



**TOWNSHIP BOARD MEETING
LOCATION: ELECTRONIC MEETING
TUESDAY, JULY 20, 2021 – 7:00 PM**

White Lake Township | 7525 Highland Rd | White Lake, MI 48383 | Phone: (248) 698-3300 | www.whitelaketwp.com

AGENDA

PLEASE SEE ATTACHED ELECTRONIC MEETING INSTRUCTIONS

RESIDENTS MAY CALL IN VIA:

1 312 626 6799 US (Chicago)
1 888 788 0099 US Toll-free

MEETING ID: 881 4576 8033

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ROLL CALL**
- 4. APPROVAL OF AGENDA**
- 5. PUBLIC COMMENT**
- 6. CONSENT AGENDA**
 - A. [REVENUE AND EXPENSES](#)
 - B. [CHECK DISBURSEMENTS](#)
 - C. [LIST OF BILLS](#)
 - D. [DEPARTMENT REPORT - POLICE](#)
 - E. [DEPARTMENT REPORT - FIRE](#)
 - F. [DEPARTMENT REPORT - COMMUNITY DEVELOPMENT](#)
- 7. MINUTES**
 - A. [APPROVAL OF MINUTES - REGULAR BOARD MEETING, MAY 18, 2021](#)
 - B. [APPROVAL OF MINUTES - SPECIAL BOARD MEETING, MAY 26, 2021](#)
 - C. [APPROVAL OF MINUTES - REGULAR BOARD MEETING, JUNE 15, 2021](#)
 - D. [APPROVAL OF MINUTES - SPECIAL BOARD MEETING, JUNE 22, 2021](#)
- 8. NEW BUSINESS**
 - A. [RESOLUTION 21-024; CAPITAL IMPROVEMENT BONDS, SERIES 2021 - WATER SYSTEM IMPROVEMENTS](#)
 - B. [REQUEST TO PURCHASE LIVESCAN & PICTURELINK EQUIPMENT FOR POLICE DEPARTMENT](#)
 - C. [FIRST READING; REZONING REQUEST ELIZABETH LAKE RETAIL](#)
 - D. [PRELIMINARY SITE PLAN APPROVAL, ELIZABETH LAKE RETAIL](#)
 - E. [PRELIMINARY SITE PLAN APPROVAL, OAKLAND HARVESTERS](#)
 - F. [PRELIMINARY SITE PLAN APPROVAL, PONTIAC LAKEVIEW APARTMENTS](#)

- G. [DANGEROUS BUILDING SHOW CAUSE HEARINGS: 9910 HIGHLAND RD, 288 TOWER RD, 11142 WINDHURST DR](#)
- H. [REQUEST TO APPROVE CONVERSION OF TOWNSHIP STREETLIGHTS TO LED](#)
- I. [REQUEST TO APPROVE AMENDMENT TO PERSONNEL POLICIES & PROCEDURES, SECTION 13.1a and 13.2a](#)

9. TRUSTEE COMMENTS

10. ADJOURNMENT

ELECTRONIC MEETING INSTRUCTIONS

NOTE: THIS MEETING WILL BE HELD ELECTRONICALLY AS AUTHORIZED UNDER THE OPEN MEETINGS ACT, PUBLIC ACT 267 OF 1976, AS AMENDED. MEMBERS OF THE PUBLIC BODY AND MEMBERS OF THE PUBLIC MAY PARTICIPATE ELECTRONICALLY, AS DESCRIBED BELOW.

Reason for allowing participation by electronic means:

To mitigate the spread of COVID-19, protect the public health, and provide essential protections to vulnerable citizens, in-person contact should be limited. Critical mitigation measures include social distancing and limiting the number of people interacting at public gatherings. This includes public meetings.

Members of the public may access the agenda materials via the Township website – <https://www.whitelaketwp.com/meetings> by end of day, **Thursday, July 15, 2021**, but possibly sooner.

Members of the public wishing to participate in the electronic meeting may do so by:

Dialing the phone number below and enter the meeting ID when prompted. A password is no longer required for dial in participation.

Telephone Access: 1 312 626 6799 US (Chicago) or
US Toll-free: 1 888 788 0099

Meeting ID: 881 4576 8033

Where to watch the meeting:

The meeting will be available to view live on our YouTube Channel which can be easily reached from the live meeting link located on the White Lake Township website home page www.whitelaketwp.com or by visiting: https://www.youtube.com/channel/UCYPorjfGrhCNd368R_Cyg_w/featured. Closed captioning will be available after YouTube fully renders meeting video.

Procedure for public participation by electronic means:

In order for the Township to allow electronic participation in the meeting, there must be full opportunity for both the general public and the members of the public body to hear, and be heard at appropriate times during the meeting, except during any closed session portions of the meeting. Public participants will be muted upon entry to the meeting, but will have a chance to speak during public comment or at public hearings if one is involved.

Once connected to the meeting, members of the public wishing to participate in the virtual public comment or virtual public hearing must alert us that they wish to speak by pressing *9 on their telephone keypad. Pressing *9 will activate the “**raise your hand**” feature signaling to us that you wish to comment. Because of limitations with muting and unmuting members of the public, there will only be one public comment period which will be announced by the meeting moderator at the appropriate time. Participants who have “**raised their hand**” to speak during public comment or public hearings will be called on one at a time, as would happen during an in-person meeting. When you are unmuted, please introduce yourself by stating your name and address for the record. You will then have (3) minutes to share your comments with the Township board. At the conclusion of your comments or your (3) minutes, you will be muted and removed from the public comment queue.

Participants may also choose to submit written comments that will be read into record during public comment by the Supervisor. Submit any written comments via e-mail to PPergament@whitelaketwp.com by **Noon, July 20, 2021**, the day of the meeting.

Procedures by which persons may contact members of the Township board prior to the meeting:

Members of the public may contact members of the Township board prior to the board meeting by e-mail. E-mail addresses for Township board members may be found on the Township website at www.whitelaketwp.com.

Procedures for accommodations for persons with disabilities: The Township will follow its normal procedures for individuals with disabilities needing accommodations for effective participation in this meeting. **Please contact the Township Clerk’s office at (248) 698-3300 X-113 at least two days in advance of the meeting.** An attempt will be made to make reasonable accommodations.

PERIOD ENDING 06/30/2021

GL NUMBER	DESCRIPTION	ACTIVITY FOR MONTH 06/30/2021	YTD BALANCE 06/30/2021	2021 AMENDED BUDGET	AVAILABLE BALANCE	% BDGT USED
Fund 101 - GENERAL FUND						
Revenues						
TAX COLLECTIONS						
101-000-402.000	CURRENT PROPERTY TAX	0.00	1,157,145.06	1,130,455.00	(26,690.06)	102.36
101-000-403.001	SPECIAL ASSMT STREET LIGHTS	0.00	17,127.43	17,130.00	2.57	99.98
101-000-405.000	TRAILER PARK TAX	856.50	5,134.00	7,500.00	2,366.00	68.45
101-000-412.000	DELINQUENT PROPERTY TAX	0.00	2,855.38	0.00	(2,855.38)	100.00
101-000-445.000	PENALTIES	0.00	13,428.74	17,000.00	3,571.26	78.99
101-000-445.001	PRIN RESIDENCE DENIALS	0.00	1,443.39	2,000.00	556.61	72.17
TAX COLLECTIONS		856.50	1,197,134.00	1,174,085.00	(23,049.00)	101.96
OTHER LICENSE & PERMITS						
101-000-457.000	MISCELLANEOUS LICENSES	0.00	400.00	0.00	(400.00)	100.00
101-000-459.000	SOLICITOR PERMIT	50.00	20.00	500.00	480.00	4.00
101-000-481.000	DOG LICENSES	221.00	851.00	1,200.00	349.00	70.92
OTHER LICENSE & PERMITS		271.00	1,271.00	1,700.00	429.00	74.76
TRANSPORTATION						
101-000-541.000	SPECIALIZED SERVICE	0.00	22,643.00	0.00	(22,643.00)	100.00
101-000-542.000	OCPTA FUNDS	0.00	14,763.00	0.00	(14,763.00)	100.00
101-000-651.000	SENIOR ACTIVITIES	791.00	791.00	21,000.00	20,209.00	3.77
101-000-652.001	SENIOR CENTER REVENUE	44.02	2,309.10	180.00	(2,129.10)	1,282.83
TRANSPORTATION		835.02	40,506.10	21,180.00	(19,326.10)	191.25
PLANNING REVENUE						
101-000-608.000	ZONING BOARD OF APPEALS	1,540.00	4,800.00	6,500.00	1,700.00	73.85
101-000-609.000	PLANNING COMMISSION FEES	790.00	2,382.00	4,250.00	1,868.00	56.05
101-000-622.000	ZONING APPLICATION FEES	0.00	5,725.00	4,000.00	(1,725.00)	143.13
101-000-622.002	PLANNING DEPARTMENT REVIEWS	200.00	3,500.00	2,500.00	(1,000.00)	140.00
101-000-622.003	LANDSCAPING INSPECTION FEES	0.00	0.00	750.00	750.00	0.00
101-000-622.004	PUNCH LIST ADMIN FEES	0.00	7,802.96	500.00	(7,302.96)	1,560.59
101-000-622.005	FINAL BACK CHECK FEES	0.00	0.00	350.00	350.00	0.00
101-000-625.000	SPECIAL MEETING FEES	0.00	0.00	500.00	500.00	0.00
PLANNING REVENUE		2,530.00	24,209.96	19,350.00	(4,859.96)	125.12
STATE SHARED						
101-000-576.000	STATE SHARED REV-CONSTITUTIONA	487,099.00	1,409,319.00	2,400,000.00	990,681.00	58.72
STATE SHARED		487,099.00	1,409,319.00	2,400,000.00	990,681.00	58.72
FEES FOR SERVICES						
101-000-607.000	PASSPORT PROCESSING FEE	0.00	3,465.00	7,000.00	3,535.00	49.50
101-000-621.000	PLATTING & LOT SPLIT FEES	412.50	1,182.50	1,500.00	317.50	78.83
101-000-623.000	N S F FEE	50.00	300.00	500.00	200.00	60.00
101-000-627.000	DUPLICATING & PHOTOSTAT	95.68	244.32	350.00	105.68	69.81
101-000-643.000	CEMETERY LOTS	4,200.00	7,800.00	8,000.00	200.00	97.50
101-000-644.000	GRAVESITE OPENINGS/CLOSINGS	1,525.00	10,275.00	10,000.00	(275.00)	102.75
101-000-644.001	MONUMENT FOUNDATIONS/BRICK PAVERS	2,322.00	4,797.00	6,600.00	1,803.00	72.68
101-000-650.000	OTHER MAPS, CODES, ETC	0.00	10.00	50.00	40.00	20.00
101-000-654.000	OC ENHANCED REVENUE	0.00	3,521.70	2,000.00	(1,521.70)	176.09
101-000-689.000	SUMMER TAX COLLECTION REIMB	0.00	0.00	70,000.00	70,000.00	0.00
101-000-695.001	OTHER CABLE TV	0.00	263,388.46	500,000.00	236,611.54	52.68
101-000-695.002	ADMINISTRATIVE FEES	0.00	429.20	1,200.00	770.80	35.83
101-000-695.003	ADMIN FEES - GARBAGE FUND	0.00	0.00	92,748.00	92,748.00	0.00
101-000-695.004	ADMIN FEES - TRUST & AGENCY	200.45	1,679.75	25,000.00	23,320.25	93.30

PERIOD ENDING 06/30/2021

GL NUMBER	DESCRIPTION	ACTIVITY FOR MONTH 06/30/2021	YTD BALANCE 06/30/2021	2021 AMENDED BUDGET	AVAILABLE BALANCE	% BGD USED
Fund 101 - GENERAL FUND						
Revenues						
101-000-695.007	ADMIN FEE SPECIAL ASSESSMENTS	82,502.77	82,502.77	5,000.00	(77,502.77)	1,650.06
FEES FOR SERVICES		91,308.40	379,595.70	729,948.00	350,352.30	52.00
ORDINANCE FINES						
101-000-656.000	ORDINANCE FINES	0.00	(137.50)	0.00	137.50	100.00
ORDINANCE FINES		0.00	(137.50)	0.00	137.50	100.00
MISCELLANEOUS						
101-000-393.000	FUND BALANCE - DESIGNATED	0.00	0.00	568,958.00	568,958.00	0.00
101-000-530.001	FEDERAL GRANTS	0.00	1,797.00	0.00	(1,797.00)	100.00
101-000-575.001	METRO ACT REVENUE	24,604.55	24,604.55	16,600.00	(8,004.55)	148.22
101-000-664.000	INTEREST INCOME	0.00	26,343.86	20,000.00	(6,343.86)	131.72
101-000-664.001	INTEREST - TRUST AND AGENCY	0.00	1,775.17	2,000.00	224.83	88.76
101-000-673.000	SALE OF FIXED ASSETS	0.00	2,550.00	0.00	(2,550.00)	100.00
101-000-675.002	DONATIONS HOLIDAY EVENTS	0.00	0.00	10,000.00	10,000.00	0.00
101-000-677.000	POSTAGE REVENUE	1.02	90.58	100.00	9.42	90.58
101-000-678.000	MISCELLANEOUS	0.00	172.52	2,000.00	1,827.48	8.63
101-000-679.002	TRANSFER FROM SEWER DEBT	0.00	100,000.00	0.00	(100,000.00)	100.00
101-000-695.000	OTHER SUNDRY	0.00	189.51	500.00	310.49	37.90
MISCELLANEOUS		24,605.57	157,523.19	620,158.00	462,634.81	25.40
RENTS						
101-000-667.001	RENT COMMUNITY HALL	200.00	200.00	6,000.00	5,800.00	3.33
101-000-667.005	RENT-ORMOND RD TOWER	1,182.11	7,004.29	12,000.00	4,995.71	58.37
RENTS		1,382.11	7,204.29	18,000.00	10,795.71	40.02
TOTAL REVENUES		608,887.60	3,216,625.74	4,984,421.00	1,767,795.26	64.53
Expenditures						
TOWNSHIP BOARD						
101-101-703.000	SALARIES TRUSTEES	3,321.32	20,062.92	38,884.00	18,821.08	51.60
101-101-710.000	FEES & PER DIEM	1,119.99	7,511.75	6,500.00	(1,011.75)	115.57
101-101-715.000	SOCIAL SECURITY	267.47	1,611.37	2,975.00	1,363.63	54.16
101-101-716.000	HOSPITAL & OPTICAL INS	0.00	34.20	150.00	115.80	22.80
101-101-717.000	GROUP LIFE INSURANCE	62.80	202.80	435.00	232.20	46.62
101-101-719.000	WORKERS' COMP INSURANCE	0.00	14.75	120.00	105.25	12.29
101-101-722.000	UNEMPLOYMENT INSURANCE	0.00	7.14	0.00	(7.14)	100.00
101-101-801.000	PROFESSIONAL FEES - ACTUARIAL	0.00	4,900.00	8,000.00	3,100.00	61.25
101-101-801.001	PROFESSIONAL FEES	0.00	0.00	10,000.00	10,000.00	0.00
101-101-807.000	AUDIT FEES	0.00	22,000.00	27,000.00	5,000.00	81.48
101-101-860.000	CONFERENCES & MILEAGE	(10.00)	308.00	4,000.00	3,692.00	7.70
101-101-957.000	SUBSCRIPTIONS	0.00	0.00	500.00	500.00	0.00
101-101-958.000	MEMBERSHIPS & DUES	225.00	7,858.26	16,000.00	8,141.74	49.11
101-101-962.000	MISCELLANEOUS	0.00	8,880.00	13,000.00	4,120.00	68.31
TOWNSHIP BOARD		4,986.58	73,391.19	127,564.00	54,172.81	57.53
SUPERVISOR						
101-171-703.000	SALARIES SUPERVISOR	7,035.76	45,732.44	89,235.00	43,502.56	51.00
101-171-704.000	SALARIES, ADMIN ASSISTANT	4,732.80	30,763.20	61,050.00	30,286.80	50.00
101-171-707.000	SALARIES CLERICAL PART TIME	237.51	3,894.88	30,000.00	26,105.12	12.00

PERIOD ENDING 06/30/2021

GL NUMBER	DESCRIPTION	ACTIVITY FOR MONTH 06/30/2021	YTD BALANCE 06/30/2021	2021 AMENDED BUDGET	AVAILABLE BALANCE	% BDGT USED
Fund 101 - GENERAL FUND						
Expenditures						
101-171-708.000	SALARIES HR WAGES	6,228.90	44,290.47	83,050.00	38,759.53	53.33
101-171-709.000	OVERTIME	1,417.10	2,563.19	500.00	(2,063.19)	512.64
101-171-715.000	SOCIAL SECURITY	1,385.03	9,429.90	20,200.00	10,770.10	46.68
101-171-716.000	HOSP & OPTICAL INSURANCE	5,282.82	29,868.83	75,300.00	45,431.17	39.67
101-171-717.000	GROUP LIFE INSURANCE	47.10	152.10	325.00	172.90	46.80
101-171-718.000	PENSION	7,789.75	50,863.12	94,525.00	43,661.88	53.81
101-171-718.001	HEALTH CARE SAVINGS PROGRAM	100.00	600.00	1,200.00	600.00	50.00
101-171-719.000	WORKERS COMP INSURANCE	0.00	69.25	805.00	735.75	8.60
101-171-722.000	UNEMPLOYMENT INSURANCE	2.32	377.03	710.00	332.97	53.10
101-171-724.000	DENTAL INSURANCE	609.48	2,185.68	4,950.00	2,764.32	44.16
101-171-853.000	CELLULAR PHONE	50.70	253.46	800.00	546.54	31.68
101-171-860.000	MILEAGE	0.00	0.00	50.00	50.00	0.00
101-171-864.000	CONFERENCES & MEETINGS	(10.00)	(10.00)	1,400.00	1,410.00	(0.71)
101-171-931.000	HR SERVICES ALLOCATION	(1,150.00)	(5,750.00)	(112,035.00)	(106,285.00)	5.13
101-171-957.000	SUBSCRIPTIONS	0.00	0.00	200.00	200.00	0.00
101-171-958.000	MEMBERSHIPS & DUES	0.00	125.00	500.00	375.00	25.00
101-171-959.000	COMMUNITY COMMUNICATIONS	0.00	0.00	20,000.00	20,000.00	0.00
101-171-960.000	TRAINING	(20.00)	(20.00)	300.00	320.00	(6.67)
101-171-962.000	MISCELLANEOUS	0.00	203.85	500.00	296.15	40.77
SUPERVISOR		33,739.27	215,592.40	373,565.00	157,972.60	57.71
ELECTIONS						
101-191-706.000	PART TIME ELECTIONS	0.00	7.68	0.00	(7.68)	100.00
101-191-709.001	OVERTIME ELECTIONS	0.00	1,432.65	0.00	(1,432.65)	100.00
101-191-710.000	FEES & PER DIEM	(145.00)	(145.00)	0.00	145.00	100.00
101-191-715.000	SOCIAL SECURITY	0.00	0.59	0.00	(0.59)	100.00
101-191-740.000	OPERATING SUPPLIES	(19.18)	(19.18)	2,500.00	2,519.18	(0.77)
101-191-903.000	LEGAL NOTICES	0.00	0.00	1,500.00	1,500.00	0.00
101-191-934.000	EQUIPMENT MAINTENANCE	0.00	0.00	7,500.00	7,500.00	0.00
101-191-962.000	MISCELLANEOUS	0.00	0.00	1,000.00	1,000.00	0.00
101-191-977.000	EQUIPMENT ACQUISITIONS	0.00	0.00	5,000.00	5,000.00	0.00
ELECTIONS		(164.18)	1,276.74	17,500.00	16,223.26	7.30
ACCOUNTING						
101-192-701.000	SALARIES SENIOR ACCOUNT MANAGER	6,402.31	41,614.98	81,200.00	39,585.02	51.25
101-192-702.000	SALARIES BOOKKEEPER	5,174.40	33,633.62	65,630.00	31,996.38	51.25
101-192-709.000	OVERTIME	51.74	142.29	200.00	57.71	71.15
101-192-715.000	SOCIAL SECURITY	877.14	5,688.54	11,250.00	5,561.46	50.56
101-192-716.000	HOSP & OPTICAL INSURANCE	1,164.02	7,345.96	17,100.00	9,754.04	42.96
101-192-717.000	GROUP LIFE INSURANCE	31.40	101.40	220.00	118.60	46.09
101-192-718.000	PENSION	3,177.81	18,708.39	38,250.00	19,541.61	48.91
101-192-719.000	WORKERS COMP INSURANCE	0.00	101.50	660.00	558.50	15.38
101-192-722.000	UNEMPLOYMENT INSURANCE	0.00	342.00	540.00	198.00	63.33
101-192-724.000	DENTAL INSURANCE	124.08	444.88	1,020.00	575.12	43.62
101-192-957.000	SUBSCRIPTIONS	0.00	0.00	50.00	50.00	0.00
101-192-958.000	MEMBERSHIPS & DUES	275.00	275.00	450.00	175.00	61.11
101-192-960.000	TRAINING	0.00	0.00	300.00	300.00	0.00
101-192-962.000	MISCELLANEOUS	0.00	0.00	100.00	100.00	0.00
ACCOUNTING		17,277.90	108,398.56	216,970.00	108,571.44	49.96
ASSESSING						
101-209-706.001	SALARIES ASSESSOR	7,176.60	50,714.64	95,690.00	44,975.36	53
101-209-706.002	SALARIES PROPERTY APPRAISER	9,450.76	61,341.60	119,865.00	58,523.40	51
101-209-706.003	SALARIES CLERICAL	4,096.20	26,625.31	51,955.00	25,329.69	51

REVENUE AND EXPENDITURE REPORT FOR WHITE LAKE TOWNSHIP

PERIOD ENDING 06/30/2021

GL NUMBER	DESCRIPTION	ACTIVITY FOR	YTD BALANCE	AMENDED BUDGET	AVAILABLE	% B DGT	USED
		MONTH	06/30/2021	2021			

Fund 101 - GENERAL FUND							
Expenditures							
	POSTAGE & MAILING		12,915.41	25,000.00	12,915.41	48.34	
	EQUIPMENT MAINTENANCE-POSTAGE METER		72.67	2,000.00	787.32	60.63	
	POSTAGE METER RENTAL		0.00	800.00	800.00	0.00	
	POSTAGE & MAILING		3,872.16	27,800.00	14,502.73	47.83	
	OFFICE SUPPLIES		2,976.63	18,646.63	16,353.37	53.28	
	OFFICE SUPPLIES		2,976.63	18,646.63	16,353.37	53.28	
	TREASURER		6,535.80	42,482.70	40,412.30	51.25	
	SALARIES DEPUTY TREASURER		5,113.06	59,061.54	13,573.46	81.31	
	SALARIES CLERICAL FT		5,060.89	51,653.26	51,186.74	50.23	
	OVERTIME		163.85	647.69	(147.69)	129.54	
	SOCIAL SECURITY		1,241.48	11,467.36	8,332.64	57.92	
	HOSP & OPTICAL INSURANCE		8,842.98	36,909.66	46,920.34	44.03	
	GROUP LIFE INSURANCE		47.10	187.10	247.90	43.01	
	PENSION		6,580.18	47,848.78	39,561.22	54.74	
	HEALTH CARE SAVINGS PROGRAM		378.95	1,602.63	797.37	66.78	
	WORKERS COMP INSURANCE		0.00	1,311.00	954.00	12.07	
	UNEMPLOYMENT INSURANCE		73.32	701.39	108.61	86.59	
	DENTAL INSURANCE		522.28	2,033.32	2,716.68	42.81	
	OC SOFTWARE SUPPORT FEES		0.00	0.00	2,500.00	0.00	
	MILEAGE		0.00	0.00	300.00	0.00	
	CONFERENCES & MEETINGS		0.00	345.00	2,500.00	13.80	
	LEGAL NOTICES		0.00	100.00	100.00	0.00	
	MEMBERSHIPS & DUES		0.00	1,000.00	901.00	9.90	
	TRAINING		0.00	500.00	500.00	0.00	
	MISCELLANEOUS		0.00	1,000.00	784.12	21.59	
	TREASURER		34,559.89	255,386.31	211,903.69	54.65	

	TOWNSHIP HALL & GROUNDS		4,171.80	27,116.70	25,793.30	51.25	
	SALARIES MAINTENANCE		3,348.79	21,833.51	20,951.49	51.03	
	SALARIES CUSTODIAN		0.00	8,000.00	2,767.50	65.41	
	SOCIAL SECURITY		557.48	4,032.47	3,902.53	50.82	
	HOSP & OPTICAL INSURANCE		1,997.41	14,848.38	13,911.62	51.63	
	GROUP LIFE INSURANCE		31.40	101.40	118.60	46.09	
	PENSION		2,055.24	13,368.44	11,556.56	53.63	
	WORKERS COMP INSURANCE		0.00	1,084.00	4,246.00	20.34	
	UNEMPLOYMENT INSURANCE		0.00	342.00	198.00	63.33	
	DENTAL INSURANCE		178.00	638.24	811.76	44.02	
	TELEPHONE		136.54	5,119.48	6,880.52	42.66	
	VEHICLE MAINTENANCE		530.64	1,825.06	6,174.94	22.81	
	GASOLINE		327.40	2,058.73	3,941.27	34.31	
	INSURANCE		14,287.32	42,862.03	13,137.97	76.54	
	ELECTRIC TWP HALL		2,679.75	15,877.72	24,122.28	39.69	
	UTILITIES-TWP HALL		0.00	2,979.45	2,020.55	59.59	
	HEAT TWP HALL		328.21	3,208.56	2,991.44	51.75	
	BLDG MAINTENANCE & SUPPLIES		1,607.36	10,150.17	6,849.83	59.71	
	GROUNDS MAINTENANCE		1,679.94	7,550.19	22,449.81	25.17	
	BLDG EQUIP MAINTENANCE		0.00	3,268.71	2,731.29	54.48	
	GROUNDS EQUIP MAINTENANCE		0.00	86.58	913.42	8.66	

Section 6, Item A.

REVENUE AND EXPENDITURE REPORT FOR WHITE LAKE TOWNSHIP

PERIOD ENDING 06/30/2021

GL NUMBER	DESCRIPTION	06/30/2021	06/30/2021	YTD BALANCE	2021	AMENDED BUDGET	AVAILABLE	% B DGT	USED
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Fund 101 - GENERAL FUND									
Expenditures									
101-265-934.000	OFFICE EQUIP MAINTENANCE	0.00	0.00	0.00	3,000.00	3,000.00	3,000.00	0.00	0.00
101-265-940.000	TOWNSHIP RECORD RETENTION COSTS	123.01	1,869.09	1,869.09	0.00	0.00	(1,869.09)	100.00	100.00
101-265-971.000	TECHNOLOGY EQUIPMENT	11,336.31	69,698.66	69,698.66	110,000.00	110,000.00	40,301.34	63.36	0.00
101-265-974.000	IMPROVEMENTS & BETTERMENTS	0.00	0.00	0.00	165,000.00	165,000.00	165,000.00	0.00	0.00
101-265-977.000	EQUIPMENT ACQUISITIONS	11,745.69	11,745.69	11,745.69	110,000.00	110,000.00	98,254.31	10.68	0.00
TOWNSHIP HALL & GROUNDS		57,122.29	266,897.76	266,897.76	748,055.00	748,055.00	481,157.24	35.68	0.00

101-276-910.000	INSURANCE	15.50	46.49	46.49	200.00	200.00	153.51	23.25	0.00
101-276-921.000	ELECTRIC OXBOW	0.00	0.00	0.00	200.00	200.00	200.00	0.00	0.00
101-276-921.001	ELECTRIC WHITE LAKE	31.41	210.81	210.81	300.00	300.00	89.19	70.27	0.00
101-276-932.000	CEMETERY MAINT	6,935.32	8,595.32	8,595.32	22,720.00	22,720.00	14,124.68	37.83	0.00
101-276-935.000	CEMETERY-GRAVEBSITE OPENING/CLOSINGS	1,425.00	7,500.00	7,500.00	8,000.00	8,000.00	500.00	93.75	0.00
101-276-936.000	CEMETERY FOUNDATIONS/MONUMENTS EXPENSE	2,882.10	4,753.70	4,753.70	4,400.00	4,400.00	(353.70)	108.04	0.00
101-276-962.000	MISCELLANEOUS	0.00	0.00	0.00	400.00	400.00	400.00	0.00	0.00
101-276-974.000	LAND IMPROVEMENTS	0.00	500.39	500.39	17,500.00	17,500.00	16,999.61	2.86	0.00
101-276-977.000	EQUIPMENT ACQUISITIONS	0.00	0.00	0.00	300.00	300.00	300.00	0.00	40.00
CEMETERY		11,289.33	21,606.71	21,606.71	54,020.00	54,020.00	32,413.29	40.00	0.00

OTHER TOWNSHIP PROPERTIES									
101-269-853.001	TELEPHONE FISK FARM	0.00	162.53	162.53	360.00	360.00	197.47	45.15	0.00
101-269-910.001	INSURANCE COMM HALL	139.44	418.31	418.31	1,000.00	1,000.00	581.69	41.83	0.00
101-269-910.004	INSURANCE FISK	475.07	1,425.20	1,425.20	2,600.00	2,600.00	1,174.80	54.82	0.00
101-269-910.008	INSURANCE-ANNEX	1,503.22	4,509.65	4,509.65	7,500.00	7,500.00	2,990.35	60.13	0.00
101-269-921.001	ELECTRIC COMM HALL	34.73	275.89	275.89	700.00	700.00	424.11	39.41	0.00
101-269-921.004	ELECTRIC FISK	98.76	604.56	604.56	1,800.00	1,800.00	1,195.44	33.59	0.00
101-269-921.006	M59/BOGIE PROP STREET LIGHT	117.98	721.00	721.00	1,200.00	1,200.00	479.00	60.08	0.00
101-269-921.011	ELECTRIC-TWP ANNEX	585.39	4,372.25	4,372.25	10,000.00	10,000.00	5,627.75	43.72	0.00
101-269-922.004	UTILITIES FISK	0.00	777.76	777.76	1,800.00	1,800.00	1,022.24	43.21	0.00
101-269-923.001	HEAT COMM HALL	100.08	970.04	970.04	2,000.00	2,000.00	1,029.96	48.50	0.00
101-269-923.004	HEAT FISK	70.76	842.34	842.34	1,000.00	1,000.00	157.66	84.23	0.00
101-269-923.011	GAS-TWP ANNEX	191.15	3,054.68	3,054.68	5,000.00	5,000.00	1,945.32	61.09	0.00
101-269-931.001	BLDG MAINT COMM HALL	123.50	237.50	237.50	500.00	500.00	262.50	47.50	0.00
101-269-931.004	BLDG EQUIPMENT MAINT COMM HALL	71.45	154.69	154.69	3,000.00	3,000.00	2,845.31	5.16	0.00
101-269-931.007	BLDG MAINT FISK	1,008.00	1,261.00	1,261.00	7,000.00	7,000.00	739.00	18.01	0.00
101-269-931.008	EQUIP MAINT FISK	58.50	327.00	327.00	1,000.00	1,000.00	673.00	32.70	0.00
101-269-931.013	BUILDING MAINTENANCE-TWP ANNEX	994.79	6,513.23	6,513.23	10,000.00	10,000.00	3,486.77	65.13	0.00
101-269-932.000	ANNEX GROUND MAINTENANCE	0.00	0.00	0.00	2,500.00	2,500.00	2,500.00	0.00	0.00
101-269-962.000	MISCELLANEOUS	0.00	0.00	0.00	500.00	500.00	500.00	0.00	40.34

101-285-801.000	HEALTH & WELFARE	7,386.93	7,386.93	7,386.93	12,000.00	12,000.00	4,613.07	61.56	61.56
ENVIRONMENTAL PROFESSIONAL SERVICES									
PLANNING									
101-402-706.001	SALARIES PLANNING DIRECTOR	7,176.60	46,647.92	46,647.92	91,020.00	91,020.00	44,372.08	51.25	0.00
101-402-706.002	SALARIES CLERICAL	4,036.80	26,364.20	26,364.20	51,200.00	51,200.00	24,835.80	51.49	0.00
101-402-707.000	SALARIES STAFF PLANNER	5,431.96	34,945.83	34,945.83	68,895.00	68,895.00	33,949.17	50.72	0.00
101-402-707.000	OVERTIME	445.17	3,520.64	3,520.64	5,362.00	5,362.00	1,841.36	65.66	0.00
101-402-707.000	PLANNING/ZBA BOARD FEES	1,515.00	6,896.14	6,896.14	10,000.00	10,000.00	3,103.86	68.96	0.00
101-402-707.000	SOCIAL SECURITY	1,312.48	8,607.62	8,607.62	17,320.00	17,320.00	8,712.38	49.70	0.00

Section 6, Item A.

REVENUE AND EXPENDITURE REPORT FOR WHITE LAKE TOWNSHIP

PERIOD ENDING 06/30/2021

GL NUMBER	DESCRIPTION	06/30/2021 MONTH	YTD BALANCE	06/30/2021	AMENDED BUDGET	2021	AVAILABLE	% BDET	USED
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Fund 101 - GENERAL FUND									
Expenditures									
101-402-716.000	HOSP & OPTICAL INSURANCE	1,415.40	9,803.65	25,290.00	15,486.35	38.76			
101-402-717.000	GROUP LIFE INSURANCE	47.10	152.10	325.00	172.90	46.80			
101-402-718.000	PENSION	2,450.02	14,685.25	28,780.00	14,094.75	51.03			
101-402-718.001	HEALTH CARE SAVINGS PROGRAM	200.00	1,200.00	2,400.00	1,200.00	50.00			
101-402-719.000	WORKERS COMP INSURANCE	0.00	242.50	2,110.00	1,867.50	11.49			
101-402-722.000	UNEMPLOYMENT INSURANCE	0.00	511.16	810.00	298.84	63.11			
101-402-724.000	DENTAL INSURANCE	319.12	1,144.36	2,590.00	1,445.64	44.18			
101-402-729.000	PRINTING	0.00	0.00	1,750.00	1,750.00	0.00			
101-402-757.000	OPERATING SUPPLIES	0.00	0.00	750.00	750.00	0.00			
101-402-801.000	PROFESSIONAL FEES	0.00	2,318.00	44,750.00	42,432.00	5.18			
101-402-853.000	CELLULAR PHONE	102.02	510.03	1,275.00	764.97	40.00			
101-402-864.000	CONFERENCES & MEETINGS	0.00	0.00	3,884.00	3,884.00	0.00			
101-402-903.000	LEGAL NOTICES	0.00	2,202.75	3,500.00	1,297.25	62.94			
101-402-910.000	INSURANCE	1,020.59	3,061.77	4,100.00	1,038.23	74.68			
101-402-957.000	SUBSCRIPTIONS	0.00	0.00	650.00	650.00	0.00			
101-402-958.000	MEMBERSHIPS & DUES	255.00	930.00	2,108.00	1,178.00	44.12			
101-402-960.000	TRAINING	0.00	85.00	4,100.00	4,015.00	2.07			
101-402-962.000	MISCELLANEOUS	0.00	0.00	500.00	500.00	0.00			
PLANNING									
101-446-930.000	TRAFFIC SIGNAL MAINTENANCE	5.02	282.46	1,000.00	717.54	28.25			
101-448-926.000	STREET LIGHTING	4,598.65	24,292.69	50,000.00	25,707.31	48.59			
101-451-970.000	ROAD CONSTRUCTION/TRI PARTY	30,958.71	90,284.71	135,000.00	44,715.29	66.88			
HIGHWAYS & STREETS									
101-536-716.000	HOSP & OPTICAL INSURANCE	0.00	(5.19)	0.00	5.19	100.00			
101-536-724.000	DENTAL INSURANCE	(74.95)	(357.45)	0.00	357.45	100.00			
STORM & SEWER									
101-672-880.000	TRANSFORMATION	0.00	199,763.00	185,000.00	(14,763.00)	107.98			
101-672-880.000	TRANSFORMATION	0.00	199,763.00	185,000.00	(14,763.00)	107.98			
SENIOR CENTER									
101-757-703.000	SALARIES SENIOR DIRECTOR	4,329.30	28,140.49	54,910.00	26,769.51	51.25			
101-757-704.000	SALARIES PROGRAM DEVELOPER	3,799.35	18,452.19	48,190.00	29,737.81	38.29			
101-757-709.000	OVERTIME	0.00	0.00	500.00	500.00	0.00			
101-757-715.000	SOCIAL SECURITY	610.35	3,489.67	7,925.00	4,435.33	44.03			
101-757-716.000	HOSP & OPTICAL INSURANCE	2,852.34	19,404.74	40,460.00	21,055.26	47.96			
101-757-717.000	GROUP LIFE INSURANCE	31.40	101.40	220.00	118.60	46.09			
101-757-718.000	PENSION	1,343.83	7,762.68	16,340.00	8,577.32	47.51			
101-757-718.001	HEALTH CARE SAVINGS PROGRAM	100.00	600.00	1,200.00	600.00	50.00			
101-757-719.000	WORKERS COMP INSURANCE	0.00	38.00	680.00	642.00	5.59			
101-757-722.000	UNEMPLOYMENT INSURANCE	0.00	341.98	540.00	198.02	63.33			
101-757-724.000	DENTAL INSURANCE	231.92	831.60	1,880.00	1,048.40	44.23			
101-757-751.000	SENIOR ACTIVITIES	499.51	1,437.88	30,000.00	28,562.12	4.79			
101-757-757.000	OPERATING SUPPLIES	306.60	545.89	1,800.00	1,254.11	30.33			
101-757-853.000	TELEPHONE	3.68	796.30	2,700.00	1,903.70	29.49			
CONFERENCES & MEETINGS									
101-757-853.000	CONFERENCES & MEETINGS	0.00	0.00	500.00	500.00	0.00			
101-757-853.000	ELECTRIC	761.39	2,174.37	4,500.00	2,325.63	48.32			

Section 6, Item A.

