

Gregory R. Baroni, Supervisor
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Trustees
Carol J. Burkard
Scott Ruggles
Andrea C. Voorheis
Rik Kowall

WHITE LAKE TOWNSHIP

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WHITE LAKE TOWNSHIP PLANNING COMMISSION

Regular Meeting
7525 Highland Road
White Lake, MI 48383
February 20, 2014 @ 7:00 p.m.

Mr. Meagher called the meeting to order at 7:00 p.m. and led the Pledge of Allegiance. Roll was called: Mr. Kowall was excused.

ROLL CALL: Steve Anderson
Debby Dehart, Secretary
Rik Kowall, Board Liaison - Excused
David Lewsley
Sarah McNulty, Vice Chairperson
Peter Meagher, Chairperson
Gail Novak-Phelps
David Pegg

Also Present: Jason Iacoangeli, AICP, Staff Planner
David Birchler, Township Consultant
Susie Roble, Township Consultant
Lynn Hinton, Recording Secretary

Visitors: 11

Approval of Agenda

Ms. Novak-Phelps moved to approve the agenda as presented. Mr. Anderson supported and the MOTION CARRIED with a voice vote. (5 yes votes)

Approval of Minutes

a. February 6, 2014

Mr. Anderson moved to approve the minutes of February 6, 2014 as submitted. Ms. Novak-Phelps supported and the MOTION CARRIED with a voice vote. (5 yes votes)

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

Mr. Meagher opened the discussion for public comment on items not listed on the agenda, but none was offered.

Public Hearing:

a. File No. Hidden Pines Park
Location: Property described as parcel number 12-05-100-020 (5455 White Lake

57 Road), located on the north side of White Lake Road between Ormond and
58 McKeachie Roads near the entrance of Hidden Pines Subdivision, consisting
59 of approximately 9.23 acres.

60 Request: 1) Public Input on the Future Design and Development for Hidden Pines
61 Park

62 Applicant: White Lake Township
63 7525 Highland Road
64 White Lake, MI 48383
65

66 Mr. Iacoangeli gave a brief Powerpoint presentation for the audience. He stated that the township went
67 through a visioning process in 2011 to get input from the residents on what amenities they would like to
68 see in the park. In 2012, the township put together a Master Plan for the park based on the feedback that
69 was received.
70

71 The township is taking the next step in seeking funding for the project by applying for a grant utilizing the
72 Michigan Natural Resource Trust Fund, which can be used for development of the park. Clearzoning
73 planning consultants are assisting the township in the application process.
74

75 Mr. Birchler continued that because the township may at some point use the southeast corner of the site
76 for a future fire station, it is important to keep this out of the description of what the grant would fund.
77 Secondly, the grant application has been written and is almost ready for on line submission. The
78 township is proposing to pledge \$175k toward the development of the park that will come from the Parks
79 & Rec fund and not the Township General Fund. The money is available and will constitute 40% of the
80 amount being requested from the state. The hope is to have the other 60% of the project funded by the
81 grant. This is a good program and worth pursuing. One of the features in the grant application is a
82 design that lends to safer access for children to get the bus.
83

84 Ms. Dehart asked who would plow the bus access route. Mr. Iacoangeli stated the township maintenance
85 department would have to maintain it, similar to the other parks within the township.
86

87 Ms. Dehart asked about fees for the ball diamond and future pavilion rental. Mr. Iacoangeli stated the
88 users of the casual ball games would not pay a fee, but the township reserves the right to charge fees for
89 league play. Mr. Birchler clarified that fees could not be charged to enter the park.
90

91 Mr. Anderson asked what age group the ball diamond encompasses. Mr. Iacoangeli stated the size of
92 the diamond is more tailored to youth ball or softball. It's not intended for hardball or high school ball. He
93 noted that rental fees did offset some of the costs to maintain the park last season. He added that there
94 are trash receptacles on site, and the park is currently being maintained by the Township Maintenance
95 Department. Mr. Anderson asked if there was a pavilion there now. Mr. Iacoangeli stated there was not,
96 but it is in the Master Plan for the future. Mr. Anderson noted that the size of the pavilion could generate
97 opportunities for more people to use it. Mr. Birchler thought the proposed pavilion is 24 ft. x 24 ft.
98

99 Mr. Meagher opened the public hearing at 7:25 p.m.
100

101 Mary Early, 5925 Pine Ridge Court, indicated that she and her husband are business agents for the
102 homeowners association. She personally loves the park. She referenced the graphic where the walk
103 shows two entrances and a driveway and stated that their board has the authority to allow that access.
104 She would like to see a fire station on the site. She added that there was no trouble with the kids playing
105 ball this past summer and because there is no lighting, playing time is limited. She asked whether there
106 was a plan for a permanent restroom facility to replace the existing porta potty, but Mr. Iacoangeli stated
107 the grant will not allow for a permanent structure, however it may allow for a shelter to enclose it and give
108 a more permanent appeal.
109

110 John Early, 5925 Pine Ridge Court, asked how much detail had to be provided in the grant application on
111 the park design. Mr. Iacoangeli indicated that the township is providing the state with a Master Plan that
112 explains the different amenities and cost expectations. Mr. Early stated he is concerned with the entry
113 and overflow parking on the private road. They had called the police last summer and were told a "No
114 Parking" sign would have to be posted. Mr. Iacoangeli stated the parking that is proposed is designed for
115 the park and for peak times during ball season. Mr. Early also noted that the design of the pull-in would

