

Gregory R. Baroni, Supervisor
Terry Lilley, Clerk
Mike Roman, Treasurer



Trustees
Scott Ruggles
Andrea C. Voorheis
Rik Kowall
Michael Powell

WHITE LAKE TOWNSHIP

7525 Highland Road • White Lake, Michigan 48383-2900 • (248) 698-3300 • www.whitelaketwp.com

WHITE LAKE TOWNSHIP PLANNING COMMISSION

7525 Highland Road
White Lake, MI 48383
July 21, 2016 @ 7:00 p.m.

Ms. Novak-Phelps called the meeting to order at 7:00 p.m. and led the Pledge of Allegiance. Roll was called: Ms. Dehart, Mr. Fine and Mr. Lewsley were excused, and Mr. Anderson arrived shortly after the roll call.

ROLL CALL: Steve Anderson - Vice Chairperson
Merrie Carlock
Debby Dehart – Secretary - Excused
Mark Fine - Excused
Rhonda Grubb
Rik Kowall, Board Liaison
David Lewsley - Excused
Peter Meagher
Gail Novak-Phelps – Chairperson

Also Present: Jason Iacoangeli, AICP, Staff Planner
Mike Leuffgen, Johnson & Anderson
Lynn Hinton, Recording Secretary

Visitors: 5

Approval of Agenda

Mr. Kowall moved to approve the agenda as presented. Mr. Meagher supported and the MOTION CARRIED with a voice vote. (5 yes votes)

Approval of Minutes

a. July 7, 2016, 2016

Ms. Carlock moved to approve the minutes of July 7, 2016 as submitted. Mr. Meagher supported and the MOTION CARRIED with a voice vote. (5 yes votes)

Call to the Public (for items not on the agenda)

Ms. Novak-Phelps opened the discussion for public comment on items not listed on the agenda, but none was offered.

New Business:

a. Discussion on the draft 2017-2022 Capital Improvement Plan (CIP)

Mr. Iacoangeli indicated that they have asked department heads to supply them with their hopes and dreams for the 2017-2022 Capital Improvement Plan updates.

Through that period, there are new things with regard to water and sewer; population statistics are still relevant from 2010 and have not changed; some photos in Chapter 2 have been updated since the last CIP update; the Executive Summary reflects that all fund balances listed use the current end of year 2015 financial data provided by the township auditors; the Fire Chief has adjusted prices and items he is looking for, including a fire station land acquisition and future projects for a rescue pumper truck and an ambulance. Parks and Rec projects stayed the same. The Police Mobile Command Center was pushed back in time, but the cost is the same as last year.

With regard to sanitary sewer, Mr. Lueffgen of J&A stated they are currently under contract completing a study on the existing water system. Most items will be part of forthcoming reports listing projects that should be on the list for improvement such as replacing some of the water main; installation of 7 water pumps which will save money in the long run and cause less wear and tear on the pumps; the Village Acres water treatment update; Twin Lakes well house upgrades; and Hillview. There are also rehab items that will be needed; a long term interconnection with the high pressure district which will tie the water system together and give opportunity for improvement. Chlorine analyzers at the water towers is an important item he would like to see done. The cost for monitoring would be approximately \$15,000, or \$7,500 per tower; residential and commercial need a replacement program, as they are reaching the end of expected life on the monitoring system. Billings should match what is being produced. The budgeted cost for that project is \$750k.

Mr. Meagher asked what affect the ratings of the projects have. Mr. Iacoangeli responded that there will be cost savings based on rehabilitation, the impact to operating costs; whether the service area is regional or township wide. These types of variables would score more points on the ratings. Compared to some other water projects, The SCADA tower replacement rates at 140 points, and the 6" water main replacement is at 103. The document this evening is missing project descriptions and the newer ratings. He will forward that information shortly.