REVENUE AND EXPENDITURE REPORT FOR WHITE LAKE TOWNSHIP

PERIOD ENDING 06/30/2021

GL NUMBER	DESCRIPTION	ACTIVITY FOR	YTD BALANCE	AMENDED BUDGET	AVAILABLE	% B DGT	USED
		MONTH	06/30/2021	2021	BALANCE		
Fund 101 - GENERAL FUND							
Expenditures							
101-757-922.000	UTILITIES	0.00	814.45	1,800.00	985.55	45.25	
101-757-923.000	HEAT	134.46	1,074.04	2,200.00	1,125.96	48.82	
101-757-931.000	BUILDING MAINTENANCE	2,100.58	4,565.96	9,000.00	4,434.04	50.73	
101-757-957.000	SUBSCRIPTIONS	0.00	0.00	100.00	100.00	0.00	
101-757-958.000	MEMBERSHIPS & DUES	0.00	0.00	150.00	150.00	0.00	
101-757-962.000	MISCELLANEOUS	0.00	157.33	800.00	642.67	19.67	
101-757-976.000	ADD & IMPROVEMENTS	4,572.00	4,572.00	5,000.00	428.00	91.44	
SENIOR CENTER							
101-863-730.000	RETIREE HEALTH INSURANCE	4,773.63	43,910.51	95,000.00	51,089.49	46.22	
101-863-730.003	OPFB FUNDING	0.00	270,000.00	270,000.00	0.00	100.00	
RETIREE BENEFITS							
101-299-956.000	UNALLOCATED MISCELLANEOUS	587.25	3,820.97	15,000.00	11,179.03	25.47	
101-849-969.000	SPECIAL PROJECTS CONTRIB	0.00	0.00	10,000.00	10,000.00	0.00	
101-863-801.000	PAYROLL SERVICE	992.52	8,729.01	27,000.00	18,270.99	32.33	
101-906-991.000	PRINCIPAL-CAPITAL LEASE	476.22	3,465.82	5,860.00	2,394.18	59.14	
101-906-995.000	INTEREST-CAPITAL LEASE	76.78	553.18	780.00	226.82	70.92	
OTHER							
101-299-956.000	UNALLOCATED MISCELLANEOUS	587.25	3,820.97	15,000.00	11,179.03	25.47	
101-372-715.000	SOCIAL SECURITY	336.64	2,256.56	6,500.00	4,243.44	34.72	
101-372-716.000	HOSP & OPTICAL INSURANCE	1,760.94	11,359.89	25,100.00	13,740.11	45.26	
101-372-717.000	GROUP LIFE INSURANCE	15.70	50.70	110.00	59.30	46.09	
101-372-718.000	PENSION	1,264.08	7,662.40	15,300.00	7,637.60	50.08	
101-372-719.000	WORKERS COMP INSURANCE	0.00	70.75	890.00	819.25	7.95	
101-372-722.000	UNEMPLOYMENT INSURANCE	0.00	171.00	270.00	99.00	63.33	
101-372-724.000	DENTAL INSURANCE	203.16	728.56	1,650.00	921.44	44.16	
101-372-744.000	UNIFORMS-ORDINANCE	63.59	166.57	500.00	333.43	33.31	
101-372-757.000	OPERATING SUPPLIES	0.00	0.00	200.00	200.00	0.00	
101-372-853.000	CELLULAR PHONE	51.31	292.77	1,000.00	707.23	29.28	
101-372-863.000	VEHICLE MAINTENANCE	32.00	1,213.72	3,000.00	1,786.28	40.46	
101-372-864.000	CONFERENCE & MEETINGS	0.00	0.00	750.00	750.00	0.00	
101-372-867.000	GASOLINE	99.79	354.89	1,720.00	1,720.00	20.63	
101-372-910.000	INSURANCE	180.97	542.90	800.00	257.10	67.86	
101-372-955.000	ORDINANCE ENFORCEMENTS COSTS	1,510.00	1,510.00	0.00	(1,510.00)	100.00	
101-372-957.000	SUBSCRIPTIONS	0.00	166.95	0.00	(166.95)	100.00	
101-372-958.000	MEMBERSHIPS & DUES	0.00	0.00	150.00	150.00	0.00	
101-372-960.000	TRAINING	0.00	0.00	500.00	500.00	0.00	
101-372-962.000	MISCELLANEOUS	0.00	214.77	250.00	35.23	85.91	
101-372-963.000	DANGEROUS BLDG DEMOLITIONS	0.00	8,612.75	0.00	(8,612.75)	100.00	
ORDINANCE							
101-965-999.004	TRANSFER TO PA 188	0.00	300,000.00	300,000.00	0.00	100.00	
OTHER							
101-965-999.004	TRANSFER TO PA 188	0.00	300,000.00	300,000.00	0.00	100.00	
OTHER							

REVENUE AND EXPENDITURE REPORT FOR WHITE LAKE TOWNSHIP

Section 6, Item A.

PERIOD ENDING 06/30/2021

GL NUMBER	DESCRIPTION	ACTIVITY FOR MONTH 06/30/2021	YTD BALANCE 06/30/2021	2021 AMENDED BUDGET	AVAILABLE BALANCE	% BDGT USED
Fund 101 - GENERAL FUND						
Expenditures						
	TOTAL EXPENDITURES	353,443.10	2,750,993.84	4,984,421.00	2,233,427.16	55.19
Fund 101 - GENERAL FUND:						
	TOTAL REVENUES	608,887.60	3,216,625.74	4,984,421.00	1,767,795.26	64.53
	TOTAL EXPENDITURES	353,443.10	2,750,993.84	4,984,421.00	2,233,427.16	55.19
	NET OF REVENUES & EXPENDITURES	255,444.50	465,631.90	0.00	(465,631.90)	100.00

PERIOD ENDING 06/30/2021

GL NUMBER	DESCRIPTION	ACTIVITY FOR MONTH 06/30/2021	YTD BALANCE 06/30/2021	2021 AMENDED BUDGET	AVAILABLE BALANCE	% BDGT USED
Fund 206 - FIRE						
Revenues						
REVENUES						
206-000-393.000	FUND BALANCE - DESIGNATED	0.00	0.00	41,026.00	41,026.00	0.00
206-000-402.000	TAX COLLECTIONS	0.00	3,473,773.54	3,393,589.00	(80,184.54)	102.36
206-000-607.000	PERMIT AND INSPECTION FEES	0.00	733.00	15,000.00	14,267.00	4.89
206-000-665.000	INTEREST	0.00	11,828.62	17,000.00	5,171.38	69.58
206-000-673.000	SALE OF FIXED ASSETS	0.00	9,000.00	0.00	(9,000.00)	100.00
206-000-695.000	MISC REVENUE	213.50	16,784.03	300.00	(16,484.03)	5,594.68
206-336-977.002	USE OF FUND BALANCE	0.00	0.00	800,000.00	800,000.00	0.00
REVENUES		213.50	3,512,119.19	4,266,915.00	754,795.81	82.31
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TOTAL REVENUES		213.50	3,512,119.19	4,266,915.00	754,795.81	82.31
Expenditures						
OTHER						
206-336-801.001	HR SERVICES	0.00	0.00	33,185.00	33,185.00	0.00
OTHER		0.00	0.00	33,185.00	33,185.00	30.42
CIVIL SERVICE						
206-220-710.000	FEES & PER DIEM	0.00	300.00	1,000.00	700.00	30.00
206-220-727.000	SUPPLIES	0.00	440.00	500.00	60.00	88.00
206-220-903.000	LEGAL NOTICES	407.44	612.69	500.00	(112.69)	122.54
CIVIL SERVICE		407.44	1,352.69	2,000.00	647.31	67.63
SALARIES						
206-336-705.000	SALARIES CHIEF	7,102.08	51,445.01	118,000.00	66,554.99	43.60
206-336-705.001	SALARIES CAPTAIN	19,864.83	129,374.72	252,770.00	123,395.28	51.18
206-336-706.001	SALARIES FIRE SERGEANT	29,803.45	189,892.23	370,500.00	180,607.77	51.25
206-336-706.005	SALARIES FIREFIGHTERS	50,095.58	344,002.38	664,750.00	320,747.62	51.75
206-336-706.007	FIRE MARSHAL/DEPUTY CHIEF	6,246.08	40,039.94	86,300.00	46,260.06	46.40
206-336-709.000	OVERTIME	7,299.56	117,191.48	120,000.00	2,808.52	97.66
206-336-710.000	PAID ON CALL WAGES	2,445.17	16,615.56	100,000.00	83,384.44	16.62
206-336-720.000	HOLIDAY/PERSONAL PAY	59.77	81,866.19	183,400.00	101,533.81	44.64
SALARIES		122,916.52	970,427.51	1,895,720.00	925,292.49	51.19
PAYROLL BENEFITS						
206-336-715.000	SOCIAL SECURITY	9,330.46	72,684.33	145,300.00	72,615.67	50.02
206-336-716.000	HOSP & OPTICAL INSURANCE	27,233.80	168,961.30	414,000.00	245,038.70	40.81
206-336-716.002	RETIREE HEALTH CARE PREMIUMS	2,066.55	13,193.20	38,800.00	25,606.80	34.00
206-336-717.000	GROUP LIFE INSURANCE	329.70	1,137.32	2,270.00	1,132.68	50.10
206-336-718.000	PENSION	20,720.29	114,064.87	210,000.00	95,935.13	54.32
206-336-718.002	HEALTH CARE SAVINGS PLAN	1,377.69	8,951.94	16,120.00	7,168.06	55.53
206-336-718.003	OPEB FUNDING	0.00	150,000.00	150,000.00	0.00	100.00
206-336-719.000	WORKERS COMP INSURANCE	0.00	13,037.00	90,000.00	76,963.00	14.49
206-336-722.000	UNEMPLOYMENT INSURANCE	0.00	3,761.98	5,670.00	1,908.02	66.35
206-336-724.000	DENTAL INSURANCE	2,921.60	10,862.76	25,000.00	14,137.24	43.45
PAYROLL BENEFITS		63,980.09	556,654.70	1,097,160.00	540,505.30	50.74
OTHER						
206-336-727.000	OFFICE SUPPLIES	130.46	791.83	3,500.00	2,708.17	2
206-336-730.000	SHIPPING & FREIGHT	0.00	7.58	500.00	492.42	13

PERIOD ENDING 06/30/2021

GL NUMBER	DESCRIPTION	ACTIVITY FOR MONTH 06/30/2021	YTD BALANCE 06/30/2021	2021 AMENDED BUDGET	AVAILABLE BALANCE	% BDGT USED
Fund 206 - FIRE						
Expenditures						
206-336-744.000	UNIFORMS	20.66	8,359.22	20,000.00	11,640.78	41.80
206-336-744.002	FOOD ALLOWANCE	2,835.50	5,394.75	11,050.00	5,655.25	48.82
206-336-757.000	OPERATING SUPPLIES	1,990.20	16,099.56	25,000.00	8,900.44	64.40
206-336-758.000	OXYGEN & AIR	259.29	972.37	5,000.00	4,027.63	19.45
206-336-767.000	MEDICAL SUPPLIES	1,929.26	4,745.63	20,000.00	15,254.37	23.73
206-336-801.000	CONSULTANT/PROFESSIONAL SERVICES	0.00	475.00	5,000.00	4,525.00	9.50
206-336-807.000	AUDIT FEES	0.00	5,000.00	5,000.00	0.00	100.00
206-336-826.000	LEGAL FEES	876.50	4,289.00	20,000.00	15,711.00	21.45
206-336-826.002	TAX TRIBUNAL REFUNDS	2,296.28	2,296.28	4,000.00	1,703.72	57.41
206-336-835.000	MEDICAL SERVICES	0.00	440.00	8,000.00	7,560.00	5.50
206-336-851.000	RADIO MAINTENANCE	0.00	0.00	2,000.00	2,000.00	0.00
206-336-853.000	CELL PHONES	256.25	1,283.77	3,500.00	2,216.23	36.68
206-336-853.001	TELEPHONE STATION 1	124.93	833.37	1,600.00	766.63	52.09
206-336-853.002	TELEPHONE STATION 2	0.30	451.07	1,500.00	1,048.93	30.07
206-336-853.003	TELEPHONE STATION 3	115.29	283.28	1,000.00	716.72	28.33
206-336-863.001	VEHICLE MAINTENANCE	1,174.49	13,525.37	60,000.00	46,474.63	22.54
206-336-863.002	TIRES	0.00	1,376.00	10,000.00	8,624.00	13.76
206-336-864.000	CONFERENCES & MEETINGS	(15.00)	285.00	7,500.00	7,215.00	3.80
206-336-867.000	GASOLINE	1,629.22	8,354.82	30,000.00	21,645.18	27.85
206-336-903.000	LEGAL NOTICES	0.00	0.00	200.00	200.00	0.00
206-336-910.000	INSURANCE	11,051.53	33,154.57	56,000.00	22,845.43	59.20
206-336-921.001	ELECTRIC STATION 1	884.66	7,162.32	12,000.00	4,837.68	59.69
206-336-921.002	ELECTRIC STATION 2	335.11	1,731.41	5,500.00	3,768.59	31.48
206-336-921.003	ELECTRIC STATION 3	187.44	1,237.95	2,500.00	1,262.05	49.52
206-336-922.001	UTILITIES - STATION 1	0.00	300.00	0.00	(300.00)	100.00
206-336-923.001	HEAT STATION 1	370.18	2,246.91	5,000.00	2,753.09	44.94
206-336-923.002	HEAT STATION 2	87.49	962.70	4,000.00	3,037.30	24.07
206-336-923.003	HEAT STATION 3	85.62	1,202.96	3,000.00	1,797.04	40.10
206-336-931.001	MAINTENANCE STATION 1	2,238.86	5,786.96	20,000.00	14,213.04	28.93
206-336-931.002	MAINTENANCE STATION 2	269.37	2,911.62	8,000.00	5,088.38	36.40
206-336-931.003	MAINTENANCE STATION 3	161.00	1,953.53	5,000.00	3,046.47	39.07
206-336-933.000	EQUIPMENT MAINTENANCE	461.65	4,959.41	15,000.00	10,040.59	33.06
206-336-957.000	SUBSCRIPTIONS	0.00	0.00	3,500.00	3,500.00	0.00
206-336-958.000	MEMBERSHIPS & DUES	75.00	1,879.00	12,000.00	10,121.00	15.66
206-336-960.000	TRAINING	175.84	2,319.93	40,000.00	37,680.07	5.80
206-336-962.000	MISCELLANEOUS	110.00	512.54	3,000.00	2,487.46	17.08
OTHER		30,117.38	143,585.71	438,850.00	295,264.29	30.42
AQUISTITIONS						
206-336-977.000	EQUIPMENT ACQUISITIONS 04M	8,129.99	27,228.13	750,000.00	722,771.87	3.63
206-336-977.001	SUPPLY ACQUISITIONS 04M	8,349.00	11,254.30	50,000.00	38,745.70	22.51
AQUISTITIONS		16,478.99	38,482.43	800,000.00	761,517.57	4.81
TOTAL EXPENDITURES						
		233,900.42	1,710,503.04	4,266,915.00	2,556,411.96	40.09
Fund 206 - FIRE:						
TOTAL REVENUES		213.50	3,512,119.19	4,266,915.00	754,795.81	82.31
TOTAL EXPENDITURES		233,900.42	1,710,503.04	4,266,915.00	2,556,411.96	40.09
NET OF REVENUES & EXPENDITURES		(233,686.92)	1,801,616.15	0.00	(1,801,616.15)	10

PERIOD ENDING 06/30/2021

GL NUMBER	DESCRIPTION	ACTIVITY FOR MONTH 06/30/2021	YTD BALANCE 06/30/2021	2021 AMENDED BUDGET	AVAILABLE BALANCE	% BDGT USED
Fund 207 - POLICE						
Revenues						
REVENUES						
207-000-393.000	DESIGNATED FUND BALANCE	0.00	0.00	539,190.00	539,190.00	0.00
207-000-402.000	TAX COLLECTIONS	0.00	5,660,642.39	5,529,760.00	(130,882.39)	102.37
207-000-530.000	FEDERAL GRANTS	0.00	8,850.08	0.00	(8,850.08)	100.00
207-000-530.001	GRANTS - OTHER	2,118.74	15,336.38	0.00	(15,336.38)	100.00
207-000-546.000	CRIMINAL JUSTICE TRNG 302 FUNDS	0.00	1,499.58	4,500.00	3,000.42	33.32
207-000-577.000	LIQUOR LICENSES	0.00	82.50	11,000.00	10,917.50	0.75
207-000-601.000	LIASON OFFICER REIMBURSEMENT	0.00	0.00	30,000.00	30,000.00	0.00
207-000-607.000	SEX OFFENDERS REGISTRY FEE	50.00	2,200.00	1,500.00	(700.00)	146.67
207-000-608.001	WARRANT PROCESSING FEES	170.00	800.00	1,000.00	200.00	80.00
207-000-627.000	DUPLICATING & PHOTOSTAT	0.00	1,442.11	2,500.00	1,057.89	57.68
207-000-656.000	ORDINANCE FINES & COSTS	0.00	67,046.78	110,000.00	42,953.22	60.95
207-000-665.000	INTEREST	0.00	8,444.05	14,000.00	5,555.95	60.31
207-000-665.002	INTEREST INCOME-TAX FUND	0.00	1,833.25	1,500.00	(333.25)	122.22
207-000-673.000	SALE OF FIXED ASSETS	0.00	17,795.00	12,000.00	(5,795.00)	148.29
207-000-684.000	CROSSING GUARDS REIMBURSEMENT	0.00	0.00	4,900.00	4,900.00	0.00
207-000-685.000	OAKLAND CTY 911 REIMBURSEMENT	2,598.00	6,224.00	5,500.00	(724.00)	113.16
207-000-695.000	MISCELLANEOUS REVENUE	3,224.41	39,755.78	1,000.00	(38,755.78)	3,975.58
REVENUES		8,161.15	5,831,951.90	6,268,350.00	436,398.10	93.04
TOTAL REVENUES						
		8,161.15	5,831,951.90	6,268,350.00	436,398.10	93.04
Expenditures						
OTHER						
207-301-801.001	HR SERVICES	0.00	0.00	54,420.00	54,420.00	0.00
OTHER		0.00	0.00	54,420.00	54,420.00	42.71
CIVIL SERVICE						
207-220-710.000	FEES & PER DIEM-CIVIL SVC	0.00	0.00	1,000.00	1,000.00	0.00
207-220-727.000	SUPPLIES-CIVIL SVC	0.00	0.00	1,000.00	1,000.00	0.00
207-220-903.000	LEGAL NOTICES-CIVIL SVC	0.00	0.00	1,000.00	1,000.00	0.00
CIVIL SERVICE		0.00	0.00	3,000.00	3,000.00	0.00
SALARIES						
207-301-705.000	SALARIES CHIEF	7,904.00	51,376.00	100,250.00	48,874.00	51.25
207-301-706.001	SALARIES LIEUTENANTS	20,872.26	136,982.68	273,115.00	136,132.32	50.16
207-301-706.002	SALARIES SERGEANTS	25,615.43	172,271.46	337,365.00	165,093.54	51.06
207-301-706.003	SALARIES POLICE OFFICERS	112,774.38	733,885.93	1,504,065.00	770,179.07	48.79
207-301-706.004	SALARIES DISPATCHERS	20,723.81	136,523.85	290,820.00	154,296.15	46.94
207-301-706.005	SALARIES CLERICAL	15,433.95	100,320.73	195,200.00	94,879.27	51.39
207-301-706.006	SALARIES CADET	1,800.00	11,700.00	46,800.00	35,100.00	25.00
207-301-709.001	OVERTIME	11,228.95	62,057.91	155,500.00	93,442.09	39.91
207-301-709.002	COURT TIME	384.52	2,746.02	35,000.00	32,253.98	7.85
207-301-709.003	SHIFT PREMIUM	2,950.76	20,422.82	35,000.00	14,577.18	58.35
207-301-720.000	HOLIDAY PAY	881.28	1,053.53	115,345.00	114,291.47	0.91
SALARIES		220,569.34	1,429,340.93	3,088,460.00	1,659,119.07	46.28
PAYROLL BENEFITS						
207-301-715.000	SOCIAL SECURITY	16,392.48	107,340.70	230,220.00	122,879.30	4
207-301-716.000	HOSP & OPTICAL INSURANCE	52,921.70	326,075.47	740,000.00	413,924.53	4
207-301-716.001	RETIREE HOSP & OPTICAL INSURANCE	20,659.24	128,819.93	301,800.00	172,980.07	4

PERIOD ENDING 06/30/2021

GL NUMBER	DESCRIPTION	ACTIVITY FOR MONTH 06/30/2021	YTD BALANCE 06/30/2021	2021 AMENDED BUDGET	AVAILABLE BALANCE	% BDGT USED
Fund 207 - POLICE						
Expenditures						
207-301-717.000	GROUP LIFE INSURANCE	596.60	1,902.97	4,210.00	2,307.03	45.20
207-301-718.000	PENSION	48,715.77	305,912.27	600,950.00	295,037.73	50.90
207-301-718.001	HEALTH CARE SAVINGS PROGRAM	3,952.52	25,581.10	51,600.00	26,018.90	49.58
207-301-718.003	OPEB FUNDING	0.00	250,000.00	250,000.00	0.00	100.00
207-301-719.000	WORKERS COMP INSURANCE	0.00	10,425.25	85,410.00	74,984.75	12.21
207-301-722.000	UNEMPLOYMENT INSURANCE	49.70	6,893.54	11,490.00	4,596.46	60.00
207-301-724.000	DENTAL INSURANCE	5,001.80	18,686.60	41,650.00	22,963.40	44.87
PAYROLL BENEFITS		148,289.81	1,181,637.83	2,317,330.00	1,135,692.17	50.99
OTHER						
207-301-727.000	OFFICE SUPPLIES	499.56	3,901.27	11,000.00	7,098.73	35.47
207-301-729.000	PRINTING	0.00	0.00	500.00	500.00	0.00
207-301-741.000	FIRE ARMS, TRNG & RANGE SUPPLIES	301.00	5,030.74	5,000.00	(30.74)	100.61
207-301-744.000	UNIFORMS	621.89	671.89	6,000.00	5,328.11	11.20
207-301-744.004	UNIFORM ALLOWANCE PAYOUT	0.00	20,000.00	24,000.00	4,000.00	83.33
207-301-757.000	OPERATING SUPPLIES	128.57	3,513.87	6,000.00	2,486.13	58.56
207-301-805.000	SEX OFFENDERS REGISTRY FEE	30.00	1,170.00	1,500.00	330.00	78.00
207-301-807.000	AUDIT FEES	0.00	8,000.00	4,000.00	(4,000.00)	200.00
207-301-818.000	COMPUTER SERVICES	0.00	2,551.98	10,000.00	7,448.02	25.52
207-301-826.000	LEGAL FEES-PROSECUTIONS	7,500.00	37,500.00	91,000.00	53,500.00	41.21
207-301-826.001	TAX TRIBUNAL REFUNDS	3,741.90	3,741.90	8,000.00	4,258.10	46.77
207-301-826.002	LEGAL FEES - LABOR RELATED	362.50	1,612.50	30,000.00	28,387.50	5.38
207-301-851.000	EQUIPMENT REPAIRS	0.00	0.00	3,000.00	3,000.00	0.00
207-301-853.000	TELEPHONE	224.99	4,408.39	10,000.00	5,591.61	44.08
207-301-860.000	MILEAGE	0.00	0.00	1,000.00	1,000.00	0.00
207-301-861.000	WITNESS FEES	(875.08)	(861.08)	750.00	1,611.08	(114.81)
207-301-863.001	VEHICLE MAINTENANCE	2,716.13	9,151.95	45,000.00	35,848.05	20.34
207-301-863.002	TIRES	0.00	679.60	4,000.00	3,320.40	16.99
207-301-864.000	CONFERENCES	1,216.38	3,467.97	4,500.00	1,032.03	77.07
207-301-867.000	GASOLINE	5,060.65	21,646.83	60,000.00	38,353.17	36.08
207-301-903.000	LEGAL NOTICES	0.00	0.00	500.00	500.00	0.00
207-301-910.000	INSURANCE	33,312.31	99,936.94	150,000.00	50,063.06	66.62
207-301-931.001	BLDG MAINTENANCE & SUPPLIES	354.00	2,220.95	10,000.00	7,779.05	22.21
207-301-933.000	EQUIP LEASE/ MAINT CONTRACTS	131.79	32,301.72	55,000.00	22,698.28	58.73
207-301-934.000	OFFICE EQUIP MAINTENANCE	0.00	6,375.00	5,000.00	(1,375.00)	127.50
207-301-958.000	MEMBERSHIPS & DUES	0.00	880.00	2,000.00	1,120.00	44.00
207-301-960.000	TRAINING	(21.19)	2,275.84	22,000.00	19,724.16	10.34
207-301-960.001	CRIMINAL JUSTICE TRNG 302 FUNDS	0.00	0.00	5,700.00	5,700.00	0.00
207-301-960.002	SNC (STATE 911) TRAINING FUNDS	498.84	3,146.84	5,400.00	2,253.16	58.27
207-301-962.001	MISCELLANEOUS	0.00	538.25	8,000.00	7,461.75	6.73
207-301-962.003	EVIDENCE COLLECTION	376.00	2,162.48	3,000.00	837.52	72.08
OTHER		56,180.24	276,025.83	591,850.00	315,824.17	42.71
AQUISTITIONS						
207-301-977.000	EQUIPMENT ACQUISITIONS	(84.73)	5,438.76	190,000.00	184,561.24	2.86
207-301-977.003	ACCREDITATION, SOFTWARE, MTCE	0.00	6,874.88	7,000.00	125.12	98.21
AQUISTITIONS		(84.73)	12,313.64	197,000.00	184,686.36	6.25
CROSSING GUARDS						
207-316-707.000	SALARIES PT - CROSSING GUARDS	1,120.50	7,762.50	14,000.00	6,237.50	55.45
207-316-715.000	SOCIAL SECURITY-CROSSING GUARDS	85.72	593.85	1,070.00	476.15	55.50
207-316-719.000	WORKERS COMP -CROSSING GUARDS	0.00	85.00	800.00	715.00	11.12
207-316-722.000	UNEMPLOYMENT INSUR CROSSING GUARDS	20.15	139.71	420.00	280.29	33.27
CROSSING GUARDS		1,226.37	8,581.06	16,290.00	7,708.94	52.00

REVENUE AND EXPENDITURE REPORT FOR WHITE LAKE TOWNSHIP

Section 6, Item A.

PERIOD ENDING 06/30/2021

GL NUMBER	DESCRIPTION	ACTIVITY FOR MONTH 06/30/2021	YTD BALANCE 06/30/2021	2021 AMENDED BUDGET	AVAILABLE BALANCE	% BDGT USED
Fund 207 - POLICE Expenditures						
TOTAL EXPENDITURES		426,181.03	2,907,899.29	6,268,350.00	3,360,450.71	46.39
Fund 207 - POLICE:						
TOTAL REVENUES		8,161.15	5,831,951.90	6,268,350.00	436,398.10	93.04
TOTAL EXPENDITURES		426,181.03	2,907,899.29	6,268,350.00	3,360,450.71	46.39
NET OF REVENUES & EXPENDITURES		(418,019.88)	2,924,052.61	0.00	(2,924,052.61)	100.00

PERIOD ENDING 06/30/2021

GL NUMBER	DESCRIPTION	ACTIVITY FOR MONTH 06/30/2021	YTD BALANCE 06/30/2021	2021 AMENDED BUDGET	AVAILABLE BALANCE	% BDGT USED
Fund 208 - PARKS AND RECREATION FUND						
Revenues						
REVENUES						
208-000-393.000	FUND BALANCE - DESIGNATED	0.00	0.00	329,229.00	329,229.00	0.00
208-000-402.000	PARKS AND RECREATION TAX COLLECTIONS	0.00	364,263.28	355,921.00	(8,342.28)	102.34
208-000-530.000	GRANT REVENUES	0.00	50,000.00	0.00	(50,000.00)	100.00
208-000-652.000	FIELD RENTAL	285.00	3,045.00	5,000.00	1,955.00	60.90
208-000-665.000	INTEREST	0.00	1,571.42	3,500.00	1,928.58	44.90
208-000-695.000	MISCELLANEOUS REVENUE	0.00	708.00	0.00	(708.00)	100.00
REVENUES		285.00	419,587.70	693,650.00	274,062.30	60.49
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TOTAL REVENUES		285.00	419,587.70	693,650.00	274,062.30	60.49
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Expenditures						
EXPENSES						
208-000-710.000	FEE'S AND PER DIEM	250.00	1,587.83	2,000.00	412.17	79.39
208-000-715.000	SOC SEC & MEDICARE TAX	19.12	67.53	250.00	182.47	27.01
208-000-720.000	EVENT EXPENSES	0.00	0.00	2,000.00	2,000.00	0.00
208-000-722.000	MI UNEMPLOYMENT TAX	0.00	6.89	0.00	(6.89)	100.00
208-000-801.000	PROFESSIONAL SERVICES	0.00	15,010.00	25,000.00	9,990.00	60.04
208-000-826.000	TAX TRIBUNAL REFUNDS	240.82	240.82	0.00	(240.82)	100.00
208-000-903.000	LEGAL PUBLICATIONS	0.00	173.25	250.00	76.75	69.30
208-000-910.000	INSURANCE	1,041.97	3,125.90	4,500.00	1,374.10	69.46
208-000-921.000	ELECTRIC JUDY HAWLEY PARK	15.33	135.82	1,000.00	864.18	13.58
208-000-921.001	ELECTRIC - VETTER PARK	27.73	316.35	1,000.00	683.65	31.64
208-000-922.000	UTILITIES- PARKS	270.00	1,905.00	3,300.00	1,395.00	57.73
208-000-931.001	GROUNDS MAINTENANCE	11,208.96	13,599.31	40,000.00	26,400.69	34.00
208-000-932.000	PARK EQUIPMENT	47.90	47.90	100,000.00	99,952.10	0.05
208-000-958.000	MEMBERSHIPS AND DUES	0.00	189.00	850.00	661.00	22.24
208-000-962.000	MISCELLANEOUS	0.00	0.00	1,000.00	1,000.00	0.00
208-000-972.000	M-59 PATHWAYS PROJECT	0.00	0.00	500,000.00	500,000.00	0.00
208-000-973.000	BLOOMER PARK IMPROVEMENTS	0.00	0.00	2,500.00	2,500.00	0.00
208-000-974.000	PARK IMPROVEMENTS	699.50	5,595.50	10,000.00	4,404.50	55.96
EXPENSES		13,821.33	42,001.10	693,650.00	651,648.90	6.06
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TOTAL EXPENDITURES		13,821.33	42,001.10	693,650.00	651,648.90	6.06
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Fund 208 - PARKS AND RECREATION FUND:						
TOTAL REVENUES		285.00	419,587.70	693,650.00	274,062.30	60.49
TOTAL EXPENDITURES		13,821.33	42,001.10	693,650.00	651,648.90	6.06
NET OF REVENUES & EXPENDITURES		(13,536.33)	377,586.60	0.00	(377,586.60)	100.00

PERIOD ENDING 06/30/2021

GL NUMBER	DESCRIPTION	ACTIVITY FOR MONTH 06/30/2021	YTD BALANCE 06/30/2021	2021 AMENDED BUDGET	AVAILABLE BALANCE	% BDDT USED
Fund 249 - BUILDING DEPARTMENT FUND						
Revenues						
REVENUES						
249-000-393.000	FUND BALANCE - DESIGNATED	0.00	0.00	85,090.00	85,090.00	0.00
REVENUES		0.00	0.00	85,090.00	85,090.00	0.00
BUILDING REVENUE						
249-000-452.000	CONTRACTORS GENERAL LICENSES	(40.00)	3,060.00	4,000.00	940.00	76.50
249-000-453.000	ELECTRICAL LICENSES	280.00	1,540.00	2,200.00	660.00	70.00
249-000-454.000	HEATING LICENSES	165.00	930.00	1,200.00	270.00	77.50
249-000-455.000	PLUMBING LICENSES	10.00	548.00	60.00	(488.00)	913.33
249-000-477.000	BUILDING PERMITS	42,791.00	252,185.42	350,000.00	97,814.58	72.05
249-000-478.000	ELECTRICAL PERMITS	11,068.00	45,278.00	72,000.00	26,722.00	62.89
249-000-479.000	HEATING PERMITS	13,065.00	95,612.00	100,000.00	4,388.00	95.61
249-000-480.000	PLUMBING PERMITS	5,189.00	29,839.00	45,000.00	15,161.00	66.31
249-000-482.000	PLOT PLAN REVIEWS	0.00	0.00	15,000.00	15,000.00	0.00
249-000-484.000	BUILDING PLAN REVIEWS	0.00	0.00	20,000.00	20,000.00	0.00
249-000-484.001	FIRE SAFETY REVIEWS	1,629.10	15,053.10	4,000.00	(11,053.10)	376.33
249-000-665.000	INTEREST	0.00	2,968.37	0.00	(2,968.37)	100.00
249-000-695.000	MISCELLANEOUS REVENUE	2,450.00	15,157.90	5,000.00	(10,157.90)	303.16
BUILDING REVENUE		76,607.10	462,171.79	618,460.00	156,288.21	74.73
TOTAL REVENUES						
		76,607.10	462,171.79	703,550.00	241,378.21	65.69
Expenditures						
SALARIES						
249-000-706.001	SALARIES BLDG OFFICIAL	6,026.70	39,035.60	76,440.00	37,404.40	51.07
249-000-706.002	SALARIES CLERICAL	7,895.56	51,496.13	100,140.00	48,643.87	51.42
249-000-706.003	CONTRACT BLDG INSPECTORS	4,680.00	28,520.00	25,000.00	(3,520.00)	114.08
249-000-706.005	BUILDING INSPECTOR	0.00	0.00	60,000.00	60,000.00	0.00
249-000-707.000	ELECTRICAL INSPECTOR	7,460.10	30,381.00	50,000.00	19,619.00	60.76
249-000-707.001	PLUMBING/MECHANICAL INSPECTOR	7,752.90	51,312.30	100,000.00	48,687.70	51.31
249-000-709.000	OVERTIME	0.00	0.00	20,000.00	20,000.00	0.00
SALARIES		33,815.26	200,745.03	431,580.00	230,834.97	46.51
PAYROLL BENEFITS						
249-000-715.000	SOCIAL SECURITY	1,022.16	6,706.14	19,650.00	12,943.86	34.13
249-000-716.000	HOSP & OPTICAL INSURANCE	2,669.07	15,859.22	81,645.00	65,785.78	19.42
249-000-717.000	GROUP LIFE INSURANCE	47.10	152.10	435.00	282.90	34.97
249-000-718.000	PENSION	588.91	3,822.09	10,010.00	6,187.91	38.18
249-000-718.001	HEALTH CARE SAVINGS PROGRAM	300.00	1,800.00	4,800.00	3,000.00	37.50
249-000-718.002	OPEB FUNDING	0.00	50,000.00	50,000.00	0.00	100.00
249-000-719.000	WORKERS COMP INSURANCE	0.00	370.25	4,220.00	3,849.75	8.77
249-000-722.000	UNEMPLOYMENT INSURANCE	0.00	500.80	685.00	184.20	73.11
249-000-724.000	DENTAL INSURANCE	265.20	790.60	4,240.00	3,449.40	18.65
PAYROLL BENEFITS		4,892.44	80,001.20	175,685.00	95,683.80	45.54
EXPENSES						
249-000-727.000	OFFICE SUPPLIES	151.86	1,037.70	1,200.00	162.30	86.48
249-000-757.000	OPERATING SUPPLIES	0.00	187.00	2,400.00	2,213.00	7.79
249-000-801.000	PROFESSIONAL FEES	5,285.00	26,840.00	25,000.00	(1,840.00)	10
249-000-801.001	HR SERVICES	0.00	0.00	3,985.00	3,985.00	10
249-000-807.000	AUDIT FEES	0.00	3,000.00	3,000.00	0.00	10

REVENUE AND EXPENDITURE REPORT FOR WHITE LAKE TOWNSHIP
 PERIOD ENDING 06/30/2021

Section 6, Item A.

GL NUMBER	DESCRIPTION	ACTIVITY FOR MONTH 06/30/2021	YTD BALANCE 06/30/2021	2021 AMENDED BUDGET	AVAILABLE BALANCE	% BDGT USED
Fund 249 - BUILDING DEPARTMENT FUND						
Expenditures						
249-000-853.000	CELLULAR PHONE	132.72	312.92	3,000.00	2,687.08	10.43
249-000-863.000	VEHICLE MAINTENANCE	12.00	100.17	1,500.00	1,399.83	6.68
249-000-864.000	CONFERENCES & MEETINGS	0.00	0.00	2,000.00	2,000.00	0.00
249-000-867.000	GASOLINE	69.02	212.24	2,000.00	1,787.76	10.61
249-000-910.000	INSURANCE	762.70	2,288.11	3,500.00	1,211.89	65.37
249-000-957.000	SUBSCRIPTIONS	0.00	0.00	200.00	200.00	0.00
249-000-958.000	MEMBERSHIPS & DUES	0.00	320.00	2,000.00	1,680.00	16.00
249-000-960.000	TRAINING	0.00	0.00	5,000.00	5,000.00	0.00
249-000-962.000	MISCELLANEOUS	0.00	0.00	500.00	500.00	0.00
249-000-971.000	TECHNOLOGY EQUIPMENT	340.49	10,355.65	6,000.00	(4,355.65)	172.59
249-000-977.000	EQUIPMENT ACQUISITIONS	0.00	0.00	35,000.00	35,000.00	0.00
EXPENSES		6,753.79	44,653.79	96,285.00	51,631.21	46.38
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TOTAL EXPENDITURES		45,461.49	325,400.02	703,550.00	378,149.98	46.25
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Fund 249 - BUILDING DEPARTMENT FUND:						
TOTAL REVENUES		76,607.10	462,171.79	703,550.00	241,378.21	65.69
TOTAL EXPENDITURES		45,461.49	325,400.02	703,550.00	378,149.98	46.25
NET OF REVENUES & EXPENDITURES		31,145.61	136,771.77	0.00	(136,771.77)	100.00

PERIOD ENDING 06/30/2021

GL NUMBER	DESCRIPTION	ACTIVITY FOR MONTH 06/30/2021	YTD BALANCE 06/30/2021	2021 AMENDED BUDGET	AVAILABLE BALANCE	% BDGT USED
Fund 591 - WATER						
Revenues						
REVENUES						
591-000-393.000	FUND BALANCE - DESIGNATED	0.00	0.00	621,497.00	621,497.00	0.00
591-000-445.000	PENALTIES	0.00	3,809.61	8,000.00	4,190.39	47.62
591-000-626.000	METERS	1,611.39	18,755.41	10,000.00	(8,755.41)	187.55
591-000-627.000	METER INSTALLATIONS	300.00	3,825.00	2,000.00	(1,825.00)	191.25
591-000-642.000	WATER	818.91	375,099.09	950,000.00	574,900.91	39.48
591-000-650.000	MISC SERVICE CHARGES	542.40	5,740.80	3,000.00	(2,740.80)	191.36
591-000-650.001	SPRINKLER SYSTEM	200.00	2,300.00	2,500.00	200.00	92.00
591-000-665.000	INTEREST EARNED	0.00	2,322.07	2,000.00	(322.07)	116.10
591-000-665.004	INTEREST - CAPITAL FUND	0.00	9,268.80	8,000.00	(1,268.80)	115.86
591-000-665.011	INTEREST INCOME M59 EAST (7)	0.00	1,919.74	0.00	(1,919.74)	100.00
591-000-673.000	SALE OF FIXED ASSETS	0.00	2,225.00	0.00	(2,225.00)	100.00
591-000-674.001	CONNECTION FEES	9,432.00	122,790.55	220,000.00	97,209.45	55.81
591-000-695.000	MISCELLANEOUS INCOME	0.00	783.28	5,000.00	4,216.72	15.67
591-000-699.000	SEWER ADMIN FEES	0.00	0.00	145,000.00	145,000.00	0.00
REVENUES		12,904.70	548,839.35	1,976,997.00	1,428,157.65	27.76
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TOTAL REVENUES		12,904.70	548,839.35	1,976,997.00	1,428,157.65	27.76
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Expenditures						
OFFICE SUPPLIES						
591-000-727.000	OFFICE SUPPLIES	139.70	1,134.03	6,000.00	4,865.97	18.90
591-000-730.000	POSTAGE	0.00	2,395.24	2,500.00	104.76	95.81
OFFICE SUPPLIES		139.70	3,529.27	8,500.00	4,970.73	41.52
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OTHER						
591-000-958.000	DUES & MISC	905.00	1,088.00	5,000.00	3,912.00	21.76
591-000-960.000	EDUCATION & TRAINING	780.00	1,337.00	3,000.00	1,663.00	44.57
591-000-962.000	MISCELLANEOUS	0.00	92.60	1,000.00	907.40	9.26
591-000-968.000	DEPRECIATION WATER SYSTEM	0.00	0.00	320,000.00	320,000.00	0.00
591-000-969.000	DEPRECIATION & AMORTIZATION	0.00	0.00	35,000.00	35,000.00	0.00
591-000-976.000	BOND INTEREST-DWRF	0.00	8,187.50	15,625.00	7,437.50	52.40
591-000-977.000	VEHICLES	0.00	0.00	45,000.00	45,000.00	0.00
591-000-991.001	PRINCIPAL COPIER LEASE	125.73	619.36	1,515.00	895.64	40.88
591-000-995.000	MISC SERVICE CHARGES	0.00	1,016.40	1,000.00	(16.40)	101.64
591-000-995.001	WELL HEAD PROTECTION PROGRAM	0.00	0.00	41,840.00	41,840.00	0.00
591-000-995.002	INTEREST COPIER LEASE	22.27	120.64	265.00	144.36	45.52
OTHER		1,833.00	12,461.50	469,245.00	456,783.50	2.77
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SALARIES						
591-000-703.000	MANAGER SALARIES	6,897.16	44,831.50	87,470.00	42,638.50	51.25
591-000-706.000	WAGES CLERICAL	7,302.00	47,405.17	93,740.00	46,334.83	50.57
591-000-707.000	WAGES MAINTENANCE	8,909.40	57,984.93	178,000.00	120,015.07	32.58
591-000-707.001	WAGES PART TIME	0.00	0.00	10,000.00	10,000.00	0.00
591-000-707.002	WEEKEND ON CALL WATER OPERATOR	178.18	267.27	4,000.00	3,732.73	6.68
591-000-709.000	WAGES OVERTIME	846.40	846.40	5,000.00	4,153.60	16.93
SALARIES		24,133.14	151,335.27	378,210.00	226,874.73	40.01
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PAYROLL BENEFITS						
591-000-715.000	SOCIAL SECURITY	1,789.80	11,223.25	26,100.00	14,876.75	4
591-000-716.000	HOSP & OPTICAL INSURANCE	10,302.76	51,915.42	117,290.00	65,374.58	4

