

**PLANNING COMMISSION**  
**Minutes for Regular Meeting of**  
**March 5, 2008**

**PRESENT** Chairman Mary Eley, Tom Thompson, Marcia Funnell, Jan Deur, Brian Lernowich and Bryan Grover.

**NOT PRESENT** Carol Kooistra.

**ALSO PRESENT** Zoning Administrator Don Sandel and 7 interested parties.

**CALL TO ORDER** Chairman Eley called the March 5, 2008 meeting to order at 6:30 p.m. and led those in attendance in the Pledge of Allegiance.

**AGENDA** **Motion by Bryan Grover, second from Jan Deur, ADOPTED, to amend the March 5, 2008 agenda by changing Resolution 2008-02-06 #1 under Public Hearing to 2008-03-05 #1 and accept as amended.**

**6 AYES 1 ABSENT**

**MINUTES** **Motion by Jan Deur, second from Mary Eley, ADOPTED, to accept the January 2, 2008 regular meeting minutes as written.**

**6 AYES 1 ABSENT**

**PUBLIC COMMENT**

- Bruce Coker, 3501 W. McMillan Road, still desires to open campground but can not meet the minimum acreage requirement, asks Planning Commission to look at changing the minimum from thirty (30) acres to twenty (20) acres.

Zoning Administrator Sandel states he agrees the minimum acreage requirement should be looked at. The bigger the minimum the more sites there would be and that could mean a great deal when being opened in a residential zoning district. Secretary Garvey will research information from back when the thirty (30) acre minimum was adopted and also obtain the Comprehensive Plan Survey results to see what the residents said about campgrounds. Chairman Eley and Commissioner Thompson will work on this and report at the April meeting.

- Gary Gagnon, 3775 W. White Lake Drive, asked if the Planning Commissioners had made a decision on the preliminary proposal for commercial use for six hundred (600) feet of his White Lake Drive frontage with two (2) options that he proposed at the January meeting.

Chairman Eley stated she had spoke with Planner Tim Johnson and the Master Plan, Future Land Use Map and the current zoning for this parcel would have to be amended. If this parcel was rezoned it would remain that until the Township changed no matter who owned the parcel. Consensus was that the Planning Commission is not interested in revisiting the zoning for this parcel at this time.

**PUBLIC HEARING**

1. Resolution 2008-03-05 #1

**Motion by Bryan Grover, second from Marcia Funnell,  
ADOPTED, to recommend approval of Resolution  
2008-03-05 #1 as written.**

**6 AYES 1 ABSENT**

**PUBLIC HEARING OPEN 6:49 p.m.**

Chairman Eley read proposed language.

No comment

**PUBLIC HEARING CLOSED 6:50 p.m.****NEW BUSINESS**

1. Pre-preliminary Site Plan Review – Revised Marcus Dunes Condominium (Private Street/Shared Driveway)

**Motion by Jan Deur, second from Tom Thompson,  
ADOPTED, to adjourn and put on the April agenda  
for further discussion.**

**6 AYES 1 ABSENT**

Mr. Matt Zimmerman is here representing property owner Mr. Henning. He gave a brief overview of the project (Marcus Dunes Site Condominium). It was originally initiated as a subdivision in 1990, however, it became a site condominium with 13 units in 1991 and the Master Deed was recorded the same year. In 2001 there was a First Amendment to the Master Deed removing unit 5 and there is another amendment being proposed to remove another unit. Since 2003 they have been trying to finish the project and they are having problems getting DEQ approval. There is an appeal that started in January 2008 and the private street has become an issue in the hearing. Attorney Eklund advised Mr. Zimmerman that the lots that need access all meet the minimum lot width currently on Sheltering Way so why not request permission from the township to construct a shared driveway instead of having to construct a private street according to the current requirements. It might help with the DEQ if the township allows gravel and a narrower surface. The question was asked; what does the township consider a shared driveway? Commissioner Deur believes when shared driveways were discussed it was for adjacent parcels to use not five (5) parcels. Zoning Administrator Sandel asked; if the proposed amendment to the Master Deed was being submitted to the township? Mr. Zimmerman said if it needs to be. Zoning Administrator Sandel states; with the proposed changes that it does need to be. Zoning Administrator Sandel asked if any of the proposed changes will create trouble for units 1-7 to get to the common area. They said it will not. Consensus was that all Commissioners would like to visit the site and before taking a position or offering an opinion they would like to wait until adjudicated by the DEQ. Commissioner Funnell states she feels what they are doing is prudent and she does not feel they should wait for the DEQ.

2. Pre-preliminary Site Plan Review – Winberg Construction, Inc. (Planned Unit Development)

Brad VanBergen, owner of Winberg Construction commends the Planning Commission on the Master Plan being very precise and then gave brief overview of the proposed project. He would like to start first by building a carwash/gas/convenience store on the Southwest corner of Whitehall Road and White Lake Drive and then he has proposed adding a inline retail, intermediate care facility, lifestyle center, rehabilitation 'wellness' facility with additional medical office space and community center, medical office building, assisted living center, active adult community condos and community center and park. He

wants this project to be pedestrian friendly for active adults. He has been talking to the county about hooking into the sewer across the street.

