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WHITE LAKE TOWNSHIP

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WHITE LAKE TOWNSHIP PLANNING COMMISSION

7525 Highland Road
White Lake, MI 48383
August 3, 2017 @ 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: Ms. Dehart was excused; Mr. Ruggles and Ms. Novak-Phelps were not present.

ROLL CALL: Steve Anderson - Chairperson
Merrie Carlock
Debby Dehart - Excused
Mark Fine
Rhonda Grubb - Secretary
Scott Ruggles, Board Liaison - Absent
David Lewsley – Vice Chairperson
Peter Meagher
Gail Novak-Phelps - Absent

Also Present: Sean O’Neil, AICP, Community Development Director
Mike Lueffgen – Township Engineer, Johnson & Anderson
Greg Elliott, Township Consultant, McKenna Associates
Lynn Hinton, Recording Secretary

Visitors: 12

Approval of Agenda

Mr. O’Neil indicated that the applicant was running late and ordinance amendments could be discussed until he arrives.

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

Approval of Minutes

a. May 18, 2017

Mr. Meagher moved to approve the minutes of May 18, 2017 as submitted. Ms. Carlock supported and the MOTION CARRIED with a voice vote. (6 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:

59 a. Zoning Ordinance Amendments

60
61 Mr. O'Neil asked Mr. Elliott of McKenna to review some of the proposed Zoning Ordinance amendments.

62
63 Mr. Elliott stated that some home businesses in the township are violating the home occupation ordinance
64 and the Township Board has asked the Planning Commission to look at this section. The thought is to
65 make this a Special Land Use type of approval where they would have to meet criteria, i.e., hours of
66 operation, noise, traffic, etc. and have conditions put on their approval so this is not allowed by right.

67
68 There could be potential for a possible second category of operations to allow certain types of business.
69 His reservations are that if someone wants to run contractor's type establishment, they should be in an
70 industrial district, however the township doesn't have much industrial land available. A landscaping
71 business with a few trucks and a few employees may be acceptable, but running a supply yard with
72 excavating could be more disruptive and not harmonious with residential properties. Most of this type of
73 activity is going on in the northern half of the township.

74
75 When this was previously discussed, McKenna provided a chart and went through the common use
76 standards for home occupations and home based businesses. It's important to note that whether home
77 occupations or home based businesses (defined as if they have employees or not), none of them provide
78 for landscape contractors. These are commonly deemed to be more industrial in nature and some of
79 those already exist in the township.

80
81 Mr. Elliott found that Tyrone Township has defined this use in a "Contractors Limited Storage" section in
82 their ordinance, and they have it listed as a Special Use. Also provided are the standards that they hold
83 those uses to. One requirement is a lot area of 3 acres or more. He looked at White Lake operations and
84 some are on smaller than 3-acre sites. Depending on the goal of addressing this issue, you can
85 legitimize what they are doing, without creating opportunities for more. When adopted, you could also
86 create a minimum lot area where appropriate, but grandfather smaller lots if they can meet the use
87 standards. He added that screening was the big thing that didn't seem to be present. This is potentially
88 rectifiable in addition to places for parking and storage, etc., which can be addressed as part of the
89 process. He is open to thoughts and suggestions to craft the intent of the Planning Commission.

90
91 Mr. Lewsley cautioned that when the township goes down this course, to be aware there are a lot of
92 landscape and building contractors operating out of their residential properties. There are literally dozens
93 and he questioned how this would affect their existing operations. Mr. O'Neil stated there are a few that
94 may be compliant such as were a crew meets them on the job, the truck is brought home, and the
95 accounting is handled from the home. The biggest problem is with landscape contractors and equipment.
96 Granted there are probably many nail salons, etc. being run from homes, but they are more discreet and
97 not disruptive to other residents. Mr. Lewsley stated that this will affect a lot of people and many of them
98 will not be able to come into compliance. Mr. O'Neil responded that the township enforces ordinances
99 when there is a violation. This issue came about when 3-4 residents came in at once to complain. The
100 drafters of the ordinance did not consider this when the ordinance was drafted years ago. This will not fix
101 all the issues, but it can fix some to bring them into compliance.

102
103 Mr. Fine agreed with Mr. Lewsley and added that someone complained and the township has to inspect
104 and enforce. The process seems to be working at this point. Mr. O'Neil stated there are a lot of people
105 violating the ordinance and we need to simply discuss to see whether it is prudent to target and allow for
106 amendments to the ordinance. The goal is to bring them into compliance with minimal issues.