PERIOD ENDING 06/30/2021

GL NUMBER	DESCRIPTION	ACTIVITY FOR MONTH 06/30/2021	YTD BALANCE 06/30/2021	2021 AMENDED BUDGET	AVAILABLE BALANCE	% BDGT USED
Fund 591 - WATER						
Expenditures						
591-000-717.000	GROUP LIFE INSURANCE	0.00	175.00	540.00	365.00	32.41
591-000-718.000	PENSION	1,927.22	8,489.69	19,370.00	10,880.31	43.83
591-000-718.001	HEALTH CARE SAVINGS PLAN	500.00	3,000.00	7,200.00	4,200.00	41.67
591-000-719.000	WORKERS COMP INSURANCE	0.00	1,244.75	12,050.00	10,805.25	10.33
591-000-720.000	OTHER POST RETIREMENT BENEFITS	0.00	70,000.00	70,000.00	0.00	100.00
591-000-722.000	UNEMPLOYMENT INSURANCE	0.00	854.97	1,620.00	765.03	52.78
591-000-724.000	DENTAL INSURANCE	638.24	2,449.12	6,630.00	4,180.88	36.94
PAYROLL BENEFITS		15,158.02	149,352.20	260,800.00	111,447.80	57.27
OTHER						
591-000-976.005	BOND INTEREST NORDIC DR MAIN	0.00	558.45	1,050.00	491.55	53.19
OTHER		0.00	558.45	1,050.00	491.55	2.77
OPERATING EXPENSES						
591-000-740.000	OPERATING SUPPLIES	144.92	1,978.04	7,500.00	5,521.96	26.37
591-000-744.000	SAFETY GEAR AND CLOTHING	112.38	942.46	5,000.00	4,057.54	18.85
591-000-745.000	SYSTEM CHEMICALS	3,118.00	15,849.50	50,000.00	34,150.50	31.70
591-000-748.000	TESTING WATER SYSTEMS	0.00	5,160.09	10,000.00	4,839.91	51.60
591-000-750.000	OPERATING SUPPLIES METERS	971.70	18,179.33	100,000.00	81,820.67	18.18
591-000-750.001	OPERATING SUPP METER TRANSMITT	319.38	319.38	40,000.00	39,680.62	0.80
591-000-755.000	OPERATING SUPPLIES TOOLS	1,251.10	5,815.15	8,000.00	2,184.85	72.69
591-000-801.001	HR SERVICES	0.00	0.00	6,640.00	6,640.00	0.00
591-000-802.000	ENG & ARCH FEES	3,952.50	10,462.50	0.00	(10,462.50)	100.00
591-000-803.000	IRON FILTRATION EXPENSES	0.00	8,419.58	16,052.00	7,632.42	52.45
591-000-807.000	ACCOUNTING & AUDITING	0.00	4,000.00	4,000.00	0.00	100.00
591-000-818.000	CONTRACTED SERVICES	3,294.38	16,715.19	40,000.00	23,284.81	41.79
591-000-826.000	ATTORNEY FEES	0.00	1,040.00	3,000.00	1,960.00	34.67
591-000-853.000	TELEPHONE/CELL PHONE SERVICES	274.77	2,733.31	4,000.00	1,266.69	68.33
591-000-867.000	GASOLINE/FUEL	341.02	1,581.30	6,000.00	4,418.70	26.36
591-000-903.000	LEGAL NOTICES	0.00	0.00	2,000.00	2,000.00	0.00
591-000-911.000	GENERAL LIAB INSURANCE	7,549.52	22,648.56	35,000.00	12,351.44	64.71
OPERATING EXPENSES		21,329.67	115,844.39	337,192.00	221,347.61	34.36
MAINTENANCE						
591-000-863.000	REPAIRS & MAINT VEHICLES	8.00	1,658.62	5,000.00	3,341.38	33.17
591-000-931.000	REPAIR & MAINT BLDG & EQUIP	4,560.96	12,897.45	275,000.00	262,102.55	4.69
591-000-931.001	GROUND MAINTENANCE	2,120.00	3,962.00	15,000.00	11,038.00	26.41
591-000-934.000	REPAIR & MAINT WATER SYSTEM	0.00	5,996.03	100,000.00	94,003.97	6.00
591-000-934.001	REPAIR & MAINT TOWER 1	0.00	0.00	25,000.00	25,000.00	0.00
591-000-934.002	REPAIR & MAINT TOWER 2	0.00	0.00	25,000.00	25,000.00	0.00
591-000-935.000	REPAIR METERS	0.00	0.00	2,000.00	2,000.00	0.00
MAINTENANCE		6,688.96	24,514.10	447,000.00	422,485.90	5.48
UTILITIES						
591-000-921.000	ELECTRICITY TOWER	40.36	353.65	1,000.00	646.35	35.37
591-000-921.001	ELECTRICITY TL	132.41	1,630.25	5,000.00	3,369.75	32.61
591-000-921.002	ELECTRICITY HILLVIEW	542.93	1,471.50	3,000.00	1,528.50	49.05
591-000-921.004	ELECTRICITY VILLAGE ACRES	5,808.60	18,990.76	40,000.00	21,009.24	47.48
591-000-921.005	ELECTRICITY SUBURBAN KNOLLS	14.95	89.70	0.00	(89.70)	100.00
591-000-921.006	ELECTRICITY GRASS LAKE	1,523.78	7,158.22	18,000.00	10,841.78	39.77
591-000-921.007	ELECTRICITY TOWER #2	37.23	710.95	1,000.00	289.05	
591-000-921.008	ELECTRICITY-HURONDALE	74.71	1,415.22	1,500.00	84.78	
591-000-921.010	ELECTRICITY 933 WILLIAMS-HURONDALE	19.12	132.20	500.00	367.80	

REVENUE AND EXPENDITURE REPORT FOR WHITE LAKE TOWNSHIP
 PERIOD ENDING 06/30/2021

Section 6, Item A.

GL NUMBER	DESCRIPTION	ACTIVITY FOR MONTH 06/30/2021	YTD BALANCE 06/30/2021	2021 AMENDED BUDGET	AVAILABLE BALANCE	% BDGT USED
Fund 591 - WATER						
Expenditures						
591-000-923.001	GAS TWIN LAKES	41.58	415.61	1,000.00	584.39	41.56
591-000-923.002	GAS HILLVIEW	33.18	389.14	1,000.00	610.86	38.91
591-000-923.004	GAS GRASS LAKE	83.52	811.94	1,000.00	188.06	81.19
591-000-923.005	GAS VILLAGE ACRES-SATELITE RD	59.05	884.06	2,000.00	1,115.94	44.20
UTILITIES		8,411.42	34,453.20	75,000.00	40,546.80	45.94
TOTAL EXPENDITURES		77,693.91	492,048.38	1,976,997.00	1,484,948.62	24.89
Fund 591 - WATER:						
TOTAL REVENUES		12,904.70	548,839.35	1,976,997.00	1,428,157.65	27.76
TOTAL EXPENDITURES		77,693.91	492,048.38	1,976,997.00	1,484,948.62	24.89
NET OF REVENUES & EXPENDITURES		(64,789.21)	56,790.97	0.00	(56,790.97)	100.00
TOTAL REVENUES - ALL FUNDS						
		707,059.05	13,991,295.67	18,893,883.00	4,902,587.33	74.05
TOTAL EXPENDITURES - ALL FUNDS						
		1,150,501.28	8,228,845.67	18,893,883.00	10,665,037.33	43.55
NET OF REVENUES & EXPENDITURES		(443,442.23)	5,762,450.00	0.00	(5,762,450.00)	100.00

WHITE LAKE TWP.

JUNE 2021 CHECK DISBURSEMENTS

Section 6, Item B.

Check Date	Bank	Check #	Payee	Description	GL #	Account Name	Amount
06/03/2021	CONST	9072	BENDZINSKI & CO.	TWIN LAKES ROAD BONDING FEE	806-528-850.000	BOND FEES	11,400.00
06/10/2021	CONST	9073	ALLIED CONSTRUCTION	TWIN LAKES ROAD PAVING (SAD)	806-900-973.005	TWIN LAKES ROAD PAVI	1,036,465.00
06/10/2021	CONST	9074	G2 CONSULTING GROUP, LLC	BID PACKAGE SERVICES, LUMP SUM	806-900-973.005	TWIN LAKES ROAD PAVI	13,495.00
06/10/2021	CONST	9075	WHITE LAKE TOWNSHIP	TWIN LAKES LEGAL PUBLICATIONS	806-900-973.005	TWIN LAKES ROAD PAVI	2,046.00
06/10/2021	CONST	9076	WHITE LAKE TOWNSHIP	TWIN LAKES SAD ADMIN FEE	806-900-973.005	TWIN LAKES ROAD PAVI	82,502.77
06/24/2021	CONST	9077	THE HUNTINGTON NATIONAL BANK	A/C 3584274205 TWIN LAKES BOND ADMIN FEE	806-900-973.005	TWIN LAKES ROAD PAVI	500.00
CONST Total							1,146,408.77
06/10/2021	GEN	1230070(E)	MERS	MAY 2021 MERS CONTRIBUTIONS	101-000-080.718	DUE FROM WATER PENSI	685.74
06/10/2021	GEN	1230070(E)	MERS	MAY 2021 MERS CONTRIBUTIONS	101-000-231.001	PAY DEDUCT PENSION	10,580.11
06/10/2021	GEN	1230070(E)	MERS	MAY 2021 MERS CONTRIBUTIONS	101-171-718.000	PENSION	7,721.66
06/10/2021	GEN	1230070(E)	MERS	MAY 2021 MERS CONTRIBUTIONS	101-192-718.000	PENSION	3,148.23
06/10/2021	GEN	1230070(E)	MERS	MAY 2021 MERS CONTRIBUTIONS	101-209-718.000	PENSION	3,598.65
06/10/2021	GEN	1230070(E)	MERS	MAY 2021 MERS CONTRIBUTIONS	101-215-718.000	PENSION	7,486.73
06/10/2021	GEN	1230070(E)	MERS	MAY 2021 MERS CONTRIBUTIONS	101-253-718.000	PENSION	9,563.14
06/10/2021	GEN	1230070(E)	MERS	MAY 2021 MERS CONTRIBUTIONS	101-265-718.000	PENSION	2,050.54
06/10/2021	GEN	1230070(E)	MERS	MAY 2021 MERS CONTRIBUTIONS	101-372-718.000	PENSION	1,311.36
06/10/2021	GEN	1230070(E)	MERS	MAY 2021 MERS CONTRIBUTIONS	101-402-718.000	PENSION	2,464.39
06/10/2021	GEN	1230070(E)	MERS	MAY 2021 MERS CONTRIBUTIONS	101-757-718.000	PENSION	1,307.51
06/10/2021	GEN	1230070(E)	MERS	MAY 2021 MERS CONTRIBUTIONS	206-000-231.001	PAY DEDUCT PENSION	6,258.31
06/10/2021	GEN	1230070(E)	MERS	MAY 2021 MERS CONTRIBUTIONS	206-336-718.000	PENSION	20,426.86
06/10/2021	GEN	1230070(E)	MERS	MAY 2021 MERS CONTRIBUTIONS	207-000-231.001	PAY DEDUCT PENSION	13,393.67
06/10/2021	GEN	1230070(E)	MERS	MAY 2021 MERS CONTRIBUTIONS	207-301-718.000	PENSION	48,887.88
06/10/2021	GEN	1230070(E)	MERS	MAY 2021 MERS CONTRIBUTIONS	249-000-231.001	PAY DEDUCT PENSION	696.12
06/10/2021	GEN	1230070(E)	MERS	MAY 2021 MERS CONTRIBUTIONS	249-000-718.000	PENSION	588.91
06/01/2021	GEN	87556	GREGORY HARTNER	REIMBURSEMENT FOR FAILED DIRECT DEPOSIT	101-000-214.016	DUE TO OTHERS	55.00
06/03/2021	GEN	87557	AMAZON	PARKS-DOG WASTE STATION + BAGS & NEW HOOP	208-000-931.001	GROUNDS MAINTENANC	845.35
06/03/2021	GEN	87557	AMAZON	STANLEY PARK - SWIM AT YOUR OWN RISK SIGN	208-000-932.000	PARK EQUIPMENT	47.90
06/03/2021	GEN	87558	ENVIRONMENTAL RESOURCES GROUP	10895 ELIZABETH ASBESTOS INSPECTION & REPORT	246-000-970.005	CAPITAL OUTLAY-NEW T	1,000.00
06/03/2021	GEN	87559	COMMERCE TOWNSHIP	REMIT MAY SEWER CONNECTION FEES	246-000-998.000	COMMERCE CONN FEES	19,584.00
06/03/2021	GEN	87559	COMMERCE TOWNSHIP	REMIT MAY SEWER CONNECTION FEES	396-000-998.000	CONNECTION EXPENSE-I	19,584.00
06/03/2021	GEN	87560	1ST HEATING & COOLING CO	DUBLIN SENIOR CENTER - 685 UNION LAKE RD - INS'	101-757-976.000	ADD & IMPROVEMENTS	4,572.00
06/03/2021	GEN	87561	WASH ME LLC	42 BASIC WASH FOR THE PERIOD OF 12/23/2020 TH	101-000-080.863	DUE FROM WATER VEHI	8.00
06/03/2021	GEN	87561	WASH ME LLC	42 BASIC WASH FOR THE PERIOD OF 12/23/2020 TH	101-265-863.000	VEHICLE MAINTENANCE	36.00
06/03/2021	GEN	87561	WASH ME LLC	42 BASIC WASH FOR THE PERIOD OF 12/23/2020 TH	101-372-863.000	VEHICLE MAINTENANCE	32.00
06/03/2021	GEN	87561	WASH ME LLC	42 BASIC WASH FOR THE PERIOD OF 12/23/2020 TH	206-336-863.001	VEHICLE MAINTENANCE	56.00
06/03/2021	GEN	87561	WASH ME LLC	42 BASIC WASH FOR THE PERIOD OF 12/23/2020 TH	207-301-863.001	VEHICLE MAINTENANCE	972.00
06/03/2021	GEN	87561	WASH ME LLC	42 BASIC WASH FOR THE PERIOD OF 12/23/2020 TH	249-000-863.000	VEHICLE MAINTENANCE	12.00
06/03/2021	GEN	87562	AMAZON	GEN TWP. C. DEROCHE - HON SINGLE FRONT-TO-B	101-249-727.000	OFFICE SUPPLIES	298.69
06/03/2021	GEN	87562	AMAZON	GEN. TWP. 17 - FIRST AID KIT FOR CARS & FIRST AID	101-265-863.000	VEHICLE MAINTENANCE	478.64
06/03/2021	GEN	87562	AMAZON	GEN. TWP. 2- VIEWSONIC 24INCH MONITORS, BLAC	101-265-971.000	TECHNOLOGY EQUIPME	7

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06/03/2021	GEN	87562	AMAZON	BUILDING DEPT. - LOGITECH WIRELESS KEYBOARD A	249-000-971.000	TECHNOLOGY EQUIPME	130.93
06/03/2021	GEN	87563	APOLLO FIRE	FD - R421E2 E-DRAULIC RAM PACKAGE - 2XL BATTEF	206-336-977.000	EQUIPMENT ACQUISITIC	7,500.00
06/03/2021	GEN	87564	AT & T	FD - STA #1 MONTHLY SERVICE CHARGES MAY 19 - J	206-336-853.001	TELEPHONE STATION 1	124.29
06/03/2021	GEN	87565	CLARKE MOSQUITO CONTROL PRODUCT	WEST NILE VIRUS PROGRAM - 3 CS NATULAR XRT T/	101-285-801.000	ENVIRONMENTAL PROFI	2,496.93
06/03/2021	GEN	87566	COMCAST	06/06/21-07/05/21 SERVICE PERIOD FOR FD - STA. E	206-336-757.000	OPERATING SUPPLIES	255.97
06/03/2021	GEN	87567	CONSUMERS ENERGY	SERVICE DATES 4/27/21 - 05/24/21 - 7525 HIGHLAN	101-265-923.000	HEAT TWP HALL	208.84
06/03/2021	GEN	87567	CONSUMERS ENERGY	SERVICE DATES: 04/27/21 - 05/24/21 - 7500 HIGHLA	101-269-923.001	HEAT COMM HALL	68.84
06/03/2021	GEN	87567	CONSUMERS ENERGY	SERVICE DATES 4/24/21 - 5/24/21 - 9180 HIGHLANC	101-269-923.004	HEAT FISK	51.62
06/03/2021	GEN	87567	CONSUMERS ENERGY	SERVICE DATES: 04/27/21 - 05/24/21 - 7527 HIGHLA	101-269-923.011	GAS-TWP ANNEX	170.81
06/03/2021	GEN	87567	CONSUMERS ENERGY	SERVICE DATES 4/23/21 - 5/24/21 - 685 UNION LAKI	101-757-923.000	HEAT	95.41
06/03/2021	GEN	87567	CONSUMERS ENERGY	SERVICE DATES 4/27/21 - 05/24/21 - 7420 HIGHLAN	206-336-923.001	HEAT STATION 1	208.24
06/03/2021	GEN	87567	CONSUMERS ENERGY	SERVICE DATES: 04/24/21 - 05/24/21 - 860 ROUND I	206-336-923.002	HEAT STATION 2	56.25
06/03/2021	GEN	87567	CONSUMERS ENERGY	SERVICE DATES 04/27/21 - 05/25/21 - 4870 ORMON	206-336-923.003	HEAT STATION 3	85.62
06/03/2021	GEN	87568	DARWEL ENTERPRISES LLC	PD - (3) 4X6 GREY CLASSICMATS, (3) 3X10 GREY CLA	207-301-931.001	BLDG MAINTENANCE &	93.50
06/03/2021	GEN	87569	DTE ENERGY	9180 HIGHLAND ROAD - SERVICE PERIOD 04/23/21	101-269-921.004	ELECTRIC FISK	21.82
06/03/2021	GEN	87569	DTE ENERGY	685 UNION LAKE ROAD - SERVICE PERIOD 4/24/21 -	101-757-921.000	ELECTRIC	219.10
06/03/2021	GEN	87570	DLZ MICHIGAN, INC.	7487 DENALI DRIVE PLOT PLAN REVIEW	249-000-801.000	PROFESSIONAL FEES	3,660.00
06/03/2021	GEN	87571	FIRE SAVVY CONSULTANTS	FIRE ALARM SYSTEM PLAN REVIEW - IVY REHAB - 81	249-000-801.000	PROFESSIONAL FEES	** VOIDED **
06/03/2021	GEN	87571	FIRE SAVVY CONSULTANTS	WET CHEMICAL SUPPRESSION SYSTEM PLAN REVIEV	249-000-801.000	PROFESSIONAL FEES	** VOIDED **
06/03/2021	GEN	87572	FLAGSTAR BANK	04/13/21-05/12/21 CHARGES	101-000-080.962	DUE FROM WATER MISC	1,447.49
06/03/2021	GEN	87572	FLAGSTAR BANK	04/13/21-05/12/21 CHARGES	101-101-710.000	FEES & PER DIEM	14.99
06/03/2021	GEN	87572	FLAGSTAR BANK	04/13/21-05/12/21 CHARGES	101-215-957.000	SUBSCRIPTIONS	0.99
06/03/2021	GEN	87572	FLAGSTAR BANK	04/13/21-05/12/21 CHARGES	101-249-727.000	OFFICE SUPPLIES	323.66
06/03/2021	GEN	87572	FLAGSTAR BANK	04/13/21-05/12/21 CHARGES	101-265-931.001	BLDG MAINTENANCE &	12.71
06/03/2021	GEN	87572	FLAGSTAR BANK	04/13/21-05/12/21 CHARGES	101-265-971.000	TECHNOLOGY EQUIPME	1,749.99
06/03/2021	GEN	87572	FLAGSTAR BANK	04/13/21-05/12/21 CHARGES	101-372-957.000	SUBSCRIPTIONS	166.95
06/03/2021	GEN	87572	FLAGSTAR BANK	04/13/21-05/12/21 CHARGES	101-757-931.000	BUILDING MAINTENANC	358.20
06/03/2021	GEN	87572	FLAGSTAR BANK	04/13/21-05/12/21 CHARGES	206-000-067.005	DUE FROM OTHERS	231.00
06/03/2021	GEN	87572	FLAGSTAR BANK	04/13/21-05/12/21 CHARGES	206-220-903.000	LEGAL NOTICES	205.25
06/03/2021	GEN	87572	FLAGSTAR BANK	04/13/21-05/12/21 CHARGES	206-336-727.000	OFFICE SUPPLIES	25.42
06/03/2021	GEN	87572	FLAGSTAR BANK	04/13/21-05/12/21 CHARGES	206-336-744.000	UNIFORMS	1,326.94
06/03/2021	GEN	87572	FLAGSTAR BANK	04/13/21-05/12/21 CHARGES	206-336-757.000	OPERATING SUPPLIES	491.89
06/03/2021	GEN	87572	FLAGSTAR BANK	04/13/21-05/12/21 CHARGES	206-336-863.001	VEHICLE MAINTENANCE	91.67
06/03/2021	GEN	87572	FLAGSTAR BANK	04/13/21-05/12/21 CHARGES	206-336-931.003	MAINTENANCE STATION	53.96
06/03/2021	GEN	87572	FLAGSTAR BANK	04/13/21-05/12/21 CHARGES	206-336-960.000	TRAINING	93.00
06/03/2021	GEN	87572	FLAGSTAR BANK	04/13/21-05/12/21 CHARGES	206-336-962.000	MISCELLANEOUS	263.04
06/03/2021	GEN	87572	FLAGSTAR BANK	04/13/21-05/12/21 CHARGES	207-301-727.000	OFFICE SUPPLIES	204.56
06/03/2021	GEN	87572	FLAGSTAR BANK	04/13/21-05/12/21 CHARGES	207-301-741.000	FIRE ARMS, TRNG & RAM	19.99
06/03/2021	GEN	87572	FLAGSTAR BANK	04/13/21-05/12/21 CHARGES	207-301-757.000	OPERATING SUPPLIES	28.59
06/03/2021	GEN	87572	FLAGSTAR BANK	04/13/21-05/12/21 CHARGES	207-301-863.001	VEHICLE MAINTENANCE	4

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06/03/2021	GEN	87572	FLAGSTAR BANK	04/13/21-05/12/21 CHARGES	207-301-962.003	EVIDENCE COLLECTION	20.00
06/03/2021	GEN	87573	FRONTIER	FD. - STA #3 MONTHLY SERVICE CHARGES 05/19/21	206-336-853.003	TELEPHONE STATION 3	115.29
06/03/2021	GEN	87574	GLOBAL OFFICE SOLUTIONS	GEN. TWP. - A. NOBLE NAMEPLATE FOR BOARD MEI	101-249-727.000	OFFICE SUPPLIES	95.34
06/03/2021	GEN	87575	HOME DEPOT CREDIT SERVICES	CHAIN FOR CHAINSAW, BLACK & WHITE CONNECTC	206-336-757.000	OPERATING SUPPLIES	38.51
06/03/2021	GEN	87576	HOUSTON'S LAWN SERVICE	MOWING: GRANGER: 5/9, 5/19, 5/27, OXBOW: 5/7,	101-276-932.000	CEMETERY MAINT	2,460.00
06/03/2021	GEN	87577	J&B MEDICAL SUPPLY INC	FD - SODIUM CHLORIDE IRRIGATION & BLOOD GLUC	206-336-767.000	MEDICAL SUPPLIES	102.55
06/03/2021	GEN	87578	MILLERS HIGHLAND TIRE AND AUTO REP.	FD - 2002 GMC SIERRA - DASH WENT DARK - R&R IG	206-336-863.001	VEHICLE MAINTENANCE	276.86
06/03/2021	GEN	87579	MERGE LIVE	MAY 26, 2021 SPECIAL BOARD MEETING	101-101-710.000	FEES & PER DIEM	235.00
06/03/2021	GEN	87580	ALERUS FINANICAL	05/01/21-05/31/21 EE + ER HCSP CONTRIBUTIONS	101-000-080.962	DUE FROM WATER MISC	500.00
06/03/2021	GEN	87580	ALERUS FINANICAL	05/01/21-05/31/21 EE + ER HCSP CONTRIBUTIONS	101-000-232.005	PAY DEDUCT HOSP	491.63
06/03/2021	GEN	87580	ALERUS FINANICAL	05/01/21-05/31/21 EE + ER HCSP CONTRIBUTIONS	101-171-718.001	HEALTH CARE SAVINGS I	100.00
06/03/2021	GEN	87580	ALERUS FINANICAL	05/01/21-05/31/21 EE + ER HCSP CONTRIBUTIONS	101-209-718.001	HEALTH CARE SAVINGS I	200.00
06/03/2021	GEN	87580	ALERUS FINANICAL	05/01/21-05/31/21 EE + ER HCSP CONTRIBUTIONS	101-215-718.001	HEALTH CARE SAVINGS I	494.61
06/03/2021	GEN	87580	ALERUS FINANICAL	05/01/21-05/31/21 EE + ER HCSP CONTRIBUTIONS	101-253-718.001	HEALTH CARE SAVINGS I	378.94
06/03/2021	GEN	87580	ALERUS FINANICAL	05/01/21-05/31/21 EE + ER HCSP CONTRIBUTIONS	101-402-718.001	HEALTH CARE SAVINGS I	200.00
06/03/2021	GEN	87580	ALERUS FINANICAL	05/01/21-05/31/21 EE + ER HCSP CONTRIBUTIONS	101-757-718.001	HEALTH CARE SAVINGS I	100.00
06/03/2021	GEN	87580	ALERUS FINANICAL	05/01/21-05/31/21 EE + ER HCSP CONTRIBUTIONS	206-000-232.005	PAY DEDUCT HOSP	1,180.88
06/03/2021	GEN	87580	ALERUS FINANICAL	05/01/21-05/31/21 EE + ER HCSP CONTRIBUTIONS	206-336-718.002	HEALTH CARE SAVINGS I	1,377.69
06/03/2021	GEN	87580	ALERUS FINANICAL	05/01/21-05/31/21 EE + ER HCSP CONTRIBUTIONS	207-000-232.005	PAY DEDUCT HOSP	3,363.17
06/03/2021	GEN	87580	ALERUS FINANICAL	05/01/21-05/31/21 EE + ER HCSP CONTRIBUTIONS	207-301-718.001	HEALTH CARE SAVINGS I	4,023.70
06/03/2021	GEN	87580	ALERUS FINANICAL	05/01/21-05/31/21 EE + ER HCSP CONTRIBUTIONS	249-000-718.001	HEALTH CARE SAVINGS I	300.00
06/03/2021	GEN	87581	MUNICIPAL CODE CORPORATION	ONLINE CODE HOSTING 6/1/2021 TO 5/31/2022	101-265-971.000	TECHNOLOGY EQUIPME	900.00
06/03/2021	GEN	87582	OAKLAND COUNTY	POST DELTAX OWED COUNTY	101-000-073.962	DUE FROM LIBRARY, MI	820.58
06/03/2021	GEN	87582	OAKLAND COUNTY	POST DELTAX OWED COUNTY	101-210-826.001	TAX TRIBUNAL REFUND	764.93
06/03/2021	GEN	87582	OAKLAND COUNTY	POST DELTAX OWED COUNTY	206-336-826.002	TAX TRIBUNAL REFUND	2,296.28
06/03/2021	GEN	87582	OAKLAND COUNTY	POST DELTAX OWED COUNTY	207-301-826.001	TAX TRIBUNAL REFUND	3,741.90
06/03/2021	GEN	87582	OAKLAND COUNTY	POST DELTAX OWED COUNTY	208-000-826.000	TAX TRIBUNAL REFUND	240.82
06/03/2021	GEN	87582	OAKLAND COUNTY	POST DELTAX OWED COUNTY	302-000-403.000	CURRENT TAX COLLECTI	363.02
06/03/2021	GEN	87583	ORKIN	PESTICIDE STANDARD MONTHLY - 7525 HIGHLAND I	101-265-931.001	BLDG MAINTENANCE &	92.22
06/03/2021	GEN	87584	SAFEMART SHREDDING	SHREDDING - 29 LARGE BOXES, 4 - STANDARD BOXE	101-249-727.000	OFFICE SUPPLIES	235.00
06/03/2021	GEN	87584	SAFEMART SHREDDING	PD - SHREDDING	207-301-727.000	OFFICE SUPPLIES	50.00
06/03/2021	GEN	87585	SERVPRO OF BRIGHTON/HOWELL	DUBLIN COMMUNITY CENTER BIOHAZARD CLEANUP	101-757-931.000	BUILDING MAINTENANC	945.58
06/03/2021	GEN	87586	HOWARD L. SHIFMAN P.C.	ATTORNEY-CLIENT COMMUNICATION SERVICES THF	101-210-826.000	LEGAL FEES	925.00
06/03/2021	GEN	87586	HOWARD L. SHIFMAN P.C.	ATTORNEY-CLIENT COMMUNICATION SERVICES THF	206-336-826.000	LEGAL FEES	862.50
06/03/2021	GEN	87586	HOWARD L. SHIFMAN P.C.	ATTORNEY-CLIENT COMMUNICATION SERVICES THF	207-301-826.002	LEGAL FEES - LABOR REL	362.50
06/03/2021	GEN	87587	STATE OF MICHIGAN	NOTARY APPLICATION FEE - D. SANTIAGO	101-215-962.000	MISCELLANEOUS	20.00
06/03/2021	GEN	87588	SUBURBAN FORD	2018 FORD F-150 TRUCK - AC NOT WORKING - COM	207-301-863.001	VEHICLE MAINTENANCE	1,317.36
06/03/2021	GEN	87589	TENDER CORPORATION	WEST NILE VIRUS PROGRAM - 70 CASES NATRAPEL,	101-285-801.000	ENVIRONMENTAL PROFI	4,890.00
06/03/2021	GEN	87590	ZOLL MEDICAL CORPORATION	FD - 5 - RESQPOD ITD 10 + SHIPPING	206-336-767.000	MEDICAL SUPPLIES	569.74
06/10/2021	GEN	87591	TPC LAWN & LANDSCAPE	MAY HIDDEN PINES LAWN MOWING	208-000-931.001	GROUNDS MAINTENANC	1,000.00

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06/10/2021	GEN	87592	911 TRAINING INSTITUTE	STRESS RESILIENCE TRAINING - ANNA CROSS	207-301-960.002	SNC (STATE 911) TRAINII	229.00
06/10/2021	GEN	87593	MARK CARLSON	05/22/21-06/04/21 ELECTRICAL INSPECTORS PAYRC	249-000-707.000	ELECTRICAL INSPECTOR	3,478.80
06/10/2021	GEN	87594	SCOTT HERZBERG	05/22/21-06/04/21 MECHANICAL INSPECTOR PAYRC	249-000-707.001	PLUMBING/MECHANICA	4,568.10
06/10/2021	GEN	87595	ABC PRINTING	500 BUSINESS CARDS - JOHN HOLLAND & JASON HA	206-336-962.000	MISCELLANEOUS	110.00
06/10/2021	GEN	87596	AMAZON	FD- HON 178E FILE CABINET REPLACEMENT KEYS, 3	206-336-727.000	OFFICE SUPPLIES	52.55
06/10/2021	GEN	87596	AMAZON	FD - SCREEN PROTECTOR AND CASE FOR IPAD AIR 4	206-336-757.000	OPERATING SUPPLIES	40.98
06/10/2021	GEN	87597	ANTHONY SORGE INSPECTIONS, LLC	05/22/21-06/04/21 BUILDING INSPECTOR PAYROLL	249-000-706.003	CONTRACT BLDG INSPEC	1,410.00
06/10/2021	GEN	87598	AMERICAN PLANNING ASSOCIATION	2021 APA MEMBERSHIP - J. QUAGLIATA	101-402-958.000	MEMBERSHIPS & DUES	255.00
06/10/2021	GEN	87599	APOLLO FIRE	3 - GLOBE G-XCEL COAT, 3 - GLOBE GPS PANTS - GE/	206-336-977.001	SUPPLY ACQUISITIONS 0	8,349.00
06/10/2021	GEN	87600	AUDIO SENTRY CORPORATION	FISK FARM SECURITY SYSTEM MONITOR 07/01/21 -	101-269-931.008	EQUIP MAINT FISK	58.50
06/10/2021	GEN	87601	BOUND TREE MEDICAL LLC.	FD - 6 ADULT/CHILD PLUS MULTIFUNCTION ELECTRC	206-336-767.000	MEDICAL SUPPLIES	113.04
06/10/2021	GEN	87602	COMCAST	FD - STA. #2 - MONTHLY CABLE CHARGES	206-336-757.000	OPERATING SUPPLIES	196.49
06/10/2021	GEN	87603	DTE ENERGY	STREET LIGHTS 05/01/21 - 05/31/21	101-448-926.000	STREET LIGHTING	4,598.65
06/10/2021	GEN	87604	DAVID MILLS	MILLS, REIMBURSE FOR PANTS	206-336-744.000	UNIFORMS	58.30
06/10/2021	GEN	87605	EMPLOYEE HEALTH INSURANCE MANAGI	JUNE 2021 ADMIN FEES	101-000-073.716	DUE FROM LIBRARY HO	68.00
06/10/2021	GEN	87605	EMPLOYEE HEALTH INSURANCE MANAGI	JUNE 2021 ADMIN FEES	101-000-080.716	DUE FROM WATER HOSI	146.59
06/10/2021	GEN	87605	EMPLOYEE HEALTH INSURANCE MANAGI	JUNE 2021 ADMIN FEES	101-171-716.000	HOSP & OPTICAL INSUR/	51.00
06/10/2021	GEN	87605	EMPLOYEE HEALTH INSURANCE MANAGI	JUNE 2021 ADMIN FEES	101-192-716.000	HOSP & OPTICAL INSUR/	34.00
06/10/2021	GEN	87605	EMPLOYEE HEALTH INSURANCE MANAGI	JUNE 2021 ADMIN FEES	101-209-716.000	HOSP & OPTICAL INSUR/	68.00
06/10/2021	GEN	87605	EMPLOYEE HEALTH INSURANCE MANAGI	JUNE 2021 ADMIN FEES	101-215-716.000	HOSP & OPTICAL INSUR/	68.00
06/10/2021	GEN	87605	EMPLOYEE HEALTH INSURANCE MANAGI	JUNE 2021 ADMIN FEES	101-253-716.000	HOSP & OPTICAL INSUR/	51.00
06/10/2021	GEN	87605	EMPLOYEE HEALTH INSURANCE MANAGI	JUNE 2021 ADMIN FEES	101-265-716.000	HOSP & OPTICAL INSUR/	34.00
06/10/2021	GEN	87605	EMPLOYEE HEALTH INSURANCE MANAGI	JUNE 2021 ADMIN FEES	101-372-716.000	HOSP & OPTICAL INSUR/	17.00
06/10/2021	GEN	87605	EMPLOYEE HEALTH INSURANCE MANAGI	JUNE 2021 ADMIN FEES	101-402-716.000	HOSP & OPTICAL INSUR/	17.00
06/10/2021	GEN	87605	EMPLOYEE HEALTH INSURANCE MANAGI	JUNE 2021 ADMIN FEES	101-757-716.000	HOSP & OPTICAL INSUR/	55.54
06/10/2021	GEN	87605	EMPLOYEE HEALTH INSURANCE MANAGI	JUNE 2021 ADMIN FEES	101-863-730.000	RETIREE HEALTH INSUR/	51.00
06/10/2021	GEN	87605	EMPLOYEE HEALTH INSURANCE MANAGI	JUNE 2021 ADMIN FEES	206-336-716.000	HOSP & OPTICAL INSUR/	1,858.79
06/10/2021	GEN	87605	EMPLOYEE HEALTH INSURANCE MANAGI	JUNE 2021 ADMIN FEES	207-301-716.000	HOSP & OPTICAL INSUR/	2,348.86
06/10/2021	GEN	87605	EMPLOYEE HEALTH INSURANCE MANAGI	JUNE 2021 ADMIN FEES	207-301-716.001	RETIREE HOSP & OPTICA	668.64
06/10/2021	GEN	87605	EMPLOYEE HEALTH INSURANCE MANAGI	JUNE 2021 ADMIN FEES	249-000-716.000	HOSP & OPTICAL INSUR/	315.31
06/10/2021	GEN	87606	FIDELITY SECURITY LIFE INS/EYEMED	JUNE 2021 PREMIUMS	101-000-073.716	DUE FROM LIBRARY HO	48.74
06/10/2021	GEN	87606	FIDELITY SECURITY LIFE INS/EYEMED	JUNE 2021 PREMIUMS	101-000-080.716	DUE FROM WATER HOSI	53.93
06/10/2021	GEN	87606	FIDELITY SECURITY LIFE INS/EYEMED	JUNE 2021 PREMIUMS	101-171-716.000	HOSP & OPTICAL INSUR/	43.50
06/10/2021	GEN	87606	FIDELITY SECURITY LIFE INS/EYEMED	JUNE 2021 PREMIUMS	101-192-716.000	HOSP & OPTICAL INSUR/	10.38
06/10/2021	GEN	87606	FIDELITY SECURITY LIFE INS/EYEMED	JUNE 2021 PREMIUMS	101-209-716.000	HOSP & OPTICAL INSUR/	30.12
06/10/2021	GEN	87606	FIDELITY SECURITY LIFE INS/EYEMED	JUNE 2021 PREMIUMS	101-215-716.000	HOSP & OPTICAL INSUR/	44.06
06/10/2021	GEN	87606	FIDELITY SECURITY LIFE INS/EYEMED	JUNE 2021 PREMIUMS	101-253-716.000	HOSP & OPTICAL INSUR/	24.37
06/10/2021	GEN	87606	FIDELITY SECURITY LIFE INS/EYEMED	JUNE 2021 PREMIUMS	101-265-716.000	HOSP & OPTICAL INSUR/	15.06
06/10/2021	GEN	87606	FIDELITY SECURITY LIFE INS/EYEMED	JUNE 2021 PREMIUMS	101-372-716.000	HOSP & OPTICAL INSUR/	14.50
06/10/2021	GEN	87606	FIDELITY SECURITY LIFE INS/EYEMED	JUNE 2021 PREMIUMS	101-402-716.000	HOSP & OPTICAL INSUR/	7

