

CHARTER TOWNSHIP OF WHITE LAKE

Approved Minutes of the Special Board of Trustee Meeting Special Board Meeting

March 26, 2013

Supervisor Baroni called the meeting to order at 4:00 p.m. and led the Pledge of Allegiance.

Clerk Lilley called the roll:

Present: Greg Baroni, Supervisor
Terry Lilley, Clerk
Mike Roman, Treasurer
Carol Burkard
Rik Kowall
Scott Ruggles
Andrea Voorheis

Also Present: Sean O'Neil, AICP, Community Development Director
Brent Bonniver, Building Official
Paul Shearlock, Water & Sewer Director
Mike McAdams, Environmental Engineer
Lynn Lindon, Recording Secretary

Public Comments

Supervisor Baroni opened the discussion for public comment on items not listed on the agenda.

Mr. Shearlock commented as a citizen of the community and stressed the importance of pathways in the township, as he rides his bike to work. He would like to see the board support a pathway on the church parcel today.

New Business:

- a. Dangerous Building Proceeding (377 Lakeview & 1408 Caprice)

Mr. Bonniver reported they had a hearing on February 6 with the Dangerous Building Officer and received the recommendation and decision to have these homes demolished. The order was to give both property owners 30 days to take the dwelling down.

Clerk Lilley asked if either property owner had responded. Mr. Bonniver responded that the bank for the Lakeview property has been in touch with Milford Salvage, but if it were to default on those conversations, the township can still move forward with the demolitions.

Clerk Lilley moved to approve the Dangerous Building Proceedings for the Lakeview and Caprice properties. Trustee Kowall supported and MOTION CARRIED with a unanimous voice vote. (7 yes votes)

- b. Dangerous Building Demolition Bid Specifications

Mr. Bonniver indicated that the bid specifications are in front of the board today, but he has not heard back with regard for bids. This request is to approve specifications if the township has to use its own resources for demolitions.

Clerk Lilley moved to approve the Dangerous Building Demolition Bid Specifications and send notices to four demolition companies stating bids are due back as soon as possible and that the

Supervisor be given authority to authorize the lowest bid and proceed with demolition. Trustee Ruggles supported and MOTION CARRIED with unanimous voice vote. (7 yes votes)

c. Woodside Bible Church Renovation, File No. 13-001

Mr. O'Neil reported that at the last Planning Commission meeting, the commission recommended preliminary approval with conditions being that the board require a pathway be put on half of the frontage now and the balance within 2 years of C of O, and allow the 900 ft. water main but to make sure water testing be done and add a flushing device if deemed necessary.

Mr. O'Neil added that the pathway was deferred to half due to cost. The 550 ft. immediately adjacent to the drive would be installed immediately and the more easterly 550 ft. portion installed in two years. The commission also determined that no bond was necessary because they trust that the church would comply.

There was an issue with traffic. MDOT looked at the traffic study that was done by the applicant and does not feel a light is warranted however MDOT is in the process of doing their own study. They have brought counter cords across Sunny Beach and M-59. There has been much discussion on the traffic congestion and safety is a major concern.

Treasurer Roman questioned how much a 1,100 ft. stretch of sidewalk would cost.

The applicant, Cliff Sieber, stated the entire stretch of pathway would be in the \$70-80,000 range and it's 1,210 lineal ft., with earthwork and restoration. Mr. Roman asked how much the entire project is costing and Mr. Sieber responded it is costing \$3 million. They are constructing a 17,500 sq. ft. addition. Mr. Sieber gave a brief history of the church and their plans to build a sanctuary.

Trustee Burkard complimented the beautiful addition. She is very concerned with the traffic issue. She stated she lives in Twin Lakes Village across the street. She questioned whether the parishioners are using the gate that goes out to Fisk Road when they leave the church. Mr. Sieber confirmed that people do use the gated easement and the church controls the use of the gate, which is open on Sundays and for large events during the week. They also encourage parishioners to use that exit.

Trustee Burkard added that there are cars existing that area from all angles. She noted that years ago then Senator Nancy Cassis did research on this and MDOT denied a light at that time as well. She would like the church to address the concerns with traffic. She asked whether the church would be renting out the new addition for other functions. Mr. Sieber stated that they would not rent the space and it would be used for church functions only. Ms. Burkard asked how many people currently attend service in the gymnasium and how much more do they anticipate adding. Mr. Sieber responded their current attendance is 450-500 between 3 services and their hoping to be at 850 capacity eventually in 2 services. Trustee Burkard felt that even at half capacity there will be many people coming out to M-59 across from Sunny Beach.

With regard to the pathway, Trustee Burkard noted that the ordinance call for it and Mr. Shearlock has indicated there could be a cost savings for their water connection. Mr. Shearlock and Mr. McAdams both confirmed that there are options for cost savings the applicant can consider.

Mr. Shearlock offered cost savings options with waiving the \$5,000 water proportionate and savings by moving the tap closer to the hydrant, and using plastic piping, which could save REUs.

Trustee Burkard continued that she doesn't like setting a precedent by allowing the applicant to finish the project in 2 years. Mr. Sieber indicated that the property is huge with a flood plain and there's ¼ mile of pathway, more than the marketplace. He asked the board to consider giving them the ability to pay for it by constructing half of it now. There is currently no bridge over the river and when they do construct it, it will not go anywhere.

