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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 15, 2011 @ 7:00 p.m.

Mr. Anderson called the meeting to order at 7:00 p.m. and led the Pledge of Allegiance. Roll was called: Ms. Spoor was excused.

ROLL CALL: Steve Anderson, Chairperson
Todd Birkle, Board Liaison
Steve Martinko, Vice Chairperson
Sarah McNulty
Peter Meagher, Secretary
William Pierson
Gail Novak-Phelps
Beverly Spoor - **Absent**
Stan Woodhouse

Also Present: Sean O'Neil, AICP, Planning Director
David Birchler, Township Consultant
Jill Bahm, Birchler Arroyo
Kristin Goetze, Township Engineer
Lynn Lindon, Recording Secretary

Visitors: 6

Approval of Agenda

Ms. Novak-Phelps moved to approve the agenda as amended. Mr. Martinko supported and the MOTION CARRIED with a voice vote. (8 yes votes)

Approval of Minutes

a. September 1, 2011

Mr. Birkle moved to approve the minutes of September 1, 2011 as presented. Mr. Pierson supported and the MOTION CARRIED with a voice vote. (8 yes votes)

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

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

Public Hearing(s)

a. White Lake Township Master Plan 2011-2016

Mr. Birchler gave an overview of the process involved with updating the township Master Plan. Topics discussed when creating the draft for 2011-2016 included sustainability, incorporating green components, and future development in the township. They wanted a cohesive effort with the residents and established a website to allow tracking of the process. In addition, there was a public open house that resulted in significant input from the residents.

He discussed the new economy versus the old economy. Sustainability is a key factor for the future and has 3 elements: the economy, natural environment, and the community itself. Where these elements overlapped is how they reached a balance.

Mr. Birchler reviewed the results from the Community Visioning Session and discussed what the residents felt is working in the township and what they felt was not working.

He gave a brief overview of the Four Towns area, encompassing White Lake, Waterford, Commerce and West Bloomfield, and the need for sidewalk connectivity, landscaping and public use in that area.

Mr. Birchler continued his presentation with an overview of the Lakes Town Center area. This was looked at as the main center of the township where a new Civic Center could be located. This would have more of a main street character with multi-story, mixed-use buildings, streetscape, gathering spaces and a town square for hosting a variety of events.

The Pontiac Lake Gateway Area Plan was discussed as another focus area in the township. They looked at the characteristics of the area that have potential for future enhancements, such as a pedestrian walkway, public art, new development on the point (i.e, conference center/hotel).

Lastly, they looked at the Elizabeth Lake/Union Lake Neighborhood Area Plan. There is a small-scale feel currently that could be upgraded with businesses and services the community could use as gathering places.

They developed an Action Strategy to sustain development and created a matrix to set a priority for each of the actions. Mr. Birchler reviewed the Comprehensive Economic Development Strategy that defines the actions necessary for success, which includes development incentives examples. They intend to use benchmarks and annual assessments of the progress being made.

Mr. O'Neil added that planning goes beyond the 4 borders of the township and the township is legally required to send notices to the neighboring communities so each has an opportunity to see what the others are doing. They have had positive feedback from some of the other communities in addition to MDOT and the Road Commission.

Mr. Anderson opened the public hearing at 7:40 p.m. With no comments, **Mr. Birkle moved to close the public hearing at 7:41 p.m. Ms. Novak-Phelps supported.**

Mr. Birkle moved to adopt the Master Plan and send to the Township Board for their acceptance. Ms. Novak-Phelps supported and the MOTION CARRIED with a unanimous roll call vote. (8 yes votes)

b. White Lake Township Capital Improvement Plan 2011-2017

Mr. O'Neil gave an overview of the Capital Improvement Plan (CIP) for 2011-2017. This is the 3rd CIP the township will be adopting in accordance with the Planning Enabling Act 33 of 2008. This is a 6-year plan of public improvements and is used as a planning tool to alert the taxpayers of how their tax dollars are being allocated. This list is compiled by the department heads of what things they would like to see in the distant future and most of the items on the list will not get done in 6 years.

Mr. Woodhouse feels this is important since there have been changes in the planning process over the years. He asked the public to remember that this list, while it can't all be accomplished, enumerates and the departments are familiar with the list. This is a "wish list". The Master Plan shows developers certain areas to intensify development. Both plans have evolved well and offer sound and documented information.

Mr. Martinko noted this is important for the township to operate efficiently and the teamwork between departments makes a difference. These departments and their employees within have done a great job and are appreciative to have a voice.

Ms. McNulty stated she is excited to see the growth and a plan for the township to embrace younger crowds.

Mr. Anderson opened the public hearing at 8:00 p.m.

Kristen Goetze added that having both documents in place, along with the Sewer and Water Master Plan, gives the township opportunities for grants as well. Points are given in the grant application process to have these documents.

With no other comments, the public hearing was closed at 8:03 pm.

Mr. Martinko moved to adopt the Capital Improvement Plan (CIP) 2011-2017 and send to the Township Board for acceptance. Ms. McNulty supported and the MOTION CARRIED with a unanimous roll call vote. (8 yes votes)

Liaison's Report

Mr. Birkle had nothing to add.

Planning Consultant's Report

Mr. Birchler had nothing to add.

Director's Report

Mr. O'Neil reported that St. Joe's has secured a 6,500 lease to put a facility between Biggby Coffee and J.C. Penney. Also, there is a tentative exercise club going in the White Lake Marketplace. Fisk Corners came in with applications for permits and they have a jewelry store and a hair salon coming in and are pursuing a restaurant for the end cap. There is a vacant pad on the west side of Sonic that they are pursuing a restaurant as well.

Communications:

Next meeting dates:

- Regular Meeting – October 6, 2011 – Mr. Birchler noted that the October 6 meeting was supposed to be a kick off for clear zoning. He and Ms. Bahm will both be out of town and they will plan on doing this on October 20. Mr. O'Neil noted some of the commissioners may be out of town on the 20th for a Planning conference. It was decided to use the October 6 meeting to discuss sign ordinance amendments. Ms. Novak-Phelps will be absent.
- Regular Meeting – October 20, 2011 – Mr. Pierson and Mr. O'Neil will be absent.

Adjournment

Mr. Birkle moved to adjourn the meeting at 8:14 p.m. Ms. Novak-Phelps supported and the MOTION CARRIED with a unanimous voice vote. (8 yes votes)