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06/10/2021	GEN	87606	FIDELITY SECURITY LIFE INS/EYEMED	JUNE 2021 PREMIUMS	101-757-716.000	HOSP & OPTICAL INSUR/	19.74
06/10/2021	GEN	87606	FIDELITY SECURITY LIFE INS/EYEMED	JUNE 2021 PREMIUMS	206-000-067.005	DUE FROM OTHERS	58.00
06/10/2021	GEN	87606	FIDELITY SECURITY LIFE INS/EYEMED	JUNE 2021 PREMIUMS	206-336-716.000	HOSP & OPTICAL INSUR/	205.80
06/10/2021	GEN	87606	FIDELITY SECURITY LIFE INS/EYEMED	JUNE 2021 PREMIUMS	207-301-716.000	HOSP & OPTICAL INSUR/	391.86
06/10/2021	GEN	87606	FIDELITY SECURITY LIFE INS/EYEMED	JUNE 2021 PREMIUMS	207-301-716.001	RETIREE HOSP & OPTICA	(4.68)
06/10/2021	GEN	87606	FIDELITY SECURITY LIFE INS/EYEMED	JUNE 2021 PREMIUMS	249-000-716.000	HOSP & OPTICAL INSUR/	14.50
06/10/2021	GEN	87607	FAMILY HEATING AND COOLING	ELECTRICAL CANCELLED 956 LAKE JASON	249-000-478.000	ELECTRICAL PERMITS	108.00
06/10/2021	GEN	87607	FAMILY HEATING AND COOLING	CANCEL MECHANICAL 956 LAKE JASON	249-000-479.000	HEATING PERMITS	292.50
06/10/2021	GEN	87608	FIRST CHOICE COFFEE SERVICES	STA #1 & STA #2, WATER PURIFIER FILTERS	206-336-931.001	MAINTENANCE STATION	35.00
06/10/2021	GEN	87608	FIRST CHOICE COFFEE SERVICES	STA #1 & STA #2, WATER PURIFIER FILTERS	206-336-931.002	MAINTENANCE STATION	35.00
06/10/2021	GEN	87609	FIRE SAVVY CONSULTANTS	PLAN REVIEW WET CHEM DOMINO'S	249-000-801.000	PROFESSIONAL FEES	900.00
06/10/2021	GEN	87610	FLINT WELDING SUPPLY COMPANY	OXYGEN AND AIR	206-336-758.000	OXYGEN & AIR	191.79
06/10/2021	GEN	87611	HURON CEMETERY MAINTENANCE INC.	CREMATION BURIAL OF SIEDLITZ & ANDERSON - FO	101-276-936.000	CEMETERY FOUNDATIOI	1,854.80
06/10/2021	GEN	87612	HELEN SKAGLIN	SKAGLIN, REIMBURSE FOR TRAINING MEALS	207-301-960.002	SNC (STATE 911) TRAINII	15.44
06/10/2021	GEN	87613	HURON VALLEY FIRE PROTECTION	8 VERIFICATION SERIVCE COLLARS, PORTABLE EXTIN	206-336-933.000	EQUIPMENT MAINTENA	461.65
06/10/2021	GEN	87614	INTERNATIONAL MINUTE PRESS	3 - 25X40 PUBLIC ACCESS AND SUMMER COROPLAS	101-265-931.001	BLDG MAINTENANCE &	170.00
06/10/2021	GEN	87615	JOHN HANCOCK-70482-00-5	MAY 2021 PENSION CONTRIBUTIONS	101-000-073.718	DUE FROM LIBRARY PEN	2,467.68
06/10/2021	GEN	87615	JOHN HANCOCK-70482-00-5	MAY 2021 PENSION CONTRIBUTIONS	101-000-080.718	DUE FROM WATER PEN	620.74
06/10/2021	GEN	87615	JOHN HANCOCK-70482-00-5	MAY 2021 PENSION CONTRIBUTIONS	101-000-231.001	PAY DEDUCT PENSION	966.54
06/10/2021	GEN	87615	JOHN HANCOCK-70482-00-5	MAY 2021 PENSION CONTRIBUTIONS	206-336-718.000	PENSION	200.60
06/10/2021	GEN	87616	LOWES BUSINESS ACCOUNT	GEN. TWP., SAW BLADE, STAIN FOR PIECE OF WOOI	101-265-931.001	BLDG MAINTENANCE &	30.36
06/10/2021	GEN	87616	LOWES BUSINESS ACCOUNT	GEN. TWP., SAW BLADE, STAIN FOR PIECE OF WOOI	101-276-932.000	CEMETERY MAINT	30.82
06/10/2021	GEN	87616	LOWES BUSINESS ACCOUNT	GEN. TWP., SAW BLADE, STAIN FOR PIECE OF WOOI	101-757-931.000	BUILDING MAINTENANC	166.11
06/10/2021	GEN	87617	MICPA	2021/2022 MEMBERSHIP DUES - E. HOMEISTER	101-192-958.000	MEMBERSHIPS & DUES	275.00
06/10/2021	GEN	87618	MERGE LIVE	PLANNING COMMISSION MEETING - ZOOM PRO & I	101-402-710.000	PLANNING/ZBA BOARD I	470.00
06/10/2021	GEN	87619	MILLBROOK WATER CO	GEN. TWP. - 15 - 5 GALLON MINERALIZED WATER JL	101-265-931.001	BLDG MAINTENANCE &	99.50
06/10/2021	GEN	87620	DUBS ELECTRIC	OVERPAYMENT ON A CREDIT CARD PAYMENT FOR F	101-000-695.000	OTHER SUNDRY	5.00
06/10/2021	GEN	87621	PITNEY BOWES INC	POSTAGE MACHINE - E-Z SEAL 64 OZ BOTTLES 4/BX	101-248-934.000	EQUIPMENT MAINTENA	72.67
06/10/2021	GEN	87622	ROBIN AIRE SERVICE CO	MECHANICAL PERMIT CANCELLED 1180 PORTER RD	249-000-479.000	HEATING PERMITS	157.50
06/10/2021	GEN	87623	SUBURBAN FORD	PD - '19 FORD INTERCEP OIL CHANGE & TIRE ROTAT	207-301-863.001	VEHICLE MAINTENANCE	79.90
06/10/2021	GEN	87624	TELEGATION INC.	MAY 2021 MONTHLY LD CHARGES	101-000-080.853	DUE FROM WATER PHO	12.92
06/10/2021	GEN	87624	TELEGATION INC.	MAY 2021 MONTHLY LD CHARGES	101-265-853.000	TELEPHONE	108.50
06/10/2021	GEN	87624	TELEGATION INC.	MAY 2021 MONTHLY LD CHARGES	101-757-853.000	TELEPHONE	3.68
06/10/2021	GEN	87624	TELEGATION INC.	MAY 2021 MONTHLY LD CHARGES	206-336-853.001	TELEPHONE STATION 1	0.64
06/10/2021	GEN	87624	TELEGATION INC.	MAY 2021 MONTHLY LD CHARGES	206-336-853.002	TELEPHONE STATION 2	0.30
06/10/2021	GEN	87624	TELEGATION INC.	MAY 2021 MONTHLY LD CHARGES	207-301-853.000	TELEPHONE	53.83
06/10/2021	GEN	87625	TPC LAWN & LANDSCAPE	1595 ORMOND RD, ORD VIOLATION	101-372-955.000	ORDINANCE ENFORCEM	690.00
06/10/2021	GEN	87626	UNIFIRST CORPORATION	WATER & MAINTENANCE MONTHLY UNIFORM CHA	101-000-080.962	DUE FROM WATER MISC	18.91
06/10/2021	GEN	87626	UNIFIRST CORPORATION	WATER & MAINTENANCE MONTHLY UNIFORM CHA	101-265-931.001	BLDG MAINTENANCE &	12.18
06/10/2021	GEN	87627	U.S. BANK EQUIPMENT FINANCE	DUBLIN MONTHLY COPIER CHARGES	101-757-931.000	BUILDING MAINTENANC	0

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06/10/2021	GEN	87627	U.S. BANK EQUIPMENT FINANCE	BUILDING DEPT. - RICOH COPIER LEASE PAYMENT	249-000-971.000	TECHNOLOGY EQUIPME	135.00
06/10/2021	GEN	87628	WALMART - CAPITAL ONE	GATORADE, LYSOL, DAWN DISH SOAP, PUREX, CLOR	206-336-757.000	OPERATING SUPPLIES	492.68
06/10/2021	GEN	87629	WEX BANK	MAY 2021 GAS CHARGES	101-000-080.867	DUE FROM WATER GAS	260.89
06/10/2021	GEN	87629	WEX BANK	MAY 2021 GAS CHARGES	101-265-867.000	GASOLINE	287.40
06/10/2021	GEN	87629	WEX BANK	MAY 2021 GAS CHARGES	101-372-867.000	GASOLINE	99.79
06/10/2021	GEN	87629	WEX BANK	MAY 2021 GAS CHARGES	206-336-867.000	GASOLINE	1,629.22
06/10/2021	GEN	87629	WEX BANK	MAY 2021 GAS CHARGES	207-301-867.000	GASOLINE	5,084.29
06/10/2021	GEN	87629	WEX BANK	MAY 2021 GAS CHARGES	249-000-867.000	GASOLINE	69.02
06/17/2021	GEN	87630	JEANNE EAGEN	INSTRUCTOR FEES	101-757-751.000	SENIOR ACTIVITIES	228.00
06/17/2021	GEN	87631	A&M PLUMBING	TEST 2 BLACKFLOWS IN BLDG	101-757-931.000	BUILDING MAINTENANC	170.00
06/17/2021	GEN	87632	FIRE SYSTEMS OF MICHIGAN	DUBLIN FIRE EXTINGUISHER INSPECTIONS	101-757-931.000	BUILDING MAINTENANC	497.55
06/17/2021	GEN	87633	LEISURE UNLIMITED LLC	INSTRUCTOR'S FEE	101-757-751.000	SENIOR ACTIVITIES	165.00
06/17/2021	GEN	87634	MARLENE TURNER	INSTRUCTOR FEE	101-757-751.000	SENIOR ACTIVITIES	90.00
06/17/2021	GEN	87635	CUTTING EDGE OUTDOOR SERVICES INC.	P/R-REMOVE BRUSH, GRADE AND INSTALL ASPHALT	208-000-931.001	GROUNDS MAINTENANC	4,789.75
06/17/2021	GEN	87636	JOE CURRY WELL DRILLING	P/R-HAWLEY PARK 6" WELL REPAIR	208-000-931.001	GROUNDS MAINTENANC	1,850.00
06/17/2021	GEN	87637	MERGE LIVE	06/09/21 PARKS & REC ZOOM MTG	101-101-710.000	FEES & PER DIEM	235.00
06/17/2021	GEN	87638	ENVIRONMENTAL RESOURCES GROUP	BALANCE PHASE 1 ENVIRONMENTAL 10895 ELIZABE	246-000-970.005	CAPITAL OUTLAY-NEW T	875.00
06/17/2021	GEN	87639	THE HUNTINGTON NATIONAL BANK	2021 LIBRARY ANNUAL ADMIN FEE	302-000-992.000	LIBRARY BOND INTERES	500.00
06/17/2021	GEN	87640	ALLIED CONSTRUCTION	TWIN LAKES ROAD IMPROVEMENT FIRE HYDRANT R	249-000-452.000	CONTRACTORS GENERA	500.00
06/17/2021	GEN	87641	ADVANCED MARKETING PARTNERS INC.	2021 ORIGINAL TAX STATEMENT	101-249-727.000	OFFICE SUPPLIES	1,151.12
06/17/2021	GEN	87642	ALLSTATE BENEFITS	MAY 2021 INSURANCE PREMIUMS	101-000-232.004	PAY DEDUCT ALLSTATE	698.28
06/17/2021	GEN	87642	ALLSTATE BENEFITS	MAY 2021 INSURANCE PREMIUMS	206-000-232.004	PAY DEDUCT ALLSTATE	696.55
06/17/2021	GEN	87642	ALLSTATE BENEFITS	MAY 2021 INSURANCE PREMIUMS	207-000-232.004	PAY DEDUCT ALLSTATE	1,023.67
06/17/2021	GEN	87643	AMAZON	PD - HP LASERJET PRINTER	207-301-727.000	OFFICE SUPPLIES	268.90
06/17/2021	GEN	87643	AMAZON	PD - EAR CUSHION FOAM DOUGHNUT REPLACEMENT	207-301-757.000	OPERATING SUPPLIES	30.75
06/17/2021	GEN	87644	APPLIED IMAGING	06/16/21-07/15/21 MONTHLY COPIER CHARGES	101-000-080.727	DUE FROM WATER OFFI	33.53
06/17/2021	GEN	87644	APPLIED IMAGING	06/16/21-07/15/21 MONTHLY COPIER CHARGES	101-249-727.000	OFFICE SUPPLIES	252.92
06/17/2021	GEN	87644	APPLIED IMAGING	06/16/21-07/15/21 MONTHLY COPIER CHARGES	101-757-931.000	BUILDING MAINTENANC	32.17
06/17/2021	GEN	87644	APPLIED IMAGING	06/16/21-07/15/21 MONTHLY COPIER CHARGES	249-000-727.000	OFFICE SUPPLIES	116.89
06/17/2021	GEN	87645	BASIC	90 - MONTHLY FEE FOR COBRA ADMINISTRATION (F	101-299-956.000	UNALLOCATED MISCELL	270.11
06/17/2021	GEN	87646	BLUE CROSS BLUE SHIELD OF MICHIGAN	07/01/21-07/31/21 FIRE ACTIVE PREMIUMS	206-336-716.000	HOSP & OPTICAL INSUR/	26,831.71
06/17/2021	GEN	87647	BLUE CROSS BLUE SHIELD OF MICHIGAN	07/01/21-07/31/21 MAPE + NONUNION ACTIVE PRE	101-000-073.716	DUE FROM LIBRARY HO	5,732.23
06/17/2021	GEN	87647	BLUE CROSS BLUE SHIELD OF MICHIGAN	07/01/21-07/31/21 MAPE + NONUNION ACTIVE PRE	101-000-080.716	DUE FROM WATER HOSI	7,195.76
06/17/2021	GEN	87647	BLUE CROSS BLUE SHIELD OF MICHIGAN	07/01/21-07/31/21 MAPE + NONUNION ACTIVE PRE	101-171-716.000	HOSP & OPTICAL INSUR/	5,488.32
06/17/2021	GEN	87647	BLUE CROSS BLUE SHIELD OF MICHIGAN	07/01/21-07/31/21 MAPE + NONUNION ACTIVE PRE	101-192-716.000	HOSP & OPTICAL INSUR/	1,219.64
06/17/2021	GEN	87647	BLUE CROSS BLUE SHIELD OF MICHIGAN	07/01/21-07/31/21 MAPE + NONUNION ACTIVE PRE	101-209-716.000	HOSP & OPTICAL INSUR/	6,760.16
06/17/2021	GEN	87647	BLUE CROSS BLUE SHIELD OF MICHIGAN	07/01/21-07/31/21 MAPE + NONUNION ACTIVE PRE	101-215-716.000	HOSP & OPTICAL INSUR/	5,732.23
06/17/2021	GEN	87647	BLUE CROSS BLUE SHIELD OF MICHIGAN	07/01/21-07/31/21 MAPE + NONUNION ACTIVE PRE	101-253-716.000	HOSP & OPTICAL INSUR/	9,042.61
06/17/2021	GEN	87647	BLUE CROSS BLUE SHIELD OF MICHIGAN	07/01/21-07/31/21 MAPE + NONUNION ACTIVE PRE	101-265-716.000	HOSP & OPTICAL INSUR/	2,073.35
06/17/2021	GEN	87647	BLUE CROSS BLUE SHIELD OF MICHIGAN	07/01/21-07/31/21 MAPE + NONUNION ACTIVE PRE	101-372-716.000	HOSP & OPTICAL INSUR/	1,151.12

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06/17/2021	GEN	87647	BLUE CROSS BLUE SHIELD OF MICHIGAN	07/01/21-07/31/21 MAPE + NONUNION ACTIVE PRE	101-402-716.000	HOSP & OPTICAL INSUR/	1,463.53
06/17/2021	GEN	87647	BLUE CROSS BLUE SHIELD OF MICHIGAN	07/01/21-07/31/21 MAPE + NONUNION ACTIVE PRE	101-757-716.000	HOSP & OPTICAL INSUR/	2,927.06
06/17/2021	GEN	87647	BLUE CROSS BLUE SHIELD OF MICHIGAN	07/01/21-07/31/21 MAPE + NONUNION ACTIVE PRE	207-301-716.000	HOSP & OPTICAL INSUR/	2,439.26
06/17/2021	GEN	87647	BLUE CROSS BLUE SHIELD OF MICHIGAN	07/01/21-07/31/21 MAPE + NONUNION ACTIVE PRE	249-000-716.000	HOSP & OPTICAL INSUR/	1,829.44
06/17/2021	GEN	87648	BLUE CROSS BLUE SHIELD OF MICHIGAN	07/01/21-07/31/21 MAPE & NONUNION RETIRED P	101-863-730.000	RETIREE HEALTH INSUR/	1,829.46
06/17/2021	GEN	87648	BLUE CROSS BLUE SHIELD OF MICHIGAN	07/01/21-07/31/21 MAPE & NONUNION RETIRED P	207-301-716.000	HOSP & OPTICAL INSUR/	1,829.44
06/17/2021	GEN	87648	BLUE CROSS BLUE SHIELD OF MICHIGAN	07/01/21-07/31/21 MAPE & NONUNION RETIRED P	249-000-716.000	HOSP & OPTICAL INSUR/	609.82
06/17/2021	GEN	87649	BLUE CROSS BLUE SHIELD OF MICHIGAN	07/01/21-07/31/21 PD CMD ACTIVE PREMIUMS	207-301-716.000	HOSP & OPTICAL INSUR/	12,684.08
06/17/2021	GEN	87650	BLUE CROSS BLUE SHIELD OF MICHIGAN	07/01/21-07/31/21 PD CMD RETIREE PREMIUMS	207-301-716.001	RETIREE HOSP & OPTICA	4,390.59
06/17/2021	GEN	87651	BLUE CROSS BLUE SHIELD OF MICHIGAN	07/01/21-07/31/21 PATROL ACTIVE PREMIUMS	207-301-716.000	HOSP & OPTICAL INSUR/	35,003.20
06/17/2021	GEN	87652	BLUE CROSS BLUE SHIELD OF MICHIGAN	07/01/21-07/31/21 PATROL RETIREE PREMIUMS	207-301-716.001	RETIREE HOSP & OPTICA	9,025.22
06/17/2021	GEN	87653	BLUE CROSS BLUE SHIELD OF MICHIGAN	07/01/21-07/31/21 PATROL RETIREE PREMIUMS	207-301-716.001	RETIREE HOSP & OPTICA	1,650.99
06/17/2021	GEN	87654	CORRIGAN MOVING SYSTEMS	STORAGE PERIOD 05/01/21 - 05/31/21 - ACCESS BO	101-265-940.000	TOWNSHIP RECORD RET	123.01
06/17/2021	GEN	87655	CUTTING EDGE OUTDOOR SERVICES INC.	MAY MONTHLY GRASS CUTTING	101-265-931.002	GROUNDS MAINTENANC	1,417.50
06/17/2021	GEN	87655	CUTTING EDGE OUTDOOR SERVICES INC.	MAY MONTHLY GRASS CUTTING	101-269-931.004	BLDG EQUIPMENT MAIN	123.50
06/17/2021	GEN	87655	CUTTING EDGE OUTDOOR SERVICES INC.	MAY MONTHLY GRASS CUTTING	101-269-931.007	BLDG MAINT FISK	1,008.00
06/17/2021	GEN	87655	CUTTING EDGE OUTDOOR SERVICES INC.	MAY MONTHLY GRASS CUTTING	101-269-931.014	10895 ELIZABETH LK PR	300.00
06/17/2021	GEN	87655	CUTTING EDGE OUTDOOR SERVICES INC.	05/18/21-PULL WEEDS VETERANS MEMORIAL SITE	101-276-932.000	CEMETERY MAINT	349.50
06/17/2021	GEN	87655	CUTTING EDGE OUTDOOR SERVICES INC.	MAY MONTHLY GRASS CUTTING	206-336-931.001	MAINTENANCE STATION	141.00
06/17/2021	GEN	87655	CUTTING EDGE OUTDOOR SERVICES INC.	MAY MONTHLY GRASS CUTTING	206-336-931.002	MAINTENANCE STATION	126.00
06/17/2021	GEN	87655	CUTTING EDGE OUTDOOR SERVICES INC.	MAY MONTHLY GRASS CUTTING	206-336-931.003	MAINTENANCE STATION	126.00
06/17/2021	GEN	87679	DARWEL ENTERPRISES LLC	PD - MULTIPLE SIZE CLASSIC GREY MATS, COMFORT	207-301-931.001	BLDG MAINTENANCE &	93.50
06/17/2021	GEN	87680	FIRE SAVVY CONSULTANTS	SPRINKLER SYSTEM PLAN REVIEW - NEW HOPE WHI	249-000-801.000	PROFESSIONAL FEES	725.00
06/17/2021	GEN	87681	GIS BENEFITS	JUNE, LIFE, DENTAL & VOLUNARTY INSURANCES	101-000-073.717	DUE FROM LIBRARY LIFE	39.25
06/17/2021	GEN	87681	GIS BENEFITS	JUNE, LIFE, DENTAL & VOLUNARTY INSURANCES	101-000-073.724	DUE FROM LIBRARY DEN	350.14
06/17/2021	GEN	87681	GIS BENEFITS	JUNE, LIFE, DENTAL & VOLUNARTY INSURANCES	101-000-080.724	DUE FROM WATER DEN'	319.12
06/17/2021	GEN	87681	GIS BENEFITS	JUNE, LIFE, DENTAL & VOLUNARTY INSURANCES	101-000-232.008	PAY DEDUCT VOL INS	847.45
06/17/2021	GEN	87681	GIS BENEFITS	JUNE, LIFE, DENTAL & VOLUNARTY INSURANCES	101-101-717.000	GROUP LIFE INSURANCE	31.40
06/17/2021	GEN	87681	GIS BENEFITS	JUNE, LIFE, DENTAL & VOLUNARTY INSURANCES	101-171-717.000	GROUP LIFE INSURANCE	23.55
06/17/2021	GEN	87681	GIS BENEFITS	JUNE, LIFE, DENTAL & VOLUNARTY INSURANCES	101-171-724.000	DENTAL INSURANCE	304.74
06/17/2021	GEN	87681	GIS BENEFITS	JUNE, LIFE, DENTAL & VOLUNARTY INSURANCES	101-192-717.000	GROUP LIFE INSURANCE	15.70
06/17/2021	GEN	87681	GIS BENEFITS	JUNE, LIFE, DENTAL & VOLUNARTY INSURANCES	101-192-724.000	DENTAL INSURANCE	62.04
06/17/2021	GEN	87681	GIS BENEFITS	JUNE, LIFE, DENTAL & VOLUNARTY INSURANCES	101-209-717.000	GROUP LIFE INSURANCE	31.40
06/17/2021	GEN	87681	GIS BENEFITS	JUNE, LIFE, DENTAL & VOLUNARTY INSURANCES	101-209-724.000	DENTAL INSURANCE	248.56
06/17/2021	GEN	87681	GIS BENEFITS	JUNE, LIFE, DENTAL & VOLUNARTY INSURANCES	101-215-717.000	GROUP LIFE INSURANCE	31.40
06/17/2021	GEN	87681	GIS BENEFITS	JUNE, LIFE, DENTAL & VOLUNARTY INSURANCES	101-215-724.000	DENTAL INSURANCE	292.16
06/17/2021	GEN	87681	GIS BENEFITS	JUNE, LIFE, DENTAL & VOLUNARTY INSURANCES	101-253-717.000	GROUP LIFE INSURANCE	23.55
06/17/2021	GEN	87681	GIS BENEFITS	JUNE, LIFE, DENTAL & VOLUNARTY INSURANCES	101-253-724.000	DENTAL INSURANCE	261.14
06/17/2021	GEN	87681	GIS BENEFITS	JUNE, LIFE, DENTAL & VOLUNARTY INSURANCES	101-265-717.000	GROUP LIFE INSURANCE	15.70
06/17/2021	GEN	87681	GIS BENEFITS	JUNE, LIFE, DENTAL & VOLUNARTY INSURANCES	101-265-724.000	DENTAL INSURANCE	15.70

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06/17/2021	GEN	87681	GIS BENEFITS	JUNE, LIFE, DENTAL & VOLUNARTY INSURANCES	101-372-717.000	GROUP LIFE INSURANCE	7.85
06/17/2021	GEN	87681	GIS BENEFITS	JUNE, LIFE, DENTAL & VOLUNARTY INSURANCES	101-372-724.000	DENTAL INSURANCE	101.58
06/17/2021	GEN	87681	GIS BENEFITS	JUNE, LIFE, DENTAL & VOLUNARTY INSURANCES	101-402-717.000	GROUP LIFE INSURANCE	23.55
06/17/2021	GEN	87681	GIS BENEFITS	JUNE, LIFE, DENTAL & VOLUNARTY INSURANCES	101-402-724.000	DENTAL INSURANCE	159.56
06/17/2021	GEN	87681	GIS BENEFITS	JUNE, LIFE, DENTAL & VOLUNARTY INSURANCES	101-757-717.000	GROUP LIFE INSURANCE	15.70
06/17/2021	GEN	87681	GIS BENEFITS	JUNE, LIFE, DENTAL & VOLUNARTY INSURANCES	101-757-724.000	DENTAL INSURANCE	115.96
06/17/2021	GEN	87681	GIS BENEFITS	JUNE, LIFE, DENTAL & VOLUNARTY INSURANCES	206-000-232.008	PAY DEDUCT VOL INS	554.18
06/17/2021	GEN	87681	GIS BENEFITS	JUNE, LIFE, DENTAL & VOLUNARTY INSURANCES	206-336-717.000	GROUP LIFE INSURANCE	164.85
06/17/2021	GEN	87681	GIS BENEFITS	JUNE, LIFE, DENTAL & VOLUNARTY INSURANCES	206-336-724.000	DENTAL INSURANCE	1,460.80
06/17/2021	GEN	87681	GIS BENEFITS	JUNE, LIFE, DENTAL & VOLUNARTY INSURANCES	207-000-232.008	PAY DEDUCT VOL INS	725.78
06/17/2021	GEN	87681	GIS BENEFITS	JUNE, LIFE, DENTAL & VOLUNARTY INSURANCES	207-301-717.000	GROUP LIFE INSURANCE	298.30
06/17/2021	GEN	87681	GIS BENEFITS	JUNE, LIFE, DENTAL & VOLUNARTY INSURANCES	207-301-724.000	DENTAL INSURANCE	2,500.90
06/17/2021	GEN	87681	GIS BENEFITS	JUNE, LIFE, DENTAL & VOLUNARTY INSURANCES	249-000-232.008	PAY DEDUCT VOL INS	29.44
06/17/2021	GEN	87681	GIS BENEFITS	JUNE, LIFE, DENTAL & VOLUNARTY INSURANCES	249-000-717.000	GROUP LIFE INSURANCE	23.55
06/17/2021	GEN	87681	GIS BENEFITS	JUNE, LIFE, DENTAL & VOLUNARTY INSURANCES	249-000-724.000	DENTAL INSURANCE	132.60
06/17/2021	GEN	87682	HURON CEMETERY MAINTENANCE INC.	OPENING & CLOSING - R. VOORHEIS, CREMATION B	101-276-935.000	CEMETERY-GRAVESITE C	1,425.00
06/17/2021	GEN	87682	HURON CEMETERY MAINTENANCE INC.	OPENING & CLOSING - R. VOORHEIS, CREMATION B	101-276-936.000	CEMETERY FOUNDATIOI	432.00
06/17/2021	GEN	87683	HIGHLAND ROAD COLLISION	2019 JEEP 2365, REPAIRS	207-301-863.001	VEHICLE MAINTENANCE	250.00
06/17/2021	GEN	87684	HURON VALLEY GUNS	MATCHETT, NEW HIRE UNIFORMS	207-301-744.000	UNIFORMS	426.92
06/17/2021	GEN	87685	I. T. RIGHT	SERVER VM PROJECT 2021 ITRO 11845	101-265-971.000	TECHNOLOGY EQUIPME	5,760.00
06/17/2021	GEN	87686	MCCI, LLC	SOFTWARE SUPPORT, SUBSCRIPTION TRAINING CEN	101-265-971.000	TECHNOLOGY EQUIPME	3,259.00
06/17/2021	GEN	87687	MILLBROOK WATER CO	PD : 11 - FIVE GALLON MINERALIZED WATER, BOTTL	207-301-931.001	BLDG MAINTENANCE &	73.50
06/17/2021	GEN	87688	STATE OF MICHIGAN (FEDERAL ID #38-6	ENDING REGISTRATION DATE 05/31/2021	207-301-805.000	SEX OFFENDERS REGISTI	30.00
06/17/2021	GEN	87689	OAKLAND COMMUNITY COLLEGE	PD - FIRE COMMUNICATION - ADVANCED POLICE TF	207-301-960.002	SNC (STATE 911) TRAINII	299.00
06/17/2021	GEN	87690	ORKIN	JUNE DUBLIN SERVICES	101-757-931.000	BUILDING MAINTENANC	88.00
06/17/2021	GEN	87691	PAYCHEX-HUMAN RESOURCE SERVICES	JUNE 2021 ANALYSIS & MONITORING ADMINISTRAT	101-299-956.000	UNALLOCATED MISCELL	287.14
06/17/2021	GEN	87692	MICHAEL P ROMAN TREASURER	PETTY CASH REIMBURSEMENT	101-265-863.000	VEHICLE MAINTENANCE	16.00
06/17/2021	GEN	87692	MICHAEL P ROMAN TREASURER	PETTY CASH REIMBURSEMENT	101-265-931.001	BLDG MAINTENANCE &	30.93
06/17/2021	GEN	87692	MICHAEL P ROMAN TREASURER	PETTY CASH REIMBURSEMENT	101-299-956.000	UNALLOCATED MISCELL	30.00
06/17/2021	GEN	87692	MICHAEL P ROMAN TREASURER	PETTY CASH REIMBURSEMENT	206-336-757.000	OPERATING SUPPLIES	10.00
06/17/2021	GEN	87692	MICHAEL P ROMAN TREASURER	PETTY CASH REIMBURSEMENT	208-000-931.001	GROUNDS MAINTENANC	2.97
06/17/2021	GEN	87692	MICHAEL P ROMAN TREASURER	PETTY CASH REIMBURSEMENT	701-000-286.407	PRESERVE AT HIDDEN LA	30.00
06/17/2021	GEN	87692	MICHAEL P ROMAN TREASURER	PETTY CASH REIMBURSEMENT	701-000-286.412	TRAILSIDE MEADOWS	13.20
06/17/2021	GEN	87693	PITNEY BOWES INC	POSTAGE MACHINE, SHIPPING/POSTAGE	101-248-730.000	POSTAGE	3,799.49
06/17/2021	GEN	87693	PITNEY BOWES INC	POSTAGE MACHINE, SHIPPING/POSTAGE	101-265-977.000	EQUIPMENT ACQUISITIC	9,187.69
06/17/2021	GEN	87694	PRINTING SYSTEMS INC	AV BALLOT SECRECY ENVELOPES	101-191-740.000	OPERATING SUPPLIES	1,616.54
06/17/2021	GEN	87695	ROSATI, SCHULTZ, JOPPICH	MAY - GENERAL TOWNSHIP MATTERS	101-210-826.000	LEGAL FEES	3,794.00
06/17/2021	GEN	87695	ROSATI, SCHULTZ, JOPPICH	LEGAL - ORDINANCE ENFORCEMENT - THROUGH M	101-210-826.002	LEGAL FEES-ORDINANCE	2,032.00
06/17/2021	GEN	87695	ROSATI, SCHULTZ, JOPPICH	PD - MAY PROSECUTIONS	207-301-826.000	LEGAL FEES-PROSECUTIC	7,500.00
06/17/2021	GEN	87696	UNIFIRST CORPORATION	WATER & GENERAL UNIFORM CLEANING	101-000-080.962	DUE FROM WATER MISC	1

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06/17/2021	GEN	87696	UNIFIRST CORPORATION	WATER & GENERAL UNIFORM CLEANING	101-265-931.001	BLDG MAINTENANCE &	12.18
06/17/2021	GEN	87697	VERIZON WIRELESS	05/01/21-06/01/21 MONTHLY CHARGES	101-000-080.853	DUE FROM WATER PHO	261.85
06/17/2021	GEN	87697	VERIZON WIRELESS	05/01/21-06/01/21 MONTHLY CHARGES	101-000-214.016	DUE TO OTHERS	6.50
06/17/2021	GEN	87697	VERIZON WIRELESS	05/01/21-06/01/21 MONTHLY CHARGES	101-171-853.000	CELLULAR PHONE	50.70
06/17/2021	GEN	87697	VERIZON WIRELESS	05/01/21-06/01/21 MONTHLY CHARGES	101-215-853.000	CELLULAR PHONE	92.62
06/17/2021	GEN	87697	VERIZON WIRELESS	05/01/21-06/01/21 MONTHLY CHARGES	101-265-853.000	TELEPHONE	28.04
06/17/2021	GEN	87697	VERIZON WIRELESS	05/01/21-06/01/21 MONTHLY CHARGES	101-372-853.000	CELLULAR PHONE	51.31
06/17/2021	GEN	87697	VERIZON WIRELESS	05/01/21-06/01/21 MONTHLY CHARGES	101-402-853.000	CELLULAR PHONE	102.02
06/17/2021	GEN	87697	VERIZON WIRELESS	05/01/21-06/01/21 MONTHLY CHARGES	206-336-853.000	CELL PHONES	256.25
06/17/2021	GEN	87697	VERIZON WIRELESS	05/01/21-06/01/21 MONTHLY CHARGES	206-336-977.000	EQUIPMENT ACQUISITIC	629.99
06/17/2021	GEN	87697	VERIZON WIRELESS	05/01/21-06/01/21 MONTHLY CHARGES	249-000-853.000	CELLULAR PHONE	132.72
06/17/2021	GEN	87698	DTE ENERGY	FD - STA. 2 860 ROUND LAKE ROAD SERVICE PERIOD	206-336-921.002	ELECTRIC STATION 2	335.11
06/17/2021	GEN	87699	GLOBAL OFFICE SOLUTIONS	WATER DEPT. 4 BOXES LEGAL FILE FOLDERS, GEN. T	101-000-080.727	DUE FROM WATER OFFI	106.17
06/17/2021	GEN	87699	GLOBAL OFFICE SOLUTIONS	WATER DEPT. 4 BOXES LEGAL FILE FOLDERS, GEN. T	101-249-727.000	OFFICE SUPPLIES	527.45
06/17/2021	GEN	87699	GLOBAL OFFICE SOLUTIONS	DUBLIN - A-Z TAB DIVIDERS	101-757-757.000	OPERATING SUPPLIES	4.56
06/17/2021	GEN	87699	GLOBAL OFFICE SOLUTIONS	GEN TWP.: 4" BINDERS, 5 BIG TABS DIVIDERS, STENK	206-336-727.000	OFFICE SUPPLIES	52.49
06/17/2021	GEN	87699	GLOBAL OFFICE SOLUTIONS	GEN TWP.: 4" BINDERS, 5 BIG TABS DIVIDERS, STENK	207-301-727.000	OFFICE SUPPLIES	51.51
06/17/2021	GEN	87699	GLOBAL OFFICE SOLUTIONS	GEN TWP.: 4" BINDERS, 5 BIG TABS DIVIDERS, STENK	249-000-727.000	OFFICE SUPPLIES	34.97
06/17/2021	GEN	87700	SAMS CLUB	P/R-RHINO AND SITEONE SUPPLIES	208-000-931.001	GROUNDS MAINTENAN	1,427.89
06/21/2021	GEN	87701	GIS BENEFITS	07/01/21-07/31/21 LIFE, DETNAL, VOLUNTARY INSL	101-000-073.717	DUE FROM LIBRARY LIFE	39.25
06/21/2021	GEN	87701	GIS BENEFITS	07/01/21-07/31/21 LIFE, DETNAL, VOLUNTARY INSL	101-000-073.724	DUE FROM LIBRARY DEN	350.14
06/21/2021	GEN	87701	GIS BENEFITS	07/01/21-07/31/21 LIFE, DETNAL, VOLUNTARY INSL	101-000-080.724	DUE FROM WATER DEN	319.12
06/21/2021	GEN	87701	GIS BENEFITS	07/01/21-07/31/21 LIFE, DETNAL, VOLUNTARY INSL	101-000-232.008	PAY DEDUCT VOL INS	873.82
06/21/2021	GEN	87701	GIS BENEFITS	07/01/21-07/31/21 LIFE, DETNAL, VOLUNTARY INSL	101-101-717.000	GROUP LIFE INSURANCE	31.40
06/21/2021	GEN	87701	GIS BENEFITS	07/01/21-07/31/21 LIFE, DETNAL, VOLUNTARY INSL	101-171-717.000	GROUP LIFE INSURANCE	23.55
06/21/2021	GEN	87701	GIS BENEFITS	07/01/21-07/31/21 LIFE, DETNAL, VOLUNTARY INSL	101-171-724.000	DENTAL INSURANCE	304.74
06/21/2021	GEN	87701	GIS BENEFITS	07/01/21-07/31/21 LIFE, DETNAL, VOLUNTARY INSL	101-192-717.000	GROUP LIFE INSURANCE	15.70
06/21/2021	GEN	87701	GIS BENEFITS	07/01/21-07/31/21 LIFE, DETNAL, VOLUNTARY INSL	101-192-724.000	DENTAL INSURANCE	62.04
06/21/2021	GEN	87701	GIS BENEFITS	07/01/21-07/31/21 LIFE, DETNAL, VOLUNTARY INSL	101-209-717.000	GROUP LIFE INSURANCE	31.40
06/21/2021	GEN	87701	GIS BENEFITS	07/01/21-07/31/21 LIFE, DETNAL, VOLUNTARY INSL	101-209-724.000	DENTAL INSURANCE	248.56
06/21/2021	GEN	87701	GIS BENEFITS	07/01/21-07/31/21 LIFE, DETNAL, VOLUNTARY INSL	101-215-717.000	GROUP LIFE INSURANCE	31.40
06/21/2021	GEN	87701	GIS BENEFITS	07/01/21-07/31/21 LIFE, DETNAL, VOLUNTARY INSL	101-215-724.000	DENTAL INSURANCE	292.16
06/21/2021	GEN	87701	GIS BENEFITS	07/01/21-07/31/21 LIFE, DETNAL, VOLUNTARY INSL	101-253-717.000	GROUP LIFE INSURANCE	23.55
06/21/2021	GEN	87701	GIS BENEFITS	07/01/21-07/31/21 LIFE, DETNAL, VOLUNTARY INSL	101-253-724.000	DENTAL INSURANCE	261.14
06/21/2021	GEN	87701	GIS BENEFITS	07/01/21-07/31/21 LIFE, DETNAL, VOLUNTARY INSL	101-265-717.000	GROUP LIFE INSURANCE	15.70
06/21/2021	GEN	87701	GIS BENEFITS	07/01/21-07/31/21 LIFE, DETNAL, VOLUNTARY INSL	101-265-724.000	DENTAL INSURANCE	89.00
06/21/2021	GEN	87701	GIS BENEFITS	07/01/21-07/31/21 LIFE, DETNAL, VOLUNTARY INSL	101-372-717.000	GROUP LIFE INSURANCE	7.85
06/21/2021	GEN	87701	GIS BENEFITS	07/01/21-07/31/21 LIFE, DETNAL, VOLUNTARY INSL	101-372-724.000	DENTAL INSURANCE	101.58
06/21/2021	GEN	87701	GIS BENEFITS	07/01/21-07/31/21 LIFE, DETNAL, VOLUNTARY INSL	101-402-717.000	GROUP LIFE INSURANCE	23.55
06/21/2021	GEN	87701	GIS BENEFITS	07/01/21-07/31/21 LIFE, DETNAL, VOLUNTARY INSL	101-402-724.000	DENTAL INSURANCE	6