116 have to be designed to get a bus in and out. Mr. Iacoangeli indicated that this is a preliminary plan to give
117 an idea of what the park would look like and considerations will be given to parking when the actual
118 design is put into play. Mr. Early noted that they contacted an attorney and they would have to come to a
119 maintenance agreement. Mr. Iacoangeli continued that the township is looking at different materials, i.e.,
120 concrete, asphalt, etc. The most expensive part of the project would be curbs, the parking area and
121 drives. The technical design elements haven't been nailed down yet. Mr. Early stated that they would
122 like to have input on how this all melds into the private drive. Mr. Iacoangeli noted that the township
123 would find out whether the grant would be funded in December of this year. This is not a final design and
124 if the grant is approved, there would need to be an engineered design done determining all the final
125 details and dimensions. All of those issues will be sorted out once funding is secured. Mr. Early stated
126 he has no problem with a bus coming in and turning around, but also wants to know how it will be
127 maintained.
128

129 Mr. Birchler stated that in order to apply for a grant, the township doesn't need a development plan for the
130 park. It's best to wait to see if funding is granted because the grant will allow up to 7% of the engineering
131 costs. This is a concept plan for a good workable park. If it's not funded, the Township Board will have to
132 decide whether it can move forward or if it has to scale back.
133

134 Chelsea Stone, 880 Teggerdine, referenced the children waiting at the bus stop. She questioned whether
135 plowing would be funded by the grant. She referenced Lakeland High School, where students pay \$75 for
136 a yearly parking permit and the lot does not seem to get plowed very well. She is also concerned with
137 lighting and having a pathway to access the bus stop if parents are unable to drive their children. Mr.
138 Iacoangeli stated that the Parks & Rec fund would pay for maintaining and plowing with no fees imposed
139 on the residents. He added that there is no lighting right now, since the buses only run during day hours.
140

141 Stephanie Gondek, 5355 White Lake Road, indicated that she was told at the visioning session, "no kid
142 will hit a ball far enough to enter her yard" and "a 6 ft. berm and large trees would be added as a buffer to
143 her yard". She feels the landscaping that was added is pathetic. She presented two softballs this
144 evening that came within 5 ft. of her when she was in her yard. In addition, she constantly had kids in her
145 yard retrieving balls. She would like to see more netting put up and some sort of boundary. She added
146 that whoever is maintaining the landscaping has been weed-whacking her bushes and she'd like that
147 mentioned to them. Mr. Iacoangeli stated the grant funding would certainly be able to address those
148 concerns.
149

150 There was continued discussion on Ms. Gondek's concerns for more netting and landscaping. The
151 commission agreed that the configuration of the field was not the best. There is existing mesh that does
152 keep the balls from hitting her windows, however they feel the netting can be expanded to cover the
153 entire outfield. Also, the landscaping that was placed was put in with the idea of being temporary until
154 funding is secured. Mr. Anderson noted when looking at one of the softballs Ms. Gondek presented, is
155 that there is no restricting flight on the balls. A ball of this type would restrict the distance of how far the
156 balls can go. Ms. Gondek feels that option would be hard to police.
157

158 Mr. Lewsley feels that while the application process is going on, the township can look at putting up
159 fencing before the season starts this year. Mr. Birchler added that there is a waiting period before funding
160 occurs, and if the township does any work beforehand, it will lose the grant money. As long as this is
161 something that will not be covered under the grant, which it won't, it would be safe to do.
162

163 Dillon Henderson, 5287 Oak Hill, Commerce Township, likes the idea of flipping the field around. He
164 feels it could be opened up for high school tournaments, which would generate revenue. With regard to
165 plowing, most plowing is done on the weekends and salted during the week. He also likes the idea of
166 extra netting for Ms. Gondek. He asked about alcohol consumption at the park and Mr. Iacoangeli stated
167 the Township Police patrol the park several times per week.
168

169 Miss Stone referenced the bus stop again and is concerned with stranger danger for the children who
170 have to walk to the bus stop or whose parents can't be at the stop with them.
171

172 Mrs. Early added that she does not want to see ball tournaments at this field. This is small park and
173 they'd like to keep it that way.
174

175 Joe Erlich, 2655 Wakefield, White Lake, asked if this was previously discussed and approved by
176 residents. Mr. Iacoangeli indicated that there was a visioning session in 2011 and another meeting in
177 2012 and what is being proposed is a result of those discussions. Mr. Erlich stated that they live on
178 Grass Lake and he's been asked to get patrols on Steeple Hill and Grass Lake Roads because people
179 are fishing on the lake and parking on the streets. He is also concerned with the plowing and
180 maintenance of Hidden Pines Park for the children at the bus stop and feels this area has to be front and
181 center.

182

183 With no other comments, the public hearing was closed at 7:55 p.m.

184

185 **Liaison's Report**

186

187 Mr. Kowall was not present to give a report, but Mr. Iacoangeli reported that the Szott Dealership was
188 granted preliminary site plan approval to move forward; the Board was presented with the Michigan Parks
189 & Rec Award for Bloomer Park; and Whispering Forest will come back next month on March 20th.

190

191 **Consultant's Report**

192

193 Mr. Birchler had nothing further to add.

194

195 **Director's Report**

196

197 Mr. Iacoangeli had nothing further to add.

198

199 **Communications:**

200

Next meeting dates:

201

- Regular Meeting – March 6, 2014 (possible cancellation)

202

- Regular Meeting – March 20, 2014

203

204 **Adjournment**

205

206 Ms. Novak-Phelps moved to adjourn the meeting at 7:58 p.m. Mr. Anderson supported and the
207 MOTION CARRIED with a unanimous voice vote. (5 yes votes)