

**WHITE LAKE TOWNSHIP
PLANNING COMMISSION
AUGUST 17, 2023**

CALL TO ORDER

Chairperson Seward called the meeting to order at 7:00 P.M.

ROLL CALL

Present:

T. Joseph Seward, Chairperson
Scott Ruggles, Township Board Liaison
Matt Slicker
Steve Anderson
Merrie Carlock, Vice Chairperson
Pete Meagher
Robert Seeley
Mark Fine
Debby Dehart

Others:

Sean O'Neil, Community Development Director
Justin Quagliata, Staff Planner
Rowan Brady, BRI
Hannah Micallef, Recording Secretary

APPROVAL OF AGENDA

MOTION by Commissioner Seeley, seconded by Commissioner Carlock to approve the agenda as presented. The motion carried with a voice vote: (9 yes votes).

APPROVAL OF MINUTES

A. July 20, 2023

MOTION by Commissioner Anderson, seconded by Commissioner Carlock to approve the minutes of July 20, 2023 as presented. The motion carried with a voice vote: (9 yes votes).

CALL TO THE PUBLIC

None.

CONTINUING BUSINESS

None.

NEW BUSINESS

A. Review and discussion of the draft 2024-2029 Capital Improvement Plan (CIP)

Director O'Neil said he appreciated Staff Planner Quagliata's efforts for the update to the CIP this year. This year's update did not contain any significant updates. Staff Planner Quagliata briefly went over the purpose of the CIP. Project values changed, and a few new projects were added. Projects were planned in a way where they would be concurrently designed/constructed in order to save on costs.

Commissioner Ruggles asked staff how the project ratings were determined. Director O'Neil said every department got the same rating form, and they gave values to each point that weighed the

overall rates. The public safety items would understandably rate higher than a pathway system; emergency type projects separated themselves from “wish list” projects.

Commissioner Slicker asked staff about the other funds column. Staff Planner Quagliata said the other funds were more like an “ambitious wish” and it was time and cost intensive to apply for grants. The other funds were not secured.

Commissioner Anderson asked staff if the other departments knew they would need to apply for grants to potentially receive more funding for their projects. Staff Planner Quagliata said yes, in some instances, such as the Water Fund. Director O’Neil said lower ranked projects could be funded sooner than higher ones if grant money were to become available. He added that half of the departments did not have projects included in the CIP; the document included more of the bigger ticket items. The CIP served as proof when perusing grants that the Township was serious about completing projects.

Director O’Neil added that under the state of Michigan, townships did not build and maintain roads, and the roads within White Lake were either owned by MDOT, RCOC, or privately owned.

Commissioner Anderson added that when new developments were brought to the Township, they were required to provide a traffic study. Director O’Neil said the Township was limited to traffic decisions, but did have the ability to push through things like center lanes or passing lanes.

Commissioner Meagher asked staff about the funding for the Civic Center buildings. Director O’Neil said that the Township had been saving for these buildings for a long time, and the idea was to use bonds and general funds to pay for them. The Township authorized itself to bond \$29 million for the project.

Commissioner Carlock asked staff what the next steps were. Director O’Neil said the public hearing would be held on September 7, 2023 for potential recommendation of approval of the CIP to the Township Board.

B. Final site plan extension request - Lakepointe & West Valley

Director O’Neil said that the extension request was received before the expiration dates, and there was a recommendation of a 4-month extension.

Michael Furnari, the developer, said he was requesting the extension due to addressing consultant comments, and would still like to move forward with both developments. He said final engineering approval and permits were still not approved. He did not think 4 months was enough time.

Commissioner Fine asked the applicant what the major roadblock was to getting the project off the ground. Mr. Furnari said COVID and the Comfort Care project/site coordination. His intention was to still build both Lakepointe and West Valley. He said he didn’t have a builder or permits at this time.

Jason Emerine, Design Engineer, said a big hurdle was getting the watermain resolved with the Comfort Care site, and in regards to that, the kinks had been worked out and all parties involved would be satisfied with the revisions.

Commissioner Anderson asked the applicant what progress had been made on the projects. Mr. Furnari. He said he had been working with the Comfort Care team to coordinate utilities. He said new plans were also submitted for review.

Director O'Neil said since approval of the extension request in March, a plan revision was received in May, and comments went back to the developer by mid-May. A new submittal was received last week but was not transmitted for review due to depletion of the project's escrow account. The EGLE watermain permit had been on hold since 2021. He added that the Department did not want the project to fizzle out, but the office did not need to babysit the project any longer. He wanted the developer to clearly lay out the next steps for the project. Staff Planner Quagliata added that the Planned Development Agreement needed to be revised and come back before the Township Board for final approval.

Commissioner Dehart asked staff if Community Development had any recent updates from the Comfort Care project. Director O'Neil said he had not heard from the Comfort Care team in months.

Director O'Neil reiterated that progress needed to be made, and the applicant needed to let his engineer work on the final engineering plans to proceed.

Commissioner Ruggles stated that the applicant did own both of the properties, and was invested.

Commissioner Fine said if the four-month extension was granted; he expected progress to be made.

Commissioner Seeley MOVED to approve a site plan extension of four months for Lake Pointe and West Valley, with expiration dates of November 20, 2023 (West Valley) and January 7, 2024 (Lake Pointe). Commissioner Dehart seconded, and the motion carried with a roll call vote: (8 yes votes). (Seeley/yes, Dehart/yes, Meagher/yes, Carlock/yes, Seward/no, Anderson/yes, Fine/yes, Slicker/yes, Ruggles/yes).

C. Open House Discussion

Chairperson Seward said he was impressed with the public's engagement this evening during the open house.

Mr. Brady said the workshop was specific to several redevelopment sites. Per the state, 3 redevelopment sites needed to be identified during the Master Planning process. The sites were

areas where there were missing gaps in the community, or missing utilities. Mr. Brady said he would put together a report outlining all of the comments received during the open house to be shared with the Planning Commission and the public.

Nancy Baleja, 6185 Whispering Meadows, said she missed the open house.

Grace Madaffer, 1293 Bogie Lake, said all the developments discussed were on two lane highways, and she was concerned about future traffic congestion.

Larry Oaks, 9380 Buckingham, said the Township's infrastructure needed to be built better before new developments were considered by the Township.

Rebecca Ivezaj, 5980 S. Bryan, said she received the open house invitation due to her participation in the Master Plan survey earlier this year. She suggested having a regular survey connecting the Township to its residents.

Chairperson Seward thanked the residents for their participation this evening.

OTHER BUSINESS

None.

LIAISONS' REPORT

There was one case at last month's ZBA meeting, and the case was denied. The applicant requested a post construction variance for a gazebo that encroached into the natural features setback.

There were 700 people or so in attendance for Rockin' the Farm. Commissioner Ruggles added that he and his family had a great time.

The Township Board approved the preliminary site plan for Panera. There was a public hearings and resolutions approved for a SAD for Sunset/Taylor Road Maintenance, and for Lake Neva weed control. Two bargaining agreements for Police were approved. There was a closed session.

DIRECTOR'S REPORT

Hypershine Carwash was now open. The Civic Center pricing estimates would be back shortly for review. The CIA recommended approval of the TIF plan to the Township Board. The public hearing for the TIF plan would be scheduled for the October Township Board meeting. The goal was for the plan to be fully adopted by December of this year.

COMMUNICATIONS

None.

NEXT MEETING DATE: September 7, 2023

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ADJOURNMENT

MOTION by Commissioner Seeley, seconded by Commissioner Carlock to adjourn at 8:20 P.M. The motion carried with a voice vote: (9 yes votes).