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06/21/2021	GEN	87701	GIS BENEFITS	07/01/21-07/31/21 LIFE, DETNAL, VOLUNTARY INSL	101-757-717.000	GROUP LIFE INSURANCE	15.70
06/21/2021	GEN	87701	GIS BENEFITS	07/01/21-07/31/21 LIFE, DETNAL, VOLUNTARY INSL	101-757-724.000	DENTAL INSURANCE	115.96
06/21/2021	GEN	87701	GIS BENEFITS	07/01/21-07/31/21 LIFE, DETNAL, VOLUNTARY INSL	206-000-232.008	PAY DEDUCT VOL INS	554.18
06/21/2021	GEN	87701	GIS BENEFITS	07/01/21-07/31/21 LIFE, DETNAL, VOLUNTARY INSL	206-336-717.000	GROUP LIFE INSURANCE	164.85
06/21/2021	GEN	87701	GIS BENEFITS	07/01/21-07/31/21 LIFE, DETNAL, VOLUNTARY INSL	206-336-724.000	DENTAL INSURANCE	1,460.80
06/21/2021	GEN	87701	GIS BENEFITS	07/01/21-07/31/21 LIFE, DETNAL, VOLUNTARY INSL	207-000-232.008	PAY DEDUCT VOL INS	725.78
06/21/2021	GEN	87701	GIS BENEFITS	07/01/21-07/31/21 LIFE, DETNAL, VOLUNTARY INSL	207-301-717.000	GROUP LIFE INSURANCE	298.30
06/21/2021	GEN	87701	GIS BENEFITS	07/01/21-07/31/21 LIFE, DETNAL, VOLUNTARY INSL	207-301-724.000	DENTAL INSURANCE	2,500.90
06/21/2021	GEN	87701	GIS BENEFITS	07/01/21-07/31/21 LIFE, DETNAL, VOLUNTARY INSL	249-000-232.008	PAY DEDUCT VOL INS	29.44
06/21/2021	GEN	87701	GIS BENEFITS	07/01/21-07/31/21 LIFE, DETNAL, VOLUNTARY INSL	249-000-717.000	GROUP LIFE INSURANCE	23.55
06/21/2021	GEN	87701	GIS BENEFITS	07/01/21-07/31/21 LIFE, DETNAL, VOLUNTARY INSL	249-000-724.000	DENTAL INSURANCE	132.60
06/24/2021	GEN	87702	BRENDEL'S SEPTIC TANK SERVICE	VETTER PARK MONTHLY SERVICE	208-000-922.000	UTILITIES- PARKS	270.00
06/24/2021	GEN	87703	DTE ENERGY	HAWLEY PARK CHARGES	208-000-921.000	ELECTRIC JUDY HAWLEY	15.33
06/24/2021	GEN	87703	DTE ENERGY	VETTER PARK CHARGES	208-000-921.001	ELECTRIC - VETTER PARK	27.73
06/24/2021	GEN	87704	EAGLE GRAPHICS & DESIGN	STANLEY PARK SIGN	208-000-974.000	PARK IMPROVEMENTS	480.00
06/24/2021	GEN	87705	PROGRESSIVE IRRIGATION INC.	HAWLEY PARK LATE SPRING FERTILIZATON	208-000-931.001	GROUNDS MAINTENAN	893.00
06/24/2021	GEN	87706	GFL	10055 UNITS - CURBSIDE SERVICE	226-528-801.000	RUBBISH EXPENDITURE	152,936.55
06/24/2021	GEN	87707	FOSTER SWIFT COLLINS & SMITH PC	RIVER CADDIS DEVELOPMENT CONTRACT REVIEW	246-000-970.005	CAPITAL OUTLAY-NEW T	3,107.00
06/24/2021	GEN	87743	JENNIFER EDENS	05/15/21-REGULAR TWP BOARD MEETING MINUTE	101-101-710.000	FEES & PER DIEM	225.00
06/24/2021	GEN	87744	MARK CARLSON	06/05/21 - 06/18/21 ELECTRICAL INSPECTOR PAYRC	249-000-707.000	ELECTRICAL INSPECTOR	3,981.30
06/24/2021	GEN	87745	SCOTT HERZBERG	06/05/21 - 06/18/21 MECHANICAL INSPECTOR PAYF	249-000-707.001	PLUMBING/MECHANICA	3,184.80
06/24/2021	GEN	87746	AMAZON	PD - TONER CARTRIDGE & DYMO LARGE SHIPPING L	207-301-727.000	OFFICE SUPPLIES	72.97
06/24/2021	GEN	87747	ANTHONY SORGE INSPECTIONS, LLC	06/05/21 - 06/18/21 BUILDING INSPECTOR PAYROLI	249-000-706.003	CONTRACT BLDG INSPEC	3,270.00
06/24/2021	GEN	87748	APOLLO FIRE	FD - MUFFLERS BS VANGUARD V-TWIN SALES + SHIF	206-336-863.001	VEHICLE MAINTENANCE	237.25
06/24/2021	GEN	87749	BCBS OF MICHIGAN	07/01/21-07/31/21 MEDICARE ADVANTAGE PREMII	101-000-080.716	DUE FROM WATER HOSI	826.62
06/24/2021	GEN	87749	BCBS OF MICHIGAN	07/01/21-07/31/21 MEDICARE ADVANTAGE PREMII	101-863-730.000	RETIREE HEALTH INSUR/	5,373.03
06/24/2021	GEN	87749	BCBS OF MICHIGAN	07/01/21-07/31/21 MEDICARE ADVANTAGE PREMII	206-336-716.002	RETIREE HEALTH CARE P	2,066.55
06/24/2021	GEN	87749	BCBS OF MICHIGAN	07/01/21-07/31/21 MEDICARE ADVANTAGE PREMII	207-301-716.001	RETIREE HOSP & OPTICA	6,199.65
06/24/2021	GEN	87750	BOUND TREE MEDICAL LLC.	FD - CURAPLEX COLD PACK - SMALL 1 ORDERED	206-336-767.000	MEDICAL SUPPLIES	23.00
06/24/2021	GEN	87751	COMCAST	06/22/21 - 07/21/21 - MONTHLY CHARGES	101-000-080.962	DUE FROM WATER MISC	74.56
06/24/2021	GEN	87751	COMCAST	06/22/21 - 07/21/21 - MONTHLY CHARGES	101-265-971.000	TECHNOLOGY EQUIPME	109.44
06/24/2021	GEN	87751	COMCAST	06/22/21 - 07/21/21 - MONTHLY CHARGES	206-336-757.000	OPERATING SUPPLIES	144.33
06/24/2021	GEN	87751	COMCAST	06/22/21 - 07/21/21 - MONTHLY CHARGES	207-301-757.000	OPERATING SUPPLIES	97.82
06/24/2021	GEN	87751	COMCAST	06/22/21 - 07/21/21 - MONTHLY CHARGES	249-000-971.000	TECHNOLOGY EQUIPME	74.56
06/24/2021	GEN	87752	CUTTING EDGE OUTDOOR SERVICES INC.	5/18/21: TIM HORTONS ORDINANCE CUT	101-372-955.000	ORDINANCE ENFORCEM	395.00
06/24/2021	GEN	87753	DARWEL ENTERPRISES LLC	GEN. TWP. - MULTIPLE SIZES OF CLASSICMATS, SUPI	101-265-931.001	BLDG MAINTENANCE &	159.99
06/24/2021	GEN	87753	DARWEL ENTERPRISES LLC	DUBLIN SENIOR CENTER - MULTIPLE CLASSICMATS	101-757-931.000	BUILDING MAINTENANC	72.17
06/24/2021	GEN	87753	DARWEL ENTERPRISES LLC	PD - MULTIPLE CLASSICMATS, COMFORTSCRAPE M#	207-301-931.001	BLDG MAINTENANCE &	93.50
06/24/2021	GEN	87754	DTE ENERGY	7525 HIGHLAND ROAD - SERVICE PERIOD 05/13/202	101-265-921.001	ELECTRIC TWP HALL	2,679.75
06/24/2021	GEN	87754	DTE ENERGY	9180 HIGHLAND ROAD - SERVICE PERIOD 05/13/202	101-269-921.004	ELECTRIC FISK	1

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06/24/2021	GEN	87754	DTE ENERGY	6355 HIGHLAND ROAD SERVICE PERIOD 05/13/21 - 06/13/21	101-269-921.006	M59/BOGIE PROP STREE	117.98
06/24/2021	GEN	87754	DTE ENERGY	7527 HIGHLAND ROAD SERVICE PERIOD 05/13/21 - 06/13/21	101-269-921.011	ELECTRIC-TWP ANNEX	585.39
06/24/2021	GEN	87755	FIRST CHOICE COFFEE SERVICES	STA #1 & STA #2, WATER PURIFIER FILTERS	206-336-931.001	MAINTENANCE STATION	35.00
06/24/2021	GEN	87755	FIRST CHOICE COFFEE SERVICES	STA #1 & STA #2, WATER PURIFIER FILTERS	206-336-931.002	MAINTENANCE STATION	35.00
06/24/2021	GEN	87756	FIRECLASS LLC	REFUND OF CANCELLED MECHANICAL PERMIT #21-19	249-000-479.000	HEATING PERMITS	90.00
06/24/2021	GEN	87757	FLINT WELDING SUPPLY COMPANY	OXYGEN AND AIR	206-336-758.000	OXYGEN & AIR	67.50
06/24/2021	GEN	87758	GALLS, LLC	FD - 2 - TWO LINE FIRE SCRAMBLE SEAL NAMEPLATE	206-336-744.000	UNIFORMS	35.73
06/24/2021	GEN	87759	GLOBAL OFFICE SOLUTIONS	GEN. TWP. - SIGN HERE FLAGS, FRAMES, PACKAGING	101-249-727.000	OFFICE SUPPLIES	189.73
06/24/2021	GEN	87760	HURON VALLEY GUNS	PD - MATCHETT - (3) FLEXRS COV TACT PANT	207-301-744.000	UNIFORMS	194.97
06/24/2021	GEN	87761	JOE MAHER WELL DRILLING, INC.	WHITE LAKE CEMETERY - REPLACED 2 WATER LOGG	101-276-932.000	CEMETERY MAINT	4,095.00
06/24/2021	GEN	87762	MILLERS HIGHLAND TIRE AND AUTO REP.	FD - 2018 FORD UTILITY (RED) FRONT PADS, BRAKE I	206-336-863.001	VEHICLE MAINTENANCE	648.97
06/24/2021	GEN	87763	MEI TOTAL ELEVATOR SOLUTIONS	ANNEX - SERVICE TROUBLE CALL - TECH ADJUSTED \	101-269-931.013	BUILDING MAINTENANC	429.00
06/24/2021	GEN	87764	MERGE LIVE	ZOOM PRO & LIVE STREAM BOARD MEETING 6/15/21	101-101-710.000	FEES & PER DIEM	235.00
06/24/2021	GEN	87764	MERGE LIVE	PLANNING COMMISSION MEETING - 6/17/2021 + ZC	101-402-710.000	PLANNING/ZBA BOARD I	235.00
06/24/2021	GEN	87765	OCAA	2021 ANNUAL MEMBERSHIP MEETING - K. CORBETT	101-209-958.000	MEMBERSHIPS & DUES	50.00
06/24/2021	GEN	87766	OAKLAND COUNTY CLERKS ASSOC.	O.C.C.A SUMMER QUARTERLY MEETING	101-215-864.000	CONFERENCES & MEETII	75.00
06/24/2021	GEN	87767	OAKLAND COUNTY ROAD COMMISSION	TRAFFIC SIGNAL MAINTENANCE - PERIOD ENDING 5	101-446-930.000	TRAFFIC SIGNAL MAINTEN	5.02
06/24/2021	GEN	87768	PREMIER PLUMBING	FD - STA. 1 REMOVE SHOWER FLOOR, ROWS 3 TO 4	206-336-931.001	MAINTENANCE STATION	1,600.00
06/24/2021	GEN	87769	PROGRESSIVE IRRIGATION INC.	DUBLIN - LATE SPRING FERTILIZATION APPLICATION	101-265-931.002	GROUNDS MAINTENANC	262.44
06/24/2021	GEN	87769	PROGRESSIVE IRRIGATION INC.	COMMUNITY CENTER	101-269-931.001	BLDG MAINT COMM HA	71.45
06/24/2021	GEN	87770	RICOH	PD - MPC3504 - BILLING PERIOD 07/01/2021 - 07/31	207-301-933.000	EQUIP LEASE/ MAINT CC	131.79
06/24/2021	GEN	87771	ROSATI, SCHULTZ, JOPPICH	FD - PROFESSIONAL SERVICES RENDERED THROUGH	206-336-826.000	LEGAL FEES	14.00
06/24/2021	GEN	87772	SERVPRO OF NOVI/COMMERCE	MOLD REMEDIATION & RECONSTRUCTION REPAIRS	101-265-931.001	BLDG MAINTENANCE &	2,586.72
06/24/2021	GEN	87773	STAR EMS	BLOOD ALCOHOL DRAW - T. MCGUIRE	207-301-962.003	EVIDENCE COLLECTION	100.00
06/24/2021	GEN	87774	STATE OF MICHIGAN	FD - AMBULANCE ASSESSMENT FROM 4/1/21 TO 6/	206-336-757.000	OPERATING SUPPLIES	12.92
06/24/2021	GEN	87775	SUBURBAN FORD	PD - 2019 POLICE INTERCEP - OIL & AIR FILTER CHAN	207-301-863.001	VEHICLE MAINTENANCE	101.95
06/24/2021	GEN	87776	VERIZON WIRELESS	PD - MONTHLY WIRELESS CHARGES	207-301-853.000	TELEPHONE	171.16
06/24/2021	GEN	87777	ZOLL MEDICAL CORPORATION	FD - 5 RESQPOD ITD 10 + SHIPPING CHARGE	206-336-767.000	MEDICAL SUPPLIES	569.76
06/24/2021	GEN	87778	FLAGSTAR BANK	05/13/21-06/10/21 - MONTHLY CHARGES	101-000-080.867	DUE FROM WATER GAS	80.13
06/24/2021	GEN	87778	FLAGSTAR BANK	05/13/21-06/10/21 - MONTHLY CHARGES	101-000-080.962	DUE FROM WATER MISC	2,714.98
06/24/2021	GEN	87778	FLAGSTAR BANK	05/13/21-06/10/21 - MONTHLY CHARGES	101-000-214.016	DUE TO OTHERS	279.00
06/24/2021	GEN	87778	FLAGSTAR BANK	05/13/21-06/10/21 - MONTHLY CHARGES	101-101-710.000	FEES & PER DIEM	14.99
06/24/2021	GEN	87778	FLAGSTAR BANK	05/13/21-06/10/21 - MONTHLY CHARGES	101-215-962.000	MISCELLANEOUS	20.00
06/24/2021	GEN	87778	FLAGSTAR BANK	05/13/21-06/10/21 - MONTHLY CHARGES	101-249-727.000	OFFICE SUPPLIES	29.66
06/24/2021	GEN	87778	FLAGSTAR BANK	05/13/21-06/10/21 - MONTHLY CHARGES	101-265-867.000	GASOLINE	40.00
06/24/2021	GEN	87778	FLAGSTAR BANK	05/13/21-06/10/21 - MONTHLY CHARGES	101-265-977.000	EQUIPMENT ACQUISITIC	2,558.00
06/24/2021	GEN	87778	FLAGSTAR BANK	05/13/21-06/10/21 - MONTHLY CHARGES	101-269-931.013	BUILDING MAINTENANC	565.79
06/24/2021	GEN	87778	FLAGSTAR BANK	05/13/21-06/10/21 - MONTHLY CHARGES	101-372-744.000	UNIFORMS-ORDINANCE	63.59
06/24/2021	GEN	87778	FLAGSTAR BANK	05/13/21-06/10/21 - MONTHLY CHARGES	206-000-067.005	DUE FROM OTHERS	(231.00)
06/24/2021	GEN	87778	FLAGSTAR BANK	05/13/21-06/10/21 - MONTHLY CHARGES	206-220-903.000	LEGAL NOTICES	

WHITE LAKE TWP.

JUNE 2021 CHECK DISBURSEMENTS

Section 6, Item B.

Check Date	Bank	Check #	Payee	Description	GL #	Account Name	Amount
06/24/2021	GEN	87778	FLAGSTAR BANK	05/13/21-06/10/21 - MONTHLY CHARGES	206-336-727.000	OFFICE SUPPLIES	25.42
06/24/2021	GEN	87778	FLAGSTAR BANK	05/13/21-06/10/21 - MONTHLY CHARGES	206-336-744.000	UNIFORMS	63.13
06/24/2021	GEN	87778	FLAGSTAR BANK	05/13/21-06/10/21 - MONTHLY CHARGES	206-336-757.000	OPERATING SUPPLIES	778.94
06/24/2021	GEN	87778	FLAGSTAR BANK	05/13/21-06/10/21 - MONTHLY CHARGES	206-336-931.002	MAINTENANCE STATION	38.37
06/24/2021	GEN	87778	FLAGSTAR BANK	05/13/21-06/10/21 - MONTHLY CHARGES	206-336-958.000	MEMBERSHIPS & DUES	75.00
06/24/2021	GEN	87778	FLAGSTAR BANK	05/13/21-06/10/21 - MONTHLY CHARGES	206-336-960.000	TRAINING	175.84
06/24/2021	GEN	87778	FLAGSTAR BANK	05/13/21-06/10/21 - MONTHLY CHARGES	207-301-727.000	OFFICE SUPPLIES	56.18
06/24/2021	GEN	87778	FLAGSTAR BANK	05/13/21-06/10/21 - MONTHLY CHARGES	207-301-741.000	FIRE ARMS, TRNG & RA	301.00
06/24/2021	GEN	87778	FLAGSTAR BANK	05/13/21-06/10/21 - MONTHLY CHARGES	207-301-864.000	CONFERENCES	1,216.38
06/24/2021	GEN	87778	FLAGSTAR BANK	05/13/21-06/10/21 - MONTHLY CHARGES	207-301-962.003	EVIDENCE COLLECTION	276.00
06/24/2021	GEN	87778	FLAGSTAR BANK	05/13/21-06/10/21 - MONTHLY CHARGES	207-301-977.000	EQUIPMENT ACQUISITIC	178.33
06/24/2021	GEN	87778	FLAGSTAR BANK	05/13/21-06/10/21 - MONTHLY CHARGES	208-000-974.000	PARK IMPROVEMENTS	219.50
06/24/2021	GEN	87778	FLAGSTAR BANK	05/13/21-06/10/21 - MONTHLY CHARGES	226-528-801.000	RUBBISH EXPENDITURE	218.57
06/24/2021	GEN	87778	FLAGSTAR BANK	05/13/21-06/10/21 - MONTHLY CHARGES	701-000-284.006	GRINDER PUMP INSTALL	60.00
06/28/2021	GEN	87779	KARI HOISINGTON-DICKEY	REIMBURSE FOR FAILED DIRECT DEPOSIT	101-000-213.001	DUE TO LIBRARY FUND	163.86
06/30/2021	GEN	87780	JEANNE EAGEN	INSTRUCTOR FEES	101-757-751.000	SENIOR ACTIVITIES	165.00
06/30/2021	GEN	87781	GLOBAL OFFICE SOLUTIONS	DUBLIN OFFICE SUPPLIES	101-757-757.000	OPERATING SUPPLIES	302.04
06/30/2021	GEN	87782	LEISURE UNLIMITED LLC	INSTRUCTOR'S FEE	101-757-751.000	SENIOR ACTIVITIES	170.00
06/30/2021	GEN	87783	MARLENE TURNER	INSTRUCTOR'S FEE/LINE DANCING	101-757-751.000	SENIOR ACTIVITIES	60.00
GEN Total							737,399.16
06/03/2021	PA-CK	1794	DLZ MICHIGAN, INC.	BOGIE LK ROAD SANITARY SEWER	245-900-972.016	BOGIE LK SEWER MAIN S	10,462.50
06/03/2021	PA-CK	1794	DLZ MICHIGAN, INC.	OAK RIDGE PARK SAN SEWER	245-900-972.017	CAPITAL OUTLAY OAK RI	5,337.50
06/03/2021	PA-CK	1794	DLZ MICHIGAN, INC.	HULBERT SANITARY SEWER MAIN	245-900-972.018	CAPITAL OUTLAY HULBE	3,111.25
06/10/2021	PA-CK	1795	OAKLAND COUNTY	JUNE 2021 GRASS LK AUGMENTATION WELL PRINC	245-900-972.011	DEBT SERVICE GRASS LK	15,018.89
06/17/2021	PA-CK	1796	WHITE LAKE TOWNSHIP	1342 CASTLEWOOD WLT BLDG PERMITS	245-900-972.006	SAD SEWER CONNECTS	100.00
06/17/2021	PA-CK	1797	WHITE LAKE TOWNSHIP	1342 CASTLEWOOD OAKLAND COUNTY SEWER CON	245-900-972.006	SAD SEWER CONNECTS	200.00
06/17/2021	PA-CK	1798	WHITE LAKE TOWNSHIP	1342 CASTLEWOOD CONN FEES (WESTERN DISTRICT	245-900-972.006	SAD SEWER CONNECTS	7,784.00
PA-CK Total							42,014.14
06/02/2021	TNA	14379	52-1 DISTRICT COURT	BOND FOR DRASIN KADE SCHWINCK	701-000-287.002	DUE TO COURTS	165.00
06/03/2021	TNA	14380	DTE ENERGY	LAKE ONA 5301 COOLEY LK RD	701-000-250.001	LAKE ONA AERATION	1,472.40
06/03/2021	TNA	14381	DTE ENERGY	GRASS LAKE AUG WELL	701-000-250.005	GRASS LAKE SAD	1,862.52
06/03/2021	TNA	14382	DLZ MICHIGAN, INC.	8503 PONTIAC LAKE INSPECTION	701-000-284.006	GRINDER PUMP INSTALL	3,260.00
06/03/2021	TNA	14382	DLZ MICHIGAN, INC.	STELLS' TABLE (FORMALLY ROOT) SITE IMPROVEME	701-000-286.357	THE ROOT-GENERATOR	382.50
06/03/2021	TNA	14382	DLZ MICHIGAN, INC.	4 CORNERS DEVELOPMENT (E)	701-000-286.396	4 CORNERS SQUARE, LLC	3,558.00
06/03/2021	TNA	14382	DLZ MICHIGAN, INC.	LAKE POINTE	701-000-286.398	LAKE POINTE 17-006	2,421.25
06/03/2021	TNA	14382	DLZ MICHIGAN, INC.	PRESERVE AT HIDDEN LAKE	701-000-286.407	PRESERVE AT HIDDEN LA	19,578.75
06/03/2021	TNA	14382	DLZ MICHIGAN, INC.	BOGIE LK RD DWRF	701-000-286.413	HVS-WATER MAIN EXTEI	14,787.50
06/03/2021	TNA	14382	DLZ MICHIGAN, INC.	EAGLES LANDING	701-000-286.418	EAGLES LANDING/BOGIE	1,213.75
06/03/2021	TNA	14382	DLZ MICHIGAN, INC.	NEW HOPE WHITE LAKE	701-000-286.442	NEW HOPE WHITE LAKE	155.00
06/03/2021	TNA	14382	DLZ MICHIGAN, INC.	DUBLIN ELEMENTARY WATERMAIN/SEWER	701-000-286.443	DUBLIN SCHOOL RAZE/R	1,000.00

WHITE LAKE TWP.

JUNE 2021 CHECK DISBURSEMENTS

Section 6, Item B.

Check Date	Bank	Check #	Payee	Description	GL #	Account Name	Amount
06/03/2021	TNA	14382	DLZ MICHIGAN, INC.	BIGGBY COFFEE PLAN REVIEW	701-000-286.449	BIGBY REDEVELOPMENT	512.50
06/03/2021	TNA	14383	OAKLAND COUNTY WATER RESOURCE CC	REMIT MAY OAKLAND SEWER H/U PERMITS	701-000-287.005	DUE TO OAKLAND CO SE	1,800.00
06/07/2021	TNA	14384	OSCODA COUNTY COURTHOUSE	BOND-DANIEL ALEX VANVLIET	701-000-287.002	DUE TO COURTS	202.00
06/10/2021	TNA	14385	OAKLAND COUNTY ANIMAL CONTROL	05/03/2-06/03/21 DOG TAG SALES	701-000-285.011	DUE TO OAKLAND CO DC	2,181.25
06/10/2021	TNA	14386	WHITE LAKE TREASURER	05//03/21-06/03/21 DOG TAG SALES	701-000-285.012	DUE TO G/F DOG LICENS	221.00
06/10/2021	TNA	14387	SUBURBAN OIL COMPANY	SUNSET RD, CHLORIDE APPLICATION	701-000-250.004	SUNSET ROAD	950.00
06/10/2021	TNA	14388	OAKLAND COUNTY TREASURER	MAY 2021 TRAILER TAX	701-000-287.003	DUE TO OAKLAND CO TF	4,282.50
06/10/2021	TNA	14389	WHITE LAKE TOWNSHIP TREASURER	MAY 2021 TRAILER TAX	701-000-285.013	DUE TO G/F TRAILER PAI	856.50
06/17/2021	TNA	14390	AQUA -WEED CONTROL INC.	BURGESS BAY-TREATMENT #1 JUNE 3RD	701-000-250.003	BURGESS BAY	5,000.00
06/17/2021	TNA	14391	JETT PUMP & VALVE LLC	10501 HIGHLAND (CVS) GRINDER STATION	701-000-284.006	GRINDER PUMP INSTALL	12,494.02
06/17/2021	TNA	14392	RSI HOLDINGS, LLC	CENTERPOINTE, RETURN RESTORATION BOND	701-000-283.001	DEPOSITS - CASH BONDS	5,000.00
06/17/2021	TNA	14393	ROSATI, SCHULTZ, JOPPICH	10501 HIGHLAND + DUBLIN ELEMENTARY	701-000-284.006	GRINDER PUMP INSTALL	42.00
06/17/2021	TNA	14393	ROSATI, SCHULTZ, JOPPICH	LAKE POINTE PLANNED DEVELOPMENT	701-000-286.398	LAKE POINTE 17-006	28.00
06/17/2021	TNA	14393	ROSATI, SCHULTZ, JOPPICH	PRESERVE AT HIDDEN LAKE	701-000-286.407	PRESERVE AT HIDDEN LA	98.00
06/17/2021	TNA	14393	ROSATI, SCHULTZ, JOPPICH	EAGLES LANDING	701-000-286.418	EAGLES LANDING/BOGIE	798.00
06/17/2021	TNA	14393	ROSATI, SCHULTZ, JOPPICH	10501 HIGHLAND + DUBLIN ELEMENTARY	701-000-286.443	DUBLIN SCHOOL RAZE/R	280.00
06/24/2021	TNA	14394	AQUA -WEED CONTROL INC.	LAKE ONA, TREATMENT #1 MAY 28TH	701-000-250.010	LAKE ONA IMPROVEMEI	5,550.00
06/24/2021	TNA	14395	AQUA -WEED CONTROL INC.	MANDON LAKE 6/15/21 TREATMENT	701-000-250.013	MANDON LAKE	4,312.50
06/24/2021	TNA	14396	AQUA -WEED CONTROL INC.	ROUND LAKE 05/17 WEED TREATMENT	701-000-250.006	ROUND LAKE IMPROVEN	9,783.00
06/24/2021	TNA	14397	C & E CONSTRUCTION CO INC	8503 PONTIAC LAKE GRINDER STATION INSTALL REF	701-000-284.006	GRINDER PUMP INSTALL	125.00
06/24/2021	TNA	14398	DTE ENERGY	LAKE ONA 2533 RIPPLE WAY	701-000-250.001	LAKE ONA AERATION	1,353.11
06/24/2021	TNA	14399	DTE ENERGY	GRASS LAKE AUG WEL	701-000-250.005	GRASS LAKE SAD	1,840.01
06/24/2021	TNA	14400	DTE ENERGY	ROUND LAKE CHARGES	701-000-250.006	ROUND LAKE IMPROVEN	724.58
06/24/2021	TNA	14401	DTE ENERGY	MANDON LAKE 05/13/21-06/11/21 CHARGES	701-000-250.013	MANDON LAKE	38.36
06/24/2021	TNA	14402	DLZ MICHIGAN, INC.	CENTER POINTE PLAZA	701-000-286.409	CENTERPOINTE/OXBOW	694.75
06/24/2021	TNA	14403	ROYALTY VENTURES LLC	10290 HIGHLAND RD GRINDER STATION INSTALL RE	701-000-284.006	GRINDER PUMP INSTALL	5,792.00
06/24/2021	TNA	14404	THE RESERVE AT TULL LAKE	948 SLOANE GRINDER STATION INSTALL REFUND	701-000-284.006	GRINDER PUMP INSTALL	2,563.00
06/24/2021	TNA	14405	JOHN ROZANSKI	8565 PONTIAC LK RD GRINDER STATION INSTALL RE	701-000-284.006	GRINDER PUMP INSTALL	2,400.00
06/24/2021	TNA	14406	PARIS PROPERTY HOLDINGS LLC	2290 KINGSTON RD GRINDER STATION INSTALL REFI	701-000-284.006	GRINDER PUMP INSTALL	7,225.00
06/24/2021	TNA	14407	THE RESERVE AT TULL LAKE	943 SLOANE GRINDER STATION INSTALL REFUND	701-000-284.006	GRINDER PUMP INSTALL	3,138.00
06/24/2021	TNA	14408	TYLER STROM	1142 CLEARWATER GRINDER STATION INSTALL REFI	701-000-284.006	GRINDER PUMP INSTALL	4,302.70
06/24/2021	TNA	14409	ROSATI, SCHULTZ, JOPPICH	DECEMBER LEGAL CENTERPOINTE	701-000-286.409	CENTERPOINTE/OXBOW	170.42
06/24/2021	TNA	14410	B&B CONSTRUCTION INC.	198 SIRRA DRIVE GRINDER STATION INSTALL REFUN	701-000-284.006	GRINDER PUMP INSTALL	3,395.50
TNA Total							138,987.87
06/17/2021	WAT	15(S)	USA BLUEBOOK	CHLORINE REAGENT SET POWDER, BLUE-WHITE TUI	591-000-740.000	OPERATING SUPPLIES	122.38
06/17/2021	WAT	15(S)	USA BLUEBOOK	CREDIT MEMO - 2' METER FLANGE GASKET, 1-1/2" ↑	591-000-750.000	OPERATING SUPPLIES M	(183.38)
06/17/2021	WAT	15(S)	USA BLUEBOOK	INJECTION VALVE # 38026	591-000-931.000	REPAIR & MAINT BLDG {	61.00
06/03/2021	WAT	7384	DTE ENERGY	ASPEN MEADOWS - 6260 GRASS LAKE ROAD - SERVI	591-000-921.006	ELECTRICITY GRASS LAKE	1,523.78
06/03/2021	WAT	7385	DLZ MICHIGAN, INC.	ASPEN MEADOWS IRON FILTRATION	591-000-160.000	CONST IN PROGRESS	5,370.00
06/03/2021	WAT	7385	DLZ MICHIGAN, INC.	WLT RRA/ERP	591-000-802.000	ENG & ARCH FEES	3,000.00

WHITE LAKE TWP.

JUNE 2021 CHECK DISBURSEMENTS

Section 6, Item B.

Check Date	Bank	Check #	Payee	Description	GL #	Account Name	Amount
06/03/2021	WAT	7386	HYDROCORP	CROSS CONNECTION CONTROL PROGRAM	591-000-818.000	CONTRACTED SERVICES	155.00
06/10/2021	WAT	7387	CONSUMERS ENERGY	9164 STEEPHOLLOW DR. SERVICE CHARGES 04/24/21	591-000-923.001	GAS TWIN LAKES	41.58
06/10/2021	WAT	7387	CONSUMERS ENERGY	8208 FOX BAY DR. SERVICE DATES: 4/23/21 - 05/24/21	591-000-923.002	GAS HILLVIEW	33.18
06/10/2021	WAT	7387	CONSUMERS ENERGY	6260 GRASS LAKE RD. SERVICE CHARGES 04/24/21 - 05/24/21	591-000-923.004	GAS GRASS LAKE	83.52
06/10/2021	WAT	7387	CONSUMERS ENERGY	8935 SATELITE DR. - SERVICE DATES: 04/23/2021 - 05/24/21	591-000-923.005	GAS VILLAGE ACRES-SAT	59.05
06/10/2021	WAT	7388	D'ANGELO BROTHERS INC	WATER - 9495 COOKS CT. - WMGCY SERVICE LEAK INVESTIGATION	591-000-931.000	REPAIR & MAINT BLDG	2,705.80
06/10/2021	WAT	7389	ELHORN ENGINEERING CO	165 EL - BULK EL-CHLOR/GALLON	591-000-745.000	SYSTEM CHEMICALS	482.00
06/10/2021	WAT	7390	TANSEL AVCI	CREDIT ON ACCOUNT - SOLD HOUSE - BALANCE AFT	591-000-642.000	WATER	91.52
06/10/2021	WAT	7391	WHITE LAKE TOWNSHIP	REIMBURSEMENT FOR MAY SERVICES	591-000-214.101	DUE TO GENERAL FUND	36,748.17
06/17/2021	WAT	7392	CUTTING EDGE OUTDOOR SERVICES INC.	WATER: MEIJER, HURONDALE, HILLVIEW, TWIN LAKES	591-000-931.001	GROUND MAINTENANCE	2,120.00
06/17/2021	WAT	7393	ELHORN ENGINEERING CO	220 EL BULK EL-CHLOR/ GALLON + DELIVERY CHARGES	591-000-745.000	SYSTEM CHEMICALS	636.00
06/17/2021	WAT	7394	FERGUSON ENTERPRISES	2000 - 22/3 AWG SLD CM/CL2 CABLE 1000/BX	591-000-750.001	OPERATING SUPP METEOR	319.38
06/17/2021	WAT	7395	HYGIENIC EARTH	ASBESTOS REMOVAL AT SUBURBAN KNOLLS WELLS	591-000-931.000	REPAIR & MAINT BLDG	1,300.00
06/17/2021	WAT	7396	JCI JONES CHEMICALS, INC.	10 UNITS - 150 LB. CYLINDER OF CHLORINE	591-000-745.000	SYSTEM CHEMICALS	2,000.00
06/17/2021	WAT	7397	MICHIGAN RURAL WATER ASSN.	MEMBERSHIP DUES FOR MRWA JULY 2021 - JUNE 2022	591-000-958.000	DUES & MISC	905.00
06/17/2021	WAT	7398	UTILITY RESOURCE GROUP, INC	05/1/21 THRU 5/31/21 MONTHLY CHARGES	591-000-818.000	CONTRACTED SERVICES	2,972.20
06/17/2021	WAT	7399	U.S. BANK EQUIPMENT FINANCE	WATER MONTHLY CHARGES	591-000-991.001	PRINCIPAL COPIER LEASE	125.73
06/17/2021	WAT	7399	U.S. BANK EQUIPMENT FINANCE	WATER MONTHLY CHARGES	591-000-995.002	INTEREST COPIER LEASE	22.27
06/24/2021	WAT	7400	DTE ENERGY	360 WOODSEdge - SERVICE PERIOD 05/11/21 - 06/30/21	591-000-921.000	ELECTRICITY TOWER	40.36
06/24/2021	WAT	7400	DTE ENERGY	9164 STEEPHOLLOW DR - SERVICE PERIOD 05/11/21 - 06/30/21	591-000-921.001	ELECTRICITY TL	132.41
06/24/2021	WAT	7400	DTE ENERGY	8208 FOX BAY DR. - SERVICE PERIOD - 05/11/21 - 06/30/21	591-000-921.002	ELECTRICITY HILLVIEW	542.93
06/24/2021	WAT	7400	DTE ENERGY	8935 SATELITE DR. - SERVICE PERIOD 05/11/21 - 06/30/21	591-000-921.004	ELECTRICITY VILLAGE ACRES	5,808.60
06/24/2021	WAT	7400	DTE ENERGY	603 W. OXHILL DR. - SERVICE PERIOD 05/13/21 - 06/30/21	591-000-921.005	ELECTRICITY SUBURBAN	14.95
06/24/2021	WAT	7400	DTE ENERGY	6055 HIGHLAND ROAD - SERVICE PERIOD 05/13/21 - 06/30/21	591-000-921.007	ELECTRICITY TOWER #2	37.23
06/24/2021	WAT	7400	DTE ENERGY	145 HURONDALE DRIVE - SERVICE PERIOD 05/11/21 - 06/30/21	591-000-921.008	ELECTRICITY-HURONDALE	74.71
06/24/2021	WAT	7400	DTE ENERGY	993 N. WILLIAMS LAKE RD. - SERVICE PERIOD 05/11/21 - 06/30/21	591-000-921.010	ELECTRICITY 933 WILLIAMS LAKE	19.12
06/24/2021	WAT	7401	FIRERESQ, INC.	FIRE HYDRANT BACKFLOW PREVENTER	591-000-750.000	OPERATING SUPPLIES MATERIALS	1,240.70
WAT Total							69,557.69
Grand Total							2,134,367.63

White Lake Township
Clerk's Office



INVOICE LISTING AS OF 07/09/21

<u>VENDOR</u>	<u>DESCRIPTION</u>	<u>EXPENSE TO LINE ITEM</u>	<u>AMOUNT</u>
MMRMA	2021 Renewal/retention fund payment	Various	\$292,640.00
MML	2021 Workers Comp Fund 07/01/21-07/01/22	Various	\$144,223
Pitney Bowes	Postage machine/postage banks	101265977000 (\$9,187.69) 101248730000 (\$3,799.49)	\$12,987.18

Fund #'s:

101 = General 206 = Fire 207 = Police 208 = Parks and Recreation 245 = PA 188 246 = Improvement
Revolving 249 = Building 296 = Sewer Operating 591 =Water

Invoices in bold were received after packet distribution
Original invoices are available for review in the Clerk's Office (Mon thru Fri 8am-5pm)

WHITE LAKE TOWNSHIP POLICE DEPARTMENT

June 2021

DETECTIVE BUREAU SUMMARY						
	Jun-21	Jun-20	% CHG.	YTD 21	YTD 20	% CHG.
ARRESTS	0	0	0.0%	2	1	100.0%
WARRANTS ISSUED	21	46	-54.3%	121	114	6.1%
JUVENILE PETITIONS	0	0	0.0%	8	13	-38.5%
COURT CASES	10	13	-23.1%	46	64	-28.1%
PRISONERS ASSIGNED	20	9	122.2%	49	44	11.4%
CASES ASSIGNED	43	33	30.3%	193	197	-2.0%
CASES CLOSED BY ARREST	62	20	210.0%	338	222	52.3%
CASES CLOSED OTHER	15	26	-42.3%	115	160	-28.1%
UNIFORM DIVISION SUMMARY						
	Jun-21	Jun-20	% CHG.	YTD 21	YTD 20	% CHG.
ARRESTS	83	37	124.3%	456	289	57.8%
TRAFFIC WARNINGS	292	283	3.2%	2,299	1,051	118.7%
TICKETS ISSUED	368	308	19.5%	2,165	1,398	54.9%
ACCIDENT - PROPERTY DAMAGE	39	30	30.0%	185	151	22.5%
ACCIDENT - PERSONAL INJURY	15	6	150.0%	45	22	104.5%
ACCIDENT - FATAL	0	0	0.0%	0	0	0.0%
ACCIDENT - PRIVATE PROPERTY	12	10	20.0%	61	42	45.2%
CALLS FOR SERVICE	1,951	1,937	0.7%	12,352	11,015	12.1%
DISPATCH RUNS	1,062	1,089	-2.5%	5,514	3,810	44.7%



Daniel T. Keller, Chief of Police

Monthly Summary of Offenses

All Offenses that were Attempted or Completed

CLASS	Description	Jun-21	Jun-20	YTD 2021	YTD 2020	YTD % CHG	ARRESTS			
							ADULT		JUV	
							Jun-21	YTD	Jun-21	YTD
100	Murder / Manslaughter	0	0	0	0	0.0%	0	0	0	0
200	Forcible Sexual Offenses	0	1	3	2	50.0%	1	2	0	0
300	Robbery	0	0	1	1	0.0%	1	2	0	0
400	Assault Offenses	4	6	29	49	-40.8%	3	23	0	0
500	Burglary / Home Invasion	0	0	2	4	-50.0%	0	0	0	0
600	Larceny Violations	6	1	24	26	-7.7%	0	5	0	0
700	Motor Vehicle Theft	0	1	3	2	50.0%	0	1	0	0
800	Arson	0	0	0	1	-100.0%	0	0	0	0
900	Kidnapping / Abduction	0	0	0	1	-100.0%	0	0	0	0
GROUP A TOTALS		10	9	62	86	-27.9%	5	33	0	0



Fire Department
Charter Township
of White Lake

7420 Highland Road, White Lake, MI 48383 Tel 248-698-3993

June 2021 Incident / Activity Summery

Total Calls for Service **244**

Incident Response breakdown

Medical/Rescue: **170**

Hostile Fire (structure, vehicle, brush and other) **5**

Hazardous Conditions **15**

Public Service (lift or other citizen assist): **27**

Other Incidents (good intent, false alarms) **27**

Mutual Aid –

- Given: **1**
- Received: **1**

Other Incidents (good intent, false alarms)

Activity Summery

Key box / safe access program: **2**

Child Car Seat Inspection: **2**

EMS - Hospital Transports by the Fire Department: **2** Reason - STAR EMS (private ambulance service that provides Advanced Life Support to White Lake Township) not available or lengthy response time.



