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WHITE LAKE TOWNSHIP

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WHITE LAKE TOWNSHIP PLANNING COMMISSION

Regular Meeting
7525 Highland Road
White Lake, MI 48386
February 17, 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. Long and Mrs. Spoor were excused.

ROLL CALL: Steve Anderson, Chairperson
Todd Birkle, Board Liaison
David Lewsley
Michael Long - **Absent**
Steve Martinko, Vice Chairperson
Peter Meagher, Secretary
Gail Novak-Phelps
Beverly Spoor - **Absent**
Stan Woodhouse

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: 3

Approval of Agenda

Mr. Birkle moved to approve the agenda as presented. Ms. Novak-Phelps supported and the MOTION CARRIED with a voice vote. (7 yes votes)

Approval of Minutes

- January 20, 2011

Mr. Birkle moved to approve the minutes of January 20, 2011 as presented. Mr. Martinko supported and the MOTION CARRIED with a voice vote. (7 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.

Old Business

- a. Review White Lake Township Master Plan Goals and Objectives

Mr. Birchler presented on the Master Plan Goals and Objectives. He stated that public input into the planning process is the single most important element in charting a course for the future of the community. He compared prior Master Plan planning sessions with the current process including the internet and noted that the online survey and the workshop provided key insight that will be beneficial to the planning process. Once the commission has approved a draft of the vision/goals/objectives, it will be posted on the website for the community to review.

Jill Bahn of Birchler Arroyo gave an overview of the internet survey and the visioning session results. The top issues according to the residents were the M-59 corridor; having a sense of place; and connectivity.

Mr. Birkle noted that there are things that could happen in the future, but improving on ordinance enforcement is something that can be done now. Mr. O'Neil stated that Supervisor Baroni is aware of this issue and appears to be on board with committing more resources to the first phase of clean up. Ms. Bahn added that when rolling out an upgraded enforcement plan, it should be framed in a positive way for the community. This is a two-fold approach and the goal would be to come up with a plan to find other ways to help businesses promote themselves. Mr. O'Neil announced that a subcommittee would be formed in March or April to tackle this issue if anyone were interested in participating.

Mr. Martinko questioned an item on the list of strategies pertaining to encouraging community partners to coordinate community events and how this could be related to the master plan. The White Lake Inn was referenced for the events they sponsor from their establishment and it was suggested that this could foster ideas of encouraging and nurturing those relationships. Ms. Novak added that this could also lend flexibility for certain times of the year by providing links between businesses.

Ms. Novak-Phelps noted for the record that her suggestion of creating a dog park was not reflected in the results of the online survey.

Mr. Martinko asked for clarification of the strategy to "Manage change, anticipate what the change will be, and communicate". Ms. Bahn defined this strategy as having more conversations and sharing the information with the community. If the township does a good job communicating, it can adjust to change better. Birchler added that this is an area where we can benefit from the township revamping their website. More and more people are using this avenue to find answers to the questions they have about the community. There is value to offer by including links and many tools that can open up the dialogue between residents and the township, and residents and businesses, etc.

Bloomfield Township and Birmingham's websites were referenced as having a wealth of information and huge content.

Mr. Woodhouse thanked Mr. Birchler and Ms. Bahn for the survey and tabulations. What bothers him is that junkyards are being created throughout residential areas and people not taking pride in their properties. The township is aware of the shortage of personnel, but code enforcement is a high priority issue.

Mr. Anderson noted that the website/blog will stay up and if the commission were going to implement certain things, it would be a good time to have a blogger so there is a way of measuring. Mr. Birchler stated he would find a way to get the comments to the commission. They want to avoid this being an open blog. There was a command decision made to treat this more like an email so the spirit of what the residents have sent in can be shared on the site. He will provide a report of how many hits the site is getting and will email comments/replies to the commissioners.

Mr. Birchler reviewed the draft Vision Statement and the Goals infrastructure that sets the stage for what follows.

Mr. Martinko suggested putting on the plan an area where educational facilities could come in. Mr. Birchler acknowledged and agreed.

Mr. Birchler also indicated that the state encourages a "Complete Streets Policy" where they are encouraging negotiations with road agencies that have jurisdiction, to come up with a workable solution

for complete streets so it's consistent with both parties. This should be added to the zoning policies for infrastructure. Without establishing this type of policy and working to identify a way to implement it, the township will be subject to the road agency's policy. He will provide a copy for the next meeting as background information. He defined the complete streets policy as being one that provides space for all forms of transportation, motorized and non-motorized. All should be able to utilize the transportation network and have some element that addresses their needs. As roads are being rebuilt they should incorporate those concepts in accordance with the adopted policies and plan.

Mr. Lewsley referenced the section pertaining to Recreation and Open Space in that it overlaps with the section on Natural Features. He suggested perhaps consolidating the two together. Mr. Birchler noted that open space is so much a part of the overall community character and the Master Plan wants to acquire key properties to preserve those areas. He can tailor the sections to make move "Open Space" up with "Natural Features".

Mr. Birchler will redraft the proposal and return a final draft at the next meeting.

Planning Consultant's Report

Mr. Birchler noted he had a good meeting with the new supervisor, Mr. Baroni and opened the lines of communication.

Director's Report

Mr. O'Neil announced that Greg Baroni was appointed the new supervisor of White Lake.

Mr. O'Neil stated he has relayed concerns from the public with regard to the vacant Farmer Jack store to the owner of the development, Mr. Gershensen. He was told the lease was broken and the developer has control over the building. They are currently talking to national retailers and Mr. O'Neil will have updates soon.

Ordinance amendments are forthcoming to start the CIP update.

Mr. O'Neil had a meeting today with a person interested in redeveloping on Walt's Point. They will put together a site plan with basic renderings and will present to the Planning Commission on March 17 for feedback.

Communications

Next meeting dates:

- Regular meeting - March 3, 2011 (possible cancellation)
- Regular meeting - March 17, 2011

Adjournment

Ms. Phelps moved to adjourn the meeting at 8:32 p.m. Mr. Woodhouse supported and the MOTION CARRIED with a voice vote. (7 yes votes)