes, Dehart/yes, Carlock/yes, Fine/yes, Slicker/yes).

B. Master Plan update

Mr. Brady reviewed the revised redevelopment concepts based on the Planning Commissioner’s comments from the last meeting. The Planning Commission would review the final draft of the Master Plan and send comments back to Mr. Brady by October 27.

MOTION by Commissioner Seeley, seconded by Commissioner Anderson, to recommend the Township Board authorize the 63-day public review of the Master Plan. The motion carried with a voice vote: (7 yes votes).

C. 2024 Meeting Dates

MOTION by Commissioner Slicker, seconded by Commissioner Fine to approve the 2024 Planning Commission meeting dates. The motion carried with a voice vote: (7 yes votes).

LIAISONS' REPORT

The ZBA heard three postponed cases last month, and they were all approved based on providing the ZBA with the information requested and required.

Trunk-or-Treat would be this Saturday at Fisk Farm from 6:00 P.M.-8:00 P.M. A potential millage was discussed for recommendation to the Township Board.

DIRECTOR'S REPORT

Carter’s Plumbing received an extension on their performance guarantee agreement due to outstanding landscaping. Avalon received a one-year extension of their preliminary site plan, and the applicant was intending on reducing the number of units as well. The Township Board approved the update of the Emergency Management Support plan.

Panera planned on submitting for final site plan in the winter. The Elizabeth Lake Road improvement project was still waiting on permits from the Road Commission. The Civic Center project had moved into the design development phase.

COMMUNICATIONS

None.

NEXT MEETING DATE: December 7, 2023.

ADJOURNMENT

MOTION by Commissioner Meagher, seconded by Commissioner Seeley, to adjourn at 8:31 P.M.
The motion carried with a voice vote: (7 yes votes).

Memo

To: T. Joseph Seward, Chair
Planning Commission

Date: November 30, 2023

Re: 7009 Highland – Car Wash Conceptual Presentation

Mr. Steve Quinn has requested to present a conceptual presentation of a car wash, to be located at 7009 Highland. No action is to be sought or given at this time; he is merely looking for Commissioner feedback.

PROPOSED EXPRESS CAR WASH

7009 Highland Road, White
Lake Michigan

DESIGN OPTIONS



Local Gem Building Design

Designed to fit most municipal requirements with classic gable roof and colonial inspired facade.



Main Street Building Design

Modern Flair building design, featuring clean lines, flat roof and multi-panel window design.



Rural Chic Building Design

Contemporary design featuring multi-layer shed roof and panoramic lobby emphasizing interior light.



Urban Fabric Building Design

Simple industrial inspired layout with vertical elements for an unexpected graphic pop to align with your brand.

DESIGN OPTIONS



Apex Tower Building Design

An innovative foundation utilizing glass and metal for a modern finish.



Modern Arc Building Design


Modern building design with curved lines that evoke elements of moving water.




Zenith Building Design

Post modern design with angled façade and roof lines creates elegant asymmetry.

