

CHARTER TOWNSHIP OF WHITE LAKE
Approved Minutes of the Special Board of Trustees Meeting
with the Planning Commission and Civic Center Development Committee
July 20, 2023

CALL TO ORDER

Supervisor Kowall called the meeting to order at 5:00 P.M. He then led the Pledge of Allegiance.

Clerk Noble called the roll:

PRESENT:

BOARD OF TRUSTEES

Rik Kowall, Supervisor
Anthony L. Noble, Clerk
Mike Roman, Treasurer
Scott Ruggles, Trustee
Liz Smith, Trustee (late arrival at 5:35 P.M.)
Andrea Voorheis, Trustee (late arrival at 5:17 P.M.)
Mike Powell, Trustee

PLANNING COMMISSION:

Pete Meagher
Robert Seeley
Steve Anderson
Merrie Carlock, Vice Chair

CIVIC CENTER DEVELOPMENT COMMITTEE:

Anthony Madaffer

ALSO PRESENT:

Sean O'Neil, Community Development Director
Nick Spencer, Building Official
Justin Quagliata, Staff Planner
Matt Ivory, Police Lieutenant
John Holland, Fire Chief
Dan Redstone, Redstone Architects
Teffera Kowalske, Redstone Architects
Kris Enlow, Beckett & Raeder
Brian Barrick, Beckett & Raeder
Stu Pettit, Straub Pettit & Yaste
Hannah Micallef, Recording Secretary

ABSENT:

T. Joseph Seward, Planning Commission Chairperson
Mark Fine, Planning Commissioner
Debby Dehart, Planning Commissioner
Matt Slicker, Planning Commissioner
Jim Christopher, CCDC
Curtis Martin, CCDC
JP Arens, CCDC

APPROVAL OF AGENDA

It was MOVED by Treasurer Roman, seconded by Clerk Noble, to approve the agenda as presented. The motion carried with a voice vote: (5 yes votes).

PUBLIC COMMENT

There was no public comment.

NEW BUSINESS

A. REVIEW AND DISCUSSION OF CIVIC CENTER PROJECT

Brian Barrick, Beckett & Raeder, said the Public Safety building would be along Elizabeth Lake Road and The Township Hall building would take advantage of the grade and slope in the back of the property. Parking counts were reviewed, and the reasonable parking count estimated were approximately 40 spaces for Police, 20 for Fire, and 150 space for Township Hall. The schematic had undergone several design evolutions based on the topography and wetland of the property. The concept would continue to be evolved; and the next step would be to move Township Hall closer to the Public Safety building.

The entry road off of Elizabeth Lake Road had a pedestrian connection to the future development. Parking closer to the Senior Center entrance at Township Hall was under review, as well as future connections to Stanley Park. It was planned for the entry road to be sized to a width for parallel parking for additional overflow parking.

Commissioner Seeley said the proposed Public Safety building had a proposed training room of 88 seats, and he suggested one parking space per seat. He would like to see more parking at the Public Safety building.

Commissioner Anderson asked Mr. Barrick about the process for the civil site layout. Mr. Barrick said multiple concepts were explored, and it led to affirmation of the Township's thinking of having the Public Safety building on Elizabeth Lake Road and for the Township Hall to utilize the slope and topography of the property. The current concept took a different approach than the previous concepts, where now the concept allowed for grade changes and eliminating the need for expensive retaining wall systems.

Commissioner Carlock asked Mr. Barrick if the detention ponds were open all the time. Mr. Barrick said they were intended to be shallow bioswales. The sidewalk connection from Elizabeth Lake Road to the Township Hall would be improved upon as well.

Stu Pettitt reviewed the Township Hall concept. He said the building would be about 38,000 sq. ft. He reviewed the floorplans with the groups. He presented early elevations for the building.

Dan Redstone reviewed the Public Safety building. He went over the floorplans, the relationship the building had to Stanley Park and Township Hall.

Supervisor Kowall stated that the inclusion of a range was a new standard when building new municipal safety buildings. Forfeiture money would be used to help fund the range, and it would not be funded by the taxpayer.

Commissioner Carlock stated that the parking for Stanley Park needed to be intended for Stanley Park. Supervisor Kowall stated that there was no intention to regularly use Stanley Park's parking as overflow parking.

Director O'Neil said all the participants this evening were provided exterior elevations and roof pitch examples to discuss this evening during the exercise. The intention was to find out the preferred design elements of the group as a whole.

Commissioner Seeley reemphasized the need for parking in relation to the size of the proposed training room. Supervisor Kowall said there were still modifications to be made of the schematic plans and he would take Commissioner Seeley's comments into account.

Treasurer Roman explained to the group the thoughts behind the design for Township Hall. There would be a lot of natural light provided by the glass on the south and north elevations, a walk out for the Senior Center, and the counters would be facing the woods to give staff a view of the nature outside. He added that Township residents were used to a "One Stop Shop" and residents visiting Township Hall average visiting two counters per visit. Therefore, all of the offices were on the upper floor to facilitate that. There would be balconies with views of the woods for residents and staff to enjoy.

Commissioner Meagher asked who decided how much acreage to use for the project. Supervisor Kowall stated that the acreage use was due to the topography of the lot, and it was cost effective to work with what the lot provided, so that was why Township Hall was proposed to be "up and out."

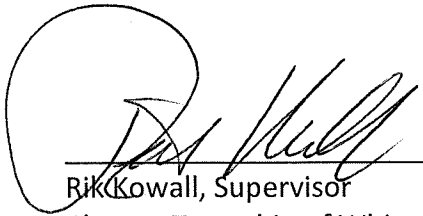
Mr. Pettitt asked the group to participate in an exercise to determine what the "character" of the buildings should be. He wanted the group to look at the floor plans and renderings provided, and to mark "good, okay, and dislike" in relation to the design elements.

Ms. Kowalske said for their exercise, the group to highlight their favorite key features on the floorplans, and for the group to give their input to move forward on the designs.

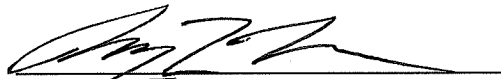
Supervisor Kowall briefly reviewed the popular element picks with the group after the exercise was completed.

ADJOURNMENT

It was MOVED by Supervisor Kowall, seconded by Clerk Noble to adjourn at 6:33 P.M. The motion carried with a voice vote: (7 yes votes).



Rik Kowall, Supervisor
Charter Township of White Lake



Anthony L. Noble, Clerk
Charter Township of White Lake