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3 Gregory R. Baroni, Supervisor
4 Terry Lilley, Clerk
5 Mike Roman, Treasurer
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Trustees
Carol J. Burkard
Scott Ruggles
Andrea C. Voorheis
Rik Kowall

WHITE LAKE TOWNSHIP

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WHITE LAKE TOWNSHIP PLANNING COMMISSION

Regular Meeting
7525 Highland Road
White Lake, MI 48383
September 5, 2013 @ 7:00 p.m.

Mr. Meagher called the meeting to order at 7:00 p.m. and led the Pledge of Allegiance. Roll was called: Mr. Anderson, Ms. McNulty and Ms. Novak-Phelps were excused.

ROLL CALL: Steve Anderson - Excused
Debby Dehart
Rik Kowall, Board Liaison
David Lewsley
Peter Meagher, Chairperson
Sarah McNulty, Vice Chairperson - Excused
Gail Novak-Phelps - Excused
William Pierson - Secretary

Also Present: Sean O'Neil, AICP, Community Development Director
David Birchler, Township Consultant
Greg Gucwa, Township Engineer
Lynn Hinton, Recording Secretary

Visitors: 15

Approval of Agenda:

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

Approval of Minutes:

- Minutes of August 15, 2013

Mr. Lewsley moved to approve the minutes of August 15, 2013 as submitted. Mr. Pierson supported and the MOTION CARRIED with a voice vote. (5 yes votes)

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

Mr. Meagher opened the discussion for public comment on items not listed on the agenda, but none was offered.

Because of the student audience this evening, Mr. Kowall explained the purpose of township meetings and encouraged the students and/or their parents to participate in these types of meetings as it relates to their citizenship in the community.

Public Hearing:

- a. Capital Improvement Plan (CIP) 2014-2019

Mr. O'Neil indicated there weren't any drastic changes to the plan. He explained to the students that the CIP is a 6 year plan that prioritizes projects in the township that would be defined as major improvements and must total over \$50k each or greater to be included in the plan. This is a rolling plan that is updated every year and each department adds projects and prioritizes them, and determines where their sources of funding could come from. Cost savings opportunities can be found through this process as well as identifying areas for project coordination or elimination for the need of restoration. He added that it is a state requirement under the 2008 Michigan Enabling and Planning Act that the township do this.

He gave a brief Powerpoint presentation and pointed out some of the projects that have been presented as capital improvements, i.e., township hall renovation, fire department vehicles, voting equipment, etc., each qualifying because they exceed \$50k to complete.

He noted that the CIP is available in draft form on the township website and hard copies are available in at the township hall.

Mr. Lewsley referenced the township hall renovations with the estimated cost of \$1 million. He questioned whether the \$180k in federal funds was included in that estimate. Mr. O'Neil stated there has been talk at the board level, but the board hasn't determined any expenditure will happen on the building yet. The board has been prudent on upgrades to the site and there are many upgrades that need to be done with regard to parking and a pathway to follow current ordinance. He is not sure a new building façade will come to fruition.

Mr. Meagher opened the public hearing at 7:15 p.m.

With no comments the public hearing was closed at 7:16 p.m.

Mr. Lewsley moved to approve the 2014-2019 Capital Improvement Plan as submitted and move it to the Township Board. Mr. Pierson supported and the MOTION CARRIED with a roll call vote: Meagher – yes; Lewsley – yes; Dehart – yes; Kowall – yes; Pierson – yes. (5 yes votes)

Mr. Meagher questioned whether the Pontiac Gateway meeting had taken place with the property owners in that area. Mr. O'Neil stated that it had not. This item will be on the October 17 meeting agenda since the meetings on September 19 and October 3 will be cancelled.

Liaison's Report

Mr. Kowall reported that the Board talked about transferring funds from the general fund to the sewer fund. They have to properly earmark the funds to not show shortfalls. The Board is still looking for some resolution to this issue.

The SAD for refuse collection was approved. We are running in the red and this will equate to \$1.50 per month per household increase.

Videotaping of board meetings will come to fruition. This will provide general knowledge to the township, possibly through the government channel. It's important that people who can't make it to the meetings can see it on TV, however, there will most like be a banner or moratorium during election years to prevent any character assassination attempts.