107
108 Mr. Anderson suggested looking at industrial versus non-industrial and structure this with the idea of what
109 is actually done. If we look at it from an equipment standpoint, is the equipment housed?

110
111 Mr. Meagher stated that the Township Board asked the Planning Commission to look at this ordinance.
112 He questioned whether the board was dissatisfied. Mr. O'Neil stated that rather than taking 15 people to
113 court, we could possibly amend the ordinance so it is not out of complete harmony. This is a first flush to
114 see if the ordinance is so outdated that it needs work. There are so many people operating illegal home
115 occupations. We don't want to open this up for people to buy 5 acres and operate a landscape supply.
116 Mr. Anderson noted that there could be an opportunity for an existing business to grow and development.
117 Mr. O'Neil indicated that there is also the issue with those businesses not paying taxes either.

118
119 Mr. O'Neil referenced another example where a woman wants to store boats on her property. She has 20
120 acres and no one would ever know the boats were there. Similar homeowners hide the boats on a farm
121 until they're caught, then they move to another farm the following year. The Planning Commission is
122 being asked to look at these situations too. This is an ancillary use and there are fire hazards and
123 nuisance issues too. Mr. Anderson noted that at one point in time there will be lots of activity coming in
124 and out at the beginning and end of each boating season. Mr. O'Neil stated the township is trying to
125 enforce this as well. Any community like White Lake has this issue.

126
127 Mr. O'Neil stated there would be more discussion on these issues at the next meeting in 2 weeks when
128 the 6-year CIP update is reviewed.

129
130 Mr. Anderson stated that we don't want to curtail the business opportunity, but we also have to look at
131 how it impacts the community and the residents around them. They have their say also, and they didn't
132 buy in this area to have their neighbor running a business. We need to determine what the impact is on
133 those people. We will hear this in a public hearing, but he wants to know beforehand. Mr. O'Neil added
134 that we also need to look at distances to avoid clustering, which could help mitigate the impact.

135
136 Ms. Carlock stated she would like to know what every other township in Oakland County is doing. Mr.
137 O'Neil stated that other communities have the same issues and are dealing with them similarly. Mr. Elliott
138 added that none of the other communities allow landscape contractors as home businesses.

139
140 Mr. Anderson suggested that Mr. O'Neil work out some bullet points and send them before the next
141 meeting so they can give feedback. Mr. O'Neil indicated they wouldn't have a lot of time to work on this,
142 but would try to get something out a few days beforehand.

- 143
144 a. File No. 17-004 **4 Corners Square**
145 Location: Located on the northeast corner of Union Lake Road and Cooley Lake Road,
146 currently zoned Neighborhood Mixed Use (NMU), identified as parcel numbers
147 12-36-478-028 (1451 Union Lake Road), 12-36-476-030 (8752 Cooley Lake
148 Road), 12-36-476-029 (8198 Cooley Lake Road), and 12-36-476-025 (8080
149 Cooley Lake Road), consisting of approximately 6.25 acres.
150 Request: **1) Final Site Plan Approval**
151 Applicant: 4 Corners Square, LLC
152 Randy Martinuzzi
153 29580 Northwestern Hwy, Suite 1000
154 Southfield, MI 48034
155

156 Mr. Elliott reviewed his report dated July 17, 2017. They have reviewed this plan a few times and there
157 aren't many new items, but there are still outstanding issues noted below:

158
159 With regard to site circulation and parking, the commercial drives accessing Cooley Lake Road do not
160 comply with the spacing requirements contained in Section 6.4(C) as they relate to the nominal speed
161 limit on Cooley Lake Road and their relationship to drive openings across the road. The posted speed for
162 Cooley Lake Road is 40 mph, which would normally require 300 ft. of driveway separation, center to
163 center. The westernmost drive unto Cooley Lake Road is 227 ft. from the intersection with Union Lake
164 Road. The center drive is approximately 273.5 ft. from the westernmost drive and approximately 115.7 ft.
165 from the Taco Bell drive. The Taco Bell drive is approximately 70 ft. from the neighboring drive to the
166 east. Driveways on the opposite side of Cooley Lake Road have not been depicted on the site plan. The
167 Planning Commission must weigh in deciding whether a modification of the access standards is
168 appropriate. This is not an issue for Union Lake Road, only Cooley Lake Road, and all per substantial
169 discussions with the Road Commission.

