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Scott Ruggles  
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## WHITE LAKE TOWNSHIP

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### WHITE LAKE TOWNSHIP PLANNING COMMISSION

7525 Highland Road  
White Lake, MI 48383

**August 18, 2016 @ 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. Novak-Phelps, Mr. Kowall, Ms. Dehart and Mr. Lewsley were excused.

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

Also Present: Sean O'Neill, AICP, Community Development Director  
Lynn Hinton, Recording Secretary

Visitors: 1

#### Approval of Agenda

Mr. Fine moved to approve the agenda as presented. Mr. Meagher supported and the MOTION CARRIED with a voice vote. (5 yes votes)

#### Approval of Minutes

a. July 21, 2016

Ms. Carlock moved to approve the minutes of July 21, 2016 as submitted. Mr. Meagher supported and the MOTION CARRIED with a voice vote. (5 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.

#### Public Hearing:

a. Capital Improvement Plan (CIP) 2017-2022

Mr. O'Neil indicated the Planning Commission spent time reviewing this plan with Mr. Iacoangeli over the last month. This is a 6-year budget for physical improvements as identified by each township department. The reason for doing this is to lay out what projects the department heads feel are necessary in the

59 coming years. Many times, the funding is paid by potential grants and state shared revenue, and  
60 quarterly billings in the case of Water & Sewer. State law requires communities that have a public water  
61 or sewer facility must do this each year, and it is important to let taxpayers know how funds will be spent.  
62 This plan is also a helpful tool in identifying cost savings on projects.

63  
64 Mr. Anderson relayed to the gentleman in the audience that the intent this evening was to discuss the  
65 content in the CIP and not pontificate policies and issues. Mr. O'Neil added that each department was  
66 asked to look at their specific needs. The plan is compiled from the individual department submissions.  
67 How and purchases are made is up to the Township Board. It is unobtainable to do all the projects listed  
68 over the course of 6 years.

69  
70 Mr. Anderson opened the public hearing at 7:17 p.m.

71  
72 Pete Piccinato, 8771 Townsend Drive, White Lake, indicated that he compared numbers from this  
73 new plan versus the old plan and feels the purchase of cars is unrealistic. He questioned how well  
74 the numbers were budgeted and whether each department were giving honest numbers. He  
75 understands this this is a wish list, but feels the numbers have been fabricated. Mr. O'Neil responded  
76 that the numbers are not fabricated, but they are ballpark numbers. The fleet line item puts \$120k per  
77 year as a blanket amount. As an example, the Police Department may buy 2-3 vehicles each year,  
78 which are \$20-25k, but there is an additional cost in the thousands to outfit with computers, lights, etc.  
79 He added that this document is not a budget where money is put aside, but rather a forecast.

80  
81 Mr. Piccinato still felt the dollar numbers don't make sense. Mr. O'Neil indicated this is a forecasted  
82 projection. A bulk number is put in as a place holder, we are not forecasting a budget.

83  
84 Mr. Piccinato stated he appreciates the document, but asked what the purpose of having public  
85 comment was if it has no bearing or influence on the document. Mr. Fine responded that there could  
86 be something the public could add to the plan and provide feedback. Mr. Anderson added that this is  
87 an opportunity to expose the general public to the finances and where funding is going. This plan  
88 validates some of the expenditures that are there and the township does its best to get information  
89 out there.

90  
91 With no other comments, Mr. Anderson closed the public hearing at 7:34 p.m.

92  
93 **Mr. Meagher moved to approve the 2017-2022 Capital Improvement Plan (CIP) and send it to the**  
94 **Township Board for acceptance. Mr. Fine supported and the MOTION CARRIED with a roll call**  
95 **vote: Meagher – yes; Fine – yes; Carlock – yes; Anderson – yes; Grubb – yes. (5 yes votes)**

96  
97 **Continued Business:**

98  
99 a. Discussion of Ordinance Amendments

100  
101 Mr. O'Neil indicated there are 10 pages of corrections in Section 4 that resulted from prior discussions,  
102 and McKenna is still working on amendments to Section 3, which he will forward via email when they are  
103 completed. The Public Hearing will be scheduled for September 15. He will post a marked-up copy on  
104 the website so residents will know what has changed. He asked the commissioners to review the  
105 document and contact him with any questions. Mr. O'Neil added that McKenna & Associates have spent  
106 many hours identifying all the inconsistencies, and they did a nice job with this.

