

**CHARTER TOWNSHIP OF WHITE LAKE**  
**Approved Minutes of the Regular Board of Trustees Meeting**  
**January 18, 2022**

Supervisor Kowall called the meeting to order at 7:00 p.m. He then led the Pledge of Allegiance.

Clerk Noble called the roll:

Present: Rik Kowall, Supervisor  
Anthony L. Noble, Clerk  
Mike Roman, Treasurer  
Liz Smith, Trustee  
Andrea Voorheis, Trustee

Absent: Scott Ruggles, Trustee  
Michael Powell, Trustee

Also Present: Lisa Hamameh, Township Attorney  
Sean O'Neil, Community Development Director  
Nick Spencer, Building Official  
Mike Leuffgen, DLZ  
Jennifer Edens, Recording Secretary

Supervisor Kowall called the meeting to order at 7:00 p.m. He then led the Pledge of Allegiance.

**AGENDA**

Supervisor Kowall amended the Agenda removing Item 9E Conceptual Plan Review, 8300 Pontiac Lake Road, at the request of the applicant.

**It was MOVED by Clerk Noble, SUPPORTED by Treasurer Roman to approve the Agenda, as amended. The motion PASSED by voice vote (5 yes votes).**

**PUBLIC COMMENT**

No public comment.

**CONSENT AGENDA**

- A. REVENUE AND EXPENSES**
- B. CHECK DISBURSEMENTS**
- C. LIST OF BILLS**
- D. DEPARTMENT REPORT – POLICE**
- E. DEPARTMENT REPORT – FIRE**
- F. DEPARTMENT REPORT – COMMUNITY DEVELOPMENT**
- G. DEPARTMENT REPORT – TREASURER**

**It was MOVED by Treasurer Roman, SUPPORTED by Clerk Noble to approve the Consent Agenda. The motion PASSED by voice vote (5 yes votes).**

## **MINUTES**

**A. APPROVAL OF MINUTES – SPECIAL BOARD MEETING, DECEMBER 2, 2021**

**B. APPROVAL OF MINUTES – SPECIAL BOARD MEETING, DECEMBER 8, 2021**

**C. APPROVAL OF MINUTES – REGULAR BOARD MEETING, DECEMBER 21, 2021**

**It was MOVED by Treasurer Roman, SUPPORTED by Clerk Noble to approve the minutes of December 2<sup>nd</sup>, December 8<sup>th</sup>, and December 21, 2021. The motion PASSED by voice vote (5 yes votes).**

## **OLD BUSINESS**

**A. DANGEROUS BUILDING – 11142 WINDHURST DRIVE – REQUEST BY OWNER TO EXTEND DEMOLITION DATE**

Glenn Slabiak identified himself as one of the administrators of the estate. He stated that the estate is standing pat [*Sic*] on Mr. Shark's findings as discussed in the December 21, 2021 meeting and is in the process of replacing the door on the east side. He reminded that the Board knows or should know that there is no time limit on settling an estate. He stated that when a new owner is decided he is sure that he/she/it will be willing to play by all the rules as long as they are constitutional. He declared thank you, goodnight, and exited the Annex.

Official Nick Spencer indicated that he has reached out to Mr. Slabiak and has not heard back from him. He shared that a letter was sent and that he has not heard anything from any contractors since the last meeting.

Supervisor Kowall indicated that in keeping with the Dangerous Building Hearing Officer's recommendation to demolish this building, the multiple attempts of this Board to reach out to the individuals to come forward with a plan to remedy the problem, and the apparent two time record of Mr. Slabiak, he would like to pursue the original standing order for demolition and order demolition within thirty-days.

**It was MOVED by Supervisor Kowall, SUPPORTED by Treasurer Roman to pursue the original standing order for demolition and order demolition within thirty-days. The motion PASSED by voice vote (5 yes votes).**

**B. SECOND READING; AMENDMENT TO ZONING ORDINANCE, ORDINANCE NO. 58**

Director Sean O'Neil shared that the Board has before it a redlined version of the changes.

**It was MOVED by Supervisor Kowall, SUPPORTED by Trustee Voorheis to adopt the amendment of Ordinance No. 58. The motion PASSED by voice vote (5 yes votes).**

**C. REQUEST TO RECONSIDER CIA (CORRIDOR IMPROVEMENT AUTHORITY) PROPOSAL**

Treasurer Roman indicated at the last Board meeting there was discussion about the Tax Increment Financing ("TIF") and the Township not wanting to double-dip TIF money with American Rescue Plan Act ("ARPA") money. He reminded that it was believed that ARPA money could be used on new infrastructure. Since then, the government has come out with new instructions as to how these funds can be used. He shared that it now can be put in the general fund and used for general township use, which frees up looking at sources of funds to pay for new infrastructure. This will aid with the new township hall, public service building, and the additional acreage to be developed. He opined that it makes sense now to move forward with the TIF and use the tax incentive money toward infrastructure.

Supervisor Kowall believes there is a clear understanding as it was gone into last month at great depth.

**It was MOVED by Treasurer Roman, SUPPORTED by Supervisor Kowall to amend the previously adopted motion which required a meeting with Oakland County and that required Tax Increment Financing money be allowed to be used for both building and infrastructure. The motion PASSED by voice vote (5 yes votes).**

**It was MOVED by Treasurer Roman, SUPPORTED by Supervisor Kowall for an amended condition to allow up to \$56,895.00, to be used toward the Corridor Improvement Authority and that any additional fees would need to be approved in advance before occurring those cost by the Community Developer Director. The motion PASSED by voice vote (5 yes votes).**

**NEW BUSINESS**

**A. RESOLUTION #22-001; REQUEST THE DNR CONDUCT AN INVESTIGATION ESTABLISHING CERTAIN REQUESTED REGULATIONS ON BOGIE LAKE**

Supervisor Kowall indicated that the Township is living in a changing world and that General Motors has predicted it will have thirty new electric vehicles out by 2025. He opined that there is a change in mobility and industry. He shared that he is a member of the Oakland County Township Supervisor's Association and this subject matter was discussed. He then read portions of the Resolution into the record.

He further indicated this boils down to the Township Board representing the citizens and that this has to pass to show and allow the DNR that the Board is approving the interest in a public hearing that will be held by the DNR.

A member of the audience asked for the Resolution to be read aloud.

Supervisor Kowall read the following into the record:

1. The Township Board of the Township of White Lake hereby support the submission of this resolution to the DNR and the incorporated investigation request.
2. The Township Supervisor and the Township Clerk are hereby authorized to execute any and all documents and take any and all other actions as may be necessary or appropriate in order to effectuate the submission of this resolution and the DNR investigation.
3. All resolutions, motions, policies or any parts thereof that conflict with this Resolution are hereby repealed to the extent of such conflict.