170
171 Parking spaces are correct in relation to the variance granted by the ZBA for 340 spaces, of which 13 will
172 be land banked.

173
174 The length of the stacking spaces needs to be dimensioned for the Taco Bell site. The Planning
175 commission should confirm that the lack of a full escape lane for Taco Bell is acceptable. As designed, 6
176 of 8 vehicles would be able to leave one in line.

177
178 The following comments are offered with regard to Landscaping & Screening:
179

180 For the Taco Bell site, 6 trees and 51 shrubs should be provided. It appears that only 2 ornamental trees
181 are provided. The Commission should consider whether or not additional frontage trees should be
182 required. The site as a whole is fully landscaped with canopy trees. Mr. O'Neil noted that the township
183 has asked from the developer that everything be put on one page, but it hasn't happened yet. It all has to
184 be put together into one plan.

185
186 The percentage of interior landscaping is compliant.

187
188 An area that is deficient is parking lot landscaping, which requires 20 sq. ft. per commercial space and 15
189 sq. ft. of parking lot landscaping per residential space. Most of what is proposed is around the perimeter
190 and not internal, which is the ordinance does not allow. He has suggested looking at screening between
191 residential use and the Tim Horton's drive thru. No effort has been made to do buffering from cars
192 stacking and Wattey Blvd.

193
194 The lighting plan needs fixtures details for the Taco Bell site, and also needs dimensioning for the signs
195 shown. For a monument type sign, it should be placed on a decorative masonry base, and the applicant
196 has depicted an aluminum cabinet. This should be discussed further. Also, there are too many wall signs
197 on Taco Bell's elevations.

198
199 And lastly, there is an issue with the materials proposed for the trash enclosures. The standard is a 6 ft.
200 wall on 3 sides with an obscuring wood gate on a steel frame. The Taco Bell enclosure has plastic or
201 simulated wood, and this does not comply.

202
203 With the exception of the issues identified, McKenna Associates is comfortable with the site plan. If the
204 Planning Commission agrees and wishes to grant final site plan approval, Mr. Elliott is suggesting doing
205 so subject to conditions.

206
207 Mr. Lueffgen of Johnson & Anderson reviewed his report dated July 27, 2017. This is their third review of
208 the site overall and the second review of Taco Bell.

209
210 They would like an explanation from the applicant to discuss known containments on the property and
211 what will be done with the monitoring wells on the site.

212
213 With regard to Grading and Paving, retaining walls on site need more details, and will be addressed on
214 the architectural plans for the building so we know how high and they must also comply with building
215 code.

216
217 This is a unique development and they are proposing underground parking. They have shown storm
218 sewer structures in this area and J & A has not received details for looking at grading on this.

219
220 J & A is asking for details to be added to the plan to make sure sidewalks are ADA compliant on the site.
221 Also, the building department may need to review the railings on the Union Lake Road sidewalks with
222 stairs.

223
224 Additional cross sections are needed to show grading and intent.

225
226 Parking striping is shown as single lines, and the township standard is dual lines boxed parking striping.

227
228 Storm sewer and detention will be an item for discussion. Lengthy reviews were done and the applicant
229 has been asked for items to be updated. J & A has evaluated the overall size and feel system is
230 appropriate for development, but calculations need to be updated.

231
232 A major component or requirement regarding storm sewer is that J & A wants a maintenance agreement
233 to be part of the approval for the site. This is critical for long term health and the operation of the storm
234 sewer.

235

236 They have an MDEQ permit for the water main extension and there were conditions by the DEQ on
237 construction in regards to known contaminants on the site. There should be conditions on the site plan so
238 contractors know this during construction.

239
240 With regard to sanitary sewer, they are still looking for a permit from the Road Commission to pass to the
241 DEQ for state approval.

242
243 Storm sewer and detention is sized appropriately for the area, but they need revisions to the calculations.

244
245 In conclusion, Mr. Lueffgen feels the outstanding issues are minor in nature and can be addressed prior
246 to the pre-con meeting.

247
248 Mr. O'Neil reviewed the Fire Marshall's July 17, 2017 report. He looked at the building and site plans with
249 regard to hydrant and apparatus spacing, and he will be involved on an ongoing basis so any issues that
250 arise can be addressed.

