

Gregory R. Baroni, Supervisor  
Terry Lilley, Clerk  
Mike Roman, Treasurer



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  
**August 15, 2013 @ 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, Ms. McNulty, Ms. Novak-Phelps were excused.

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

Also Present: Sean O'Neil, AICP, Community Development Director  
Greg Gucwa, Township Engineer  
Lynn Hinton, Recording Secretary

Visitors: 2

#### Approval of Agenda:

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

#### Approval of Minutes:

- Minutes of August 1, 2013

**Mr. Woodhouse moved to approve the minutes of August 1, 2013 as corrected. Mr. Lewsley supported and the MOTION CARRIED with a voice vote. (6 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.

#### New Business:

- Review and discussion of the draft 2014-2019 Capital Improvement Plan (CIP)**

Mr. O'Neil introduced the draft 2014-2019 CIP to the commission. He reviewed the projects on the last 5 year plan, most of which are unchanged and have been rolled over to the new plan.

He gave a brief description of projects under the Fire Department and where they stand today. They have had the most changes and a lot of their projects have been moved back a year or two. They put money into the tankers and they feel they are in a better position now. Station 2 has been maintained poorly and they have had to pay more money to have a truck shortened when they could have had the bay extended. Ceiling tiles are wet and moldy. The firefighters are living here and there is no doubt that some of the stations need to be replaced. Right now, the department has funding for the equipment they want to purchase, but nowhere to place it or park it.

Rating forms: high scores come when it's a health safety welfare of the residents. Park projects score high, but still aren't close to fire dept.

He also reviewed the town hall facility project. He noted that last year, the project was projected at \$1 million and it was left in as a 2014 project. The township board is currently putting together a plan and bid specification to upgrade the site i.e., add parking, a new sign and landscaping to bring the site up to current ordinance standards. Without touching the building, upgrades would be approximately \$525,000. There are limited funds and the board is struggling with how allocate those funds. A new façade has been suggested, but it probably won't be considered at this point in time.

Mr. Lewsley questioned whether there was stimulus money that would be lost. Mr. O'Neil indicated that the township has until September 2015 to spend \$147,000 and would most likely be spent on upgrading the township site. In addition, it was noted that a pathway should be installed along the M-59 frontage. The board is in the process of determining how to phase this. Mr. Gucwa has proposed phase I to install the pathway, redo the front parking lot of the township hall, and the purchase of a new sign. Storm water infrastructure, a basin, curb and gutters are projects that would happen down the line and this may or may not involve building renovations.

Mr. Meagher doesn't feel it makes sense to upgrade the existing site, however a new facility just isn't realistic. Mr. O'Neil agreed and can't see moving this facility within the next 10 years. The biggest issue here is how to better serve this community. This building has been temporarily maintained over the last 10 years with the goal of building a new multi-level facility that would house all of the community services, but it would be difficult to go to the public and ask for a millage for a new building at this time.

Mr. O'Neil continued reviewing the proposed plan. He indicated that the Parks & Rec Plan has added the Teggerdine Trail project and Bloomer Park phase II.

Mr. Lewsley questioned the amount listed of \$150,000 for doing design work and whether the state was paying for trail development. Mr. O'Neil responded that Mr. Kowall's office helped pushed this project initially, but the scope of the project has changed and there are new reps from the DNR that are being brought in on this project. Mr. Lewsley asked if the township board was on board with the concept. Mr. O'Neil stated that there isn't a strong push right now and the board has been concentrating on upgrading the township site at this time. Ms. Dehart asked whether the state would move forward if the township pushed. Mr. O'Neil indicated that the state wants the township to submit for a grant and there is an April 1, 2014 deadline to get something in. He is not sure what the state's role will be yet and the township will continue to have more dialogue with them. The DNR Director is supposed to make a visit to look at Teggerdine and the boardwalk at Pontiac Lake.

There will also be dialogue with MDOT regarding pathways along M-59. These are long term projects that the board is still trying to get a handle on. The focal point is the bridge crossing at Pontiac Lake and pathways along M-59.

Mr. O'Neil asked the commissioners to review the draft over the next few weeks and forward any questions or comments to him.

### **Liaison's Report**

Mr. Kowall was not present to give an update.

Ms. Dehart indicated that the Parks & Rec has ordered trail signs for Bloomer Park and have also requested horse crossing signs from Oakland County.

### **Planning Consultant's Report**

Mr. Birchler was not present to give an update.

### **Director's Report**

Mr. O'Neil reported that Mr. Birchler would be looking at grants. He is going from department to department to determine what the needs are. He will work with the Supervisor and the township board to move forward. He has been retained as needed and J&A can provide technical support as well.

Mr. O'Neil announced that Mr. Woodhouse has resigned after serving on the Planning Commission for 20 years. The commission thanked him and applauded his invaluable service to the township.

### **Communications:**

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

- Regular meeting – September 5, 2013
- Regular meeting – September 19, 2013

### **Adjournment**

**Mr. Woodhouse moved to adjourn the meeting at 7:47 p.m. Mr. Anderson supported and the MOTION CARRIED with a voice vote. (6 yes votes)**