A vote on the foregoing resolution was taken and was as follows:

**It was MOVED by Trustee Smith, SUPPORTED by Trustee Voorheis to pass the Resolution to request the Department of Natural Resources conduct an investigation establishing certain requested regulations on Bogie Lake, Resolution #22-001. The motion PASSED by voice vote (5 yes votes).**

#### **B. FIRST READING; RIVER CADDIS DEVELOPMENT REZONING REQUEST**

Supervisor Kowall reminded the audience that the public hearing was the time to express questions and concerns before the Planning Commission. He identified that simple rezoning of this property does not approve any particular site plan. He also indicated that any and all concerns had by residents will be addressed at the appropriate time and that at that time input will be most valuable as any impact will be laid out and identified. He reminded that this is merely a rezoning request, with no plans and nothing on paper.

Brian Sinkoff, 7593 Biscayne Ave. Mr. Sinkoff shared that he was born in Detroit and that from seventh grade on he lived in Livonia. He stated he left Michigan in 1987 due to work but knew when he retired it would be in Michigan. Approximately a year and half ago, he moved to White Lake, specifically Brendel Lake, because it was a smaller lake and unique. He noted that a lot of the areas on the lake were not developed. He also noted it is an 89-acre lake and that more of the waterfront residents live on canals and small bays rather than on the large body of the lake. He continued that it is a great fishing lake. For these reasons, he moved to White Lake and specifically to Brendel Lake. He stated that there are many residents who have lived there for over forty years. Mr. Sinkoff shared that he carefully walked the property proposed to be rezoned RM-2. He believes it to be the most sensitive piece of property on the lake and that the rezoning could greatly damage the lake, fishing, and headwater of the Huron River, if multi-family units are allowed to be built on this property. He indicated that muck can be seen on the north side of the lake from the runoff of M-59. He was present at the Planning Commission meeting on January 6<sup>th</sup>; however, he did not speak. He notes that Sean O'Neil stated that the

property was relatively flat. He further notes that he walked the property himself and with others and they opine that it is not relatively flat, in fact it is relatively rolling with sharp drop offs to the creek and a plateau in the narrowest part of the acreage. He also notes that you can see the part that was farmed. His comment is that before this Board votes to approve the rezoning of this property, he challenges each member to walk the property with him. He believes it is the only way they can really see what they are voting for. He recalled when he first moved to White Lake, Trustee Smith came to his door campaigning. He had just moved in and unfortunately could not vote because of COVID and his inability to get a change of address on his driver's license in time. However, he remembers Trustee Smith advising him to call anytime and she will help him. He then, directed to Trustee Smith, indicating that he hopes she will walk the land with him and get her colleagues to do the same. Lastly, he found it interesting that at the January 6<sup>th</sup> meeting it was not shared that the Township already had a relationship with River Caddis to develop the civic center and public safety building and that this contractual relationship started before June of 2021. He now understands how the East Lansing company found out about this piece of property that hasn't been developed in all these years.

Lori Bender, 826 Beachway Court. She lives in Lakewood Village on Brendel Lake. She indicated that a lot of things were covered on January 6<sup>th</sup> and it was the understanding that this land will be developed. She indicated that they are working on talking to wetland organizations regarding the lake and how to protect the wetlands in the watershed area. She further stated that what needs to be discussed is what the zoning designations are here and why it needs to be designated multi-family. She indicated that the application states rezoning the parcel to RM-2 is compatible with the surrounding area. She opined that RM-2 is not customary in White Lake Township based on maps she has viewed. She would like the Board to consider this. She stated a large amount of people in that area poses many problems including traffic. She would appreciate consideration of another zoning if possible. She suggests single family would be more compatible with the character of the surrounding area. She is not super familiar with RM-1 but understands it to be less units per square acre. She does not understand why the triangle parcel needs to be rezoned to multi-family. She would like the Board to seriously consider zoning that wetlands area what it should be, a watershed for the lake.

Joe Anicka, 770 Beachway. He noted their concerns were addressed on the 6<sup>th</sup>, but he has questions to create thought with the Board. He moved from Cedar Island Lake area to Brendel Lake. He shares this wonderful lake with hundreds of people like himself, Lakewood Association and Brendel Heights Association. He has enjoyed this wonderful lake for years. He has shared that he worked for the DNR for ten years and he has spoken with supervisors of EGLE. He has received input from people at EGLE and understands how the state protects wetlands. He noted that 301 is a statute to protect lakes and streams, 303 is a statute to protect wetlands. He indicted those are imperative to be adhered to within prospective development. He further indicated these statutes require proper permitting take place. He stated the parcel they are here to protect is diverse, its uplands, lowlands and wetlands. The property slopes to Brendel Lake and the creek that comes out of there comes from the north. It is Huron River watershed. The flow of materials in the wetlands comes downstream into the lake off of M-59. He indicated Meijer has brought a lot of material to the lake as well. He would like to protect the lake. He

has also seen that the wooded property off M-59 all the way down to Cedar Island. He shared that nine deer ran across the lake the other day. He declared that to him limiting this development is imperative. He further shared that there is an abundance of eagles, king fishers, red tail hawks, and water fowler there. His questions are:

1. Will your plans account for the presence of regulated wetlands?
2. Will the wetlands be mapped and surveyed and by whom?
3. Will they be confirmed by EGLE?
4. What is the Township's relationship with River Caddis?
5. Were there bids for River Caddis or any other builders or contractors to come in and do this work?

Supervisor Kowall interjected that those questions will only be answered at the time of site plan as the information will be revealed at that time. He reiterated that is the time to bring those questions forward. As for the relationship with River Caddis, he indicated it has been extremely transparent. There have been multiple public meetings dating back two-years regarding the civic center. The township was looking for a potential public/private partner to help the Township.

He further noted that the land to the west does not belong to the Township and it has zero interest in it. It is private property owned by private individuals. He reminded that the land has been for sale for a long time. He also shared that Trustee Ruggles has had a farm stand there and on multiple occasions has been told it was sold and he had to move out, only to be able to move back. He indicated that River Caddis took it upon themselves to investigate and look into the land.

Supervisor Kowall further stated that the relationship the Township has with River Caddis puts the Township in a very advantageous position, and he would hope that the everyone understands that and that his goal and the goal of this Board was to acquire Brendel Campground, which has now been turned into a park. He sees the value of this area. He shared that he has been here since 1976 and he has watched the gobbling up of land. In order to prevent and preserve, the Board took advantage of this through the DNR grants. He looks at River Caddis as a partner that will go into this with a conservative eye. They have not come across to him as individuals that will go in and rape the land. The value of this land is its unique characteristics. The Community Development Director position will be as such to monitor these types of things, and to make sure we have public input, conservation, and meet all necessary requirements of regulatory branches before this process goes into a development. He stated the proof is in the pudding. This Board has done everything it said it was going to do and the big thing was preservation. He opined that having a developer that is willing to "dance" with the Township is far better than Target coming in there.

