

**WHITE LAKE TOWNSHIP
PLANNING COMMISSION**
7525 Highland Road
White Lake, MI 48383
SEPTEMBER 5, 2019 @ 7:00 p.m.

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

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

Absent: Debby Dehart, Excused
Scott Ruggles, Board Liaison
Joe Seward

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

Visitors: 4

Approval of Agenda

Ms. Carlock moved to approve the agenda as presented. Mr. Meagher supported and the MOTION CARRIED with a voice vote. (6 yes votes)

Approval of Minutes

a. August 15, 2019

Mr. Anderson moved to approve the minutes of August 15, 2019 as presented. Mr. Meagher supported and the MOTION CARRIED with a voice vote. (6 yes votes)

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

There was no discussion from the public for items that were not on the agenda.

Public Hearing:

Mr. Fine opened the public hearing at 7:13 p.m.

Barbara Greenberg (8100 High Point Trail) asked if the CIP is available to the public. It is available on line.

Mary Earley (5925 Pineridge Ct) wanted to comment about some spelling errors and questioned a project that was referenced, but she didn't see it cross referenced. Mr. O'Neil noted that there are a lot of projects in the back of the document that have been completed or removed. The new civic building is assuming an \$8 million building, and she thinks this is low. She'd hate to see that the building is not big enough and we grow out of our space too quickly.

Mr. O'Neil reported that we don't have a good cost estimate yet because we're working on the feasibility study. Mr. Noble stated that he's been through feasibility studies and the needs and requirements have changed over the years. If it's two or three stories versus one story it could be more cost effective. These are very preliminary numbers. Mr. O'Neil stated that we were told to use a rough figure of \$200/sq. ft. Our current Township building is inefficient and the space is not laid out well. The current Township building and land will be sold off. There is 10,000 square feet in the current building and doubling it would give everyone more space. There is a lot of wasted space here currently. In the civic center area, some of the area could be sold off to defray some of the costs, such as infrastructure costs.

Mr. Fine noted that they are building in Florida and he thinks the \$8 million estimate is reasonable.

Mr. Fine closed the public hearing at 7:27 p.m.

Old Business:

No old business.

New Business:

a) **Capital Improvements Plan (CIP) 2020-2025**

Mr. O'Neil reported that the CIP is a prudent planning and budgeting tool. Any community with a Water or Sewer department is required to have a CIP. The CIP is useful for grants and shows thoughtful, careful planning for all departments. We identify all the needs and collate them into one document. This is sort of a wish list, each department knows what our goals and needs are. The dollars aren't always there. \$50,000 is the threshold for the projects for White Lake Township before it's on this plan. The threshold in Ann Arbor is \$100,000 and Rochester's is \$25,000. We try to plan for them as much as we can. We have the ability to set that threshold and we've always used \$50,000. This is all done in house, and Jason Iacoangeli does about 90% of this. There was quite a bit of discussion on this at the last meeting. This is referred to as Resolution Number is 19-032.

Mr. Anderson noted that the reason the CIP comes to PC is because it's a planning document as part of the master plan.

Mr. Meagher moved that the WLT Planning Commission recommend to the Township Board the approval of the 2020-2025 Capital Improvement Plan (CIP) as currently submitted. Mr. Anderson supported and the MOTION CARRIED with a roll call vote: Anderson – yes; Fine – yes; Carlock – yes; Grubb – yes; Meagher – yes; Noble – yes. (6 yes votes)

Liaison's Report:

Ms. Grubb reported that there was not a Park & Recreation meeting. She reported that Mr. Iacoangeli had forwarded a status report of current projects.

Mr. O'Neil reported Mr. Meagher put together a helpful sheet of procedures for the Planning Commission. Mr. O'Neil reported that there are currently six active developments right now with Centerpointe Plaza, Preserve at Hidden Lake, Eagles Landing, Trailside, etc.

Other Business:

a. Discussion of Ordinance Amendments

Mr. O'Neil reported that we keep a good list of running ordinance amendments that may need attention and will work on them this fall and early winter.

b. 4 Corners Elevations

There was some discussion about the receipt of the elevations for the changes for the siding at the 4 Corners apartments. Mr. Noble pointed out that there are many variations of the plans that have been submitted and the building department should have the latest changes for review and reference.

Ms. Carlock moved to adjourn the meeting at 7:50 p.m. Mr. Noble supported and the MOTION CARRIED with a voice vote. (6 yes votes)

The next meetings are scheduled for September 19th and October 3rd, 2019.