Ms. Carlock asked how likely the township is in achieving the one-year priorities listed. Mr. Iacoangeli stated there is a history page included with the document that shows what has been complete. There was only one project completed last year, which was the Huron River pathway, submitted by the Parks & Rec. Hopefully this year we will move forward on several water and sewer projects. There is not enough money in the budget to complete all the projects, and this is a "wish list", and the document is also required by the state when you have public utilities.

Mr. Iacoangeli stated that the next step will be that the Community Development Department will make a draft available to the public for 30 days, and the public hearing will be published in paper. They are hoping to have that hearing at the next Planning Commission meeting and then go to the Board of Trustees in August with a recommended resolution for adoption.

Mr. Meagher questioned, when looking at the document, why the fleet price went down for internal services and why are the vehicles so expensive? Mr. Anderson stated he had the same concern last year. This went down from over a million last year to \$730k, which he feels is still a lot for vehicles. He questioned whether it includes the maintenance costs. Mr. Iacoangeli noted this is a rolling cost, roughly \$120k per year for the 6 year cycle, and the higher cost per vehicle is associated with police vehicles.

Mr. Lueffgen continued by stating that a pump station at Lakeland High School and Meijer pump improvements will be done as necessary. As roads develop, the township will need an intermediate pump station to take the load off the pipe as things get busier. Also, Oakland County currently monitors the system, but as the utility owner, the township needs to have monitoring capabilities of its own so if the system backs up, it will have data to look back at.

Mr. Iacoangeli noted the public hearing will possibly be held at the August 2nd meeting, with adoption by the Township Board in September.

117 **Mr. Kowall moved to accept the draft 2017-2022 Capital Improvement Plan (CIP) and put it out for**
118 **public review and comment. Mr. Anderson supported and the MOTION CARRIED with a**
119 **unanimous voice vote. (6 yes votes)**

120
121 b. Timeline for Master Plan Update

122
123 Mr. Iacoangeli indicated the township is at the 5-year timeframe for the Master Plan that was approved in
124 2010-2011. This year is the time for the Planning Commission to open the current plan, review it and
125 determine whether it merits amendment, needs a total overall, or is acceptable in its current state.
126 Discussion in the office leads them to feel at this time period, the majority of the plan 5 years ago is still
127 very relevant and information contained within it still pertains to how the township should be developed
128 now. There is no pressure to change it as far as development is concerned. Also, if we tried to amend
129 the plan to reflect population, there is no new data since 2010. Any amendments to the plan will have to
130 go through the Public Enabling Act, which would require a stakeholder workshop and a recommendation
131 from the Planning Commission for adoption by the Board of Trustees.

132
133 c. Fisk Farm Master Plan Presentation

134
135 Mr. Iacoangeli reviewed the process that the Historical Society and Parks & Rec went through to put
136 together a Master Plan for the Fisk Farm. He showed slides of a loose depiction from last fall and
137 indicated that they sat down with consultants and discussed issues and opportunities that will have an
138 impact to bring the site to more of a farm site by adding more of a pathway system that leads to buildings
139 on site, and improvements that function better than what is there currently. They also discussed what
140 type of material to use, and agree a limestone pathway is more natural, but still allows wheelchairs to get
141 around the site. The existing fence around the farm is chain link that is starting to show rust. Other
142 options looked at included a horse fence with wire mesh.

143
144 After the first meeting, they sat down at the farm and held a charrette to brainstorming ideas for the park.
145 Concept plan 1: the parking arrangement uses a turnaround for buses and groups coming to the farm;
146 Concept Plan 2: has more pathways to give a more formal appeal. This plan was dismissed very early.
147 Concept Plan 3: shows a different parking arrangement and relocation of the Christmas tree. It has an
148 amphitheater and uses an orchard and garden collection by the parking lot. People didn't like the garden
149 space because they were concerned with who will maintain it. Concept Plan 4: moves the shelter to allow
150 for weddings/events and offers a turnaround drive with more parking.

151
152 Ms. Novak-Phelps asked whether there would be a farmers market. Mr. Iacoangeli stated this plan would
153 get in place the infrastructure to allow for a farmers market.