Clerk Noble indicated that EGLE is a very regulated agency. It would be very hard for a developer to come in and rip out a watershed. He indicated that EGLE would not allow it and that it is a very cumbersome process. He opined that the Township is not going to just let them come in and rip away watersheds either. He also reminded that there were a lot of police calls

back in the day and reminded of the trash that had to be cleaned up to make Stanley Park so beautiful.

Trustee Smith reminded that the Township is statutorily bound to the regulations of EGLE to protect the wetlands. She thanked Mr. Sinkoff for remembering her. She has walked the property several times but is happy to walk it again with any resident.

Supervisor Kowall noted the Township has someone willing to come in and work with the Township and that the Board will hold their feet to the fire. He opined it is better than a big box coming in. He further indicated that just because it says multiple doesn't mean it is what one is thinking. He indicated that multiple can sometimes have less of an impact than single family homes, which would require a home site for every single house, a watermain for every single house, and sewer for every single house. He reminded that all of these things happen when you have single family use. When you have multiple/clustered it is much more efficient use of the land and much less carbon footprint. He speaks for the Board that it definitely wants something there that is the envy of other communities because of its unique characteristics.

Mr. Anicka asked that the Board keep in mind the Township's motto – Four Season Playground. He appreciates the discussion and hopes that the dollar sign flashing doesn't compare to preserving that property.

Supervisor Kowall reiterated that the Township has an opportunity to work with someone to preserve as much as possible. He indicated it is just like other projects that come through the Township, with properties that are sensitive areas or economic concerns and that those projects better have a benefit to the community or surrounding residents. He indicated that he does not want the Township to look like Waterford or parts of Bloomfield.

Treasurer Roman commented that the contracts that have expired and that are currently in place with River Caddis are for consulting, studies, and cost estimates. There is no contract in place for any development. He declared for that to materialize River Caddis will need to put their competitive hats on and sharpen their pencils as nothing is finalized. He is looking out for what is best for the Township.

Supervisor Kowall reminded that this is strictly for rezoning. The nuts and bolts opportunity will be at the Planning Commission.

Clerk Noble noted that Director O'Neil was just appointed to this position for a reason. He and his staff are professional and take their jobs very seriously. He opined that they look at the 100-yard, line not the 5-yard line and that they do what is best for the community. He has full faith that Director O'Neil will lead the Township in the right direction.

Dennis Anderson, 7485 Oak Bay Drive. He lives directly across from this proposed zoning change. He appreciates what the Board is trying to do and believes that the partner and developer is a great fit. He and everyone he has spoken to do believe that this corner does need a

new development and it would be great for the city. However, it needs to be something nice next and appropriate as it is next to the library and the new civic center. His concern is in zoning designation. He feels it is very dense for the population as this is a rural community. He understands that yes, the Township has water and sewer now which develops along M-59 and will allow the Township to develop. He further indicated that according to the Master Plan and if you look at what the population growth is for the next fifteen years, is that the Township will grow by 2,600 people. He stated that you need to take that number and blow it away. He questions if White Lake grows by 6,000 people, how many residents would need to be built and how many new homes would be needed. He stated if it is 2,000, do we round it out to 2.77 per household, for easy numbers at 2,000 homes and 3 people per household we would need to build 2,000 residents.

Mr. Anderson stated that we all live in this community and notes that no one present tonight lives in a condo or apartment, they all live in their homes. That is why they moved to White Lake. He questions how many new projects, single family homes, or condos have been approved in the last year. He questioned what are we building now, is it 800? He continued that what you are getting with the RM-2 zoning is allowing another 800 to be built on the corner of Elizabeth Lake. He knows the Board isn't going to do that because they're going to protect it, but what we are saying with this variance is that you could. That is what they are concerned about. He declared that what this states is that over the next fifteen years, a third of the residents are going to live at the corner of Elizabeth Lake. That is what could possibly happen. What he is saying is that we are giving a zoning to be able to do that type of development. He indicated that RM-1 is much more consistent with the Master Plan. It is much more consistent with what they see, the citizens that give the Board the power to make decisions for us. They really appreciate that the Board is looking out for their best interest, but they do not believe that RM-2 is consistent with the Master Plan or what the residents want. He hopes that this Board will look out for their best interest. He pleads with the Board to go back to the developer, back to the planning board and see if RM-1 will work for the development. He thinks it is much more consistent with what the citizens want.

Director O'Neil reminded that on January 6<sup>th</sup> the Planning Commission held a public hearing, which was well attended, close to 80 people there. Similarly, comments were received at that meeting and after careful consideration the Planning Commission recommended approval of this rezoning request. The request in rezoning was to move approximately 44.8 acres of the approximately 53.41 acre parcel 12-21-426-005, excluding the northeasterly 8.61 acres, which is the corner area being discussed tonight. As well as approximately a 20-acre parcel known as 12-28-226-001 from (AG) Agricultural to (RM-2) Multiple Family Residential or any other appropriate zoning district.

He shared an image of the property/parcels on the monitors and noted it states 20 acres, but a good portion of that acreage is in the water. The planning consultant did a review and at that time they mentioned this property was flat. He shared that he has walked that property and it is far from flat. It is roughly 60 feet of change in topography from the highest point. He shared that the Board is very familiar with the property and understands the topography and environmental sensitivity of it. The review from McKenna and Associates yields a recommendation that states



the request of RM-2 zoning district is consistent with the uses outlined in the Master Plan for the planned community area. Rezoning the parcel to RM-2 is compatible with the character of the surrounding area. He noted that to the west and south is more residential, and the north and east is more commercialized. He further indicated that granting the rezoning does not guarantee future site plan or development approval as those applications will still need to be made.

As for the talk regarding future density, it declared that it is impossible to predict how many future units there could be. He indicated that 10 units per acre has been discussed, but in the approximately seventy-three acres, there are a couple dozen that are either underwater or wetlands that are highly regulated and cannot be touched. He indicated by time you net out the buildable area, it will be significantly different than the 73.41 acres, it will be significantly less. If this moves ahead it will be reviewed by EGLE and wetland experts, which is an important part of the process.

As to the question/discussion as to why the triangle needed to be rezoned, the feeling amongst those with a planning background was that it would create a spot zone, which could become problematic. He shared that Matt Schwanitz of Giffels Webster is present tonight and can speak tonight if necessary. He further shared that the relationship with River Caddis in relation to the civic center is referred to just that, the civic center area. The words River Caddis may not have been mentioned but they are synonymous. White Lake Township has been working with River Caddis for some time now and there is no effort to conceal that.

As to wetlands, he indicated that the Township would rely on wetland experts for verification. It would rely on EGLE for evaluations and analysis. He took copious notes at the Planning Commission meeting and everyone here tonight summarized that. He noted that not everyone at the meeting lived in the area, some just had environmental concerns or people who became familiar with this area because of the Stanley Park project and their desire to recreate here. He declared that the Township is aware of the concerns, aware of the sensitivity and the applicant is as well as it is discussed with them on a regular basis. He shared that just today he had a conversation with the applicant and indicated that first and foremost the Township would be protecting the wetland areas and the pristine shoreline.