Choose Your Finish

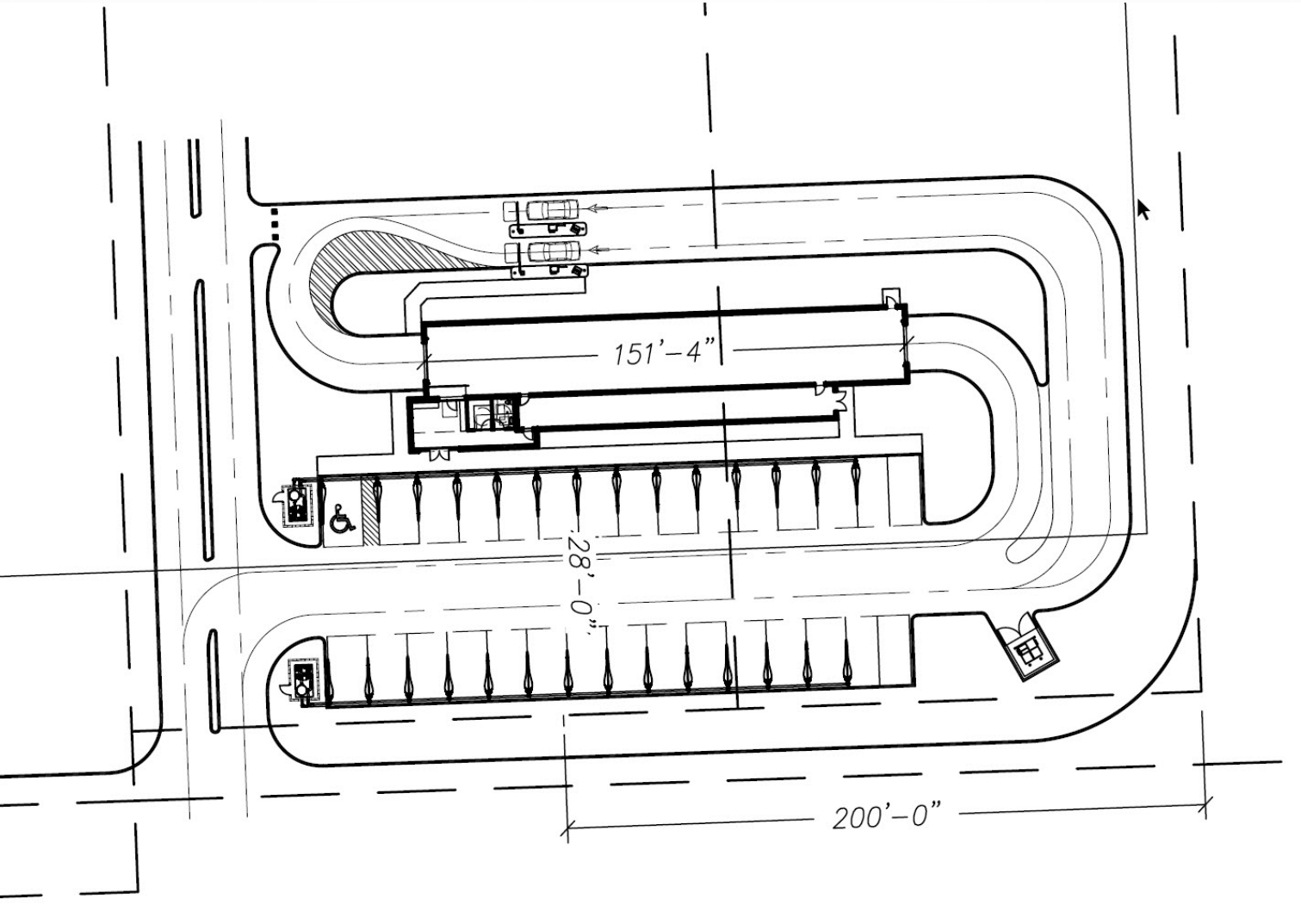


Choose Your Color



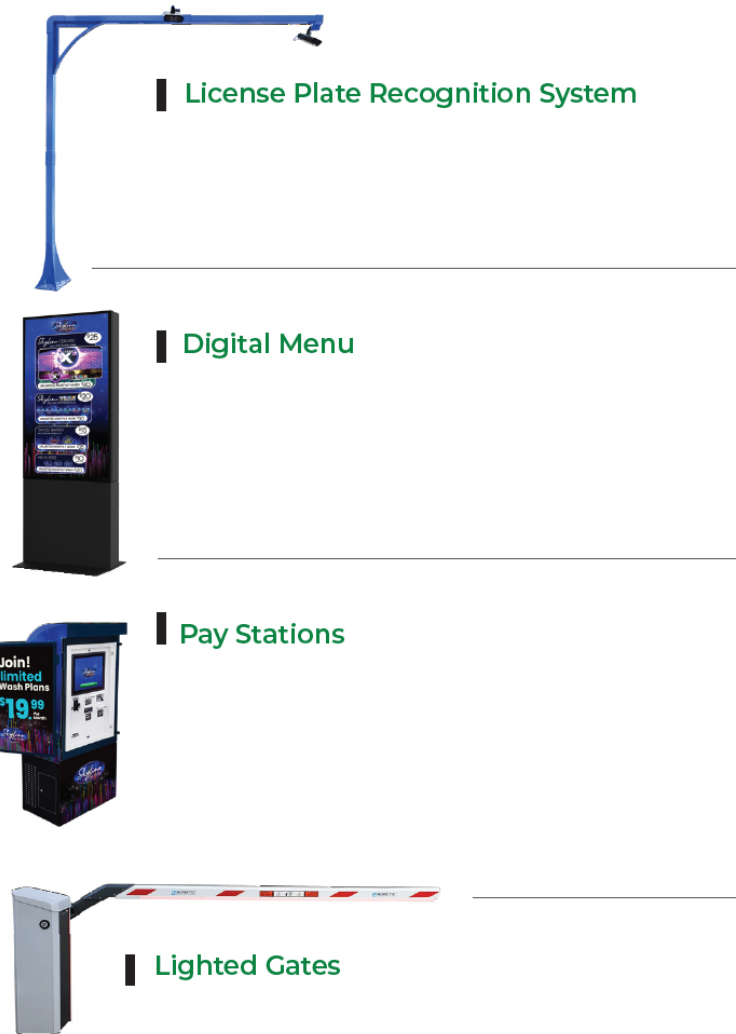