Trustee Burkard asked if there would be a restaurant, at which Mr. Sieber stated there would not, but they do have a kitchen. There was more discussion on the purpose of the gym and whether the church intended on opening the kitchen for fish fries, etc. Mr. Sieber stated the gym is used mainly for youth events and basketball. Their intent with the kitchen is only for a few events a year and they don't anticipate more use. Mr. McAdams noted the kitchen is required to have a grease trap, but there is not proposed right now.

Clerk Lilley indicated that both Mr. Shearlock and Mr. McAdams have talked about the sewer and he would like to see the REU calculations kept in compliance with White Lake/Commerce standards. When this is metered, he would like to see it brought back to the board with what the church is requiring. He is also concerned with water quality and feels a 900 ft. water line is too long and could cause issues with stagnant water. He questioned whether a loop system would be a better alternative and deserves additional consideration.

Clerk Lilley moved to approve the Preliminary Site Plan for Woodside Bible Church subject to the water rate schedule and fees are consistent with township policies, the sewer rate be consistent with REU for the township, the pathway be installed consistent with the Planning Commission's recommendation, but would not be constructed until the adjacent parcel to the east is built upon and the river crossing is constructed. We also ask MDOT to look at the light and get something in writing to justify whether it is required or not.

Discussion on the Motion:

Supervisor Baroni agreed with Clerk Lilley, and he is also concerned with the traffic and the pathway.

Clerk Burkard asked about handicapped parking. Mr. Sieber stated that 8 barrier free spaces are required and they have 21, most of which are located in the rear of the building as requested by the parishioners. Clerk Burkard stated she would also like to see automatic doors.

Trustee Ruggles agrees with Trustee Burkard that the entire pathway should be constructed all at once. There is cost savings potential to make this happen.

Treasurer Roman also agrees with having the entire pathway put in now. He does not want to make an exception to the ordinance and also feels there are opportunities for cost savings in other areas.

Clerk Lilley agrees with applicant and the Planning Commission's recommendation. There is over 1,200 linear sq. ft. of sidewalk that will not connect to anything. It would make sense to have it connect somewhere, i.e. a bridge or new parcel for future development. The township has a lot of sidewalks that go nowhere.

Trustee Kowall stated this came before the Planning Commission and there was a lot of conversation. Everyone concurred the sidewalk should go in. There are future plans for M-59 and if they do half now, MDOT will have a better idea what they will do in the next few years when the applicant is required to finish the other half. In two years the township will have a source of funding to bridge the river. This is a heavy expense on the church and Planning Commission agreed paths are paramount, but felt strong that this was a reasonable consideration.

Treasurer Roman asked if it was reasonable to leave a 50 path of lawn to attach the other half of the pathway later. Mr. O'Neil responded that there is a gap of 50-100 ft. and it pulls up short of the river. The pathway would still end up short of the river if it were paved all the way. It wasn't making a necessary connection and it is a requirement as far as phasing. The Planning Commission was willing to bend in this case.

Mr. Shearlock stated again there is potential for the applicant to save money, which could ease the cost of the other half of pathway. He also noted that paths are a maintenance item and questioned who will maintain them. Mr. O'Neil indicated that the Planning Commission is also sending Ordinance amendments to the board at the next board meeting that will require all pathways installed will be maintained by the developer.

Trustee Kowall stated that the Planning Commission is trying to be reasonable with the church. They've been a good neighbor and have tried to solve the traffic problem. They are aware of the surroundings and impact they make on the community. This consideration would give them more time to do internal fundraising. His motion at the Planning Commission was site specific and approval runs with the land.

Trustee Kowall supported Clerk Lilley's motion.

Clerk Lilley restated his motion. To approve the Preliminary Site Plan for Woodside Bible Church subject to the water rate schedule and fees are consistent with township policies, the sewer rate be consistent with REU for the township, the pathway be installed consistent with the Planning Commission's recommendation, would not be constructed until the adjacent parcel to the east is built upon and the

river crossing is constructed. We also ask MDOT to look at the light and get something in writing to justify whether it is required or not.

Trustee Kowall felt the final determination of water quality should be left to the township engineer consultant. The engineer concurred at the Planning Commission meeting that flushing would be acceptable if deemed necessary. Clerk Lilley stated that he would rather see this line looped.

The MOTION FAILED with a roll call vote: Baroni – yes; Lilley – yes; Roman - no; Burkard – no; Ruggles – no; Voorheis – no; Kowall – no. (2 yes votes, 5 no votes)

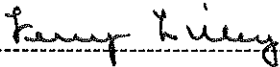
Trustee Kowall moved to approve the Preliminary Site Plan for Woodside Bible Church as proposed with the exception that the complete pathway be constructed all at once, and adapting the best solution to water as recommended by the township engineer. Treasurer Roman supported and the MOTION CARRIED with a roll call vote: Kowall – yes; Voorheis – yes; Ruggles – yes; Burkard – yes; Baroni – yes; Lilley yes; Roman – yes. (7 yes votes)

Adjournment

Trustee Kowall moved to adjourn the meeting at 5:00 p.m. Treasurer Roman supported and the MOTION CARRIED with a voice vote. (7 yes votes)

The meeting was adjourned at 5:00 p.m.

I, Terry Lilley, the duly elected and qualified Clerk of the Charter Township of White Lake, County of Oakland, State of Michigan, hereby certify that the foregoing is a true copy of the March 26, 2013 regular board meeting minutes.



Terry Lilley, Clerk
White Lake Township
Oakland County, Michigan