Supervisor Kowall is intimately familiar with the parcel, he has walked it and learned that there are areas you do not walk by yourself, as he found himself nearly waist deep in mud. It is a beautiful area. It is a strong concern of the Township to preserve as much of it as it can.

Trustee Smith thanked Director O'Neil for the excellent explanation. She shared that she calls Director O'Neil often regarding this project and that she also shares the concerns of density. She does believe this is the best zoning option and reminded that it does not mean the Township will allow that many. She is a good steward of the lakes and land and notes this Board has a history of being good stewards. She asked the residents to trust the Board, trust the process, go along with them and continue to be heard. She indicated there will be opportunities for input as it goes along and thanked the residents for being interested and spending the time being here tonight.

Treasurer Roman asked of Director O'Neil the difference between RM-1 and RM-2.

Director O'Neil indicated they both allow thirty-five feet or three stories, whichever is less, is the maximum height for both. The density is the difference, the number of units per acre. They both provide the lot size, which is how the density is based. He also stated that for efficiency units you need 4,000 square feet of land for each efficiency unit you need 2,500 square feet of land for RM-2. The more land you need the lower the density is.

Treasurer Roman clarified that depending on the site plan, it could actually qualify for both RM-1 or RM-2.

Director O'Neil indicated the maximum lot coverage is 20% for both which is roughly in line with single family residential. It is master planned for a multiple family unit. It is prescribed a density range that is consistent with RM-2. He noted it is not inconsistent with RM-1, but that is not what they are requesting. He further stated that generally when someone requests something, something else may also be appropriate, but if they are both appropriate and they are asking for one over the other, there would be a good reason to go with what they're requesting if it is appropriate.

Trustee Smith would like to hear from the applicant specifically as to why they want RM-2.

Matt Schwanitz of Giffels Webster. In response to Trustee Smith's question as to why they are seeking RM-2, he indicated that out of the gate it is economics. He furthered that it allows them to do a more diverse project with that density they are able to consider three, four, and possibly five product types. He stated that with lower density you get stuck in a monotone product which creates a long project to develop and a very bland project. As to economics, to buy the land it is set at it is a mandate as they cannot proceed without it.

Trustee Smith clarified that if they Board does not rezone RM-2 they applicant would not proceed with the acquisition. Mr. Schwanitz indicated he believed that is the case with River Caddis.

Supervisor Kowall stated that if you can increase the density in one area, you can lessen it in another. He identified that is one part of the tool here and that this Board will monitor it. He reminded residents this is how it will get developed, by attending the meetings and being heard. He reminded that if you can put a cluster unit on one site, it will leave the rest of the land open for conservation, unique opportunities, and trails. He further stated that this unique product, he believes will have its value for these reasons. Rather than a slash and burn of the land with no conservation, which takes the value away. He indicated that trees add value to the property. That is the direction this Township is going to hold the applicant to, a good project that has conservation, adequate land use, and to be a good neighbor to the community. He declared that the residents will be on one side and the Township on the other.

Barbara Keiser, 600 Elkinford. She lives on Elkinford and has a major concern about this project in her backyard. She shared that her childhood is in that field. She has lived in that neighborhood for sixty-eight years. She is hoping that this Board, that the people elected, will do right by the residents. She reminded that the Board can be voted out as easily as they got voted in. She has a passion of what goes on here.

Trustee Voorheis shared that she is going through the same thing herself and that her childhood acreage is going away too. She knows it is hard.

Barbara Keiser notes that it is hard to accept, and she is hoping that her elected officials that she voted for, each and every one, does right by Brendel Heights. She opined that it is a valuable piece of land. She acknowledges that they have a right to develop on it but wants the Board to take into consideration the looks, as she does not want condos that look like the ones in front of Alpine. She does not believe they are condos but rather that they are apartments. She does not want that crap back there. She asks this Board to please take into consideration the people that live in Brendel Heights and surrounding areas. She is begging the Board. She also noted she will be at every single meeting.

Supervisor Kowall noted that in looking at what has been accomplished and what the Board intends to accomplish this in that direction. He puts his faith in the Community Development Director, Planning Commission, and the input of the public.

Director O'Neil believes that Mr. Schwanitz offered at the Planning Commission that if this is to go forward, he is going to hold a meeting with the neighbors. He shared that one of the planning commissioners noted there have been some strange partnerships, like the assisted living facility on Williams Lake Road that had many different development projects proposed in its place over the years. None of which seemed to really meet the expectations of the neighbors on all sides. He continued that a gentleman came in with a different use, he held a couple of meetings with all the neighbors, and at the ribbon cutting, those neighbors were there. They became his advocate, rather than his enemy because he met with them, they had conversations, he listened to his neighbors, and the project was able to be designed in such a way that there was almost zero impact to them. This is an example of groups coming together and working things out before the Board and/or Planning Commission even see it. It is something he talks to the applicants about.

Matthew Schwanitz indicated it is not an exception, it is the rule. He wants to meet with the surrounding neighbors, he and his client get it. He notes this is a great site and its natural features are spot on. He recognizes the watershed from M-59 and neighbors to the north. He concedes that everything that was said regarding the wetlands, they have to conform with. They cannot make a mistake or the project stops, period.

Supervisor Kowall thanked Director O'Neil for his example of New Hope off of White Lake. He indicated the neighbors knew something was going to happen with the land and working with the developer resulted in a great product with tree lines surrounding it. Referring to an image on the screen of New Hope, he identified the conservation strip around it and highlighted that these

are things the Board will look closely at. He further indicated that the blessing White Lake has is all the state land that will never be developed, but that it is also a curse because there is no tax base for the Township even though it still has to be policed and fire services still available.

Supervisor Kowall indicated you cannot stop development so it is best to get one that will work with the Township, rather than one that will work against it. He believes the community needs to take advantage of this. He notes it will be different and that change is a tough thing. He also notes if it is done right it will be minimally invasive and that traffic will not go towards Brendel. He thanked everyone for showing up tonight and for their comments.

**It was MOVED by Supervisor Kowall, SUPPORTED by Treasurer Roman to move to second reading the River Caddis rezoning request application to rezone approximately 44.8 acres of the approximately 53.41 acre parcel 12-21-426-005, excluding the northeasterly 8.61 acres, and the approximately 20 acre parcel 12-28-226-001 from (AG) Agricultural to (RM-2) Multiple Family Residential or any other appropriate zoning district. The motion PASSED by voice vote (5 yes votes).**

### **C. PRELIMINARY SITE PLAN CONSIDERATION, TACO BELL**

Director O'Neil shared an image on the monitor of the site in discussion. He noted this is a request by Taco Bell to build a Taco Bell at Bogie Lake Road and M-59 on approximately 1.07 acres. It is a Meijer out lot immediately adjacent to McDonalds. He noted it is a challenging parcel due to the sewer infrastructure. At the Planning Commission meeting on January 6<sup>th</sup>, approval with conditions was recommended, mostly related to the facade and signage. This is before the Board for preliminary but because it is planned business zoned property (PB) it will be seen by this Board again, as it will have to approve the development agreement if it moves to that point. Tonight, the Board is considering the Preliminary Site Plan approved by the Planning Commission on January 6<sup>th</sup>. He noted a nice feature would be creating access to Bogie Lake Road that does not already exist there. He further noted the delay to bring this to the Board was due to the land division and parcel.

