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WHITE LAKE TOWNSHIP

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WHITE LAKE TOWNSHIP PLANNING COMMISSION

Regular Meeting
7525 Highland Road
White Lake, MI 48383
September 3, 2015 @ 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: Mr. Kowall and Mr. Fine were excused.

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

Also Present: Sean O'Neil, AICP, Community Development Director
Lynn Hinton, Recording Secretary

Visitors: 3

Approval of Agenda

Mr. Anderson moved to approve the agenda as presented. Mr. Meagher supported and the MOTION CARRIED with a voice vote. (7 yes votes)

Approval of Minutes

a. August 20, 2015

Mr. Lewsley moved to approve the minutes of August 20, 2015 as submitted. Mr. Anderson supported and the MOTION CARRIED with a voice vote. (7 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.

Public Hearing:

a. Capital Improvement Plan 2016-2021

Mr. O'Neil gave a brief overview. White Lake Township's Capital Improvement Plan (CIP) will serve as a tool to assist the township in turning long-range policy planning into real improvements on the ground. A

6-year CIP and an annual update of that plan is now a requirement for the township under the MPEA of 2008. The report identified the major capital improvements needed and/or planned for the community, the timeframe for implementation of those improvements, and the budget and revenue sources that will make those improvements a reality. Capital improvements cover multiple departments within the township and include new township facilities, water and sewer retentions, fire protection vehicles and equipment, police equipment, parks and recreation facilities, non-motorized pathways, and professional services. He noted that there is a 50k threshold we target. This is not a budget, only a recommendation. The township wants the taxpayers to know it is making prudent decisions with their dollars.

If moved forward tonight, the Township Board will adopt by resolution at their next meeting.

One benefit of the CIP is that it will improve our ability to become grant eligible, by forcing us to contemplate future expenditures. Grant agencies want to see that we've planned for it, developed a vision, and set goals.

Another benefit is transparency. The CIP lists all fund balances and helps put the information out there. There are also opportunities for cost sharing with other departments when projects coincide with each other.

The issues and changes resulting from the last meeting were incorporated into the revised document. He noted that Mr. Iacoangeli has worked very hard with the department heads to put all this together, and he wanted to publicly acknowledge him.

Ms. Novak-Phelps opened the public hearing at 7:17 p.m.

Pete Piccinato, 8771 Townsend Drive, asked how the township came up with the 50k threshold. Mr. O'Neil indicated that when the township originally started doing this 7 years ago, we had outside consultants who felt 50k was a reasonable amount to start with. They considered 25k, but decided it was too low, which would add more projects to the list.

Mr. Piccinato questioned the \$7 million for Township Hall renovations and whether it would be money well spent. He feels we keep putting money there, but is it actually the best use. Mr. Lewsley stated that a study was done and it was determined that if the budget was there, and if the project were to be done, it would cost approximately \$7 million.

Mr. Piccinato referenced Land Acquisition and feels the township seems to buy land and sell it at a loss.

Mr. Piccinato referenced the \$900,000 budgeting for the Fire station and asked where that was coming from. He also questioned the Fleet Vehicle line item at 5/year x 6 years totaling 30 vehicles. This comes out to \$39k per vehicle and that seems excessive to him. Mr. O'Neil responded that the vehicles haven't been priced out, the plan is giving a ballpark number. Since this is a fleet, the township may buy different amounts each year and mostly are police vehicles. Mr. Lewsley added that this is a very broad estimate plan.

Mr. Piccinato questioned the Iron Filtration project, which indicates \$2.5 million for 6%. He thought this was two projects, 80%/20%, with 80% going in now. For what the township is spending for the big project right now, \$2.5 million seems very high. Mr. O'Neil noted that the Board will not question the estimates. When the time comes, it will solicit bids.

Mr. Piccinato stated he just wants to make sure money is spent wisely and on the right projects. Ms. Novak-Phelps stated this is not money to spend, but merely setting up a depreciation schedule that is required by the Planning Commission under state law. This is not a budget, only a plan for a community to look at a future vision. Mr. O'Neil can go back and look at the 6% figure.