107  
108 **Liaison's Report**

109  
110 Ms. Grubb gave an update from the Parks & Rec. Oakland County bought a 40-acre parcel from the Girl  
111 Scouts of America and is considering putting in a series of boardwalks for kayaks to access the river. The  
112 township also owns adjoining property and this could be a joint venture opportunity to link the passage.  
113 The committee will again hold the Halloween Trunk or Treat event in conjunction with the Historical  
114 Society at the Fisk Farm and have a drive-in style movie. The group also talked about Pokemon Go and  
115 what it means for the township parks. The idea is to get people out walking and in to the parks. Also  
116 discussed was a potential skate park at Hawley Park. Mr. Iacoangeli has contacted a company in Kansas  
117 to get a pump track to go over the basketball court. This purchase will be dependent on whether we are

118 awarded grant funding. And lastly, simple repairs are being made to the play structure at Hawley Park.  
119 Replacing the entire structure will be considered next year.  
120

121 Mr. Kowall was not present to give a report.  
122

123 Ms. Novak-Phelps was not present to give a report, but it was noted that the ZBA did not have a July  
124 meeting.  
125

### 126 **Consultant's Report**

127  
128 None  
129

### 130 **Director's Report**

131  
132 Mr. O'Neil reported that Stan Woodhouse, a long time commissioner and planning icon, passed away last  
133 week. Mr. Anderson indicated that he attended the service and wondered if the township would do any  
134 type of memorial in his honor. This could be looked at and considered by the Township Board.  
135

136 Mr. O'Neil shared that the applicant closed on the property at Cooley Lake and Union Lake Roads. They  
137 were appreciative of the feedback they got and are excited to come back and work with the Planning  
138 Commission.  
139

140 Kroger is coming along. They should be open by October 1, possibly sooner. They will open the gas  
141 station at the same time. The old Kroger is up for sale and could possibly lease the site to one or several  
142 users. There is a commitment to redo the façade and parking lot and complement the new Kroger.  
143

144 The property across the street from Kroger on the west side of Elizabeth Lake Road has an interest for a  
145 multiple family project. The entire parcel is 108 acres, much of which is wetlands. The corner of interest  
146 involves 6 acres. Conceptual plans are coming in. Some of the property will be untouchable, but it has  
147 potential and will require a Master Plan and a broad and global approach with utilities.  
148

149 White Lake Crossing, located behind the Shell Station at Bogie Lake, was approved 10+ years ago, but  
150 never got developed. There is acreage that is desirable for commercial and there could be interest for an  
151 assisted living facility, which may be a good use for this area. The township is receptive, but the user has  
152 not come back yet.  
153

154 Modern Messages Dance Studio had a pre-con meeting for water and utilities that will serve the site. The  
155 township is rapidly working on getting them serviced.  
156

157 Cedar Meadows is moving along with earth work.  
158

159 General RV will be coming in within the next week with another set of plans. They have been working on  
160 this for over a year, and have changed design professionals. The township has had many conversations  
161 with them on what the problems are and it is expecting a more acceptable plan from them this time.  
162

163 Ivy Glen Park off Williams Lake is building homes. There were initial issues from people, but if you drive  
164 through, you will see that many trees were protected and there is a nice conservation buffer. People will  
165 be pleased, and there is also water and sewer nearby. The entryway turned out nice, and the pump  
166 station is all landscaped and looks great, permanent pumps are in and working. The resident abutting  
167 needs more landscaping as promised by the township.  
168

### 169 **Communications:**

#### 170 **Next meeting dates:**

- 171 • Regular Meeting – September 1, 2016
- 172 • Regular Meeting – September 15, 2016 (public hearing on Zoning
- 173 Ordinance Amendments & a rezoning request)
- 174
- 175

### 176 **Adjournment**

177  
178 **Mr. Fine moved to adjourn the meeting at 8:13 p.m. Ms. Grubb supported and the MOTION**  
179 **CARRIED with a voice vote. (5 yes votes)**