

Mike Kowall, Supervisor
Terry Lilley, Clerk
Beverly J. Spoor, Treasurer



Trustees
Carol J. Burkard
Michael Powell
Todd T. Birkle
Forrest Jay Brendel

WHITE LAKE TOWNSHIP

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WHITE LAKE TOWNSHIP PLANNING COMMISSION

Regular Meeting
7525 Highland Road
White Lake, MI 48383
October 7, 2010 @ 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. Phelps and Mr. Woodhouse were absent.

ROLL CALL: Steve Anderson, Chairperson
Todd Birkle, Board Liaison
David Lewsley
Michael Long
Steve Martinko, Vice Chairperson
Peter Meagher, Secretary
Gail Novak-Phelps - **Absent**
Beverly Spoor
Stan Woodhouse - **Absent**

Also Present: Sean O'Neil, AICP, Planning Director
Jason Iacoangeli, AICP, Staff Planner
David Birchler, AICP, Township Consultant
Lynn Lindon, Recording Secretary

Visitors: 19

Approval of Agenda

Ms. Spoor moved to approve the agenda as presented. Mr. Lewsley supported and the MOTION CARRIED with a voice vote. (7 yes votes)

Approval of Minutes

- September 16, 2010

Mr. Martinko moved to approve the minutes of September 16, 2010 as presented. Mr. Birkle supported and the MOTION CARRIED with a voice vote. (7 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.

Greg Baroni introduced himself as the new trustee for the township.

Mr. O'Neil welcomed Mrs. Spoor back to the Planning Commission.

Old Business

- a. Review and discuss White Lake Township Master Plan updates

Mr. Birchler gave a brief overview of the purpose of a Master Plan to the group of high school students that were present at the meeting.

He continued that the focus has been refined as a result of the state of the economy. Sustainability at the full community level involves providing current and future generations to remain in or relocate to White Lake Township. The township has to have growth to be sustainable.

Mr. Birchler indicated the Commission will look at the Master Plan in four parts: (1) Demographics and land use patterns; (2) Public involvement to determine the needs of the future; (3) Draft planning recommendations; and (4) How to implement over time.

He reviewed page 11 pertaining to the regional setting and issues that affect White Lake Township in positive ways. This part of the county has been identified as an area that has unique natural characteristics, many of which are preserved in public lands. They are not exclusive of White Lake Township, but this is desirable for people to remain here and want to be here in the future.

There has not been any significant change since the last review regarding the existing pattern of land use, but we have seen some growth in the commercial component in the community. Even though the economy has slowed down dramatically, there has still been growth and development in White Lake. The goal is to stay focused on making sure we get the best quality of development this community can achieve.

Mr. Birchler reviewed demographic information and noted that White Lake Township continues to be the 5th largest community in western Oakland County. He gave an overview of the trends in housing units and aging. We may be looking in the future of having facilities geared for the older population.

Regarding education, we are moving from a manufacturing age into a knowledge based age, where higher education and specialized training will be required. Our ability to attract new knowledge workers and retain them will be a huge component in the community.

He reviewed a rough draft of the Natural Features chapter. We need to make available in a broad way to keep the attractiveness in the forefront. The Huron River district and its chain of lakes can be used to enhance sustainability in the future. They looked at endangered plants and animals and those sections occur primarily in the Highland Recreation Area and are under the direct control of the DNRE.

Mr. Birkle indicated that recreation areas are assets and noted we have a park called Highland Recreation Area when the majority of the land is in White Lake. Mr. Birchler will ask the DNRE about a name change however, most were set up by an act of legislature and were named at that time. Legal mandates actually include the name of the park

Mrs. Spoor feels this is a good draft and the maps included are outstanding and bring forth questions. She lives in one of those areas and with the amount of lakes and wetlands in White Lake, she has personally felt the county has not pursued the fact that this is an issue to our quality of life with as many sensitive areas we have.

Mr. Lewsley also feels the presentation by Mr. Birchler is a very good start.

Mr. Martinko referenced capitalizing on assets and noted that community events and participation have been very good and it is also a part of our identity. Mr. Baroni confirmed they were expecting 300 attendees at the Fisk Farm Festival and saw 2,300. Further, they are anticipating 5,000 people at Indian Springs for the Great Pumpkin event.

Mr. Meagher liked the information presented. He is excited to be a part of how to integrate, prioritize and put in fiscal responsibility and restraints.

Mr. Birchler distributed a Work Program Progress Report with tasks and the status of those. The next step is the public input component. White Lake Township has taken the position that it will ask the public what they want to see first. An internet based survey and hardcopy options will be available as

well. The first meeting in December is tentatively scheduled for an Open House, which will challenge people to think of things from the standpoint of where they and their children will be 10 years from now.

Planning Consultant's Report

Mr. Birchler noted there have been amendments to Act 51 for road construction and the Planning and Enabling Act to discuss complete streets.

There is a minor glitch in zoning regulations for private stables. The technical reading of the language makes private stables a principal private use. A zoning amendment will be brought to the group in the future to fix the problem.

Director's Report

Mr. O'Neil reported that while the group has to get at the sign ordinance, it doesn't make sense to start right now due to personnel changes coming mainly in January.

He distributed copies of a symposium from a seminar Mr. Iacoangeli attended regarding the new Medical Marijuana Act. This was a heated issue at the last board meeting and many people are misinformed. The township is not trying to regulate use in their homes, the issue is with dispensary. The Board tabled this item and extended the moratorium. There will be a joint meeting after the conference next week.

Communications

Next meeting dates:

- Regular meeting – October 21, 2010
- Regular meeting – November 4, 2010

Adjournment

Mr. Anderson moved to adjourn the meeting at 8:25 p.m. Mr. Martinko supported and the MOTION CARRIED with a voice vote. (7 yes votes)