Chairman Eley asked Commissioners for their feelings on the proposed project, they are as follows:

Commissioner Thompson – it's very interesting, it has some merit, it's sort of a mixed use, believes the biggest impact on the neighborhood would possibly be traffic with the proposed gas station.

Commissioner Deur – intriguing idea, traffic impact will have to be looked at but he is very interested in seeing it developed.

Commissioner Funnell – believes goes along with the Master Plan that indicates we are interested in something like this being developed instead of strip centers or subdivisions.

Commissioner Lernowich – is impressed, likes idea, likes green space, would like to see applicant proceed.

Commissioner Grover – quite impressed, really likes it, believes applicant did homework.

Chairman Eley – the only issue she would like to bring up is density because that is always a concern with neighbors.

Chairman Eley stated it is always good to do a straw vote and go on the record. Because this is not a binding vote she will ask the question, what is your interest in this proposed project?

Commissioner Grover – Positive

Commissioner Lernowich – Positive

Commissioner Funnell – Positive

Commissioner Deur – At this stage positive

Commissioner Thompson – Would like to see it explored

Chairman Eley – Very positive

Chairman Eley states she is thankful that the applicant brought this to us, she believes especially looking at the Master Plan that this is really very much what they had in mind, it would be appropriate for the community, bring something that we do not have, its in the right place, the timing is good, he has the Master Plan and Future Land Use Map to back up this kind of request for a Planned Unit Development (PUD).

Chairman Eley advises the applicant now he will follow the process for Site Plan Review and when the application has been received and all requirements have been met a public hearing will be set for Preliminary Site Plan Review.

## **OLD BUSINESS**

1. Wind Towers – Subcommittee (Chairman Eley, Commissioners Funnell, Deur and Lernowich), review proposed language.

Commissioner Funnell gave brief overview of proposed language. Commissioner Deur would like to meet again. He has obtained a lot of information on this subject and would like to share some of that with the subcommittee. Commissioner Funnell will set up a subcommittee meeting.

2. Definition of Common Open Space – reminder only.

Chairman Eley is working with Planner Tim Johnson and will have proposed language at the April meeting.

3. Resort PUD (Michillinda Beach and Lakeside Inn) – Set Meeting Date & Time.

Supervisor Boughton, Chairman Eley and Zoning Administrator Sandel have met with the resort owners and requested information which Chairman Eley received today. She will check to see what date in April Planner Tim Johnson can meet with us.

4. Duck Lake State Park – Zoning

Chairman Eley states this will be worked on after the first of April. We need to wait for the new budget year so we can hire Planner Tim Johnson to help.

5. Discuss revised draft of Planning Commission Bylaws.

Commissioner Deur gave brief overview of the proposed language, a few changes were suggested. Consensus was to adjourn to the April meeting.

6. Neighborhood Commercial v Residential – Surveys mailed to all Neighborhood Commercial parcel owners on Whitehall Road.

Chairman Eley advises the surveys were mailed and they have until March 29, 2008 to return. We will have results in April.

7. 791+ surveys mailed to all Medium Density Residential (MDR) parcel owners regarding possible amendment to change the Minimum Lot Area from One (1) acre to Two (2) acres and the Minimum Lot Width from 105 feet to 150 feet.

Chairman Eley advises the survey response indicates residents want to see a two (2) acre minimum for the Medium Density Residential (MDR) zoning district. 291 surveys were returned, (218) want 2 acre, (72) want 1 acre and (1) didn't care.

#### **PLANNING/ZONING UPDATES**

None

#### **COMMISSIONERS COMMENTS**

Commissioner Grover asked that in the future all presentations be given only one (1) hour and if more than one (1) to take away fifteen (15) minutes per additional applicant.

Commissioner Funnell's term expires and she will not be reappointed per her request, she is willing to work on subcommittees if available.

Commission Deur asked if an opinion has been received on possibly changing the ninety (90) day time constraint for Site Plan Review Final action by Planning Commission. Chairman Eley said she received an email from Planner Tim Johnson and will forward to all with email and it will be on the April agenda for decision.

Chairman Eley thanks Commissioner Marcia Funnell for all her hard and detailed work, she will be missed.

Chairman Eley asked if the Commissioners would be interested in rescheduling the April 2, 2008 meeting to April 9, 2008 as she will be on vacation. Consensus was to reschedule. Secretary Garvey will notify The White Lake Beacon and post the meeting date change.

**ADJOURNMENT**

**Motion by Marcia Funnell, second from Jan Deur,  
*ADOPTED* to adjourn the March 5, 2008 regular  
meeting at 9:18 p.m.**

**6 AYES 1 ABSENT**

Respectfully Submitted,

Sally Garvey, Recording Secretary