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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 1, 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: Mr. Woodhouse was absent.

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
Stan Woodhouse - **Absent**

Also Present: Sean O'Neil, AICP, Planning Director
Jason Iacoangeli, Staff Planner
David Birchler, Township Consultant
Kristin Goetze, Township Engineer
Lynn Lindon, Recording Secretary

Visitors: 0

Mr. O'Neil and the group welcomed Sara McNulty to the Planning Commission.

Approval of Agenda

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

Approval of Minutes

- August 4, 2011

Ms. Spoor moved to approve the minutes of August 4, 2011 as corrected. Mr. Meagher 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.

Continuing Business

- a. Review of the draft White Lake Township Master Plan 2011

Mr. O'Neil reported there were very few changes to the draft since incorporating the changes resulting from the past two meetings. He noted the township had a meeting with Oakland County Parks & Rec Planning, who called out a concern with a tamarack swamp near Pontiac Lake Road. The township showed the property as being a part of future development, but the intent all along was for that area not to be developed and this has now been changed to reflect this. The township also went before the county Planning and Zoning Committee and the response to the plan was complimentary. The township's efforts in sustainability and the conceptual plan for the focus areas were applauded. The public hearing is scheduled for September 15.

The commissioners agreed that this document is complimentary to everyone involved and the Township Board was thanked for their support.

Mr. Birchler added that there was a meeting with the County Coordinating Committee on August 23. There was a thorough review of the plan and there was good support with a unanimous vote. He has revised the sketch to show the tamarack swamp as a preserve.

Mr. Birchler discussed sustainability as being an important element from a "green" angle by reducing the carbon footprint. The township started this process a year earlier in reaction to the economy and is ahead of the curve in this area.

New Business

a. Review of the draft Capital Improvement Plan 2012-2017

Mr. O'Neil reported that this is the 3rd review of the Capital Improvement Plan that has been done over the last 5 years. He reviewed the project summary worksheet and the project history showing what's been completed, reassigned, or eliminated.

Discussion continued with a review of projects that will be phased. Sewer and Water, the Fire Department, and the Parks & Rec all have reality projects and it's just a matter of time and funding before they are completed. The concept of a civic center could fall into place when some of these projects start happening. The plan is also a part of being fiscally responsible and the township is exhibiting its commitment by aligning projects with each other to allow for more monetary savings.

Liaison's Report

Mr. Birkle indicated there was a special Township Board Meeting last night and he is pleased to report that all union contracts are resolved. Everyone is now on the same health care plan and there won't be any pay raises except for 2% to police patrol, which they did not receive during the last negotiations.

Work is going on at the Dublin Center and sealed bids have been accepted. The contract was awarded to B & B Company.

The board also approved Clear Zoning. There is good support from the Township Board for what the Planning Commission is doing.

Planning Consultant's Report

Mr. Birchler thanked the commission for their support with the Clear Zoning project. He intends on having a report about the clear zoning service and product at the Master Plan public hearing meeting.

Director's Report

Mr. O'Neil reported that the Planning Commission will start the clear zoning process on October 6 and it should take roughly 6 months. The Zoning Ordinance and Sign Ordinance are important and need to be addressed during these meetings.

The new tenants at the Farmer Jack location were challenged by the Township Board about the façade. Once the tenants are settled in, the Board would like to see a face lift on the rest of the center.

Mr. O'Neil added that he spoke with Mr. Gershenson, who indicated they are close to securing a tenant at the Village Lakes site and are working on filling the empty Blockbuster location as well. Census numbers are up.

The Root Restaurant made the front page of the Play magazine in the Detroit Free Press and the article was complimentary.

There are significant modifications needed to the site plan for the Gin Mill Party Store.

The timeline for the Trinity Wellness Center is slated for a late spring/early summer opening.

Communications:

Next meeting dates:

- Regular Meeting – September 15, 2011
- Regular Meeting – October 6, 2011

Adjournment

Ms. Novak-Phelps moved to adjourn the meeting at 8:08 p.m. Mr. Meagher supported and the MOTION CARRIED with a unanimous voice vote. (8 yes votes)