With no other comments, Ms. Novak-Phelps closed the public hearing at 7:28 p.m.

Commissioner Comments:

Mr. Lewsley stated that it appears all minor errors and missing data has been fixed and he is satisfied.

Mr. Carr asked how the notice went out for tonight's meeting. Mr. O'Neil stated it is published in the Spinal Column and posted on the website. Mr. Carr stated he is frustrated that no one from the public comes to the meetings. When talking about sewer infrastructures and other items, he wants to get the word out to residents. He understands this is a plan and not a budget, but sewer infrastructure affects many residents. He is not finding this on the website or in the paper. He'd like to see a township Facebook page and other media sources. Younger generations are using Twitter and there is an opportunity to get them involved.

Mr. Carr also stated that the Planning Commission and Township Board put stipulations on developers i.e., landscaping, sidewalks, etc., but neglects its own main thoroughfare. The main strip is not representative of what we want. Medians are not mowed and pathways are not maintained. The township has some of the best developments going on. White Lake Township is the 44th safest place in Michigan to live. We are larger than surrounding neighbors, yet they have better communication with their residents.

Mr. Anderson felt Mr. Carr's concerns were more of beautification issues. Mr. Lewsley added that those issues are all part of the big plan, and it's a matter of when funds are available to take on some of these projects.

Ms. Dehart agrees that the M-59 corridor looks awful and questioned whose responsibility is it to maintain these pathways. She suggested that Mr. Carr form a Beautification Committee. Mr. O'Neil stated the township has a new Ordinance Officer, Jason Hudson, who is working for the Police Department, and he will be addressing some of these issues.

Mr. Anderson is satisfied with the plan.

Ms. Grubb agrees with Mr. Carr that it is a shame there is not more public involved in the meetings.

Mr. Meagher is satisfied with the plan. He questioned Mr. Carr whether being on Twitter would promote more enthusiasm for people to come to meetings and get involved. Mr. Carr responded that it is a just different way of communicating.

Ms. Dehart thanked those for coming this evening and noted she has been to township visioning sessions and it is hard to get people to attend.

Mr. Lewsley moved to recommend to the Township Board approval of the 2016-2021 Capital Improvement Plan. Mr. Meagher supported and the MOTION CARRIED with a roll call vote: Anderson – yes; Carr – yes; Grubb – yes; Lewsley- yes; Novak-Phelps – yes; Meagher – yes; Dehart – yes. (7 yes votes)

Liaison's Report

Mr. Kowall was not present to give a report.

Ms. Grubb reported that the Parks & Rec will combine a drive-in movie and Trunk or Treat event with the Fisk Farm Fall Festival on October 24. They will get the word out to the schools. The committee also looked moved to have the horseshoe pits removed at Hawley Park and have the volleyball court relocated to its spot. The Fisk Farm Master Plan is process is starting.

Ms. Novak-Phelps reported that ZBA tabled a case for the applicant to come back with more information. Mr. O'Neil stated there will be 4 cases on the agenda next month.

Consultant's Report

None

Director's Report

Mr. O'Neil reported that the Cedar Island Road Culvert project has taken a long time to get resolved, and they are still waiting on an easement acquisition before they can start.

He indicated he has to register by next week for the Michigan Association of Planners forum. If any commissioner is interested in attending, please email him as soon as possible.

The Kroger project has not yet had the pre-con meeting for utilities and site grading, but it will happen soon. They will start to demo the building, and the gas station is expected to finish several months before the store.

The pathway project that will connect the church to Lowe's will begin tomorrow. Traffic will be diverted for a few weeks.

The sidewalk project at 5/3 Bank has hit a snag. The scope of the permit has to be changed with MDOT. He is hopeful this will get done soon.

Communications:

Next meeting dates:

- Regular Meeting – September 17, 2015 (possible cancellation)
- Regular Meeting – October 1, 2015 (Proposed used car dealership)

Adjournment

Mr. Anderson moved to adjourn the meeting at 8:10 p.m. Mr. Carr supported and the MOTION CARRIED with a voice vote. (7 yes votes)