Director O'Neil indicated Mr. Greg Lautzenheiser is present here tonight should the Board have any questions. In the Board's packet is the full set of their site plans and a full set of architectural renderings. He indicated they might not be helpful at this time because of the recommendations of the Planning Commission to upgrade the building materials and look of the building. He shared that the Planning Commission wished for it to look more like the Cooley Lake Road Taco Bell. He shared an image of the Cooley Lake Road Taco Bell.

Trustee Smith asked if it would also include outside seating like the Cooley Lake Road Taco Bell.

Director O'Neil indicated at this point it not part of their proposal and that the traffic is more desirable at the Cooley Lake Road location. He noted that the ordinance would allow for it.

Trustee Smith would like to see outside seating, if possible.

Trustee Voorheis would also like to see outside seating.

Mike Leuffgen of DLZ, indicated the lot was considered part of the Meijer development and is considered an out lot. He stated that from a utility standpoint it has already been accommodated. He is perfectly happy with it and notes there are things that will need to be addressed at a later time.

**It was MOVED by Supervisor Kowall, SUPPORTED by Clerk Noble to approve Preliminary Site Plan consideration to Taco Bell, parcel 12-20-276-036, subject to the recommendations of the staff consultants, Planning Commission and the Community Development Director. The motion PASSED by voice vote (5 yes votes).**

Greg Lautzenheiser, L&A Architects. He stated he was prepared to provide a presentation if necessary. He thanked the Board for the approval and noted they have given a lot of consideration about the site and they will make it very much like the Cooley Lake store. They will look into the outside seating request.

Director O'Neil noted for the record that this applicant owns the other two Taco Bells in White Lake.

**D. REQUEST TO APPROVE AMENDMENT TO PLANNED DEVELOPMENT AGREEMENT PRESERVE AT HIDDEN LAKE**

Director O'Neil indicated the Township recently became aware of an issue with the pond level at the Preserve at Hidden Lake Residential Development Project. Because of the way the project setback requirements were approved, the rear yard setbacks on the waterfront lots were set at 40' and were based on the water level observed in 2017, when the project engineering began. Additionally, a "natural features" setback of 25' (which is generally measured from the edge of a wetland or body of water) is also required for all structures (i.e., homes and decks). Due to recent weather, and an influx in stormwater generation, the pond level has risen to the point where homes and attached decks on most waterfront lots cannot meet this setback requirement. It is agreed by staff and the Township Engineer that this increase in pond level was unforeseen and that a resolution was needed to address the impact that this change has had on the approved building envelopes. Mr. Patrick McWilliams, the applicant's project engineer, will give a brief presentation to further explain the situation as well as the proposed resolution. The Planning Commission received this presentation on January 6th and made a recommendation to the Board that this amendment be approved, and that the site plan exhibits be updated to reflect the proposed changes. It is anticipated, by both engineers, that this water level is at the "worst case" level and that it will recede over time.

Mike Leuffgen indicated with hindsight being 20/20, probably looking at that water level as a setback was likely not the right move and moving forward where there is a situation of a variable water level it will not be the case.

Official Spencer added that in cases of concerned basement flooding due to water levels rising, most of the basements are six feet higher than the water level. The concern here had to do with the setback requirements and the approved site plans.

Director O'Neil noted that many days and hours were spent trying to come up with a solution and move this forward. He further read a memo from Trustee Powell regarding this topic.

“To my colleagues and the White Lake Township Board. I have some major concerns over the request being reviewed tonight and the impact of the future homeowners in White Lake Township. First of all, I want to state that I do not have a personal issue with reducing the setback from 45 feet to 25 feet. This is an issue the developer has to deal with each homeowner. My concerns are divided into three separate areas, engineering, legal, and planning.

First, engineering, without getting into extreme detail, the elevation of the water retention basin has risen, not only due to the amount of rain, but also to increase amount of stormwater runoff from the impervious surfaces directed toward the pond. In its natural state the pond only received stormwater that fell directly into the pond and whatever flowed in from the groundwater surrounding the pond. A major concern of mine is that the pond has risen 2 plus feet already and the development is only half constructed. The only way the elevation of the water to the pond can drop is through evaporation or transfer horizontally through the ground into the sand surrounding the pond. The rate of which the surrounding sandy soil can accept the water from the pond can only be estimated by the development of a hydrological study. This study determines how fast water travels through soil, and which direct it will flow. My concern is not only are we putting more water into the pond, but we are reducing the area of sand for the water to perk through, to just the perimeter of the retention basin/pond. The develop and their engineers are representing that the high water is only temporary and eventually will lower even when the development is fully completed.

The problem is unless the Township Board holds them responsible, they will not be around if the water continues to rise. The White Lake Township Board has dealt with several conditions when the Home Owner's Associations have had to submit petitions to establish an S.A.D. for the Township to solve their water problems. I am trying to prevent the Township from having to deal with the same issue here.

- A. A hydrogeological study should be done to determine how fast the water elevation in this pond could possibly lower instead of just saying it will.
- B. If necessary, determine if a pump outlet location is possible to the south, into the lake to the south if the developer and his engineers are correct, then there is no problem whatsoever into the future. If the developers are not correct, then every

home around the pond has reason to worry that at some time in the future, that their homes could be in danger of flooding.

If there were not walkout basements exposed to this retention basin then an overland flow route from the basin could be established to protect the homes from flooding. I do not believe White Lake Township nor future residents should take this gamble without at least deal with a potential problem.”

“I would like to have the Board note that with the changes being requested these will be the smallest lots I know of in White Lake Township. I am not convinced that if this was presented to us for the first time today, that this Board would approve such small usable rear yards. Unfortunately, it is what it is and if the developers are wrong, rear yards will be even smaller if the pond continues to rise.”

Attorney Hamameh does not think it is necessary to go into the legal issues. She would suggest that the Board leave it to the engineer, the community development director, and attorneys to work through the amendments of the development agreement that will be required to accomplish this. She does not think it sounds like anyone really has a problem with this request. The problem is fixing it in the future so that it doesn't become a yearly problem with continued amendments. These are things that can be worked on behind the scenes with the developer to try and come up with a solution or thoughts on what can be done.

Director O'Neil believes that is what Trustee Powell wrote of, something that resides within the development agreement or the bylaws that talks about the responsibility or acknowledges this was an issue now so future owners are aware and are required to be part of the solution.

Attorney Hamameh shared that she was contacted by Trustee Powell regarding this. Conversations were had with Director O'Neil and Engineer Leuffgen.