251
252 Mr. O'Neil added that a condition was placed on the applicant for the Special Land Use that until the
253 building is built, it will act as sound buffer. The applicant was asked to plant a substantial number of trees
254 to buffer the lake area from the parking lot. He asked what the commission felt about the 5 evergreens
255 that are proposed on the plan.

256
257 Mr. Anderson stated there have been two public hearings on this case, but he would accept unofficial
258 comments from the public this evening.

259
260 Ken Palarski, 8315 Cooley Beach Drive, stated he lives on the lake and as far as he knows about storm
261 water runoff, they intend to put a 60" pipe under Cooley Lake Road. He'd like to see a filtration system for
262 toxins and he wants a maintenance agreement to monitor for brake dust, oil and contaminants that could
263 potentially still be on the site. He would also like to see something in place for the parking structure if it
264 were to flood. A 100 year rain will not slow water from coming through a 60" pipe.

265
266 Pauline Whitmore-Smith, 8741 Cooley Beach, asked about the lighting plan for Taco Bell. Since the
267 building will be closed late at night, she questioned where the guys would go to the bathroom in the
268 middle of the night. Motion sensors for the lights to come on would deter middle of the night bathroom
269 breaks. She also submitted something for odor control. Her concern was with putting 3 restaurants in
270 front of residential area. She thought the apartments could be more upscale if odor was not present.

271
272 Gail Casebolt, 2861 Cooley Beach, asked if these units were apartments or condos.

273
274 Sam Buckholter stated he is new to the area and asked if there would be future development going on the
275 lakeside of Union Lake Road. He heard a rumor for a marina. Mr. O'Neil stated that a marina is not
276 allowed under the ordinance, nor would the township allow this.

277
278 Clark Pierson, 8281 Cooley Lake Drive, stated there was previous discussion of 19 missing parking
279 spaces they were required to have and now they are 45 short, and a variance was granted for this. Mr.
280 O'Neil stated there is a deficiency, but the applicant has also eliminated 3 apartment units, so the number
281 of spaces required has decreased. They went through a different process and were granted variance
282 from ZBA.

283
284 Randall Knox, 8449 Cooley Lake, and President of the Cooley Lake Association, stated that the township
285 is giving variances left and right, and he asked who would stop the marina. Also, he asked why the
286 township is considering another drain pipe into Cooley Lake. They should be able to do something else
287 with the drain water. Lastly, so much is being built on this corner. Why would the township allow all this
288 stuff to be crammed on 6 acres?

289
290 Richard Hammond, 8533 Cooley Beach Drive, questioned the distance between the sidewalk and Cooley
291 Lake Road. It looks like there is 10 ft. between the road and where the parking spaces will be. He also
292 thought there was supposed to be an 8 ft. sidewalk. Mr. O'Neil responded that there is a 6 ft. sidewalk
293 across Cooley Lake and 8 ft. on Union Lake. Mr. Hammond questioned the size of the buffer and the

294 need for a 3 ft. retaining wall that would come into play if they didn't have a number of feet. Mr. O'Neil
295 stated the applicant got a variance from that requirement.

296
297 Mr. Martinuzzi addressed the items brought up this evening. He distributed the elevations for the
298 buildings to the commissioners. He reviewed the commercial rendering and stated that Jay Johnson, the
299 engineer, was also present this evening to discuss any concerns. With regard to Taco Bell's site plan,
300 Mr. Martinuzzi thought the township offices had them. Mr. O'Neil stated the site plan was emailed, but
301 they never received hard copies.

302
303 Mr. Martinuzzi reviewed the overall site plan. Changes that were requested by the Planning Commission
304 were to make sure there were a lot of internal pedestrian walkways and they have since been added.
305 They relocated the dumpsters and grouped them together to provide additional screening for the board.
306 Regarding contamination they are now at the point where everything has come up clean. BP is assuring
307 us that they do not have to do any more remediation. The plume goes to the south and does not travel to
308 the north. If looking at monitoring wells, 90% are within an area. There are significant wells to the south
309 of Cooley Lake and they have put agreements together with BP as to vacating those wells. They are
310 doing additional soil borings and Phase II is going on. They will put in all the infrastructure and leave the
311 area green belted. They also met with Supervisor Kowall and the Oakland County Health Department.
312 Since 2001, nothing has been done on the site. They met with engineers on how to get BP to move.
313 Ground water supplies are reading negligible and there are no issues with potable water or drinking
314 water. Water and sewer was moved off the southern part of property and over to Wattey Blvd. The DEQ
315 requested special gaskets. As more sampling is done under the due care plan, they have a tentative
316 agreement with BP and they will have someone on site at all times, in addition to their own industrial
317 engineering on site as well. It will be a long process with getting monitoring wells. They impact all grades
318 and parking lots, so they can't develop this portion of the property right now, but they will beautify it with
319 green.