June 2021 Incident Summary

Fire Incidents:	June 2021	YTD 2021	YTD 2020
Structure Fire	01	10	14
Outside Structures	00	00	00
Vehicle	01	06	03
Brush	00	08	03
Refuse	00	00	01
Other	03	06	03
Total Fire Incidents:	05	30	24

Non-Fire Incidents:	June 2021	YTD 2021	YTD 2020
Overpressure/Excessive Heat	00	00	00
Medical/Rescue	170	1,064	841
Hazardous Condition	15	38	41
Public Service	27	175	143
Good Intent	10	83	108
False Alarms	14	50	36
System Malfunction	01	01	06
Weather Emergencies	00	00	00
Other Non-Fire	02	05	13
Total Non-Fire Incidents:	239	1,416	1,188

Total Alarms:	244	1,446	1,212
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Mutual Aid	June 2021	YTD 2021	YTD 2020
Given	01	10	09
Received	02	19	09

Summary of Fire Value Saved/Loss:

Situation	Dollar Value	Dollar Loss	\$ Saved
Building Fire	200,000	1,500	198,500
Mobile Property Fire	20,000	20,000	000
Other Fire	000	000	000
Totals (June 2021):	220,000	21,500	198,500
Totals (June 2020):	120,000	1,000	119,000

Firefighter Andrew Morelli
07/02/2021

Rik Kowall, Supervisor
Anthony L. Noble, Clerk
Mike Roman, Treasurer



Scott Haggies
Liz Fessler Smith
Andrea C. Voorheis
Michael Powell

WHITE LAKE TOWNSHIP

7525 Highland Road • White Lake, Michigan 48383-2900 • (248) 698-3300 • www.whitelaketwp.com

Community Development Department Report July 2021

Dear Township Board Members,

During the month of June, the department continued working with The Chesapeake Group and River Caddis, the Township's development partner, on the Civic Center area. We are working with them to take the next steps toward developing a collaborative plan for this area. That process will include significant public input over the coming months. We also began the process of updating the Township's CIP (Capital Improvement Plan). The 2020 Census data will be pulled into this CIP update if it is available in time.

We continue to work on many active projects around the Township. Oakland Harvesters are moving forward with a site plan and special land use proposal for a parcel of land on the north side White Lake Road, just east of Orr Road. A new Taco Bell is proposed for one of the Meijer outlots and is currently under preliminary review. Finally, Elizabeth Lake Retail, the vacant parcel at the southwest corner of M-59 and Elizabeth Lake Road, has a preliminary site plan and rezoning request that is under review and will soon be considered by the Planning Commission.

As for approved projects, building construction continue to move forward at the 4-Town Square (4 Corners) project. Centerpointe Plaza (on M-59) is nearing completion on their building and site. The Preserve at Hidden Lake project continues to build homes rapidly and has begun site construction on the second phase of their project. The Trailside Meadow project is continuing with home construction and the second phase of their site construction will soon begin. The New Hope White Lake assisted living project continues to make progress on their site work and building construction, though recently experienced some vandalism to their building. The Eagles Landing single-family residential project is moving forward with site clearing and will soon begin construction.

Please find included in this monthly report the parks and recreation update as well as the permit and inspection activity report for building. If you have any questions or require any additional information from the Community Development Department, please contact us.

Respectfully,

Sean O'Neil

Sean O'Neil



WHITE LAKE TOWNSHIP

7525 Highland Road • White Lake, Michigan 48383-2900 • (248) 698-3300 • www.whitelaketwp.com

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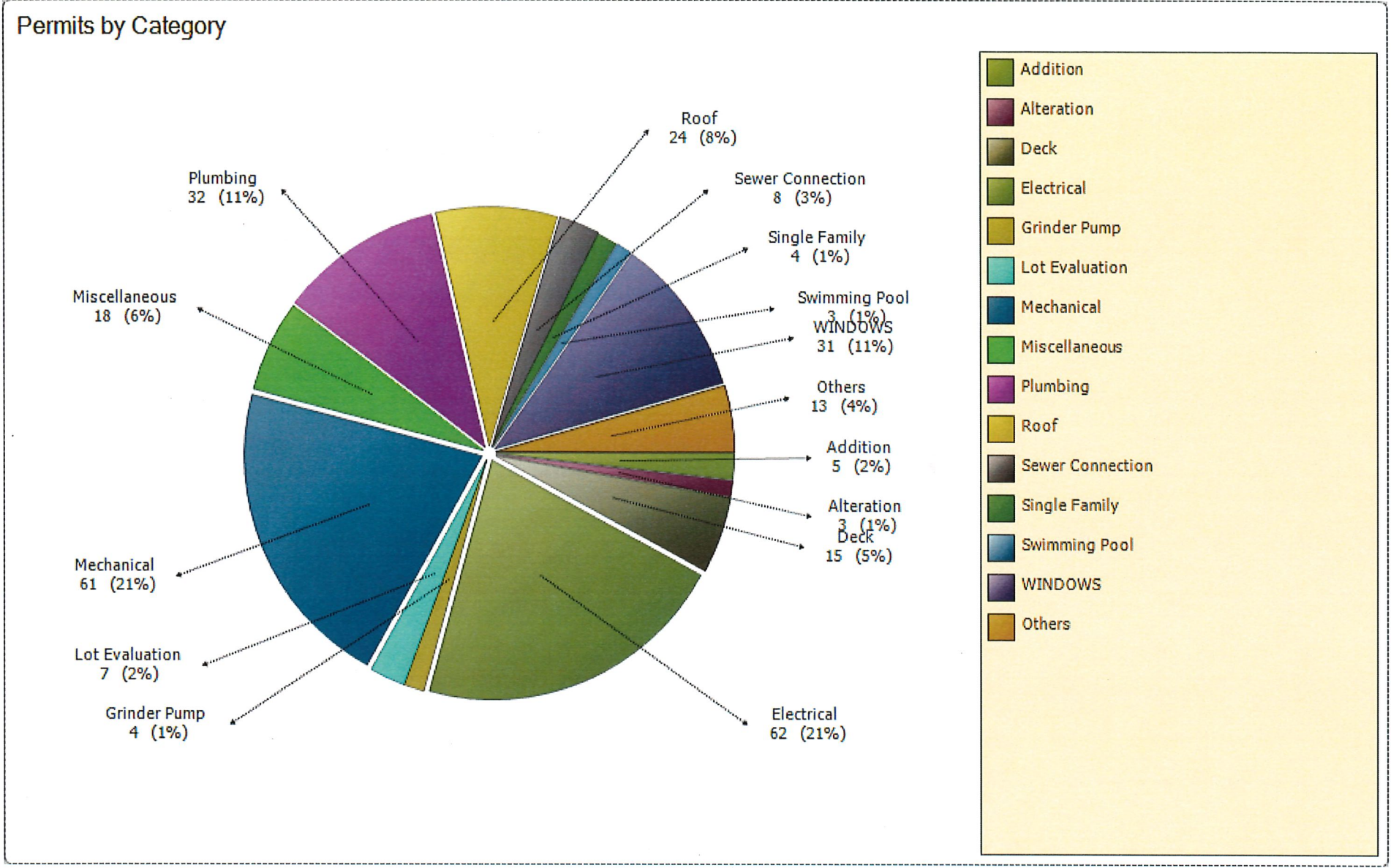
Justin Quagliata

Justin Quagliata
Staff Planner

Breakdown of Permits by Category

Section 6, Item F.

Current Chart Filter: All Records, Permit.DateIssued Between 6/1/2021 12:00:00 AM AND 6/30/2021 11:59:59 PM



**CHARTER TOWNSHIP OF WHITE LAKE
Unapproved Minutes of the Regular Board of Trustees Meeting
May 18, 2021**

Supervisor Kowall called the meeting to order at 7:00 p.m. The meeting was held via Zoom video conferencing. He then led the Pledge of Allegiance.

Clerk Noble called the roll:

Present: Rik Kowall, Supervisor – present in White, MI
Mike Roman, Treasurer – present in White Lake, MI
Anthony L. Noble, Clerk – present in White Lake, MI
Scott Ruggles, Trustee – present in White Lake, MI
Liz Smith, Trustee – present in White Lake, MI
Andrea C. Voorheis, Trustee-present in White Lake, MI
Michael Powell, Trustee – present in White Lake, MI

Also Present: Sean O’Neil, Planning Director
Lisa J. Hamameh, Attorney
Nick Spencer, Building Official
Jennifer Edens, Recording Secretary

Supervisor Kowall shared by way of Oakland County Commissioner Eileen Kowall, the White Lake Library, and Oakland County Health Department, that there will be a COVID 19 vaccine clinic at the White Lake Township Library on May 26th and June 16th from 11:00 a.m. to 6:00 p.m. He further stated that the appointments are booked, but walk-ins are welcome. Supervisor Kowall in response to a question indicated that the Pfizer vaccine will be given.

AGENDA

Supervisor Kowall requested to add two items to the Agenda:

NEW BUSINESS

- I. Western Oakland Transportation Authority
- J. Reconsideration of Partners on Patrol with Szott Automotive

Lisa Hamameh reminded that a motion for reconsideration must be made at the same meeting of which the motion was made. She clarified that if the intent is to rescind a motion of a previous action, it would need to be a motion to rescind. She further clarified that if notice was provided of the motion to rescind a majority vote is needed and if no notice was provided a two-thirds vote would be necessary.

It was requested by Trustee Smith that separate votes be taken to add the agenda items.

It was MOVED by Supervisor Kowall, SUPPORTED by Trustee Powell, to add Item I – W.O.T.A. to the Agenda. The motion PASSED by roll call vote (Kowall/yes, Noble/yes, Roman/yes, Ruggles/yes, Smith/yes, Voorhies/yes, Powell/yes).

Trustee Ruggles asked who requested Item J to be added to the Agenda. To which Supervisor Kowall indicated it was Clerk Noble, Trustee Powell, and himself.

Trustee Smith indicated there was no notice provided to the Board.

Trustee Ruggles confirmed that this item was just voted on days ago. He questioned whether it is such an important issue that the Board would reconsider the previous vote. He questioned that at any point in time if something is voted down and a Board member is unhappy with it that it can just be brought back on the agenda to be reconsidered.

Lisa Hamameh indicated that usually items can be brought back if there is a change of circumstance or if people feel that proper discussion was not had.

Trustee Ruggles questioned if circumstance that he is not aware of has occurred. To which Supervisor Kowall indicated he believes there was not enough discussion.

Trustee Smith reminded that time for the discussion was not limited and that a proper roll call vote took place.

Clerk Noble in response to a statement made by Trustee Ruggles indicating that the Board had enough information, indicated that he did not.

Treasurer Roman clarified that at this time the Board is only voting to add it to the agenda and that if a motion to rescind is voted on it would have to be a two-thirds vote.

Lisa Hamameh indicated it is two parts:

- 1) It must be added onto the agenda.
- 2) Then it will be regular discussion and put to vote.

It was MOVED by Trustee Powell, SUPPORTED Clerk Noble to add Item J - Reconsideration of Partners on Patrol with Szott Automotive to the Agenda. The motion PASSED by roll call vote (Smith/no, Noble/yes, Roman/yes, Voorheis/no, Powell/yes, Kowall/yes, Ruggles/no).

PUBLIC COMMENT

No public comment.

CONSENT AGENDA

A. REVENUE AND EXPENSE

- B. CHECK DISBURSEMENTS**
- C. ELECTION COMMISSION APPOINTMENTS – 2021-2024**
- D. OCRC ROAD ABANDONMENT, LOVER’S LANE AND CEDAR ISLAND ROAD**
- E. DEPARTMENT REPORTS**
 - 1. POLICE**
 - 2. FIRE**
 - 3. COMMUNITY DEVELOPMENT**
 - 4. TREASURER REPORT**

It was **MOVED** by Clerk Noble, **SUPPORTED** by Treasurer Roman to approve the Consent Agenda. The motion **PASSED** by roll call vote (Kowall/yes, Roman/yes, Noble/yes, Ruggles/yes, Smith/yes, Voorheis/yes, Powell/yes).

MINUTES

- A. APPROVAL OF MINUTES – SPECIAL BOARD MEETING, APRIL 15, 2021**
- B. APPROVAL OF MINUTES – REGULAR BOARD MEETING, APRIL 20, 2021**

It was **MOVED** by Trustee Powell, **SUPPORTED** by Clerk Noble to approve the Minutes of the Special Board Meeting of April 15, 2021 and the Minutes of the Regular Board Meeting of April 20, 2021, as submitted. The motion **PASSED** by roll call vote (Smith/yes, Noble/yes, Roman/yes, Voorheis/yes, Powell/yes, Ruggles/yes, Kowall/yes).

OLD BUSINESS

- A. DANGEROUS BUILDING APPEAL – 9910 HIGHLAND ROAD**

Supervisor Kowall indicated that Steven Hutch is seeking relief from the Township Board from the Demolition Order of 9910 Highland Road, a building that had a structural fire in September of 2016. He further indicated that this has gone through a dangerous building hearing twice and it was recommended to be demolished by the Building Official, which was supposed to be executed by the property owner by June 1, 2021.

Supervisor Kowall asked of Mr. Hutch what his plan with this property or building is, as nothing has happened to it in the last six years.

Mr. Hutch confirmed that paperwork he sent in yesterday was received by Township.

Supervisor Kowall confirmed the following was received:

- Document from Lopez Engineering
- Report
- Insurance Settlement
- Additional Funding
- Robins Built Project Scope of Work

Michael Hutch, brother to Steven Hutch, indicated that the fire took place around midnight on September 28, 2016. On October 4, 2016 he and his brother were involved in a car accident that caused medical issues and appointments over the next two years. He further indicated that Chase Bank had money in escrow since 2017 to do the work, but the problem was they needed half the work done to get half the money. He opined that at the time homes were selling at \$100 per square foot and that one would think with the land being 25% - 30% of the costs that \$150,000 coverage for a 1,500 square foot house would have been adequate. He indicated that his brother quickly learned that he was underinsured on the home. He further indicated that his brother did not have the extra funds to pay a builder for the cost of everything, leaving him to have to figure out a way to get the funds together.

Michael Hutch continued that Chase Bank is now allowing for withdraws at 25%, instead of 50% against the monies that they hold. In January it was brought to the Township's attention that they had the money to move forward and proof of the same was provided prior to the February dangerous building hearing. Since that meeting, Lopez Engineering has inspected and determined that the house is not in a deteriorated state that would collapse, nor does it need to be torn down. He also noted that Steve Hutch has an obligation to Chase Bank for the \$300,000 mortgage, which he has been required to maintain along with his current living obligations.

He shared that since his father's passing, he now has time to aid his brother and has freed up monies to assist him in starting the work and that he advised the Building Department of the same. He was on track last year to raise the funds until COVID hit. He informed that they are now in a position to be able to move forward and that the structural engineer shows that certain parts of the home will need to be removed, but that it is sound enough to be rebuilt.

Trustee Ruggles asked how much money has been raised.

Michael Hutch replied that he has provided proof of the \$48,000 that sits in the account with the Birmingham Bloomfield Credit Union. He further indicated that they need \$34,000 to get to the first draw.

Steven Hutch interjected that in total they have \$135,749 in escrow with Chase Bank. He indicated the problem is that Chase Bank was initially to release \$40,000 for him to move forward, but they only released \$20,000, which created a major problem for him to move forward. He was in a position to get a loan for \$50,000, but with COVID the release of monies was halted. He opined that now they are in a position to move forward and approve their request.

Michael Hutch indicated that there is a possibility of cost overrun as with any project. He noted there is money in his father's estate to assist with cost overruns and further that there are properties up-north that could also be sold.

Trustee Powell stated that six years is a very long time and unfortunately the neighbors have had to live with the owner's lack of progress with repairs on this home. His opinion is that this is a beautiful lot or two on the lake and that there would be a substantial financial benefit to the family to have the lots be worth more without the existing structure(s) on it. The lack of progress so far makes him question the ability to complete it within a logical timeframe and not posing a bigger burden on the neighbors. Trustee Powell

noted that he is not a builder, but the cost of lumber has gone up and the amount of money they had six years ago will not even come close to finishing.

Michael Hutch interjected that it will be five years as of September of 2021.

Trustee Powell responded that regardless of four or five years, the neighbors have had to live with it. He doesn't believe that if the house is taken down that the owner would be financially burdened because the lots would be worth a great deal without the structure on it.

Nick Spencer, Building Official for the Township, indicated that this property has been sitting this way for four and half years and that they get calls regarding it on a regular basis. He shared that Jason Hudson, the Code Enforcement Officer, has dealt with a lot of junk and debris at the property. He noted that the owners have cleaned a lot of that up over the last six months, but that the structure itself is still an issue. He knows the owners have gotten reports from structural engineers, but that he has not seen the updated report. His biggest concern is that this will return to the Township in one to two years to learn that progress has not been made. The cost to build is substantially higher. The cost to build a \$300,000 house is six months to a year ago, is now a \$400,000 house.

Supervisor Kowall indicated from the report that the entire roof would have to be removed, that the subfloor is extremely damaged, and that there is a severe structural damage as a result of hydrostatic pressure in conjunction with frost freeze at the garage. Between the roof, the floor, and the foundation, he is not sure how the owner could pull this off with the amount of money they have. It is a concern to himself and this Board. He indicated it may be in their best interest as it is two lots, to pull back, regroup, demolish the house, and build a smaller house on one of the two lots. He suggests the owner may want to take a serious look at their plan.

Lisa Hamameh commented that she has been working with Mr. Hutch following the issuance of a citation for junk and debris. The process is that he appears at court, it is identified what actions need to be completed and if done, the court is adjourned an additional thirty days. She indicated that he is complying with regards to the junk and debris citation and believes that by the next court date he will be in full compliance.

Michael Hutch indicated that all the vehicles have been removed and that his brother is 95% compliant.

Steven Hutch indicated that someone put a dam in on the west side of Cranberry Lake which elevated the water level and submerged his dock. He has been at this property for many years and his friends owned it before him. When he was a child, the dock always had eight to ten inches between the dock and water. Since the dam the water table has risen. He noted that the foundation slab cracked, but he understands that the roof can be jacked up, the cracked foundation cut out and restructure the foundation about twelve to fifteen feet then set the building back on that foundation.

Michael Hutch interjected that there has been no compromise with the foundation of the house as there are no cracks in the bricks.

Steven Hutch indicated the foundation is fairly deep. He noted there is a double layer of brick, so the walls are more solid than a normal brick home.

Nick Spencer indicated that the structural engineer did point out that there was a structural brick on the exterior of the home, but that this is a small portion of the build. There is a substantial amount of foundation work to be done, full roof with removal and rebuild of trusses. He opined that it is almost a full rebuild of this home.

Steven Hutch interjected that the foundation to the house and upper garage is solid.

Supervisor Kowall indicated this would need to meet the 2015 Building Code.

Steven Hutch indicated the subfloor, furring strips, and interior walls need to be ripped out. As well as the windows will need to be brought up to code in the bedrooms. He opined that other than that the house is pretty solid. The structural engineer will return to inspect the joists. He believes after that the floor joists will pass inspection.

Michael Hutch interjected that the fire started in the living room and spread to the kitchen, destroying some cabinets. He noted that it was pretty much smoke damage throughout the rest of the house. He also indicated that the roof over the house and garage will be replaced.

Supervisor Kowall asked how many square feet the home is. To which multiple people indicated 1,520 square feet. Supervisor Kowall indicated that at a generous cost of \$285 a square foot, means that the owner will need \$433,000 to complete the project. What concerns him is that the owner may be throwing good money after bad. He is not telling Mr. Hutch his business plan but shares the concern that they will be back before the Board in a year and a half with the same situation.

Treasurer Roman mirrors Supervisor Kowall's comments and believes they would be looking at more than \$285 a square foot. He opined that they would be better off tearing it down and having two lots.

Trustee Voorheis asked of Mr. Hutch what his neighbors would say if the Board were to speak to them. She asked if they would be okay living next to that and would he be okay living next to that.

Steven Hutch answered that both neighbors are interested in buying the house and have approached him regarding that. He noted that the property is a double lot and has the most lake frontage on that lake.

Trustee Voorhies understands the concern of the Board and noted that multiple opportunities were given.

Steven Hutch indicated that the problem is Chase Bank and if they would have released the funds he wouldn't be here today. He indicated that he wants the opportunity to move forward.

Trustee Ruggles sympathizes with their situation but \$135,000 is a far cry from what they need to move forward. He doesn't think currently there is any way to achieve what this Board is looking for. He opined that he would need \$300,000 to fix the mess he has there.

Trustee Powell pointed out that the owner indicates now there are other areas where funds could be obtained (i.e. selling of properties), but they did not do so. His biggest concern is that sometimes we are our own worst enemy. To allow a homeowner to get into a project and put \$150,000 into a building, only to find out that it can't go any further is a waste of money. The homeowner will go further into the hole on a project that cannot be finished.

Treasurer Roman confirmed there is already a \$300,000 mortgage and asked the owner if he tore down the structure and sold the property if he would get \$300,000. To which Steven Hutch indicated no he would not get that for the property. Treasurer Roman further stated that they owe \$300,000 already and that it would cost \$300,000 to rebuild. Steven Hutch disagreed.

Steven Hutch in closing indicated that if the Board pushes to tear down the house and wants him to rebuild, it will take more money to bring it to the same square footage on the property. Dollar for dollar he will not have the same square footage. He further indicated that if the Board pushes him to tear down, he will be forced to put something there that will decrease the value of the other properties. He opined that modular homes are not as good as brick structured homes. The house and the upper garage have a good foundation. The structural engineer will inspect, and he will remove any joists that they suggest. He likes the house; the layout and he would like to live in that house.

Michael Hutch stated that the opinions heard are slanted towards; it will be so expensive to rebuild and that his brother will fail moving forward. His only suggestion is that if this is tabled for thirty days and meet again at the June Board meeting so that the necessary bids will be in writing and the extra funds needed will be available. He doesn't want to see his brother fail at this. He stated that they are at the Board's mercy even though his brother has been through a lot of adversity.

Trustee Powell indicated that the report from Lopez alludes to the fact that the building is in need to having a structural engineer to analyze it and come up with a plan to be able to repair it. He stated that the plans not being prepared yet and the owner does not yet know how much work is necessary. He personally doesn't have a problem if the Board puts the owner in a position to come to the conclusion themselves that they can't actually do it. A sealed set of plans by a specific date, a signed contract with a contractor, and proof that funds are there to be able to do it within a specific timeframe. He clarified that he would not be in favor of the owner thinking he can rebuild this himself.

Trustee Powell believes it would be thirty days before the engineer could get back out there, another thirty days before drawings are done and contractor bidding. He believes it would be ninety to one-hundred twenty days before he could even pull a permit from the Building Department.

Steven Hutch commented that he did have a firm draw the plans up for the house and those plans can be revised to get a better feel for the bathrooms. He indicated that for the most part the plans have already been established and that the structural engineer has agreed with those plans. Again, he indicated that they could revise the plans and resubmit them. He understood that the Board was concerned with the structure of the property, so he hired the structural engineer to go back out, look through everything and come up with his conclusion which was submitted yesterday.

Trustee Smith thanked Mr. Hutch for sharing information with the Board and indicated that she sympathizes with his personal hardships and thanked him for his cooperation thus far with the outside. She asked of Mr. Spencer if the Board were to proceed with some time as suggested by Trustee Powell, what timeframe would he be comfortable with.

Nick Spencer reminded that the Dangerous Building Hearing Officer gave him until June 1, 2021 to demolish on his own or it would go before the Board at the meeting following June 1 to enforce the order. He further indicated that if he had the building plans 90% complete that should be enough for a contractor to go out and evaluate. He believes a contractor could go out and evaluate on his own as it is pretty obvious what needs to be done to the home. The foundation is where the engineer will come into play. He thinks in thirty days he could probably have an estimate from a contractor.

Clerk Noble stated that this has been going on for five years from what he is reading. The Township is now at a point where it shifts liability over to the Building Department. He doesn't think there is enough time to complete everything by the June 1 deadline. He does not see it happening.

Nick Spencer clarified that if the homeowner does not demolish it by June 1st, it will come before the Board to get out for bid.

It was MOVED by Supervisor Kowall, SUPPORTED by Treasurer Roman to uphold the Dangerous Building Officer's Order for Demolition. The motion PASSED by roll call vote (Ruggles/yes, Voorheis/yes, Kowall/yes, Powell/yes, Smith/yes, Roman/yes).

B. SECOND READING – FEE ORDINANCE AMENDMENT #129

Clerk Noble stated this involves the fees throughout the Township including the cemetery. He also stated that he sent an email to the Board explaining that the September 20, 2020 contract is prior to his administration and he further advised that Oakland County only has one sexton. He also found there was another charge in the schedule which is like double charging residents.

Trustee Smith thanked Clerk Noble for diving in a bit deeper and providing the additional information. She is in favor of removing the duplication of the administration fee. She also understands that members of this Board do not want the costs but recognize that the Township is in a contract. She hopes that as this is approached at the end of the contract that this is kept in mind and that it goes out for bids.

Clerk Noble reiterated that there is only one sexton in the county and that the Township would have to go outside the county.

Trustee Smith clarified that she did not mean moving forward looking for a new sexton, but that the Township could move forward eliminating the administrative fee charge.

It was MOVED by Clerk Noble, SUPPORTED by Treasurer Roman to adopt the Second Reading – Fee Ordinance Amendment #129. The motion PASSED by roll call vote (Powell/yes, Smith/yes, Noble/yes, Roman/yes, Kowall/yes, Voorheis/yes, Ruggles/yes).

C. SECOND READING, 7775 HIGHLAND ROAD REZONING

Located on the north side of Highland Road, east of Dolane Blvd, consisting of approximately 6.66 acres. Identified as parcel number 12-21-276-019. The property is currently zoned (SF) Suburban Farm, the applicant is requesting to rezone the property to (LB) Local Business, or any other appropriate district.

It was MOVED by Trustee Ruggles, SUPPORTED by Trustee Powell to approve the rezoning of Parcel 12-21-276-019 currently zoned Suburban Farm to Local Business. The motion PASSED by roll call vote (Noble/yes, Powell/yes, Kowall/yes, Smith/yes, Roman/yes, Ruggles/yes, Voorheis/yes).

NEW BUSINESS

A. REQUEST BY FIRE DEPARTMENT TO PURCHASE 3,500 GALLON TANKER

Chief Holland indicated that the Fire Department is requesting the purchase of a new 3,500-gallon tanker. After receiving sealed bids from only three vendors; Pierce, Spartan and Rosenbauer, it is their recommendation to move forward with the company known as Rosenbauer at the purchase price of \$473,812.00. He indicated it was a lengthy process and they made sure they did their due diligence with this important investment. They put additional procedures in place, reviewed the specs, did in person interviews with each vendor, and found two departments that had similar apparatus and visited those departments. He noted that it came down to the engineer build of the apparatus and Rosenbauer was a better build.

Supervisor Kowall asked what the offset funds are for the two tankers they sold.

Chief Holland indicated that he couldn't answer that off hand. He also indicated that this apparatus will be paid for upon delivery. There will be no deposits as they do not know how long it will take to receive the apparatus. It could take up to 1 year or even a little longer.

Trustee Ruggles agrees with Chief Hollands homework and appreciates the amount of time spent. He shared that up until this point, he thought Pierce was the top of the line.

Chief Holland indicated he is not saying who is the top of the line, but that Rosenbauer came in with a \$30,000 difference. He also indicated that with the exception of one piece of apparatus with Farmington Hills Fire Department is from Rosenbauer. They are even currently selling to West Bloomfield.

Clerk Noble questioned the ability to get parts when things break down and will Rosenbauer be able to get the parts for the repairs. He further asked how much inventory is set aside for customers like the Township. His concern is with COVID and supply chain being backed up. He opined that the Township wouldn't want a truck to be down for a month.

Bob Colter of Rosenbauer indicated the parts availability will come from the service location or factory. From the factory will take two to four days or immediate if in stock, which is a large inventory. He further indicated that unless a truck was involved in an accident there would be no reason for it to be down for a

month. All service work will be done at the trucks location and technicians will have parts in their service trucks.

Trustee Voorheis thanked Steve Hanneman and Chief Holland for their work that they did.

Treasurer Roman sat in on the Spartan and Rosenbauer presentations. He feels that they both put on super presentations. He supports Chief Hollands choice and thanked he and his staff for all the time they put in.

Trustee Powell thanked the fire department. He really enjoys learning from them as they are true experts in their field. He respects and supports their recommendation.

It was MOVED by Trustee Voorheis , SUPPORTED by Trustee Smith to approve the purchase of a 3,500-gallon tanker not to exceed \$473,182.00 from the Rosenbauer Company. The motion PASSED by roll call vote (Noble/yes, Roman/yes, Ruggles/yes, Smith/yes, Powell/yes, Kowall/yes, Voorheis/yes).

B. RESOLUTION 21-017; WEST NILE VIRUS REIMBURSEMENT REQUEST

It was MOVED by Trustee Ruggles, SUPPORTED by Clerk Noble to approve the West Nile Virus Expense Reimbursement Request Resolution #21-017, not to exceed \$5,600.00. The motion PASSED by roll call vote (Roman/yes, Powell/yes, Ruggles/yes, Noble/yes, Smith/yes, Voorheis/yes, Kowall/yes).

C. REQUEST FOR FIREWORK DISPLAY PERMIT – CEDAR ISLAND LAKE

It was MOVED by Clerk Noble, SUPPORTED by Trustee Powell to approve the Cedar Island Lake Firework Display Permit. The motion PASSED by roll call vote (Kowall/yes, Powell/yes, Noble/yes, Ruggles/yes, Smith/yes, Voorheis/yes, Roman/yes).

D. REQUEST TO TRANSFER FUNDS FROM THE GENERAL FUND TO THE IMPROVEMENT REVOLVING FUND

Treasurer Roman noted that each year the in-house electives get together and designate a certain amount of the general fund balance to go towards capital expenditures. Plante Moran planted a seed that it is fine to move the money and get it done instead of designating it every year. He advised that if the money is moved from general fund to improvement revolving and a need arises it can be moved back. He believes this shows the Board's commitment to the Civic Center Development and shows credibility to the residents. With this transfer there will be approximately \$8 million in the Improvement Revolving Fund and a little over \$5 million in the General Fund.

Trustee Powell asked what the rule of thumb is for funds to be on hand for problem years.

Trustee Roman indicated that Plante Moran believes it should be three to six months, but with this transfer the Township would have a year's worth.

It was MOVED by Treasurer Roman, SUPPORTED by Trustee Ruggles to transfer \$5,000,000.00 from the General Fund to the Improvement Revolving Fund. The motion PASSED by roll call vote (Noble/yes, Smith/yes, Ruggles/yes, Kowall/yes, Powell/yes, Voorheis/yes, Roman/yes).

E. REQUEST TO CONSIDER APPROVAL OF REVISED RECORDING SECRETARY FEE STRUCTURE

Sean O'Neil indicated that the recording secretaries that the Township has employed over the years for its Boards and Commissions have done a fabulous job and the Township is fortunate to have them. It is not a job he would want to do and with that the Township wants to make sure that it is paying them competitively.

The proposal is to increase the pay for all boards and commissions as follows:

- Township Board's Recording Secretary will make a flat \$175 for a two-hour meeting and \$25 for each additional half an hour.
- Planning Commission, ZBA and all the other committees will make \$125 for the first hour and \$25 for each additional half an hour.

This will put all non-township board recording secretaries on an even playing field. He also pointed out that the Planning Commission and ZBA have a revenue stream to offset the recording secretaries.

Supervisor Kowall appreciates Mr. O'Neil working with his office to make this as equitable as possible.

Trustee Powell supports what Mr. O'Neil stated. He believes the ZBA set a record with a four to five-hour meeting that went nearly to midnight. He reminds the Board that not only does the recording secretary need to be there for the entire meeting, but at that length of time it more than doubles because the minutes now must be placed in writing. He really appreciates Mr. O'Neil and the Township for suggesting these changes. These people are outstanding, and he thanks them personally.

Clerk Noble thanked the two ladies that work for the Township. It is a hard job and they do it after hours. He further thanked Supervisor Kowall and Director O'Neil for coming up with the pay structure.

Trustee Smith also appreciates their time and she feels that this Board's secretary, Jennifer does an excellent job and she thinks the meeting minutes are very detailed. She understands the reasoning for this change. However, there is a discrepancy in the detail of the minutes. The Township Board minutes versus the other minutes. She reads the other minutes and they are not as detailed. She would like to informally request that the other minutes be a little more detailed.

It was MOVED by Trustee Ruggles, SUPPORTED by Treasurer Roman to approve the Recording Secretary Fee Structure Proposal. The motion PASSED by roll call vote (Noble/yes, Voorheis/yes, Roman/yes, Smith/yes, Kowall/yes, Powell/yes, Ruggles/yes.).

F. FIRST READING, STANFORD REZONING

Director Sean O'Neil indicated the property described as parcel number 12-29-476-006 (vacant parcel), located on the northwest corner of Bogie Lake and Cedar Island Road, consisting of approximately 45.5 acres, of which approximately 10.3 is proposed to be rezoned. The applicant is requesting to rezone the property from (AG) Agricultural to (R1-A) Single Family Residential or any other appropriate district.

Mr. O'Neil noted that the above matter was considered by the Planning Commission at their regular meeting of May 6, 2021, at which time the Planning Commission recommended approval of the proposed rezoning request. It is also recommended that the rezoning traffic study be waived in this matter.

Mr. O'Neil shared his screen with the Board to provide a visual aid of the parcel being discussed. He shared that the larger parcel which will remain AG has frontage on Bogie Lake Road. The applicant is proposing a gap be left of approximately 176 feet on the north portion of the property.

Mr. O'Neil received a phone call from a neighbor indicating that it would make sense to leave the gap there to access Cedar Island Road safely.

Trustee Ruggles clarified that once the applicant gets the rezoning, it will allow for simple splits without permission or the requirement of putting the road in.

Mr. O'Neil indicated that he plans to have a longer-term conversation with the property owner as he does have flexibility, but he believes he needs to be careful and speak with the OCRC to determine where the road needs to be for sight distance and safety. While he has flexibility there could be repercussions later when he develops the "parent" parcel if there is not adequate sight distance due to the topography.

Mr. O'Neil thought it is important to note they have asked the property owner to consider putting in sidewalks which would allow for an extension of the existing.

Trustee Powell asked Mr. O'Neil how splits are approved administratively.

Mr. O'Neil identified that assuming the rezoning moves forward, the applicant would go to the Assessing Office with surveys. Jeanine Smith would then administratively review and approve the splits if they are consistent with the zoning ordinance for a lot area with the frontage. Mr. O'Neil indicated that if they have approved road frontage it is very quick and easy and done administratively. He also indicated that if the property is rezoned after first and second reading, then it would be the last time that the Board would consider this request.

Trustee Powell stated that this is a long-standing practice for property owners and developers that with no costs whatsoever, the developer ends up with building sites that require no road or no utilities. Everything is in the front, they put a driveway in, and get a building permit with 100% profit. Without any improvements necessary for the Township. If this were a development, he would not only lead a request for the sidewalks, but to turn the lots around and have access to all the lots internal to avoid a driveway every 150 feet down a county road. He opined how great it would have been if all the homes on Bogie Lake Road had internal access rather than driveways onto Bogie Lake Road. He further asked of Mr. O'Neil if there is a way to have the applicant turn the lots for internal access.

Trustee Powell shared that the OCRC has adopted a Right of Way Master Plan for the county. He is curious regarding Bogie Lake Road and Cedar Island, as most of their recommendations are 120-foot road right of way instead of the 66-foot right of way shown here. He noted the downside to the larger right of way for the OCRC is that the Township's ordinance requires that all right of way be removed from the net area for the splits. He feels that may be problematic if the OCRC is asking for a larger right of way along Cedar Island Road. He negatively identifies this as a rape and run because the contractor and developer come in get as much money as he can with virtually no outlying money whatsoever, they leave, and there is a parcel inside that needs to be developed, but it will require much higher density in order to make the improvements worth it. In this case he is in total agreement that the Township wants more density here. He is inclined to say why stop at R1A, one acre minimum. He furthered that why not rethink it, increase the density, all for him to put a development in here which will help the Township extend sanitary sewers. He closed by declaring if the Board rezones this as requested it is taking acreage from a future development that would help extend sanitary sewers.

Trustee Ruggles reminded there was a projected development on this property a few years back, but at the time the cost of sewer and water was so high that it prevented it. He also identified that the applicant has owned the property for a considerable amount of years, and he is certain that it isn't without any expense. That this is totally within his right.

Trustee Powell responded that the previous project was presented that way, but after sitting down with the inhouse officials at that time there was an easy way to make that happen at no additional costs to the developer, but rather use their cap fees to extend it. He shared that he knows and respects Mr. Thomasma, but he has his Township hat on.

Sean O'Neil indicated that he looked at the map regarding future right of way for the OCRC and Trustee Powell is correct that, for almost the entire Township it is 120 feet, which seems excessive and not a single road is less than 86 feet. He does not object to anything that Trustee Powell said, but he also agrees with Trustee Ruggles. The applicant has the right to make the request. He looks at this as maybe it splits the difference. Maybe some of the property goes lower density and it creates a smaller parent parcel, limiting the number of units that could potentially be brought into the remaining 35 acres, which could make surrounding neighbors happier. This being divided this way drags the potential number of units on the balance of the property down a bit.

He noted another change is that the Township and school district are working together with state funds to bring the watermain down the road approximately 2.5 miles, which will deliver it to the frontage of the Bogie Lake Road property. He believes that will accelerate the development of this property.

Treasurer Roman noted that one of the reasons the previous development died was because Huron Valley Schools refused to share in the cost of bringing the watermain down. He asked of Mr. O'Neil if this is approved if it is within 200 feet of Bogie Lake Road. To which Mr. O'Neil was unsure.

Treasurer Roman further asked of Trustee Powell who he would propose pay for the sewer line if brought up from the school. To which Trustee Powell indicate there are a few different options, one would be tap fees from proposed development.

It was MOVED by Trustee Ruggles, SUPPORTED by Treasurer Roman to move to second reading Stanford Holdings Rezoning Request as described as parcel number 12-29-476-006 (vacant parcel), located on the northwest corner of Bogie Lake and Cedar Island Road, consisting of approximately 45.5 acres, of which approximately 10.3 is proposed to be rezoned. The rezoning will go from AG to R1A single family residential. To also approve the recommendation of the Planning Commission to waive the traffic study. The motion PASSED by roll call vote (Ruggles/yes, Smith/yes, Voorheis/yes, Powell/yes, Noble/yes, Roman/yes, Kowall/yes).

G. REQUEST TO APPROVE LAKEPOINT PLANNED DEVELOPMENT AGREEMENT

Director Sean O'Neil advised that on May 6, 2021 the Planning Commission recommended approval of the Planned Development Agreement and waiver of the community impact statement. He believes the intent of the impact statement is for when a store like Meijer comes in. He has no objection the Commission's waiver of that. A site plan was approved by the Planning Commission. He pointed out that since last seen by the Board, they have added to the community benefit a \$5,000 contribution to the park fund. Also, if they are unable to place the sidewalk offsite from the edge of the property to Independence Village, they would make a \$2,050 contribution into a pathway fund.

Trustee Powell pointed out that they are providing a 60-foot road right of way. In looking at the landscape plan he has concerns regarding the ominous look of the buildings when you drive down Union Lake Road. They are ranch style homes and there will be a berm between the sidewalks and buildings themselves. He thinks this is a lot of density with very little back to the community. He is pleased that they stepped up with the donation to the park fund and believes this will be a good development for the community.