Director O'Neil interjected that Ivy Glen has a pump chamber already built in the pond so if it fails, they could simply put a submersible pump in, but the pipe and infrastructure is already there. This is in a qualified agreement.

Trustee Smith asked of Attorney Hamameh is this Board should be concerned of any precedents this might set for the future.

Attorney Hamameh believes this was an unusual situation when it was approved and that it is one of those things the Township has learned its lesson on.

Trustee Smith does not want a precedent set regarding the small lot size.

Supervisor Kowall believes the solution is through common sense engineering and legal language to ensure it. He is more comfortable leaving it to the township engineer, community development director, and the township attorney to come up with the arrangement and allow the supervisor to sign any necessary document.

Trustee Smith asked if Supervisor Kowall is leaving it their hands to develop it and not come back before the Board.

Supervisor Kowall does not believe it needs to come back before the Board.

Director O'Neil is seeking direction from the Board as to what recommended solutions they would like to see.

Supervisor Kowall thinks there needs to be some sort of control level in it. He thinks it is safest to repeat what was done at Ivy Glenn.

Pat McWilliams from Kieft Engineering. He wants to go back to the design and requirements to give the Board a comfort level. He believes Trustee Powell's statement was a little on the alarmist side. The existing pond level in 2017 was 939.10. The amount of area draining to it, which includes Union Lake Road, using the formula of 200-year storms, it is predicted it would raise 2.2 feet, to 941.30. He continued that this year had a lot of precipitation and the highest it got was 941.50, which is two tenths higher than the 200-year storm, but it went back down. He indicated that it is happening because it is a sandy sight and that it is going down when it gets to a certain height. He understands he is throwing a lot of numbers at the Board, but the one-foot freeboard elevation is 939.10 add 2.2, which is 941.30, the theoretical 200-year theory of high-water level. If you add one more foot making it 942.30 it is that one-foot cushion they want to be above. The lowest level basement is 947. The highest the water has gotten is 941.50. In safety numbers, it is designed for 200-year storms. He declared they have the capacity of seven, 100-year storms and if you sent to the lowest basement level of 947, it would be eight, 100-year storms. There is a huge margin.

Regarding Ivy Glen, which he is familiar with as he worked on it, it is similar in some ways, but different in others. This pond has no outlet at all, where Ivy Glen had an existing Road Commission line that was available for pumping out in an emergency situation. There is no storm system here. He wants everyone to know that it is not close. There has been a year of experience where it rose but went down. He shared that all but one road is in, not all of the houses are in yet, but neither is the vegetation, which will slow the water down in getting to the pond. He opined that right now; they are as vulnerable as they will ever be. He does not see this being way off from where it was originally designed.

As for setbacks, they were set up and approved. When Official Spencer indicated the water was closer, they came up with a revised unit building rear envelopes that indicated the water level is at 941.50, the freeborn level is 942.30, let's use the freeboard level as the worst case scenario, and have all of these at least 25 feet from any structure. He further indicated that in most cases right now, they are 30 feet. He stated they came back with a revised reduced envelope, pushing them back up the hill so that there will always be 25 feet from the theoretical freeboard line. The other problem that arose was decks, and what they were going to do about decks as they too were supposed to be 25 feet away. They decided that if there was any encroachment at all, the deck would be limited to be 12 feet wide.



Trustee Smith indicated she is hearing how to handle the distance, but she is not hearing a solution or any future rise in the water level to be unpredictably high.

Mr. McWilliams reminded that he pointed out they have a huge margin of safety. He noted they will continue to monitor it, but they don't anticipate it continually raising higher. He thinks that this is being overly concerned.

Supervisor Kowall asked Mr. Leuffgen if he concurred.

Mike Leuffgen indicated that he agrees with what Pat said about the storage volume. There is 5.5 feet distance from water level to the lowest finished floor. He further stated it would have to be multiple back-to-back storms, 100-year storm events, which is a lot of water. He agrees that this site is exceptionally sandy and as the water level rises it is going to move out horizontally. As to Trustee Powell suggesting a hydrogeological study, it is something that could be considered for peace of mind. It will put some science to it, but no one can accurately predict what the water level will be.

Trustee Smith is not familiar with the cost of such a study.

Mr. McWilliams indicated a minimum of \$5,000.00 and noted that it is a time factor.

Trustee Smith asked for clarity as to who will monitor it after the development is completed. She asked if it would be the Building Department and if language necessary.

Mr. McWilliams suggest installation of a measuring device that identifies the elevation levels. He further indicated that during the development, they will continue to monitor it and suggests they submit a log of the measurements to the Township.

Trustee Smith is questioning whose responsibility it will be when the developer moves on. She thinks that needs to be clarified.

Bruce Sullivan, legal counsel of the developer, interjected that it can absolutely be built into a master deed amendment. He questions what happens if it is determined to be elevated. He reminded that is set up with such a high safety margin and should never be a problem.

Attorney Hamameh added that Trustee Powell made suggestions and asked her to suggest alternate solutions from a legal standpoint, such as to adding things to the master deed or a hold harmless. The reason she agrees that something needs to be done, and as this Board knows, it is constantly having issues with retention and storm water runoff, and residents come to the Township to help with these water issues. Only to find that the Township's hands are tied because that is how it was developed. She continued that unless there is a mechanism to resolve that issue twenty years from now if it becomes a bigger issue, then the Township will find itself in the same position now having to deal with a longstanding past development that have these types of issues. She indicated that adding it to the Master Deed would help or initiating and

S.A.D. to resolve any issues dealing with water, or another mechanism. She suggests deferring it to a “committee” of engineers or brains behind what can be done practically to resolve or minimize the issue as best it could.

Trustee Smith agrees that some sort of mechanism needs to be in place for the future as likely none of this Board will still be here.

Supervisor Kowall noted that this Board has cleaned up a lot of messes in the Township over the years.

Director O’Neil shared along the same lines, that Trustee Powell indicated he talked with Craig about establishing a sinking fund as an idea, where he would put up some sort of deposit and the residents then add to it over the years. Director O’Neil is not sure what a future solution would be since there is nowhere to pump it. He continued that Trustee Powell thinks it would be prudent for the developers and their consultants should present White Lake Township with a hold harmless letter to cover any legal fees that the Township might be responsible for due to any future flooding. His memo further states that he is sure the developers are 100% sure there will never be any flooding, but that if they are asked to sign to be personally responsible for any flooding, they would refuse to sign. He further indicated that any changes to the plan and/or the agreement to establish an S.A.D. now will need to be put into the master deed and bylaws but should also be put in the disclosure statement that is easily read by any future purchaser of the development.

Craig interjected that it is designed based on engineer standards and that you cannot predict the end of the world.

Treasurer Roman noted that it has already gone from 40 feet to 25 feet. From his perspective, it will probably go up higher. He also indicated that if someone would have told him a tornado was going to hit White Lake, he would have indicated they were crazy. He declared that they need to come up with some kind of plan. He also asked where the closest sewer is to this pond and could it be pumped into one if this occurred.