320
321 With respect to hours of operation, there is significant sound decibel and vendors know they have to
322 follow it.

323
324 Mr. Martinuzzi indicated that changes were made requested by Fire Marshall. They eliminated parking
325 and created a larger radius designed for a 50 ft. truck, even though White Lake Township's requirement is
326 currently 40 ft.

327
328 Regarding the lighting plan, Mr. Martinuzzi stated the spec is LED energy efficient. Ms. Carlock
329 questioned whether it was dark sky compliant, but Mr. Martinuzzi didn't know.

330
331 With regard to the Landscape Plan, Mr. Martinuzzi stated Taco Bell is a part of their overall approval and
332 they will have to comply. He understands approval is conditioned upon full compliance. Also, he was
333 asked to get rid of some of the bank on the restaurant size, so he did add it elsewhere on the site.

334
335 Currently there is a wooded area on the site and Mr. Martinuzzi is asking to leave that area, but clean it
336 up. Mr. Lewsley felt it didn't make sense to clean up the site and leave wooded area. Mr. Martinuzzi
337 stated they would grade it out and bring it back to green. There are 8-10 monitoring wells and the grade
338 will have to stay wherever it's at until the wells can be vacated. Mr. Lewsley stated that the township
339 doesn't want noises echoing across the lake. Ms. Carlock added that the township wants a lot of green
340 and she would like the existing trees kept. Mr. Martinuzzi agreed to put spruces where vegetation stays
341 through the winter. If 10 or 15 trees are needed, they would put in 10 or 15. He thought there was a
342 footnote "as required" on the plan. Mr. O'Neil stated the township needs something on file of how that
343 portion of the site would be left temporarily. If trees will be left, there needs to be temporary grading and
344 landscaping plan to incorporate all of this and it has to be fluid. Mr. Martinuzzi stated he would do
345 whatever the township tells him to do.

346
347 Mr. Martinuzzi indicated that he talked to Taco Bell regarding the traffic stacking and their position is that
348 6 cars would be able to escape and they are comfortable with that.

349
350 Mr. Jackson answered the question from the public comment regarding distance from the road. It was
351 determined it is 25 ft. from the parking lot to the edge of Cooley Lake Road. On Union Lake Road, it
352 appears to be about the same, maybe 23 ft., with an 8 ft. walk.

353
354 Mr. Martinuzzi stated that they lost some landscaping when they put the sidewalk in. It was made clear by
355 the township that they wanted a clear pathway for pedestrians. They put as much as they thought was
356 viable to insulate the apartments. Mr. O'Neil noted that the walkway was added by the Township Board
357 and they wanted the site reconfigured for emergency vehicles and snow storage. Internal connectivity
358 allowed them to put the sidewalk in as dictated by Township Board. Also, Mr. Martinuzzi will put in as
359 many trees and shrubs as he can, and planter boxes can also be looked at. Ms. Carlock feels that if he
360 starts putting landscape in the parking lot, it wouldn't make sense. Mr. Elliott stated that you don't count
361 what's in the perimeter. The numbers were related to parking lot landscaping within the lot, i.e., internal
362 islands, but the Planning Commission may waiver this by counting the perimeter.

363
364 With regard to the type of materials proposed for the trash enclosure, Mr. Martinuzzi stated if wood was
365 necessary, they would put wood, however Treks would hold up better in the long term. Ms. Carlock
366 asked whether Mr. O'Neil could make that determination. Mr. O'Neil indicated that at least on the
367 dumpster, the enclosures have to be split block, not stamped concrete where colors can run and fade.