Trustee Smith has shared her concern in the past and again tonight with the traffic effect this will have on Union Lake Road. She is disappointed that this developer has continued to disregard her request to widen the road our put in a turn lane on Union Lake Road. She feels this will definitely and negatively affect the residents when it comes to traffic. She finds the statement indicating that fifty-five-year-old people are not active to be silly. She wants her disappointment in the record that they aren't making any voluntary road improvement.

Director O'Neil respectfully requested that any motion include the review comments as well as the other items he mentioned regarding the community benefit and the waiver of the community impact statement.

Trustee Smith noted that she is not in favor of waiving the community impact statement.

Trustee Powell believes the Union Lake corridor has traffic issues and points out no passing lane is being proposed he will be voting no on this.

Clerk Noble does not think this should be put on the back of this developer when there is development all the way down Union Lake Road. He is hopeful that the OCRC will make note of it. He understands how expensive the turning lane would be to the developer.

It was MOVED by Clerk Noble, SUPPORTED by Supervisor Kowall to move forward and approve Lakepointe Planned Development Agreement with the review comments, community benefits identified in the record, and waiver of the Community Impact Statement. The motion PASSED by roll call vote (Kowall/yes, Roman/yes, Noble/yes, Powell/no, Voorheis/yes, Smith/no, Ruggles/yes).

H. REQUEST TO CONSIDER APPROVAL OF CONSENT JUDGMENT IN THE MATTER OF WHITE LAKE V. BRENDDEL, et. al.

Attorney Lisa Hamameh stated that the Township is in litigation with the owner and tenants of property known as Brendel. The parties have worked out the Consent Judgment and now it needs the Board's approval. In summary, it requires cessation of the business, and agrees that as of the cessation date inserted, that any legal nonconforming status that may have existed on either of the parcels will be vacated. The Consent Judgment further states that any future development or use of the property will have to be in conformance with current Township zoning ordinances. She indicated that the only question which remains is the blank space found in paragraph two. She continued that the blank exists because the current occupant is looking for an alternate location to conduct the business. The occupant is requesting November 1, 2021 as the date of cessation. Attorney Hamameh discussed with counsel and the occupant that the date seems like a long time and questioned what if the property is on closed on sooner. She believes they agree to insert language to the effect of within thirty days after closing or leasing of property or November 1st or whichever date is sooner. The benefit of doing that is that the occupant wants to move this business as much as the Township and neighbors want, the business moved.

She shared that Jason Hudson has received complaints regarding the property and advised that language could be included to limit the complaints that may come in from present to the November 1st date.

Michelle Harrell, counsel for Susan Armstrong, occupant of the property. She thanked the Board for considering the Consent Judgement tonight. She indicated that her client purchased this business and ran into huge problems with the zoning and neighboring issues. She has tried to be a good citizen, address the complaints when received, but the nature of the business sometimes makes it difficult to be a good neighbor. She indicated that Ms. Armstrong is happy to cooperate and that she is requesting the November 1st date as it will be difficult to find a new location in a new city. She stated that there are a lot of complications with buying or leasing and industrial property. She noted that they are moving very diligently and as quickly as they can to close and then move. It is believed that a new location has been found. If granted until November 1st, they will be very responsive to neighbor complaints and anything that occurs at the property. She thanked Lisa Hamameh for her hard work with this.

Trustee Powell understands that Ms. Armstrong will need to go through a site plan approval, improvements to the new place, and move equipment and materials to the new location. He questioned if November 1st would be realistic to move an entire business to a new approved site.

Susan Armstrong thanked the Board for their patience and time. She is working diligently to find a piece of property. She noted that both residential and industrial properties are hard to find. Her biggest concern is her employees as they live locally. They are the heart and soul of the company and she doesn't want to lose them.

In the last two to three months, she located a property and has entered into an agreement with the owner. A site plan has already been approved, no construction will be needed, and most of her equipment is not on site and it shouldn't take that long to move. She is hopeful to have all necessary permits by the end of summer. She believes November 1st is a good date as her trucks must be inside a heated garage by winter.

Supervisor Kowall confirmed that Ms. Armstrong believes that November 1st, which is 167 days from now is adequate.

Susan Armstrong stated that an agreement has already been signed, there are no environmental concerns, the property is six acres, paved, with buildings on it. The former owner is a similar business. She doesn't think there are any zoning issues. She sympathizes with her neighbors and is trying to resolve it as quickly as possible. She will do anything she can to move this business as easily and quickly as possible.

Trustee Powell thanked Ms. Armstrong for helping and understanding the neighbors. He questioned of Mr. O'Neil since the Township is asking a business to leave the Township could they still have an office within the structure so long as the associated or unacceptable processes are removed.

Sean O'Neil indicated they can continue to run an office there but remove the nuisance. They can use the property consistent with uses allowed in local business zoning ordinances.

Trustee Smith appreciates the information and assurance given to the Board that they are working hard at making this successful. She knows it sounds like a lot of time, but six months seems very reasonable and she appreciates the language "or sooner" being added. She believes that will also give Officer Hudson a tool in his belt when complaints are received. He can identify that the Township has acted and that there is movement on it.

Clerk Noble piggybacked what Trustee Smith stated. He would like to give them the November 1st date to give them time and allow the business owner to be a success.

It was MOVED by Supervisor Kowall, SUPPORTED by Trustee Powell to enter into a Consent Judgment provided operations of the business are within compliance during the vacating process, the date not to exceed November 1, 2021, if not sooner. The motion PASSED by roll call vote (Kowall/yes, Roman/yes, Noble/yes, Ruggles/yes, Smith/yes, Voorheis/yes, Powell/yes).

I. WESTERN OAKLAND TRANSPORTATION AUTHORITY (W.O.T.A.)

Supervisor Kowall advised that W.O.T.A. has been operating under the Urban Authority Act of 1967. (Indiscernible moment when Supervisor Kowall's internet froze)

Supervisor Kowall shared that there is approximately \$70 billion available in infrastructure transportation monies out there and available. He identified that the difficulty in operating under the Urban Authority Act of 1967 is that W.O.T.A. is classified as a subrecipient. He further identified that by going to an Authority under Act 196 will allow W.O.T.A. to become a direct recipient of federal monies and transportation funds. As a 196 Authority there is an ability to levy a millage. He indicated that W.O.T.A. is trying to put itself in a good position with the RTA, which will come around in 2022. This will allow W.O.T.A. to apply for grants that it does not currently qualify for (i.e. Enhanced Seniors Mobility Individuals and Seniors, and 5339 Grants). He indicated that this looks to be a successful two-year pilot program and W.O.T.A. is currently in the process of ordering four new busses as it has become a victim of its own success. It is also looking for a potential relocation site for dispatch and vehicle yard.

Treasurer Roman summarized that W.O.T.A. is currently running under the 1967 Act disallowing it to get grant money. By making the change to Act 196 it opens those doors to get funding and puts W.O.T.A. in an eligible position as opposed to where it is now.

Supervisor Kowall shared this service was a huge help to his family, specifically his wife, when his mother-in-law was confined to a wheelchair. She was able to get to and from her appointments. The drivers were great and compassionate and there was no favoritism as his mother-in-law has a different last name.

It was MOVED by Trustee Voorheis, SUPPORTED by Clerk Noble to approve the Charter Township of White Lake Resolution to approve Amendment of the Interlocal Agreement regarding the Western Oakland Transportation Authority for formation of the Act 196 Authority and to adopt Articles Incorporation. The motion PASSED by roll call vote (Kowall/yes, Smith/yes, Powell/yes, Roman/yes, Ruggles/yes, Voorheis/yes, Noble/yes).

J. RECONSIDERATION OF PARTNERS ON PATROL WITH SZOTT AUTOMOTIVE

Supervisor Kowall confirmed with Attorney Hamameh that this matter must be rescinded before it can be reconsidered. The rescinding requires a two-thirds vote.

Treasurer Roman indicated he probably erred in voting to even add this to the agenda. He is dead set against this. He voted to add it to the agenda to give everyone a chance to discuss it. He has met and spoken to Tom Szott several times. He thanks the entire family for all they do to help the community. However, he feels so strongly that a police patrol vehicle is not the proper place to advertise private business. He compared it to the American Flag, it is an honor and symbol, and he looks at the police vehicles in the same way. He opined that advertisements wouldn't be placed on a flag and for those same reasons he is against putting advertisements on the police patrol vehicles. The second concern he has is that if the Township lets Szott do it, then it will have to let all businesses do it. There are a lot of business in this community. He spoke with Highland Tire and they would love to have a decal put on the patrol cars in exchange for partnering or helping the Township service its vehicles. He understands other communities are doing it, but that doesn't make it right. He thanked Szott for their community service and doing business in White Lake, but he is dead set against this.

Clerk Noble brought this before the Board because he didn't give it enough thought and he respects everyone on the Board and the fact that they can agree to disagree. He is a retired police officer and he fought as a police officer for the American Flag for twenty-six years. He did research and spoke with Milford's Chief, who was given a \$72,000 truck for \$32,000. He further learned that he has not gotten any slack from his community for the emblem, but rather has received more from the thin blue line emblem which is a 501(c)(3).

Clerk Noble initially thought the decal was going to be large and under the White Lake Township emblem, but it is not, it is very small and simply states "Partnering with the Community", much like they support Lakeland High School. He shared that Szott is willing to give the Township \$6,000 to \$7,000.

He wants the Board to realize that servicing the vehicles will be difficult because they can't find employees. Initially he was against this, but after looking into further, he is in favor. He indicates that Szott is not financially gaining with this and in fact is losing money on it.

Clerk Noble feels that this can be argued back and forth, but he sees potential with the businesses in the community. He referenced the golf outing and all its sponsors. He supports Szott Automotive for stepping up and reminded that they are losing money on the deal. He respects the opinions of the Board members and all the police officers.

Trustee Ruggles will have to respectfully disagree. He is a business owner in this town, he doesn't sell cars, but he lives here, he donates, he works here, and questions why he can't have his name on the cars. Furthermore, why can't any other business owner. Giving Szott the ability to put his name on the vehicles because he sells cars is fine for him, but he is also setting the price. Trustee Ruggles doesn't believe it is anywhere near \$6,000, but it doesn't matter to him if it is \$1. He doesn't believe there is any reason why his name should be on the car and if it is, why can't his name be on the car. He questioned how big of a sticker he can have and how much he would have to pay. He offered \$10 and indicated that there will be a long line of business owners that will say the same thing. He further stated there is no way Szott is losing money on the deal. The Township just paid \$100,000 for the purchase of the vehicles, which Szott should be thankful to have the business as they did not before. He reminded this is the first time the Township has purchased from Szott. His vote on this is no.

Trustee Smith is so disappointed that this is even before the Board again. She finds it to be disrespectful to this Board to be discussing this again, after a solid, formal and complete vote. She is shocked that this is back before the Board. The era of impropriety stinks and she wants no part of this. She asked whose political pocket this Board appears to be in. She continued that the police officers should remain as neutral as possible, representing this Township and the Township only. She couldn't agree more with Trustee Ruggles and Treasurer Roman and asked where it stops. She believes this opens a pandoras box – how big, and how much. She stated if a resident has had a misdealing with that dealership or another company and then a police officer comes to their aide decorated with that business is wrong and improper. She can't even believe that Szott has the nerve to ask for this. It is so wrong, and she is so against it. She appreciates their community support but recognizes that there is other fantastic community sport. She appreciates Szott and this is not personal, but this on the police officers is wrong. She apologized to Clerk Noble but feels that he almost made this sound worse and that it is about perks and money. She would

rather pay full price for this car and the car appear neutral in the community than to say for a savings of \$6,000 they get stickers on the entire fleet. She is adamantly against this and the reconsideration of it. She is a very firm no.

Trustee Voorheis has reconsidered her thoughts as well. She wants the patrol cars to say White Lake Township, not community support of a company. She agrees with Trustee Ruggles that this will open a can or worms with other businesses. She too will be a hard no.

Clerk Noble noted there is a Dodge Durango with the Township since before he came on the Board. This vehicle has stickers all over it. Moving forward, he sees where the Board stands, but notes that perhaps the Township should not have taken the Durango. He respectfully states that there should be a policy moving forward so that it is established on fair grounds.

Trustee Smith interjected that the Durango never came before this Board. She identified that there are so many other appropriate ways for businesses to support the community. They can support the parks, the future civic center, or amphitheater. She opined that this is so inappropriate.

Clerk Noble, again, believes a policy going forward would be fair.

Trustee Voorheis identified that the Durango is a foundation car and not a part of the fleet. She indicates that she too has seen it, but it is not a service car used every day.

It was MOVED by Supervisor Kowall, SUPPORTED by Clerk Noble to rescind the previous decision on the Partners on Patrol with Szott Automotive. The motion FAILED by roll call vote (Kowall/yes, Noble/yes, Smith/no, Powell/yes, Roman/no, Ruggles/no, Voorheis/no).

CLOSED SESSION

RECESS TO ENTER INTO CLOSED SESSION TO CONSULT WITH LEGAL COUNSEL REGARDING TRIAL OR SETTLEMENT STRATEGY IN CONNECTION WITH THE SPECIFIC PENDING LITIGATION OF WHITE LAKE V. BRENDDEL, et. al, OAKLAND COUNTY CIRCUIT COURT CASE NO. 2021-185527-CA, IN ACCORDANCE WITH MCL 15.268(e) AND TO CONSIDER ATTORNEY/CLIENT PRIVILEGED COMMUNICATION IN ACCORDANCE WITH MC. 15.268(h).

It was MOVED by Supervisor Kowall, SUPPORTED by Treasurer Roman to remove Closed Session as described on the Agenda. The motion PASSED roll call vote (Kowall/yes, Roman/yes, Noble/yes, Ruggles/yes, Smith/yes, Voorheis/yes, Powell/yes).

TRUSTEE COMMENTS

Andrea Voorheis shared that in the Parks and Rec meeting a week ago they purchased tables for Stanley Park. She thanked Justin in the Planning Department for his help in finding cheaper ones. There are ADA compliant tables and regular tables. She also shared that the first unofficial clean-up of Stanley Park

occurred last Saturday. She noted that she has not been able to get down there and she thanked those that did. She advised that the No Haz Day is June 5th in the Kohl's parking lot from 9:00 a.m. to 1:00 p.m. She declared let's make our community even cleaner by getting rid of all the stuff people have cleaned out over the last year and a half. There is a list of items on the Township's website. She wished everyone to be safe, be healthy and get vaccinated.

Trustee Ruggles shared that the Planning Commission met on May 6, 2021 and that they saw the two matters that came before the Board tonight. Additionally, the May 20, 2021 meeting has been cancelled so the next meeting will be held in June.

Clerk Noble recognized exceptional employees: Nick Spencer, Dawn, Sherry, from the Water Department Kelly Lang and Deborah, and Chris and Jody in Assessing. He indicated that they put in late hours and work hard. He thanked the Board and loves the fact that there is a difference of opinions. He is proud to be on this Board.

Trustee Smith reiterated that there will be a Pfizer COVID Vaccine Clinic at the Library on May 26 and June 16, 2021 from 11:00 a.m. to 6:00 p.m. Appointments are booked, but there will be available walk-ins on May 26th. As she understands there are not available walk-ins on June 16th. She further shared that May 9 – 15, 2021 the Township celebrated Police Week. She extended a tremendous thank you to the police department for their outstanding work. She hopes they felt loved. She thanked and wished everyone safety and God Bless.

Treasurer Roman thanked all the residents for tuning in. He further thanked Dawn Brockelman for the work she put in researching fiber technology. He indicates it is coming to White Lake and there is no one more excited that he. He thanked Amy Petru who has been a front office staff member for two-years. She has found a great opportunity in Fowlerville and he thanked her for everything she has done for the Treasurer's Office. He indicated that in the last month in a half he has lost his deputy and Amy. He advised that Reva is the only staff member that can due passports at this time and it has been decided to suspend taking passport applications at this time and at least through the end of tax season. He shared that even though the Treasurer's Office wanted to limit passport applications to White Lake residents only, the Passport Agency will not allow the limitation. He shared with residents that the Highland Post Office is the best place to go for passport applications.

Trustee Powell piggybacked on what Trustee Smith shared regarding the appreciation of the police department. The reports this month indicate they had in one month 2,155 service calls – an incredible number. They had 886 dispatches in thirty-days. He stated that the police department is fair and openminded when they stop people and that each month, they do an excellent job at balancing traffic warnings and tickets. He has never been stopped by a White Lake police officer but would certainly want them to be fair and objective.

Supervisor Kowall indicated that the Township will see shortly what the mask is all about. Unfortunately, the Township is bound by MIOSHA regulations and masks are still required within the building and when less than six feet from individuals. He believes there will be further action by MIOSHA by the end of the week that will mimic other orders out there right now. He thanked Sean O'Neil and Justin for their

assistance in obtaining another grant. He is not able to disclose the grant it at this time, but noted it contains a lot of zeros. He thanked the Board for their support with W.O.T.A. as it is making a difference. He noted everything has a costs and white Lake Township has chosen to invest in humanity and the community. He hopes it is putting itself in a protected position with the RTA. He shared there are two more communities that may potentially join and that a seed has been planted for another organization in southern Oakland County. By the actions this Board has taken and the communities around it has heightened the awareness and is now providing a service to folks who otherwise would not have opportunity. The SEMCA data shows there is a large population of residents that do not own cars (8%-9%). Also coming down the pipe is community sharing through Open Door. They will be building a new building on a piece of land donated by Rick Hamel and Highland Township. The property is close to the Highland Township Library. It will be an \$800,000 venture and they will be raising funds and taking donations for it. It will make a difference in a lot of people's lives. He closed by stating we are lucky to be here, good night and God Bless.

ADJOURNMENT

It was MOVED by Supervisor Kowall, SUPPORTED by Trustee Smith to adjourn. The motion PASSED by roll call vote (Smith/yes, Roman/yes, Noble/yes, Voorheis/yes, Ruggles/yes, Powell/yes, Kowall/yes).

Meeting adjourned at 10:07 p.m.

I, Anthony L. Noble, 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 May 18, 2021 regular board meeting minutes.

Anthony L. Noble, Clerk
White Lake Township
Oakland County, Michigan

**CHARTER TOWNSHIP OF WHITE LAKE
Unapproved Minutes of the Special Board of Trustees Meeting
May 26, 2021**

Supervisor Kowall called the meeting to order at 6:00 P.M. The meeting was held via Zoom video conferencing. He then led the Pledge of Allegiance.

Supervisor Kowall called the roll:

Present: Rik Kowall, Supervisor
Anthony L. Noble, Clerk
Mike Roman, Treasurer
Liz Smith, Trustee
Andrea C. Voorheis, Trustee
Michael Powell, Trustee

All present in White Lake Township, MI

Absent: Scott Ruggles, Trustee

Also Present: Sean O’Neil, WLT Planning Director
Lisa Hamameh, Township Attorney
Ben Price, Township Attorney
Howard Kohn, The Chesapeake Group
Hannah Micallef, Recording Secretary

AGENDA

It was MOVED by Trustee Voorheis, SUPPORTED by Clerk Noble to approve the Agenda. The motion PASSED by roll call vote (Kowall/yes, Smith/yes, /Powell/yes Roman/yes, Voorheis/yes Noble/yes).

PUBLIC COMMENT

Supervisor Kowall opened up public comment at 6:03 P.M. Seeing none, he closed the public comment at 6:03 P.M.

A. REQUEST TO APPROVE ADJUSTMENT OF PART-TIME SECRETARY POSITION TO FULL-TIME FOR SUPERVISOR OFFICE

Supervisor Kowall said the current workload in the Supervisor’s office has gotten hectic, and it would be beneficial for his office to have another employee. The position has been budgeted for in the past as part time, but there had been problems keeping the position filled. It is a MAPE Union position, and the official title would be Secretary. Salary would start at the MAPE union pay scale, and the position would be offered internally before offered to the public.

Trustee Powell asked if the job description was changed. Supervisor Kowall said it was updated to reflect the current times and needs for the department.

Trustee Powell stated that the wage scale for the position was different than the budget amendment for the position. Supervisor Kowall said the discrepancy was due the budget reflecting a seven-month amendment.

Treasurer Roman said before Supervisor Kowall, there used to be two clerical positions in that office. It is a busy office, and it would be a great move to have another employee there.

Clerk Noble said he has noticed Trish working very late the past couple months, and noted another employee would alleviate that for her. It is important for her to be able to go home to her family on time. He said it was important to have someone in the Supervisor's office at all times, and it was important to fill that position.

Trustee Smith said she thought it was important to always have someone available to serve residents. She suggested that the FOIA requests and meeting minutes being taken over by the Clerk's office to alleviate the Supervisor's office.

Clerk Noble said the Clerk's office is in transition. According to MTA, FOIA'S are out of the Clerk's office and his Deputy Clerk is in the process of working with Trish transitioning records. Clerk Noble indicated there is a team atmosphere within the Township in helping with other offices.

Trustee Voorheis was in support of the position as well, and would like to see someone in the Supervisor's office to help with coverage. She stated she doesn't like seeing a dark office.

It was MOVED by Clerk Noble, SECONDED by Treasurer Roman, to approve adjustment of part-time secretary position to full-time for the Supervisor's office and to adopt the accompanied pay-scale. The motion PASSED by roll call vote (Roman/yes, Powell/yes, Voorheis/yes, Kowall/yes, Noble/yes, Smith/yes) CLOSED SESSION

A. MOTION TO RECESS INTO CLOSED SESSION TO CONSIDER CLIENT COMMUNICATION EXEMPT MATERIAL IN ACCORDANCE WITH MCL 15.268(h).

It was MOVED by Supervisor Kowall, SUPPORTED by Trustee Smith to recess into closed session to consider material exempt from discussion or disclosure by State or Federal Statue-Attorney Client Communication in accordance with MCL 15.268(h). The motion PASSED by roll call vote (Smith/yes, Powell/yes, Roman/yes, Kowall/yes, Voorheis/yes, Noble/yes).

The Board moved into closed session at 6:19 P.M.

The Board returned from closed session at 7:46 P.M.

Supervisor Kowall called a recess at 7:48 P.M. due to a technical issue with Zoom. The Board came back from recess at 7:53 P.M.

It was the consensus of the Board that moving forward with River Caddis and the development of the Civic Center would be a learning process to look forward to.

It was MOVED by Clerk Noble, SECONDED by Trustee Smith, to allow Supervisor Kowall to negotiate the contract on behalf on the Charter Township of White Lake with River Caddis not to exceed \$15,000 a month as discussed, and to allow Supervisor Kowall to sign the contract. (Smith/yes, Voorheis/yes, Kowall/yes, Powell/yes, Noble/yes, Roman/yes)

ADJOURNMENT

It was MOVED by Supervisor Kowall, SUPPORTED by Trustee Smith to adjourn. The motion PASSED by with a roll call vote (Kowall/yes, Noble/yes, Roman/yes, Smith/yes, Powell/yes, Voorheis/yes)

Meeting adjourned at 7:55 P.M.

I, Anthony L. Noble, 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 May 26, 2021 special board meeting minutes.

Anthony L. Noble, Clerk
White Lake Township
Oakland County, Michigan

**CHARTER TOWNSHIP OF WHITE LAKE
Unapproved Minutes of the Regular Board of Trustees Meeting
June 15, 2021**

Supervisor Kowall called the meeting to order at 7:00 p.m. The meeting was held via Zoom video conferencing. He then led the Pledge of Allegiance.

Clerk Noble called the roll:

Present: Rik Kowall, Supervisor – present in White, MI
Anthony Noble, Clerk – present in White Lake, MI
Scott Ruggles, Trustee – present in White Lake, MI
Liz Smith, Trustee – present in White Lake, MI
Andrea C. Voorheis, Trustee - present in White Lake, MI
Michael Powell, Trustee – present in White Lake, MI

Absent: Mike Roman, Treasurer

Also Present: Sean O’Neil, Director (Planning
Aaron Potter, Director (DPS/Water)
Cathy Derocher, Human Resource Manager
Lisa Hamameh, Attorney
Dan Keller, Police Chief
Jennifer Edens, Recording Secretary

AGENDA

Supervisor Kowall amended the Agenda as follows:

- Removed: Item 9A – Treasurer’s Annual Report
- Removed: Item 9D – Request to Approve Amendment to Policies and Procedures Section 3.3
Classification and Compensation for Deputy Wages
- Moved: Item 8A – Tribute to Ron Voorheis to be presented prior to Trustee Comments

It was MOVED by Trustee Powell, SUPPORTED by Trustee Smith, to approve the Agenda, as amended. The motion PASSED by roll call vote (Kowall/yes, Noble/yes, Ruggles/yes, Smith/yes, Voorheis/yes, Powell/yes).

PUBLIC COMMENT

Jim Kushnereit, 410 Berry Patch Lane. He is the President of the Twin Lakes Village Homeowners Association. He shared that the road project they had finished up just a couple of weeks ago. He thanked each of the Township Trustees, Treasurer Roman and his staff, and Jeanine Smith and the Assessing Department for their roles in the project. He further thanked Allied Construction, Kevin Shell, Gary Sullivan, as well as the general contractor who oversaw the entire project. He commented that each of the trustees

has a very important responsibility to the community and in working with them, he sees that none of them take that responsibility lightly. This project could have never happened without their support. He realizes this project was a unique and new venture as it was a private road. He believes it was a first ever situation where the Township has worked to help fund a private road project. It is his opinion, that with the success of the joint effort, that the Township should seriously consider these types of private projects in the future. He further stated that not only did it make an enormous difference in their subdivision community; allowing them to have decent roads, protecting their property values, improve the overall aesthetics of the neighborhood, but that the Township rightly so, benefited from its financial involvement. He thanked the Board on behalf of the residents of the Twin Lakes Subdivision.

CONSENT AGENDA

- A. REVENUE AND EXPENSE**
- B. CHECK DISBURSEMENTS**
- C. SENIOR ADVISORY COUNCIL APPOINTMENT – SUE LEE**
- D. DEPARTMENT REPORTS**
 - 1. POLICE**
 - 2. FIRE**
 - 3. COMMUNITY DEVELOPMENT**

It was **MOVED** by Trustee Powell, **SUPPORTED** by, Trustee Voorheis to approve the Consent Agenda, as presented. The motion **PASSED** by roll call vote (Kowall/yes, Noble/yes, Ruggles/yes, Smith/yes, Voorheis/yes, Powell/yes).

MINUTES

- A. APPROVAL OF MINUTES – SPECIAL BOARD MEETING, APRIL 28, 2021**
- B. APPROVAL OF MINUTES – SPECIAL BOARD MEETING, MAY 11, 2021**

It was **MOVED** by Clerk Noble, **SUPPORTED** by, Trustee Smith to approve the Minutes of the Special Board Meeting, April 28, 2021, and the Minutes of the Special Board Meeting, May 11, 2021, with amendments that were submitted. The motion **PASSED** by roll call vote (Smith/yes, Noble/yes, Powell/yes, Kowall/yes, Voorheis/yes, Ruggles/yes).

PRESENTATIONS

- A. TRIBUTE TO RON VOORHEIS**

To be presented prior to Trustee Comments.

- B. PLANTE MORAN 2020 AUDIT PRESENTATION**

Present from Plante Moran: Pam Hill, Christopher Gilbert, and Garrett Gauthier.

Pam Hill stated that they are here tonight to cover the results of the audit for the December 31, 2020 fiscal year end. She shared that they spent approximately three hundred and fifty hours auditing the books and records of the Township. She shared as a first since she has worked with the Township that it has spent enough federal dollars to also have a Federal Compliance Audit done this year. That audit is not yet complete. To date, she indicated there are no findings regarding that audit.

Regarding the Financial Statement Audit she clarified what the Board should have in their packet: a few deliverables, financial statements, end of audit letter, and a letter regarding the report on internal controls, which indicates they do not have any findings. She pointed out that within the financial statements is the audit opinion letter which is what the Township hires Plante Moran to provide. It was, once again, an unmodified opinion. This means that the Township can rely on the numbers of the financial statements, which is the highest level of assurance the Township can receive.

Garret Gauthier presented several slides in a shared screen format. He indicated that the presentation is basically a five-year look back, 2016 to 2020. He highlighted the following from the General Fund Revenue slide:

- The General Fund Revenue for 2020 is \$6,995,000, which is a \$500,000 increase from last year.
- The General Fund has steadily increased over the past five years.
- The two main sources of revenue are property taxes that totals at \$1,242,000, which is a rough \$54,000 increase from last year. The other is revenue from the state, which includes both state shared revenue and state grants with a total revenue of \$3,529,000. A rough increase of \$421,000 over last year.
- He identified that there was a \$750,000 grant received from the Michigan Strategic Fund in 2020 to be used for road infrastructure improvements.

Mr. Gauthier highlighted the following from the General Fund Expenditure slide:

- Total expenditures for 2020 were \$6,732,000, which is approximately a \$1 million increase from 2019.
- The two largest expenditure line items are General Government \$3,869,000 and Public Works which was \$1,579,000. He further stated that the increase in the total expenditures really comes from the Public Works line and road expenses.

Pam Hill interjected that the grant the Township received was used to pay for a lot of the road expenses. It was not a direct use of fund balances. The Township was able to do a lot of the projects because of the proactive management team at the Township in working to get as many grant dollars as possible to do these projects.

Mr. Gauthier continued that overall, the General Fund had revenue in excess of expenditures of roughly \$263,000 which led to an ending total General Fund balance of \$10,389,000.

Presenting another slide representing the unassigned fund balance, Mr. Gauthier noted it was \$1,738,000, which is roughly an increase of \$472,000 from last year. He furthered that there is no correct number for this balance to be as it varies from community to community. He continued that the unassigned fund

balance makes up 28% of the annual expenditures, which means that fund balance can cover roughly 3.5 months of expenditures, which is a 3% increase from last year.

Pam Hill interjected that the Township has been able to maintain a very stable fund balance. She opined that the Township is in a strong financial position at the end of 2020, which is a testament to not only the Board members, but the staff and team at the Township. She believes the Township has done a great job at monitoring expenses, capitalizing on any revenue opportunities in terms of grants, all while a growing community.

Trustee Powell questioned that the annual expenditures and unassigned fund balance does not mean that the green graph represents every penny spent or just what was allocated or supposed to be spent in the budget. The budgeted numbers have been adjusted to show just the expenditures, even though there may have been monies budgeted in each department, that then would have been moved over to the unassigned fund balance because it was not spent. He shared that the term unassigned confused him as it was assigned in the budget but was not spent.

Pam Hill responded affirmatively and indicated that it includes what was spent in the fiscal year 2020 in the general fund only.

Mr. Gauthier shared a fourth slide that included all the governmental funds together and the total expenditures with a five-year look back. In 2020, the total governmental expenditures were \$20,924,000 which was a \$3,381,000 decrease from 2019. The main three-line items are:

- Public Works \$5,879,000
- General Government almost \$4,000,000
- Public Safety \$9,444,000

The increase in public works is again related to the previously discussed road construction costs. Overall, the expenditures decreased from the last two years. He noted that in 2018/2019 there were construction costs for the library that appeared in the recreation and culture line and in 2020 it reduced to normal year as the library was completed.

Christopher Gilbert presented regarding the Water Fund slide and highlighted the following:

- Operating Revenue vs Operating Expenses
- Both increased in 2020 approximately \$78,000
 - Users using the system vs covering the cost of the system
- The fees charged are intended to cover all the associated costs – it is meant to be self-supporting.

Mr. Gilbert covered the end of audit letter, which is eight pages and included in the Board's packet. He extended thanks to Supervisor Kowall, Treasurer Roman, Clerk Noble, Elaine and Dawn for their time and efforts. He opined that they did a really great job, especially with most of it being done remote and in conjunction with the Federal Compliance Audit. He indicated that all their help is appreciated. As for the letter, it is broken down into two sections:

- Communications
- Recommendations and legislative items

The biggest takeaway from the letter is what is not included. He indicated that sometimes a third internal control letter is needed, but not in this case. There were no significant deficiencies and no material weaknesses identified. He stated there were no findings, no misstatements, and no new accounting policies. As the Township continues to grow, it is important to continue to ensure that it has a good capital plan and long-range financial forecast. He thinks this is important especially with the new award from the American Rescue Plan Act that is coming and will be passed through the state. He identified that these funds would have a longer runway as to how they can be used and encouraged the Township to reach out to Plante Moran regarding how they intend to use these funds.

Pam Hill shared that there will be a webinar on uses of the fund and she thinks it would be worth wild to have someone attend that.

Lastly, Mr. Gauthier noted that the next major accounting standard for the Township to lookout for would be GASB 87 for leases, which will be effective for the Township in fiscal year 2022.

Trustee Powell asked for the definition of leases. To which Pam Hill replied that under the standard it changes the definition of what a lease is. The new definition of a lease is the right to use nonfinancial asset (i.e., the use of township owned cell towers that others are allowed to use).

Supervisor Kowall complimented Plante Moran as he opined that they always do a great job and are a joy to work with. He thanked Elaine, Dawn, and Lisa, as without them this would not have gone forward. He asked the million-dollar question: What letter grade did the Township earn?

To which, Pam Hill indicated an A+. She indicated the Township should feel good where they have ended up as it has positioned itself very well all while trying to manage a community during a pandemic.

Clerk Noble thanked Elaine, Dawn, the Plante Moran staff, and Treasurer Roman's office for all their hard work.

NEW BUSINESS

A. TREASURER'S ANNUAL REPORT

Removed.

B. PRESERVE AT HIDDEN LAKE, REVISED PLANNED DEVELOPMENT AGREEMENT APPROVAL

Director Sean O'Neil shared his screen identifying the property in discussion. The property is located on the west side of Union Lake Road, and south of Hutchins Road, consisting of approximately 38.33 acres. Identified as parcel 12-36-101-001, 12-36-101-003, and 12-36-101-004. Currently zoned as (PD) Planned Development.

He reminded that the northern phase was filled with townhomes and the developer has determined that they would not be as marketable as a duplex type product and in doing this they reduce the density by 20%, which is significant. It is the Planning Department's hope that this will be an open and shut construction project.

What is before the Board tonight is an amendment to the Development Plan Agreement. The Planning Commission made a unanimous decision to approve this development at its June 3, 2021 meeting. He indicated that in the Board's packet are review letters from different reviewers with boiler plate comments (i.e. title search, making sure owners have ability to sign, and correcting numerical inconsistencies). He is comfortable recommending to the Board that they move forward with this subject to the suggested changes by the reviewers, which is what the Planning Commission's motion was for. He also noted that the developer, Craig Piasecki is present tonight.

Trustee Powell questioned unit 97 and asked if Mr. O'Neil has seen the revised landscape plan around it. He shared that they decided to go from townhomes to duplexes except for unit 97, a triplex. He is curious why they left those townhouses there and duplexes everywhere else.

Mr. O'Neil noted that it was previously a single unit and a bit closer to Union Lake Road. He indicated he asked them to merge the single unit with the duplex next door creating the triplex giving it more feet of setback from Union Lake Road. He further indicated that while it may look a little crowded, there were twenty-three additional units approved in this plan. He is more than comfortable moving ahead giving the math involved.

Trustee Powell shared that after receiving calls from people, he visited the site and he doesn't understand why large mature oak trees were removed from areas where there will be no construction. He is disappointed to see them removed.

Craig Piasecki responded that all the trees that were removed were for the development of the project. He noted that they don't want to remove trees, because the more they remove the more money it cost them. He indicated that any that were removed were removed due to the size of the lots, grading, underground structures and drainage along Union Lake Road.

Trustee Powell would like to see the Township require boring under or around such mature trees.

Clerk Noble requested to abstain from the vote in order to avoid an appearance of impropriety. The abstention was APPROVED by roll call vote (Kowall/yes, Powell/yes, Voorheis/yes, Smith/yes, Ruggles/yes).

Director O'Neil requested that any motion to approve contain language subject to the comments contained within the review letters.

It was MOVED by Trustee Smith, SUPPORTED by, Trustee Ruggles to approve the Community Development Preserve Amended Plan Development Agreement subject to all the recommendations

of the consultant, the Planning Department and Planning Commission. The motion PASSED by roll call vote (Kowall/yes, Powell/yes, Voorheis/yes, Ruggles/yes, Smith/yes).

C. REQUEST TO APPROVE DPS POSITIONS; UTILITIES MAINTENANCE WORKER GRADE IV-1 AND UTILITY MAINTENANCE FOREMAN

Director Aaron Potter is before the Board tonight with two job descriptions; a new created foreman position and a modified current utility maintenance worker position. He reminded how busy his department is in the Township and noted that they are struggling to keep up with the workload. He is asking the Board to approve these job descriptions as written and authorize the Human Resource Director, Cathy Derocher to move forward with the hiring process.

He pointed out that it is his plan to appoint the most senior operator to the foreman position and that because EGLE postponed their testing dates, he has sat on this request. He feels it is the right time now. He likes the idea of promoting within rather than blocking his guy's promotions by bringing in an outside foreman for an unknown period. This effectively creates a career ladder for them to move up in. These individuals do an excellent job and he does not want to lose either one of them. He does not want them to be forced to leave the organization like he was in Waterford.

As for the Utility Maintenance Position he has updated the job description to more accurately identify what they do in DPS, as well as created a tiered structure that will go with that. It will essentially tie their payrate to the certifications that they hold. The current structure pays at Grade-I after three-year level. He does not believe it is in the best interest of the Township to continue with that strategy. The job description in the past allowed them up to five years to achieve the state certifications. The issue that he has is what happens if they don't achieve it. The proposed structure allows him to hire someone he believes to be the best candidate regardless of the licenses and allows him to fit them into a payrate based on their experiences and levels of certifications.

He noted a typo on page 4 in the Seniority Category that is should read start after two years, not two months.

Supervisor Kowall feels that it is about time for this request, as he has spent many hours in the Water Department and sees firsthand how busy they are and how another set of hands will help.

Trustee Voorheis agrees with Supervisor Kowall and she is ready to approve it.

Trustee Powell opined that the pay is one thing, but to not address personal time, vacation time, and family time, the Board is doing a disservice. He asked how much vacation time a person would get in this scenario.

Director Potter believes it to be 10 days as they typically follow the union contracts.

Cathy Derocher indicated after six months they earn 3 vacation days and that at the completion of the first year, they would earn an additional 7 days bringing them to two weeks. She further indicated that it is most likely that the promotion would be internal, and that person would not lose the time they have accrued.

Supervisor Kowall indicated that this cannot be implemented at this time and that it will be negotiated later when appropriate.

Director Potter clarified that these are nonunion, exempt positions. He also identified that benefits are not part of a job description.

Trustee Powell is concerned that if someone new is hired, in six months the Township will ask that family man to have only earned two days of vacation in six months.

Cathy Derocher indicated this can be addressed globally by looking at policies and procedures. It would be an appropriate time to address this when contract negotiations take place this summer.

Trustee Smith thanked Director Potter for the consideration to promote from within and for creating a tier structure. She supports Trustee Powell that quality of life is so important and wants it noted for the record that this has been spoken about before and she looks forward to addressing family time and quality time when appropriate. She further indicated that this Board has moved water projects forward, but in order to do so, Mr. Potter needs the manpower. She also noted that water issues are a hindrance in White Lake and has deterred business from coming here.

Clerk Noble thinks we are looking at two separate things. He clarified with Cathy Derocher that these positions are not union positions. He believes Trustee Powell was suggesting that people down the road be able to front load their time and questioned if there is a reason that they follow the union contract but are not in the union.

Director Potter indicated that the salary employees, as well as Board members just follow suit with the union contracts. He has not looked at the benefits package as it is not part of a job description. He defers that bottom line to the Human Resources Manager to handle benefits.

Clerk Noble also indicated that Mr. Potter has needed this help and he is in total favor of him getting it.

Cathy Derocher indicated that the Township would need to come up with individual employment agreements for non-union employees, if that is the direction it wishes to go. She suggests that consistency is necessary. She further noted that there have been several new hires this year and that the Township needs to look at how this would impact all of them, not just the one that gets hired now.

Director Potter noted that he is under an individual employment agreement that was done along with the job description at that time. For the record, one of these positions will be a new position to fill-in the vacated position by the other operator who will receive the foreman position. He clarified that this is only the addition of one new employee.