Mr. Leuffgen indicated this area does not have a great storm sewer system. He noted there is this development and the West Valley that is proposed just south of this, which is having to create a pretty lengthy outlet to get the water off of their site as there is nothing off of Union Lake Road that can be used. He declared that there are no options that he is aware of for this.

Mr. McWilliams interjected that they have a great natural resource, that there is a huge bowl that can take eight 100-year storms. He does not think this is as big of an issue as it is being made to be.

Supervisor Kowall shared that there are other lakes/ponds throughout the Township of that size and the water goes up and it goes down. It has historically since the glaciers. He opined that you have to be aware of it, but if you have that level of capacity, eight 100-year storms back-to-back,

the probability, there would be a multitude of lakes that don't have the ability, would all overflow and cause great problems. He indicated it is kind of the natural evaporation that hydrology does in these areas. He further indicated, not that there is an easy outlet in this area, but if there was, what number would you set it at and who would arbitrarily pick that number. In this particular case where would it go. He agrees that once the greenery goes back in there it will allow that a lot of the runoff will be absorbed. He defers to the township's attorney, that they work with her, the community development director, and township's engineer.

Craig interjected that the setback didn't really change, the land did, but it was not the usable land.

Supervisor Kowall will defer to the people that can figure it out.

Trustee Smith worries because they are far apart. She also does not believe you can compare it to Mandon Lake as it has runoffs. She thinks Director O'Neil would appreciate direction from this Board.

Director O'Neil would like to know where the Board is and would find a direction helpful, so it doesn't end up back before the Board.

Supervisor Kowall interjected that there is no outlet and that you can't create something that isn't there. He indicated they have used the standards that the Township engineer has looked at and approved. He is comfortable with the calculations and does not believe anyone is being an alarmist. It is being looked at as things that have happened in the past, but it is usually through a lack of maintenance. He notes this is a natural lake and it will do what it does. He again questions what the level that is set as a triggering mechanism and then what you do.

Treasurer Roman doesn't believe it is so much to do with the level as you could bring in 100 dump/septic trucks.

Director O'Neil indicated at a minimum there has to be language in the master deed, but what triggers it. He wants it to be crystal clear that the Township is not responsible for fixing this pond in the future.

Craig interjected that they are talking about pumping water out of the pond for irrigation.

Director O'Neil indicated it would be helpful.

Mr. Sullivan, in regard to the master deed, he looked at it today and the first amended and restated master deed, they have actually three sections that state that the developer during the sales period and the duration after the developer has sold out, the association is responsible for stormwater maintenance, retention ponds, all of this because the responsibility of the association. He continued that there is also a section that indicates if they fail to it, the Township can take it upon themselves to do it and add it to the taxes of the people in the association.

Director O'Neil interjected that something changed, and he feels like a basic acknowledgment is warranted. He also noted that there are already people living there, who bought a home with a certain set of master deed requirements.

Mr. Sullivan reminded that until the developer is sold out, they have the right to change the master deed.

Director O'Neil agrees, but expects that the Township will hear from some of the residents. He doesn't know what the solution is but believes that an acknowledgement that conditions have changed to some extent. He knows that in every new development there are provisions for stormwater maintenance, but the maintenance never happens.

Mr. Sullivan indicated that the attorneys have to defer to the engineers.

Director O'Neil asked specifically of Craig, if they are comfortable with the direction of this conversation and where the spirit of it is going. He is trying to come up with some sort of document of the change, why it occurred so it's known, and the irrigation idea. In regard to the indemnification, he is not sure if it is necessary or not and defers to the township attorney.

Official Spencer wants to make sure there aren't any environment issues and that they are looked into.

Mary Early, 5925 Pineridge Court. She recalls from the Planning Commission meeting that these 25 feet versus 40-foot setback only pertained to a few of the lots. She further asked:

1. How many lots? To which Craig, replied maybe six.
2. Is the setback to be applied to all of the homes on the lake or just the ones effected. To which Craig, indicated all of them.
3. How tiny are the lots? Supervisor Kowall indicated it is a moot point as the land has already been divided and the persons that are going to buy it will buy it for what it is. There is no problem with that from the Township standpoint. Director O'Neil indicated that the majority of the lots are 80 feet frontage and 130 to 152 ft deep.

Mark DeGross, 9776 Bonnie Briar St. He was thinking as well that you could just water the lawns if the levels go up, but if the water is down and you water your lawns, you'll be sucking mud out of the bottom of the pond. He opined that people will be less happy with that than they will be with higher water.

Craig wants to make sure they can continue with lot 37 while this is worked through. It is a sold job and he doesn't want any hold up. He reminded they met the 25-foot setback.

Director O'Neil has no objection. This is before the Board because Director O'Neil did not have any authority. He would ask that any consideration include lot 37.

Official Spencer believes Trustee Powell's concern was not that basements were going to flood, it was more that it is at 25 feet now and if it were raised another foot, it is now going to be a 23-foot setback. He believes that to be his concern. What they propose to mitigate is that any site that has this problem, will have a boulder wall built at the 25-foot lot line so that the water won't encroach closer than 25 feet.

Supervisor Kowall indicated that this establishes the area and puts a protective boundary.

Mr. Leuffgen indicated that you are not using the existing water level to establish that. He wants everyone to understand that they haven't achieved that.

Treasurer Roman commented that maybe it is unlikely that the water level will never get to that level and that there is discussion of 100-year storms. He noted there is a resident sitting here that was hit by a 100-year storm in the form of sewage. He had sewage coming into his property that he never thought possible. His point is that it can happen.

Trustee Smith wants to see a solution in there. She indicated let's plan for the worse and hope for the best.

Craig indicated that what the engineering standard does.

Treasurer Roman and Trustee Voorheis are all for the committee idea.

**It was MOVED by Supervisor Kowall, SUPPORTED by Clerk Noble to work with the community development director, township engineer, and input from Trustee Mike Powell to remedy and to continue to allow the construction on lot 37 and to allow the Supervisor and Clerk he authority to sign necessary documents. The motion PASSED by voice vote (5 yes votes).**

#### **E. CONCEPTUAL PLAN REVIEW, 8300 PONTIAC LAKE ROAD**

Removed

#### **F. REQUEST TO APPROVE REVISED MOJAVE CANTINA LICENSE AGREEMENT**

Director O'Neil summarized that the Mojave Cantina utilized the existing foundation for their previous sign and put a new sign up that had cantilevers placed over a sewer main. It was on a set of architectural plans and civil plans, that both he and Mr. Leuffgen signed after reviewing the engineering plan and site plan. He does not believe there was any intentional deceit. This is a way of allowing the new sign to stand.

Attorney Hamameh interjected that each development is required to sign a sanitary sewer and watermain easement. Those easements strictly prohibit installing anything that may interfere

with or may threaten to interfere with the facilities at the discretion of the Township. She understands that the sign was actually erected right over or very close to the sewer main. Director Potter's opinion is that it threatens to interfere with that utility. It was decided to put together this license agreement which basically allows them to use the Township's easement for their sign, but provides indemnification, hold harmless, and insurance requirement.

