

**WHITE LAKE TOWNSHIP
PLANNING COMMISSION**
7525 Highland Road
White Lake, MI 48383
AUGUST 20, 2020 @ 7:00 p.m.
Electronic Meeting

Chairman Fine called the meeting to order at 7:00 p.m. and led the Pledge of Allegiance. Roll was called.

ROLL CALL: Mark Fine – Chairperson
Rhonda Grubb – Secretary
Debby Dehart
Steve Anderson
Merrie Carlock
Peter Meagher
Anthony Noble

Absent: Joe Seward
Scott Ruggles, Board Liaison

Also Present: Sean O’Neil, WLT Planning Director
Justin Quagliata, Planning
Sherri Ward, Recording Secretary

Visitors: 0

Approval of Agenda

Mr. Meagher moved to approve the agenda as amended. Ms. Grubb supported and the MOTION CARRIED with a voice vote. (7 yes votes)

Approval of Minutes

a. July 16, 2020

Mr. Anderson moved to approve the minutes of July 16, 2020 as presented. Ms. Carlock supported and the MOTION CARRIED with a voice vote. (7 yes votes)

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

Mr. Fine noted that anyone calling in from the public needs to hit *9 on their phone to raise their hand. No one from the public raised their hand to speak via Zoom.

Public Hearing:

No public hearing this evening.

Old Business:

No old business.

New Business

a) Review and Discussion of the Draft 2021-2026 Capital Improvements Plan (CIP)

Mr. O'Neil noted that Mr. Quagliata did all the work on this. He would like the Planning Commission to look at it tonight and have the public hearing on Sept 3rd. Mr. O'Neil noted that Mr. Quagliata did a good job with the plan. They are aware that they have to make some minor changes and it will be updated for the public hearing. Mr. O'Neil asked if anyone had any questions or concerns. The Fire Department added some items and there may be some changes to Station 3 because that will be manned now. The two wellhouse upgrades were done this year, those were big projects for DPS. The campground acquisition was in December, 2019. There will be some park planning discussed at the next Parks & Rec meeting. The Civic Center project is using some rough dollar figures that probably need to be increased. We don't want to be extravagant, but we want to do it right. Mr. Meagher asked why the Police Department doesn't have more needs. Mr. O'Neil noted that they buy a lot of equipment but most of isn't \$ 50,000. Mr. Noble stated that when he used to do his bidding projects, they had to get 3 bids and take the lowest bid. The police cars have in car cameras, iCloud for the sally ports, the MDC computer, the lights, etc. It's probably about \$ 13,500 to outfit them now. It's expensive initially, and you only have a few automobile models that you can usually choose from. The average police car runs up to about 80,000 miles. Citizens ask why the cars have to run all the time, the high and low temps are hard on the computer equipment. Mr. Anderson asked how Police and Fire are funded. Some millage is allocated for specific purposes. The Fire Department saves up and makes big purchases, but the Police Department doesn't have those types of big purchases. Mr. Quagliata noted that there is a building fund separate from the general fund. They are kept separate for organizational purposes. Mr. Anderson asked as we move forward on the Civic Center and we're going to use grants, bonds, etc. to pay for that – is anything coming from the general fund? Mr. O'Neil stated that is a Township Board decision. Some current Township properties could be sold and rolled into the Civic Center project. Mr. O'Neil noted that the new property between the park and the library will potentially be a joint project with private development partner. Mr. Noble asked if you have a group that wants to come in, can you take a private group in and do a lease back to the Township? Mr. O'Neil believes we could, he's about 95% sure, but it would be an open process. Mr. Noble stated that it's important to communicate that with the residents. Mr. O'Neil said we'll get to the point where we can look to private sector and there are some options for financing. We're trying to find the best fit for the community. Mr. Anderson asked about the pathways and their ratings. Mr. Quagliata noted that some of these projects have been estimated from previous CIP's and we can re-evaluate them. For example, Bogie Lake Road is tied to the timing of another project. Mr. Quagliata stated that some of the ratings for the Fire Department are because it's needed for state compliance.

Mr. Anderson asked about the water towers and when they were last painted. Mr. O'Neil said they've been painted in the past so this is probably based on those last estimates and noted that the paint systems only last so long and then it can affect the integrity of the towers. Mr. Anderson wondered if they could get economy of scale for doing both at the same time.

If there's anything else you want to see before the 3rd let Planning know. Everything will be up on the agenda once its ready. Ms. Carlock said the Township always does a great job on the CIP. Mr. O'Neil noted that Mr. Iacoangeli before, and now Mr. Quagliata, do the lions share of the work.

Liaison's Report

Ms. Grubb reported that it is exciting with all the work in the parks and last week at the regular meeting they selected four firms to present the master plan for the park from the RFQ.

Ms. Dehart did not have a report.

Planning Consultant's Report

Greg Elliott was not in attendance to report.

Director's Report:

Mr. O'Neil reported that the Sept 3rd meeting will be via Zoom. The only other item will be 4 Corners. They had come before Planning Commission in July of 2019 and asked to remove the metal structures on the roof, the Planning Commission did not approve that. The metal structure adds to the look and ties it into the retail plaza. The architectural features set it apart. The style looks like the metal structure, but it's wood and they want to do a different treatment on it. Mr. Noble stated the wood is not going to stand up, it's going to warp and some of the wood is bowing already. Supervisor Kowall had a good suggestion for some type of steel and this may be a good solution. We'll get into the details at the meeting, he may go into a hybrid approach. The developer thinks from a distance it looks the same, but it won't shortly with being exposed to all the elements. Mr. Fine said that will not hold up, he has experience with this. Mr. O'Neil would appreciate Mr. Fine's expertise. If you have ideas put your feelers out there for those discussions. It was specifically called out last July and we need to discuss it. The view from up there is quite breathtaking. The plans for the property that was rezoned across from Discount Tire are in and they are reviewing those. There is a lot starting to gear up around the Township. Centerpointe Plaza is looking really good and coming along well. Worthington Crossing is built out. They walked through the model at Preserve at Hidden Lake and the model is fantastic. We're probably about 2 to 3 weeks away from letting more housing permits be released for Trailside. Mr. Anderson wondered when Mojave may open? They are probably a couple weeks out, and he's having some trouble finding employees.

Communications:

a.) Next meeting dates:

September 3, 2020
September 17, 2020

Other Business:

No other business.

Adjournment:

Mr. Noble moved to adjourn the meeting at 7:57 p.m. Ms. Grubb supported and the MOTION CARRIED with a voice vote. (7 yes votes)