The Board also amended the Fireworks Safety Act to now place a time limit on when they can be set off. This is in conjunction with state law that specifies holidays.

The Board passed funding to upgrade the video system in the police department. Drug forfeiture money was used to fund this.

Some proposals have come forth with regard to architectural plans. There's been some talk about doing a feasibility study to determine what is practical.

With regard to the Dublin dumpster access and sidewalk project, Mr. O'Neil stated this is behind the mid-September completion schedule. They have talked about the sidewalk being ADA compliant and the RCOC will inspect.

The specs for the township hall parking lot upgrades have been tabled for the time being and there will be some general maintenance work required.

Discussion has been taking place on the possible sale of a few township properties. One in particular, is the 28 acre parcel across from Meijer. The Board and consultants are trying to determine what the highest and best use for that parcel is, whether it mixed use or high tech to bring some industry to White Lake. Retail currently dominates White Lake Township and Mr. Kowall would like to see this diversified. Mr. Birchler feels this might be good situation for wetlands litigation where you fill frontage on the highway and move the wetlands to the back of the site, which gives more useful land on the highway.

Mr. Kowall stated he attended a meeting with the water department recently. There has been more discussion on filtration for iron removal process. It would make sense that Village Acres is done first, as it is 80% of the total water usage in the township. This project is projected to be underway in 2014 and most in 2016. There are water funds and DWRP money as funding sources, and the application should be made quickly. Mr. Gucwa indicated that with the application, a plan has to be submitted and there is a good expense involved with this project.

Ms. Dehart reported that the horse trail signs are in at Bloomer Park. Unrelated to the park, Ms. Dehart mentioned that she used Clearzoning on the website and put together a nice sale because of this feature.

Ms. Dehart went to a Highland Equestrian Conservancy meeting and 50 people in the area that attended were impressed with Bloomer Park and the addition of horse trails.

Planning Consultant's Report

Mr. Birchler reported he met with Mr. O'Neil and the Supervisor in August and at that time he was asked to assist with researching grant opportunities. Rather than saying yes, he suggested he help the Township create a comprehensive grant strategy. He will do this under the retainer agreement to start. They will look at the CIP and will interview department heads, and research utility grants and other programs. There are also foundations that fund certain things, i.e., recreation program at target group.

He announced that the cover article written in the latest edition of the Michigan Associate of Planners magazine was written by Jill Bahn from his office.

Mr. Birchler shared that his office helped another community develop a new zoning district called "Enterprise Business", which could encourage different uses and is designed as a campus where different businesses share resources. It is also designed where a company can get up and running quickly.

Director's Report

Mr. O'Neil stated the Supervisor and former township attorney had a discussion about creating an ordinance or some sort of "super committee" comprises of a few planners and commissioners, where a developer comes before them and walks away with approved and signed plans. This could avoid a lengthy process of the applicant having to come to several planning meetings over the course of a few months.

Mr. O'Neil thanked Mr. Iacoangeli for all the work he did on the Bloomer Park project and working on the CIP.

The township website has been upgraded. The Supervisor wants to take next step and be cutting edge. Work will continue through 2014.

Tractor Supply will have a temporary C of O on Monday. Their target opening is October 4.

The Board approved the preliminary set of plans and the grading permit for Gateway Commons however, the developer is having a hard time finding a contractor that can commit the time right now.

Since Mr. Woodhouse resigned from the Planning Commission, the township is looking for his replacement.

Communications:

Next meeting dates:

- Regular meeting – September 19, 2013 (cancelled)
- Regular meeting – October 3, 2013 (cancelled)

Mr. Kowall feels the Enterprise Business District that Mr. Birchler mentioned would be a fabulous tool in the box and he likes the idea. He also likes the idea of a Super Committee.

Mr. O'Neil noted that the fall may be a good time for a joint meeting between the Planning Commission and Township Board. He will look at early November dates.

Adjournment

Mr. Kowall moved to adjourn the meeting at 8:17 p.m. Mr. Pierson supported and the MOTION CARRIED with a voice vote. (5 yes votes)