Director O'Neil shared the sign location on the monitor. He reiterated that this allows them to keep the sign and for the Township to make repairs to the sewer main without any responsibility of any damage to the sign.

Attorney Hamameh noted that Exhibit B will need to be included if approved tonight.

Supervisor Kowall sees no issue with this and indicated that this Board has remedied lots of sins of the grandfathers. He opined that there is no good place for the sign and as long as the Township can get in there for repairs and the sign is not the Township's responsibility.

**It was MOVED by Clerk Noble, SUPPORTED by Trustee Voorheis to approve the licensing agreement and allow the Supervisor and/or Clerk to sign. The motion PASSED by voice vote (5 yes votes).**

#### **G. REQUEST TO APPROVE FINANCE DIRECTOR POSITION AND SALARY**

Supervisor Kowall indicated that Elaine has done a marvelous job in her tenure with the Township. Her workload has steadily increased due to multiple financial requirements that continue to compile. She is now managing grant and federal monies. After reviewing neighboring communities and in an effort to keep the wages competitive and retainable to attract qualified persons, the wage scale would start at \$84,000, year one at \$87,000, year two at \$90,000, year three \$93,000, and year four \$96,000.00. This is in the average of the low \$90,000 to \$124,000 and is not unrealistic. He thinks she is an outstanding person for this position and an exemplary employee. He also noted there would be no overtime.

Trustee Voorheis thinks she is duly needed of this. She noted that every time she sits through the audit with Plante Moran she is amazed and notes that honestly it is somewhat over her head. She agrees this needs to be done to support Elaine.

Treasurer Roman has worked with Elaine for nine years and has never met a better municipal accountant. He shared that she helps mentor many other townships. He thinks the payrates are just but has one issue to share. He pointed out that the Townships keep putting pay raises in one at a time but indicated that you get animosity of the rest of the employees to see that only one person getting a raise. He shared that Independence Township did an analysis of its employees and presented all of the proposed changes at once. He would rather see it done that way. However, he definitely supports this as the numbers are inline and Elaine is definitely deserving of it.

Trustee Smith feels she is an excellent employee and so underrated. She furthered that she keeps everything running in the background and that the Township really counts on her. She is in support of this.

Clerk Noble indicated that Elaine works directly for him or his team. She is a valuable asset to this Township, the community and his office, and the Accounting Department. Her duties and responsibilities continue to grow, and he can foresee her needing help down the road. In discussions with the labor attorney as to where to start it, they looked at the City of Wixom pay scale, he suggests she come in at \$96,000.00 as it is fair.

Treasurer Roman interjected that Independence Township is roughly the size of White Lake and their finance director is paid over \$100,000.00.

Clerk Noble believes the true intent is to get everyone up, so that the Township can retain the talent. He would like to see her come in at \$96,000, but a new hire would start at \$84,000 and work their way up.

**It was MOVED by Supervisor Kowall, SUPPORTED by Trustee Voorheis that Elaine be bumped up as finance director with all the duties described in her job description with the salary taking effect with the four year, which is \$96,000.00 at the next pay period. The motion PASSED by voice vote (5 yes votes).**

#### **TRUSTEE COMMENTS**

Trustee Smith updated that the library has had some COVID closures and encourage the public to watch their website for current services. She thanked all the residents for coming out tonight. She believes it is incredibly important to hear from them as she values their input. She thanked them for being interested and invested in the Township. She hears them, she shares some of the same concerns and she will be on top of this project. She too lives in this community and wants many of the same things that were shared by the residents to the Planning Commission. She explained that she voted for the rezoning primarily because she has faith in them working like a partnership/neighbor to the civic center area. She is putting her faith in them as she is asking residents to put their faith in her and this Board that they will use that zoning uniquely. That is what she is hoping for and watching for. She is not a big fan of the high density in that area and also wants to see it a bit lower. She added that anyone who wants to walk the property, to be please do it in a buddy system as it is not the safest property to walk. She closed by thanking everyone for joining tonight.

Trustee Voorheis noted that Parks & Rec had a meeting last Wednesday and they are starting to work with Beckett Rader since receiving the grant for the park. She congratulated Jim, Rus, and John, three long-term employees of White lake Township that recently retired. They had a lot of seniority and were good citizens of the Township. She closed with be safe, be healthy, let's get vaccinated, and get this COVID thing under control.

Clerk Noble thanked all veterans for their service to the country, those deployed and actively serving in the armed forces. He wished everyone a great night.

Treasurer Roman wished all residents and fellow Board members a happy and safe new year. To the former board members, happy new year, and to Carol Burkhardt we hope you are doing well.

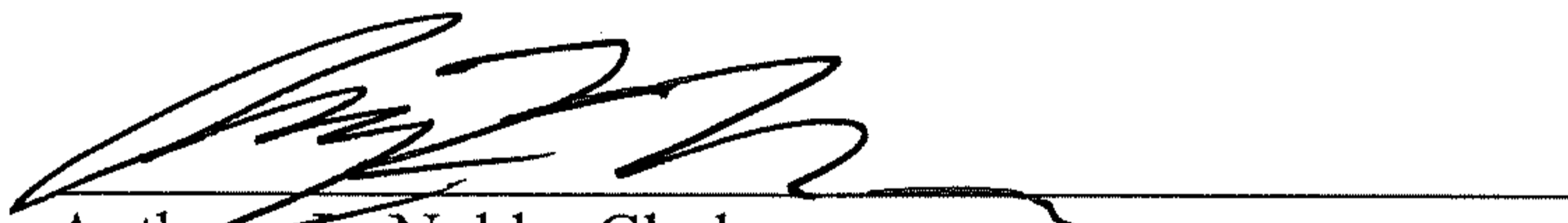
Supervisor Kowall thanked everyone for being here tonight. He knows this Board has been entrusted to do the right thing and they will do the best that they can. He stated that you don't always get what you want, but sometimes you get what you need. The Township needs to have a certain amount of development in the Township to have a sustainable tax base for the growth in the community. He opined that it is a prickly pear to work with and maintain the Township's rural community and watch all the changes come. It is a true challenge for this Board and community development to walk that line, but they are doing what they feel is ultimately the best interest of this township. He wished goodnight and God bless.

#### **ADJOURNMENT**

**It was MOVED by Clerk Noble, SUPPORTED by Trustee Smith to adjourn. The motion PASSED by voice vote (5 yes votes).**

**Meeting adjourned at 9:39 p.m.**

I, Anthony L. Noble, the duly elected and qualified Clerk of the Charter Township of White Lake, County of Oakland, State of Michigan, hereby certify that the foregoing is a true copy of the January 18, 2021, regular board meeting minutes.



Anthony L. Noble, Clerk  
White Lake Township  
Oakland County, Michigan