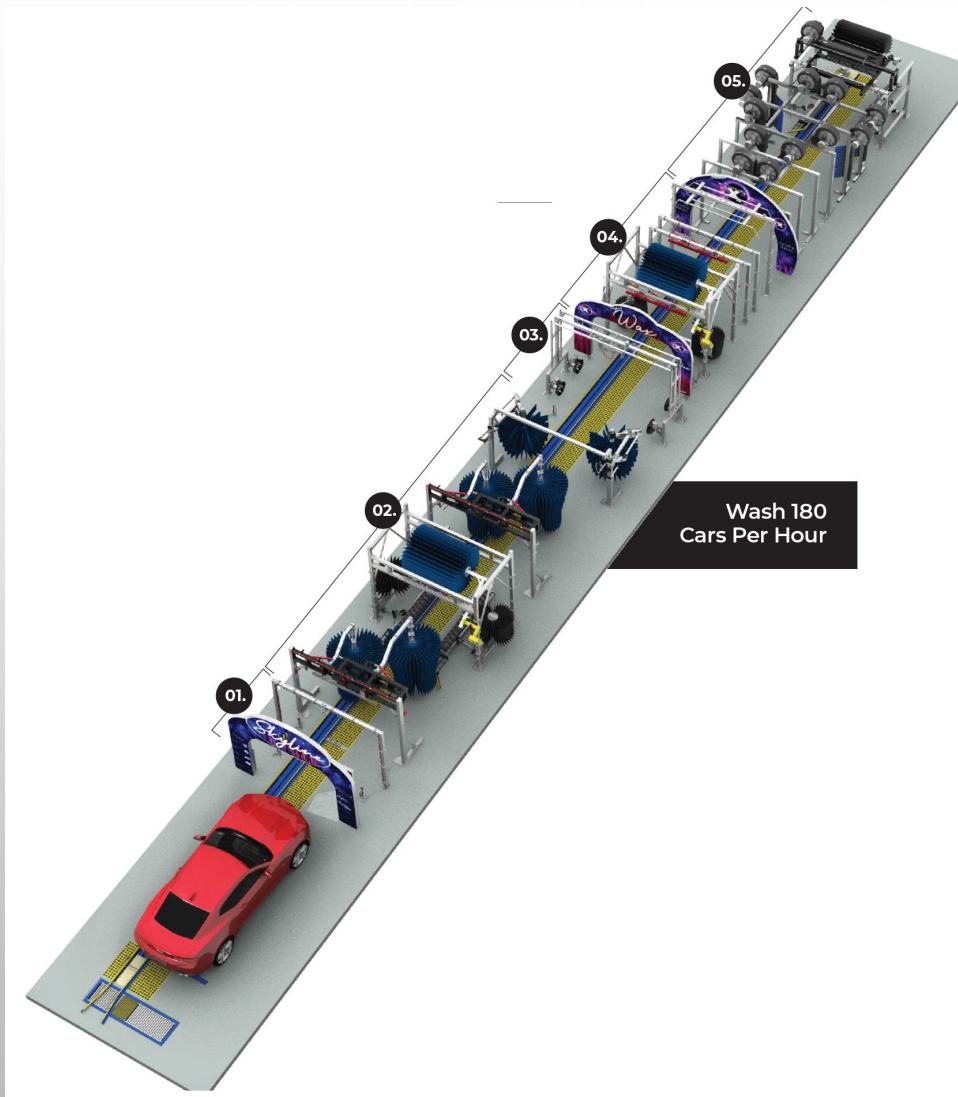
Additional Material and Color Options Available