368
369 Mr. Martinuzzi showed renderings of the commercial building. They are proposing burnished block on the
370 lower part of the building and a nice wainscoat that will tie into the residential building. He has submitted
371 prints of the building to the building department for their review. He added that the top half of the building
372 is cultured stone, Fossil Reef. The roof treatment requires screening of mechanicals and he stated that
373 the parapet will cover all of it. They put in a large mechanical room so the back wall is aesthetically clean
374 as requested by township. Those plans have been submitted for permitting. Decks will be fully enclosed.
375 Units will be for lease at \$1,595 for a 2-bedroom unit and \$999.99 for a 1-bedroom. They also have a
376 1,400 sq. ft. corner unit with a full lake view.

377
378 Mr. Jackson discussed the detention plan. He stated they took the natural site and weighed impervious
379 surfaces. There would be 23,000 cu. ft. of water stored in underground tanks. There are perforated
380 areas that will infiltrate into the ground. As water collects, it will be treated to get pollutants and sediment
381 out, then held. It then percolates in the ground and comes out to a 1" restrictor plate and releases over
382 24 hours.

383
384 A resident asked if there was a monitor of the toxins. Mr. Jackson stated that monitoring comes from
385 MDEQ by testing the flow into the lake and they sample once per year. Mr. Martinuzzi added that there
386 are 4 different parcels, if each had separate detention, they would just perk into the ground. The lake to
387 the west appears to have evaded what happened 25-30 years ago. Mr. Lewsley noted that this is a 4-
388 stage filtration system, where there is nothing right now. Mr. Anderson agreed that they have had nothing
389 for years and now there is something positive for filtration into the lake. The maintenance agreement will
390 ensure they will do what is appropriate with regard to filtration and detention.

391
392 Mr. Lewsley stated that the Planning Commission has been asked to make a determination regarding
393 access management however the Road Commission has indicated how they want it put in. There are
394 dozens of things that have to be addressed before this can be developed. They must meet conditions in
395 the consultants' reports. Every detail has to be incorporated onto one plan. Mr. Fine and Ms. Carlock
396 agree that the conditions have to be met.

397
398 Mr. Meagher stated that with all of these comments/issues brought up, the purpose of approving the final
399 site plan tonight as opposed to rejecting it, is that if we approve, we make the assumption that the
400 applicant will comply, and this allows them to move forward without stalling the project. The Planning
401 Commission unlocks the gate, and allows staff to hold them to the fire. Every condition will be met before
402 a shovel goes into the ground.

403
404 Ms. Grubb stated she is disappointed in the number of issues that still remain, but she is more
405 comfortable with the storm water detention and treatment.

406
407 Mr. Anderson indicated that the applicant has heard a lot from the commission and the public. He wants
408 them to understand that we want to be sure all these issues are met. He has no problem coming back
409 with something if things change. This is a lot and a major burden. He doesn't know why this has taken
410 so long. Our consultants have been very clear on what they have to do and some of these things should
411 have been taken care of in advance and not leaving this lump sum for the Planning Commission. It is not

412 a burden to call the commission back in. This is a good development with a good appearance, and
413 hopefully everything will work out positively.

414
415 **Mr. Lewsley moved in File 17-004 4 Corners Square to approve the Final Site Plan, subject to**
416 **finding the access management plan standards have been met and are consistent with the Road**
417 **Commission's requirements, and subject to all conditions and recommendations by staff and**
418 **consultants be met to the satisfaction of the Planning Director. Mr. Fine supported and MOTION**
419 **CARRIED with a roll call vote: Grubb – yes; Meagher – yes; Lewsley – yes; Carlock – yes;**
420 **Anderson – yes; Fine – yes; (6 yes votes)**

421
422 **Liaison Reports:**

423 Ms. Novak-Phelps was not present to give a report.

424
425 Ms. Grubb stated the Parks and Rec met in June. Discussions were regarding the Fisk Farm pathway
426 improvement; an offer to purchase the old Kelly Tree Farm. Mr. O'Neil added that the property was put
427 up for tax sale and the township may have bought it. Also, Redwood did the design for 200 ft. of pathway
428 at a cost of \$14k to the township.

429
430 Mr. Ruggles was not present to give a report.

431
432 **Director's Report:**

433 Mr. O'Neil did not have anything further to add.

434
435 **Communications:**

436
437 **Next meeting dates:**

- 438
439
440
 - Regular Meeting – August 17, 2017
 - Regular Meeting – September 7, 2017

441
442 **Adjournment**

443
444 **Mr. Fine moved to adjourn the meeting at 10:10 p.m. Mr. Meagher supported and the MOTION**
445 **CARRIED with a voice vote. (6 yes votes)**