154
155 Mr. Iacoangeli showed pics of the new shelter, with aesthetic changes to fit with the historic character.
156 The group also came to a consensus on a plan that keeps the animal petting zoo in place; allows for the
157 stage, overflow parking, and improved parking with ADA available. The township hall could be relocated
158 at the end of the field, a fence has been added to separate the buildings from the parking area, and there
159 is potential for a fire hall museum. The fence will enable the farm to be locked up at night. He noted that
160 a lot of this plan is predicated on the fact that Walmart and the other center would enter into a shared
161 parking agreement.

162
163 The Historical Society has its own budget, and is leasing the property on a 100 year lease for \$1 from the
164 township, and this is listed as a township park in the 5 year Master Plan.

165
166 Barb Allison, representing the Historical Society, 6455 Cooley Lake Road, knows that last year they
167 painted the school, the house and the pavilion. There has been some township participation, and they
168 are constantly aware of things they need to do and how to achieve them. Mr. Iacoangeli added that the
169 idea behind all this is that this plan will bridge the gap between the township and the Historical Society. If
170 the township treats this as a park, it may be able to fund some things and allow the Historical Society to
171 spend money on costumes and props. They are hoping this plan brings much needed synergy back and
172 have something year round for people to visit. There is a Halloween programming and the Parks & Rec
173 hosted a trunk or treat and drive in movie event. The Supervisor wants to look at getting quotes to place
174 electrical outlets for the Halloween function and Christmas tree lighting ceremony.

Ms. Carlock added that the Parks & Rec was asked to look at the site for ADA compliance and maintain the historical nature of the site.

Mr. Anderson asked if they went to Home Depot for paint, Ms. Allison responded that businesses are often generous and helpful.

Liaison's Report

Ms. Grubb stated that the Parks and Rec has not met since the last Planning Commission meeting and she didn't have anything to report. The next meeting will be on Tuesday, July 26.

Mr. Kowall reported that at the last meeting, the Township Board established an emergency sewer connection SAD; approved aquatic weed control for Lake Neva; approved a temporary road closure for block party on Wildwood; looked at a conceptual plan for the corner of Cooley Lake and Union Lake Roads; looked at underground utility location services for the water and sewer department; held a dangerous buildings hearing; had recommendations for the first phase for well sites to take rattling off old points; reviewed water systems mapping; reviewed the job description for a Superintendent of the Water Department; reviewed the IT contract; noted there is a recycling program in the works; had a 2nd reading of the cemetery ordinance and traffic codes; and rescinded the soil erosion ordinance.

Mr. Kowall stated he is personally working on legislation to get education on "pull over protocol". There currently is no line in the driver education code to tell a new driver or foreign driver what to do if they get pulled over by the police. This addition to the driver's education course will provide protocol to be reviewed by the Michigan State Police as to what an ideal behavior is if they are pulled over, which is the least threatening position for driver and officers.

Ms. Novak-Phelps noted that one problem is that when people renew their licenses, the Secretary of State no longer requires you to take a test. They may put this in new Drivers Ed, but older people don't know what the changes are. Mr. Kowall indicated that this is part of an additional education package available when renewing your license. He feels this program may help defuse a situation.

Ms. Novak-Phelps reported there were 5 items on the June ZBA agenda, 4 were requests to attach garages and 1 was a request for a new monument sign at the church on Bogie Lake Road. The July meeting has been cancelled.

Consultant's Report

None

Director's Report

Mr. Iacoangeli reported that there was a pre-con meeting for the Kroger fuel station, and they are projecting a September 18 opening. Also, the proposed used car dealership has withdrawn their application.

Communications:

Next meeting dates:

- Regular Meeting – August 4, 2016
- Regular Meeting – August 18, 2016 (Gail cannot attend)

Adjournment

Mr. Anderson moved to adjourn the meeting at 8:27 p.m. Mr. Kowall supported and the MOTION CARRIED with a voice vote. (6 yes votes)