PROPOSED SITE PLAN (SITE PLAN MEETS ALL CONDITIONS)



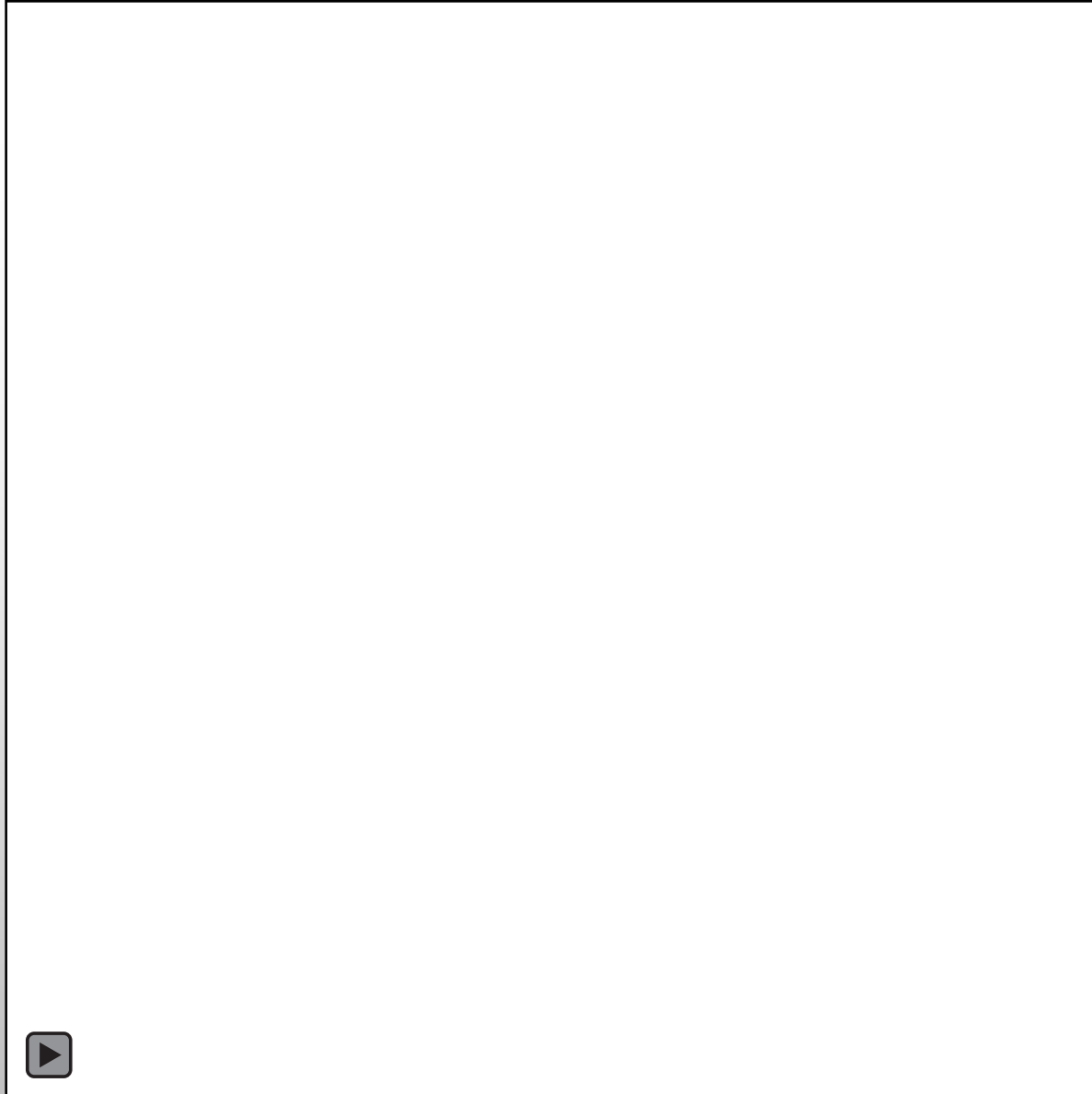
NEW TECHNOLOGY

Item A.



WATER RECYCLING SYSTEM

Item A.



HOME CAR WASHING