Trustee Powell is not trying to increase Township costs but is in favor of front end loading 10 vacation days at the time of hire. He doesn't believe they should have to wait a year to have 10 vacation days.

Director Potter is not disagreeing with anyone regarding this topic but identified that this is not the scope of his position and that he has not researched it.

Trustee Ruggles believes this is a very appropriate time for the Board to get involved. He reiterated what Clerk Noble indicated that he doesn't think the Township can come up with a cookie cutter type scenario as everybody comes to the table with different experiences. He believes we have the opportunity to look at these two individuals right now.

Director Potter believes the tier structure/pay scale presented, covers all levels of experience. He believes in the short term this will reduce the costs he spends on these employees. He also shared that after five years with the Township, he too is on ten days of vacation time. He also does not receive compensatory time as he is a salary employee. He apologized for being unprepared to discuss this.

Trustee Powell declared it is a shame that Director Potter only receives ten days of vacation time. He indicated that Supervisor Kowall keeps stating it will be visited shortly and asked point blank when is very shortly.

Clerk Noble suggested that Cathy Derocher and Supervisor Kowall sit down with the new employees in discussions/negotiations and come up with something to front end load them. He opined that the Township is trying to bring in the best and brightest and that they need to be offered something to want to come here.

Trustee Smith would appreciate that when a consistent plan is developed that it is based on experience and certification so that employees have incentive to earn and are appropriately recognized.

Cathy Derocher asked that the wage approval be included as well.

It was MOVED by Clerk Noble, SUPPORTED by, Trustee Voorheis to the DPS Utilities Maintenance Worker Grade IV-I and Utility Maintenance Foreman with the appropriate pay steps accordingly attached and to correct the typo to read after two years, not two months. The motion PASSED by roll call vote (Noble/yes, Ruggles/yes, Powell/yes, Voorheis/yes, Smith/yes, Kowall/yes).

**D. REQUEST TO APPROVE AMENDMENT OT POLICIES AND PROCEDURES SECTION 3.3
CLASSIFICATION AND COMPENSATION FOR DEPUTY WAGES**

Removed.

E. REQUEST TO RESUME DOOR-TO-DOOR SOLICITATION PERMITS

Trustee Voorheis shared that a window salesman came door-to-door in the last few weeks and questioned when this resumption would begin.

Clerk Noble indicated that it is against the law to solicit without a permit and the one should call the police.

It was MOVED by Trustee Ruggles, SUPPORTED by, Trustee Smith to approve the resumption of Door-To-Door Solicitation Permits effective immediately. The motion PASSED by roll call vote (Smith/yes, Noble/yes, Kowall/yes, Powell/yes, Ruggles/yes, Voorheis/yes).

F. REQUEST TO APPROVE TRIANGLE TRAIL DESIGN PROPOSAL

Supervisor Kowall reminded that a millage was previously passed to try and provide trails for the community. The Triangle Trail was developed as a result.

Director O'Neil shared his screen identifying the Triangle Trail. He indicated that nearly a year ago the Township received a quote from DLZ to do design work. He also indicated that recently the Township received the Ralph Wilson Grant, which provided the Township with \$50,000 towards the design work. The total design cost is \$55,000. The Township would only need to pay \$5,000 for a shovel ready project. It is his recommendation to move forward with it tonight with a not to exceed amount of \$55,000 to design the Triangle Trail with the alternate design which would include M-59. It was unanimously recommended by the Parks & Rec Committee with the \$5,000 being paid for from the Parks Fund. He also noted that the Township is able to return to and ask for more funds for the construction from the Ralph Wilson Foundation. He indicated it is roughly a \$600,000 project to install.

Trustee Voorheis indicated that the Parks & Rec is in favor as they want to make White Lake walkable.

Trustee Ruggles asked what the maintenance aspect of the trail is. He sarcastically noted that they are so low maintenance that the sidewalks disappear.

Supervisor Kowall interjected that the trails will not be plowed in the wintertime.

Director O'Neil indicated that generally the sidewalks are not put in in front of township property and therefore they are not maintenance by the Township. He doesn't know who will maintenance them and is hopeful that the adjacent landowners will do so.

Supervisor Kowall indicated that MDOT has been trying to remedy some of the problem areas on M-59. It is a concern and something the Township may have to address at a later time. It is extremely hazardous and uncomfortable to him to see people walking with strollers down Teggerdine Road. He opined that the Township has a populous that lives there and that hopefully it will be an extension of the Stanley Park accessibility and it is a step in the right direction.

Trustee Powell is a major proponent of pathways in the Township. He asked administration to think about the costs of DLZ to do work in the Township as it is extremely high. He opined that he has personally designed more lineal footage and pathways that DLZ has and the cost for them to design is \$55,000. He continued that normally it is a 12% to 15% to construction cost to handle all the engineering. He will vote for this because he wants the project to go forward, but he would like administration to bid out as he personally believes DLZ has gotten more expensive and they are making a tremendous living on White

Lake Township. He believes the Township would get better services at a lower cost if the engineering for bigger projects were to be bid out.

Clerk Noble noticed when he took office that the DLZ bill was \$505,000 last year. He agrees with Trustee Powell that the bills are getting out of hand and outrageous to the Township's customers. He too would love to see a policy drafted to put a stop to the outrageous bills that is a hindrance of attracting people to come to the Township.

Supervisor Kowall indicated that the bills are not necessarily outrageous as the Township spends a lot of money to have a lot of different things done within the Township. He furthered that the monies paid out is generally monies that have come in or fees charged to individuals who conduct business and new development within the Township. He indicates there is a possibility that things need to be looked at from a standpoint of alternate engineer or bidding for certain projects. These are things that can be discussed in the future. He wants to be very clear and certain that the public understands this is not money that the Township was outlying. These are monies that are generated by developments and that these are pass through costs.

Trustee Smith is a huge proponent of pathways and sidewalks. Her concern is the cost using DLZ and in the future she would like to bid this out. She concurs with Trustee Ruggles concerning the maintenance.

Trustee Ruggles believes it is nice to have such a diverse Board.

It was MOVED by Trustee Voorheis, SUPPORTED by, Clerk Noble to approve spending up to \$55,000 in costs with the \$50,000 Ralph C. Wilson funds to be used toward the engineering of the Triangle Trail Pathway and for \$5,000 to be paid from the Parks Fund. The motion PASSED by roll call vote (Noble/yes, Ruggles/yes, Powell/yes, Kowall/yes, Smith/yes, Voorheis/yes).

G. RESOLUTION #21-021; AUTHORIZING PUBLICATION OF NOTICE OF INTENT TO ISSUE CAPITAL IMPROVEMENT BONDS

Director Potter had a discussion with bond counsel, Eric McLaughlin, regarding this. He indicates that the amount of \$8 million was a guesstimate. It has been suggested that it be increased understanding that it does not require the Township to spend \$ 8 million or more. He further identified that the Township must meet the milestone of the DWRF that has been agreed upon and that bids open on the 24th at 2:00 p.m. If the Township is over then it has not met the requirement for advertising. It would then have to go back and do it over which would prevent it from meeting the milestone scheduled and remove it from the que for funding in 2021 fourth quarter calendar. He would like to give the Board as much flexibility as possible. He has heard that material quotes are only good for five days. He is asking the Board for purposes of advertising to take this to the highest level it is comfortable with as a do not exceed. He would suggest \$15 million.

Trustee Powell believes that is extremely wise as DWRF is very difficult to deal with and that if there is any glitch, they will pass right over the Township. He noted the negative side to putting too much in there is

that the contractors read into it that the Township might be willing to spend that much. He is in total agreement with Mr. Potter, but not sure \$15 million is the number.

Director Potter indicated this is simply the advertisement that the Township is going out to sell bonds not to exceed, but he believes it should be set at a level that the Township won't exceed in any way.

Trustee Ruggles noted that the economy moves really fast and the government moves really slow. Demand is extreme and supplies are really low. He is not sure this is even a realistic project in the current climate as the only thing that can get worse is inflation.

Director Potter shared that daily the customers are demanding something be done about the iron. He agrees that the reality of project is unknown until bids are open.

Supervisor Kowall interjected that the Township was fortunate enough with conservative projections and it came back at a better number. He is not going to assume that this is going to go to hell in a hand basket. He is comfortable with this going out at \$10 million. He does not believe this is an unrealistic number as labor rates have not gone crazy yet and materials are the difficult item here. However now some of the other manufacturing plants are coming back online. He doesn't want to jeopardize this project, nor does he want to over price it. He recommends \$10 million.

Trustee Powell is thinking \$12 million as it is just a bureaucratic checkbox. This is a document that a FOIA request can be made for and the contractors will have access to it. He is comfortable at \$12 million.

Clerk Noble would also recommend \$12 million and believes it is a good number to start with.

Director Potter shared that several people, along with DWRF attended the mandatory pre-bid meetings. He indicated while this is an advertisement to the public, a contractor still wants to win the bid. He does not think an astute contractor is going to set their bid at \$11.9 million because they would lose the project. He concurred with Supervisor Kowall that when he estimates a project it is based on the average unit price of past projects as a conservative estimate method. He indicated that on the Bogie Lake project they came in much cheaper, so much that they were able to go back and pay for that project through PA 188 rather than bonding it. He is not 100% convinced that contractors will see this advertisement and gouge the Township.

It was MOVED by Trustee Powell, SUPPORTED by, Clerk Noble to approve the Resolution authorizing the publication of notice of intent to issue the capital improvement bonds, Resolution 21-021, subject to the modification of the principal aggregate amount not to exceed \$12 million to finance the cost of the project. The motion PASSED by roll call vote (Kowall/yes, Voorheis/yes, Powell/yes, Noble/yes, Smith/yes, Ruggles/yes).

OLD BUSINESS

A. SECOND READING, STANFORD HOLDINGS REZONING

Director O'Neil shared his screen identifying the property of topic located on the northwest corner of Bogie Lake and Cedar Island Road, consisting of approximately 45.5 acres, of which approximately 10.3 is proposed to be rezoned. He indicated that the applicant, Mr. Thomasma who is present tonight has realigned the gap between the openings of the parcels to line up with Mayfair Drive. He has agreed to reshuffle some of his lots so that the future road that would possibly carry traffic from the 35-acre parcel to line up with Mayfair drive, which is something the OCRC will want him to do. This is the only plan change since this matter was last before the Board. He indicated that any action to move ahead would effectively rezone this project.

Trustee Powell reminded that he briefly discussed at first reading that he has no problem with this request except that from a design perspective. He opined that the developer would need a set of internal roads to come into the development. He stated that if this is approved the Township will end up with a driveway everyone hundred- and fifty-feet down Bogie Lake Road. He would really like to see the driveways off a road internal. He further stated that if approved with no conditions, then they split at no cost, their access is no cost, and they will pocket the entire profit from selling these at value today as though they were inside a development. He would really like to discuss extending a roadway in and have the driveways off an internal road.

Director O'Neil indicated while he agrees with Trustee Powell that it would be a better solution, he is not aware of any authority that exists with a simple rezoning that would allow the Board to condition a rezoning that way.

Trustee Ruggles confirmed that Mr. Thomasma did not have to provide his plan for rezoning and that he did so just as a courtesy. He doesn't disagree with Trustee Powell, but identified that once the rezoning is approved, he is free to do what he wants with that property.

Director O'Neil responded that a concept plan is asked for along with the application, but that it is clear that they are not bound to it.

Trustee Powell agrees, but indicates that without the rezoning, the Township can say that they would like to study the Master Plan for this corner and look at it as a planned development area rather than a lot split development area. Then the Board could certainly ask Mr. Thomasma for a master plan for the development of this entire area before it anticipates rezoning.

Director O'Neil indicated that the Board could ask Mr. Thomasma to look into shared driveways.

Tom Thomasma indicated that he would consider shared driveways, but it would have to be studied. He is not opposed to it but does know what the OCRC would say about it nor is he confident that he is not missing other government agencies that would prohibit it. He is open to study it and look at it.

Supervisor Kowall agrees with Director O'Neil that the Township does not have it within its authority to condition a rezoning. He opined that Mr. Thomasma will want to build a product that people will want. He thinks it would be of interest to him to look into the development on the north side of Cooley Lake Road, just west of Bogie Lake Road. He thinks people would appreciate the exclusivity and privacy.

Trustee Ruggles asked of Mr. Thomasma if anything stated by Trustee Powell was of interest to him.

Mr. Thomasma indicated that the rest of development will come later. He indicated that its highest and best use would be something more dense and innovative for housing.

Trustee Smith listened carefully and understands that the Board cannot require it but asked of Mr. Thomasma if he would be interested in exploring interior streets. To which he indicated no, he would not be. It would be getting into a private road and getting into a development as opposed to simple splits.

It was MOVED by Supervisor Kowall, SUPPORTED by, Clerk Noble to move the project for Stanford Holdings, LLC. to adoption. The motion PASSED by roll call vote (Kowall/yes, Ruggles/yes, Powell/yes with comment*, Voorheis/yes, Smith/yes, Noble/yes).

*Both Tom and Bradley Thomasma are first rate developers and are very, very good, and he knows they have the best interest of the Township at heart.

PRESENTATION

B. TRIBUTE TO RON VOORHEIS

Supervisor Kowall read into the record a special tribute to Ron Voorheis who recently passed away and presented said framed tribute to Trustee Voorheis.

TRUSTEE COMMENTS

Trustee Voorheis sitting where her father once sat and just below where his photograph hangs, while wearing her father's township jacket in his honor shared of her father that he lived from May 7, 1930 to June 2, 2021. During his time, he served 36 years as township treasurer, 12 years as a trustee, 59 years married to her mother, and a dad for 57 years. One year of being President to Michigan Township Associations. He was 91 years as a proud White Laker. He never stopped asking me about White Lake until a few months ago. He loved White Lake until the end.

A moment of silence was observed in honor of Mr. Voorheis.

Trustee Powell shared a memory of talking with Mr. Voorheis along with his father as a child. He admired him very much. He was impressed with the testimony of those at his funeral and believes that he is in heaven waiting for us all.

He noted that the police department had 2,028 calls in the month of May, which is 65 calls per day. They dispatched 33 runs per day. He has the utmost respect for the department and Chief Keller. He noted that the police department gave 398 traffic warnings and only 389 tickets were handed out. The fire department handled 249 calls for service or 10 calls per day. He really respects and admires the police and fire departments. By way of example, he shared that his staff member totaled his vehicle today and the respect

given to both he and his staffer was appreciated. He echoes the comment from the public today that if White Lake Township can help the subdivisions more it would be fantastic. He noted and thanked the Board for saving the subdivision substantially by not having to put the project through the OCRC.

Trustee Smith gave her sincere and deep condolences to Trustee Voorheis who is not only her colleague, but her friend. She shared that their families have been intertwined for years. She thanked everyone who showed their respect in attending Ron's funeral. She found it very heartfelt to go past his tractor one more time in the funeral procession. She thanked the neighbors who put their tractor's out in honor of him as well. She hopes Trustee Voorheis finds peace and comfort in knowing her father was welcomed home as a faithful servant.

She continued by sharing bullet points from the library quarterly newsletter into the record that residents should have received. Lastly, she read from the Historical Society Gazette regarding Chief Holland and his career history and his loyalty to the community. He is currently the longest running employee in the Township. She then congratulated all the 2021 graduates.

Trustee Ruggles gave his condolences to Trustee Voorheis and recalled that their families have also been intertwined for years. He shared that he planted Ron's Garden and recalled the talks they would have.

Clerk Noble gave his condolences to Trustee Voorheis. From Mr. Voorheis biography he found it neat that he walked to the bank by Alpine and noted what a true public service and dedicated human being he was when the Township didn't have any money.

He further shared that White Lake Police Department Officer Bohez found a door ajar on the lower level of four corners and he secured them all. By doing so he prevented multiple larcenies that would have taken place. He commends all police and fire for their dedicated service.

Supervisor Kowall shared that the library is having their inoculation clinic tomorrow from 11:00 a.m. to 6:00 p.m. walk-in first dose and second dose available. More information can be found oakgov.com or by calling 800-848-5533. From the news he shared there are 400,000 COVID vaccines that are going to expire within the next 30 days, but the CDC will not allow them to be shared with Canada.

He is pleased to say that regarding the audit everyone on the staff has done an exemplary job in watching their P's and Q's. As for W.O.T.A. it has ordered three new vehicles from Szott Automotive Group to meet the demands in the community. He gave his condolences to Trustee Voorheis and stated:

Purpose, we all serve one. Some serve more than others; his legacy will be the implications that he made to us for all of us to have a purpose and a sense of community. Perhaps Ron's lifetime will be a great example to all of the younger people that walk this planet/earth/Township that don't have a total sense of purpose. He closed by wishing goodnight and God bless.

ADJOURNMENT

It was MOVED by Trustee Voorheis, SUPPORTED by, Trustee Powell to adjourn. The motion PASSED by roll call vote (Smith/yes, Kowall/yes, Noble/yes, Ruggles/yes, Powell/yes, Voorheis/yes).

Meeting adjourned at 9:20 p.m.

I, Anthony L. Noble, 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 June 15, 2021 regular board meeting minutes.

Anthony L. Noble, Clerk
White Lake Township
Oakland County, Michigan

**CHARTER TOWNSHIP OF WHITE LAKE
Unapproved Minutes of the Special Board of Trustees Meeting
June 22, 2021**

Supervisor Kowall called the meeting to order at 6:07 p.m. The meeting was held in person. He then led the Pledge of Allegiance.

Supervisor Kowall called the roll:

Present: Rik Kowall, Supervisor
Anthony L. Noble, Clerk
Mike Roman, Treasurer
Liz Smith, Trustee
Andrea C. Voorheis, Trustee
Michael Powell, Trustee

Absent: Scott Ruggles, Trustee

Also Present: Sean O'Neil, WLT Planning Director
Howard Kohn, The Chesapeake Group
John McGraw, River Caddis
Kevin McGraw, River Caddis
Hannah Micallef, Recording Secretary

Public Present: 2

AGENDA

It was MOVED by Clerk Noble, SUPPORTED by Treasurer Roman to approve the agenda as presented. The motion PASSED by with a voice vote (6 yes votes).

PUBLIC COMMENT

Supervisor Kowall opened up public comment at 6:09 P.M. Seeing none, he closed the public comment at 6:09 P.M.

6. CIVIC CENTER DEVELOPMENT WORKSHOP

Mr. John McGraw was present to speak on behalf of River Caddis, along with Mr. Kevin McGraw, to create a dialogue regarding expectations for the Civic Center. He said there will be different avenues explored throughout the process, and he wanted to be transparent during the process.

Phase One was the feasibility phase. At this point, the financial and legal team for River Caddis would be assembled. Mr. McGraw said River Caddis has a legal team right now, and is working to find a financial team. He has two different financial teams he is considering. This would lead the way to begin the financial framework. This process would be a deep dive into financials, and to create a budget for the project. From there, a recommendation will be made. This recommendation would hopefully establish the framework for the financial piece of the project.

Mr. McGraw said he hoped to get a list of RFIs, or requests to bring to the Township shortly. He would also like to workshop with staff to figure out needs. He said he believed he could have the recommendation as to what the project could afford regarding financials within 60 days.

Mr. Kevin McGraw said there needs to be a starting point somewhere, and to go through the wish list and see what is feasible to finance. He said the legal team would be involved in the financial process to an extent as well.

Mr. John McGraw said both financial teams he is working with are fantastic, and it would narrow down to which one would work best with the Township. Once a financial path is determined, another meeting will be held to go over the next steps.

Once Phase 1 is completed, Phase 2 will proceed by designing and going through the development process, as well as engaging and involving the public. During this phase, River Caddis will be working closely with the Township and updating on progress frequently.

Planning Director O'Neil stated that the Civic Center Development Committee would be involved throughout the process eventually. The CCDC is eager to engage in the process and to give their thoughts and ideas to the development of the project.

Mr. Kohn said engaging the CCDC once the financials were secured would be good.

Supervisor Kowall said a walkable downtown is important, and was looking forward to seeing what River Caddis could come up with in regards to it.

Planning Director O'Neil said putting together all pieces to create a successful civic center was interesting. He gave an example of bringing residential uses first would drive commercial uses.

Trustee Smith asked if the staff workshop included the Board. Mr. John McGraw said he wanted to present and share information with the day-to-day staff initially, and then once he had information to present the board, he would.

Trustee Smith asked if the DLZ needs and assessment report was given to River Caddis. John McGraw confirmed it had, along with other reports regarding the Civic Center. He added that the reports are being reviewed by his team.

Trustee Smith added that she felt there needed to be excitement to get the public interested, but public safety needed to come first, then Township Hall.

Clerk Noble said he felt that the residential aspect needed to come first, then public safety, and then the Township Hall. He said it was paramount for him that public safety gets updated facilities.

Mr. John McGraw said a national firm would do a deep dive into a housing analysis, to determine housing density, style, and amenities for the residential component of the Civic Center. He said an open approach would be taken regarding the housing study, to nail down exactly what residential features would work.

Trustee Smith added it would be important to keep momentum regarding the project going to keep residents excited.

Trustee Voorheis said the staff would be key in determining what amenities Township Hall needed as they are there day to day.

Trustee Powell said the needs of the public buildings may be contrary to the needs of the downtown area as a whole. He said it would be interesting to see the Township's uses and the commercial/residential uses pulled together. He also mentioned there is a potential retail development in talks at the southeast corner of Elizabeth Lake and M-59. The project could hypothetically generate interest in the Civic Center, and could set the tone for profitability outside of the Civic Center.

Trustee Smith said she hoped the surrounding properties would complement the Civic Center. She added that she liked the idea of being so unique, and the Township needed to become the destination that commercial uses like restaurants would want to come to White Lake.

Mr. Kohn said he urged the Board to begin working on an overlay district. The dynamics of the community would be changed if this project was to be successful. The housing analysis done two years ago showed there were no comps to this situation. The housing market had been changing rapidly, and a reassessment needs to be made. The restaurants White Lake would be looking at would not be chains, and short-term incentives might be needed to drive them here. A partnership with a potential restaurant could be considered to bring people.

Treasurer Roman said he was eager to begin, and added financially, for River Caddis to keep it simple. He said it would be important to have a firm to be able to explain to the Board in understandable language. He asked what development River Caddis has done that was most similar to White Lake.

Mr. John McGraw said River Caddis worked on a brownfield called Trowbridge in East Lansing that became a mixed use of residential and commercial. It was a problem site initially, but with additional residential and commercial uses, it became profitable.

Mr. Kohn stated the public facilities being an anchor shouldn't be looked at negatively. With proper programming, the public facilities could receive revenue and bring people into the Civic Center.

Trustee Smith said a community center would be huge, and added if there were commercial uses within the proposed Township Hall, that could bring people in as well.

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Supervisor Kowall said commercial amenities in Township Hall would bring immediate presence and interest. Supervisor Kowall said it was important for all the aspects to be considered, and to find out the best place for Township Hall to be economically and physically.

Clerk Noble said campaigning the project would be critical to keep the public in the loop and engaged.

Mr. John McGraw said public engagement would be a huge part of the project, from visioning to transparency, since that would make the whole project run easier. However, public engagement would begin once the financial aspect was sorted out.

Trustee Smith asked Mr. Kohn his opinion on putting Township Hall in the front of the property. Mr. Kohn said it would depend on programming and uses.

Treasurer Roman stated that this project would be one of the greatest learning opportunities the Board would experience.

ADJOURNMENT

It was MOVED by Trustee Smith, SUPPORTED Clerk Noble by to adjourn. The motion PASSED with a voice vote (6 yes votes).

Meeting adjourned at 7:23 p.m.

I, Anthony L. Noble, 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 May 11, 2021 special board meeting minutes.

Anthony L. Noble, Clerk
White Lake Township
Oakland County, Michigan

**UNITED STATES OF AMERICA
STATE OF MICHIGAN
COUNTY OF OAKLAND
CHARTER TOWNSHIP OF WHITE LAKE**

CAPITAL IMPROVEMENT BOND, SERIES 2021

RESOLUTION # 21-024

At a regular meeting of the Township Board of the Charter Township of White Lake, County of Oakland, State of Michigan, held electronically via Zoom in accordance with the Open Meetings Act, Public Act 267 of 1976, as amended, on the 20th day of July 2021 at 7:00 p.m. with those present and absent being:

PRESENT: _____

ABSENT: _____

The following resolution was offered by _____ and seconded by _____:

WHEREAS, the Township Board has determined that it is necessary to finance the cost of acquiring and constructing water supply system improvements for the Township consisting of, but without limitation, (i) the extension of the Township’s water supply system approximately 11,700 feet south on Bogie Lake Road from the intersection with Highland Road in order to supply water to Huron Valley Schools facilities located on Bogie Lake Road between Cedar Island Road and Lake Haven Drive in the Township, and (ii) installation of iron filtration process equipment, facilities, and related appurtenances necessary to treat 2,000 gallons of groundwater per minute at the existing Aspen Meadows well house in the Township (the “Project”); and

WHEREAS, the cost of the Project is estimated to be \$8,582,600; and

WHEREAS, the Township Board has determined to issue bonds and to use the proceeds of the sale of such bonds to finance a portion of the cost of the Project. The source of payment for the bonds will include revenues to be derived from the Township’s water supply system and contractual payments to be made by Huron Valley Schools to the Township pursuant to a Water Infrastructure and Service Agreement to be executed by the Township and Huron Valley Schools.

WHEREAS, the Township Board also has determined to sell the bonds in a private negotiated sale to the Michigan Finance Authority (the “Authority”) as authorized by Act 227, Public Acts of Michigan, 1985, as amended (“Act 227”), in order to enable the Authority to provide assistance with respect to the Project from the proceeds of the State of Michigan Drinking Water Revolving Fund.

THEREFORE, BE IT RESOLVED by the Township Board of the Charter Township of White Lake, Michigan, as follows:

1. APPROVAL OF AGREEMENT. The Township Board hereby approves the Water Infrastructure and Service Agreement between the Township and Huron Valley Schools (the “Agreement”) and the Supervisor and the Township Clerk are authorized and directed to execute the Agreement on behalf of the Township and to deliver the same to Huron Valley Schools.

2. AUTHORIZATION OF BONDS-- PURPOSE. Bonds of the Township aggregating the principal sum of not to exceed Eight Million Seven Hundred Thirty-Five Thousand Dollars (\$8,735,000), or such lesser amount as determined by the Authorized Officer (as defined below) pursuant to Section 18 hereof, shall be issued and sold for the purpose of defraying all or part of the cost of the Project, including the cost of issuing the bonds. Each of

the Supervisor or Treasurer, acting individually, is hereby designated as an “Authorized Officer” for purposes of this resolution.

3. BOND DETAILS. The bonds shall be designated “Capital Improvement Bonds, Series 2021”; shall be dated the date of delivery thereof; shall be numbered from 1 upwards; shall be fully registered; shall be in any denomination not exceeding the aggregate principal amount for each maturity at the option of the bondholder (provided, however, that so long as the bonds are registered in the name of the Authority, the bonds may be in the form of a single bond in a denomination equal to the aggregate outstanding principal amount of the bonds, with an exhibit attached thereto that identifies the annual maturities for the bonds, and references herein to the “bonds” shall mean that single bond registered in the name of the Authority); shall bear interest at a rate or rates as set forth in the Purchase Contract (as hereinafter defined) from the date of delivery of the various principal installments as hereinafter described, payable on such dates as determined by written order of the Authorized Officer, and semiannually thereafter; and shall mature in installments of principal on such dates and in such amounts as shall be determined by written order of the Authorized Officer; provided, however, that the final principal installment shall be due no later than thirty (30) years after the date of issuance.

The bonds are expected to be delivered to the Authority as the initial purchaser thereof in installments (the “Installments”) equal to the amounts advanced from time to time by the Authority to the Township pursuant to the Purchase Contract and the Supplemental Agreement (each as hereinafter defined).

4. PAYMENT OF PRINCIPAL AND INTEREST. The principal of, premium, if any, and interest on the bonds shall be payable in lawful money of the United States. So long as the bonds are registered in the name of the Authority, the bonds are payable as to principal, redemption premium, if any, and interest at The Bank of New York Mellon Trust Company,

N.A., or at such other place as shall be designated in writing to the Township by the Authority (the “Authority’s Depository”). So long as the Authority is the owner of the bonds, the Township agrees that it will deposit with the Authority’s Depository payments of the principal of, premium, if any, and interest on the bonds in immediately available funds by 12:00 noon at least five business days prior to the date on which any such payment is due, whether by maturity, redemption or otherwise. If the bonds are not registered in the name of the Authority, the principal of and premium, if any, on the bonds are payable upon the surrender thereof at the office of the bond registrar and paying agent and the interest is payable by check or draft mailed by the bond registrar and paying agent to the registered owner of the bonds at the address appearing on the registration books of the Township kept by the bond registrar and paying agent as of the 15th day of the month preceding the month in which an interest payment is due.

5. PRIOR REDEMPTION. The bonds shall be subject to redemption prior to maturity upon the terms and conditions set forth in the form of bonds contained in section 9 hereof.

6. BOND REGISTRAR AND PAYING AGENT. Until a successor is appointed by the Township Board, the Treasurer shall act as bond registrar and paying agent.

7. EXECUTION, AUTHENTICATION AND DELIVERY OF BONDS. The bonds shall be executed in the name of the Township by the manual or facsimile signatures of the Supervisor and the Clerk and authenticated by the manual signature of the bond registrar and paying agent or an authorized representative of the bond registrar and paying agent, and the seal of the Township (or a facsimile thereof) shall be impressed or imprinted on the bonds. After the bonds have been executed and authenticated for delivery to the Authority as the original purchaser thereof, they shall be delivered by the Treasurer to the purchaser upon receipt of the purchase price or upon compliance with the terms and conditions of the Purchase Contract.

Additional bonds bearing the facsimile signatures of the Supervisor and the Clerk and upon which the seal of the Township (or a facsimile thereof) is impressed or imprinted may be delivered to the bond registrar and paying agent for authentication and delivery in connection with the exchange or transfer of bonds. The bond registrar and paying agent shall indicate on each bond the date of its authentication.

8. EXCHANGE AND TRANSFER OF BONDS. Any bond, at the option of the registered owner thereof and upon surrender thereof to the bond registrar and paying agent with a written instrument of transfer satisfactory to the bond registrar and paying agent duly executed by the registered owner or his duly authorized attorney, may be exchanged for bonds of any other authorized denominations of the same aggregate principal amount and maturity date and bearing the same rate of interest as the surrendered bond.

Each bond shall be transferable only upon the books of the Township, which shall be kept for that purpose by the bond registrar and paying agent, upon surrender of such bond together with a written instrument of transfer satisfactory to the bond registrar and paying agent duly executed by the registered owner or his duly authorized attorney.

Upon the exchange or transfer of any bond, the bond registrar and paying agent on behalf of the Township shall cancel the surrendered bond and shall authenticate and deliver to the transferee a new bond or bonds of any authorized denomination of the same aggregate principal amount and maturity date and bearing the same rate of interest as the surrendered bond. If, at the time the bond registrar and paying agent authenticates and delivers a new bond pursuant to this section, payment of interest on the bonds is in default, the bond registrar and paying agent shall endorse upon the new bond the following: “Payment of interest on this bond is in default. The last date to which interest has been paid is _____.”

The Township and the bond registrar and paying agent may deem and treat the person in whose name any bond shall be registered upon the books of the Township as the absolute owner of such bond, whether such bond shall be overdue or not, for the purpose of receiving payment of the principal of and interest on such bond and for all other purposes, and all payments made to any such registered owner, or upon his order, in accordance with the provisions of Section 3 of this Resolution shall be valid and effectual to satisfy and discharge the liability upon such bond to the extent of the sum or sums so paid, and neither the Township nor the bond registrar and paying agent shall be affected by any notice to the contrary. The Township agrees to indemnify and save the bond registrar and paying agent harmless from and against any and all loss, cost, charge, expense, judgment or liability incurred by it, acting in good faith and without negligence hereunder, in so treating such registered owner.

For every exchange or transfer of bonds, the Township or the bond registrar and paying agent may make a charge sufficient to reimburse it for any tax, fee or other governmental charge required to be paid with respect to such exchange or transfer, which sum or sums shall be paid by the person requesting such exchange or transfer as a condition precedent to the exercise of the privilege of making such exchange or transfer.

The bond registrar and paying agent shall not be required to transfer or exchange bonds or portions of bonds which have been selected for redemption.

9. FORM OF BONDS. The bonds shall be in substantially the following form, with such changes thereto as necessary to conform to any order of the Authorized Officer issued in accordance with this resolution:

UNITED STATES OF AMERICA
STATE OF MICHIGAN
COUNTY OF OAKLAND
CHARTER TOWNSHIP OF WHITE LAKE

CAPITAL IMPROVEMENT BOND, SERIES 2021

INTEREST RATE MATURITY DATE DATE OF ORIGINAL ISSUE
_____ % See Exhibit A _____, 2021

Registered Owner: Michigan Finance Authority

Principal Amount:

The Charter Township of White Lake, County of Oakland, State of Michigan (the "Township"), acknowledges itself indebted to and for value received hereby promises to pay to the Registered Owner identified above, or registered assigns, the Principal Amount or so much thereof as shall have been advanced to the Township pursuant to a Purchase Contract between the Township and the Michigan Finance Authority (the "Authority") and a Supplemental Agreement by and among the Township, the Authority and the State of Michigan acting through the Department of Environmental Quality on the maturity dates and in the amounts set forth in Exhibit A attached hereto, unless redeemed prior thereto as hereinafter provided, the final payment to be made upon presentation and surrender of this bond at the office of the Treasurer, Charter Township of White Lake, County of Oakland, Michigan, the bond registrar and paying agent, or at such successor bond registrar and paying agent as may be designated pursuant to the Resolution (as hereinafter defined), and to pay to the Registered Owner, as shown on the registration books at the close of business on the 15th day of the calendar month preceding the month in which an interest payment is due, by check or draft drawn upon and mailed by the bond registrar and paying agent by first class mail postage prepaid to the Registered Owner at the registered address, interest at the rate per annum specified above on such Principal Amount, to the extent advanced to the Township pursuant to the Purchase Contract and the Supplemental Agreement and not forgiven pursuant to the related Order of Approval issued by the Michigan Department of Environmental Quality, until the Township's obligation with respect to the payment of such Principal Amount is discharged. Interest is payable on the first day of _____ and _____ in each year, commencing on _____ 1, 20___. Principal and interest are payable in lawful money of the United States of America.

In the event of a default in the payment of principal or interest hereon when due, whether at maturity, by redemption or otherwise, the amount of such default shall bear interest (the "additional interest") at a rate equal to the rate of interest that is two percent above the Authority's cost of providing funds (as determined by the Authority) to make payment on the bonds of the Authority issued to provide funds to purchase this bond but in no event in excess of

the maximum rate of interest permitted by law. The additional interest shall continue to accrue until the Authority has been fully reimbursed for all costs incurred by the Authority (as determined by the Authority) as a consequence of the Township's default. Such additional interest shall be payable on the interest payment date following demand of the Authority. In the event that (for reasons other than the default in the payment of any municipal obligation purchased by the Authority) the investment of amounts in the reserve account established by the Authority for the bonds of the Authority issued to provide funds to purchase this bond fails to provide sufficient available funds (together with any other funds that may be made available for such purpose) to pay the interest on outstanding bonds of the Authority issued to fund such account, the Township shall and hereby agrees to pay on demand only the Township's pro rata share (as determined by the Authority) of such deficiency as additional interest on this bond.

During the time funds are being drawn down by the Township under this bond, the Authority periodically will provide the Township a statement showing the amount of principal that has been advanced and the date of each advance, which statement shall constitute prima facie evidence of the reported information; provided that no failure on the part of the Authority to provide such a statement or to reflect a disbursement or the correct amount of a disbursement shall relieve the Township of its obligation to repay the outstanding principal amount actually advanced, all accrued interest thereon, and any other amount payable with respect thereto in accordance with the terms of this bond.

This bond is a single obligation in the principal sum of _____ Dollars (\$ _____) issued by the Township under and pursuant to and in full conformity with the Constitution and Statutes of Michigan (especially Act No. 34, Public Acts of 2001, as amended) and a bond authorizing resolution adopted by the Township Board of the Township (the "Resolution") for the purpose of defraying part of the cost of acquiring, constructing, and installing water supply system improvements in the Township.

The Township has irrevocably pledged its full faith and credit for the prompt payment of the principal of and interest on this bond as the same become due. The principal of and interest on the bonds are payable as a first budget obligation of the Township from its general funds. The ability of the Township to raise such funds is subject to applicable statutory, constitutional and charter limitations on the taxing power of the Township. The amount of taxes necessary to pay the principal of and interest on the bonds, together with the taxes levied for the same year, shall not exceed the limit authorized by law. The source of payment for the bonds includes revenues to be derived from the Township's water supply system and contractual payments to be made by Huron Valley Schools to the Township pursuant to a Water Infrastructure and Service Agreement between the Township and Huron Valley Schools.

This bond is transferable, as provided in the Resolution, only upon the books of the Township kept for that purpose by the bond registrar and paying agent, upon the surrender of this bond together with a written instrument of transfer satisfactory to the bond registrar and paying agent duly executed by the Registered Owner or his attorney duly authorized in writing. Upon the exchange or transfer of this bond a new bond or bonds of any authorized denomination, in the same aggregate principal amount and of the same interest rate and maturity, shall be authenticated and delivered to the transferee in exchange therefor as provided in the Resolution,

and upon payment of the charges, if any, therein provided. Bonds so authenticated and delivered shall be in any denomination not exceeding the aggregate principal amount for each maturity.

The bond registrar and paying agent shall not be required to transfer or exchange this bond or any portion of this bond that has been selected for redemption.

This bond is subject to redemption prior to maturity at the option of the Township and with the prior written consent of and upon such terms as may be required by the Authority. That portion of the bond called for redemption shall not bear interest after the date fixed for redemption, provided funds are on hand with the bond registrar and paying agent to redeem the same.

Notwithstanding any other provision of this bond, so long as the Authority is the owner of this bond, (a) this bond is payable as to principal, premium, if any, and interest at The Bank of New York Mellon Trust Company, N.A., or at such other place as shall be designated in writing to the Township by the Authority (the "Authority's Depository"); (b) the Township agrees that it will deposit with the Authority's Depository payments of the principal of, premium, if any, and interest on this bond in immediately available funds by 12:00 noon at least five business days prior to the date on which any such payment is due whether by maturity, redemption or otherwise; in the event that the Authority's Depository has not received the Township's deposit by 12:00 noon on the scheduled day, the Township shall immediately pay to the Authority as invoiced by the Authority an amount to recover the Authority's administrative costs and lost investment earnings attributable to that late payment; and (c) written notice of any redemption of this bond shall be given by the Township and received by the Authority's Depository at least 40 days prior to the date on which redemption is to be made.

It is hereby certified, recited and declared that all acts, conditions and things required to exist, happen and be performed precedent to and in the issuance of the bonds of this series, existed, have happened and have been performed in due time, form and manner as required by law, and that the total indebtedness of the Township, including the series of bonds of which this bond is one, does not exceed any constitutional, statutory or charter limitation.

IN WITNESS WHEREOF, the Charter Township of White Lake, County of Oakland, Michigan, by its Township Board, has caused this bond to be executed in its name by manual or facsimile signatures of its Supervisor and Clerk and its seal (or a facsimile thereof) to be impressed or imprinted hereon. This bond shall not be valid unless the Certificate of Authentication has been manually executed by the bond registrar and paying agent or an authorized representative of the bond registrar and paying agent.

CHARTER TOWNSHIP OF WHITE LAKE

By: _____
Rik Kowall, Supervisor

And: _____
Anthony L. Noble, Clerk

(SEAL)

CERTIFICATE OF AUTHENTICATION

This bond is one of the bonds described in the within-mentioned Resolution.

By: _____
Mike Roman, Treasurer
Charter Township of White Lake
Bond Registrar and Paying Agent

AUTHENTICATION DATE:

ASSIGNMENT

For value received, the undersigned hereby sells, assigns and transfers unto _____
(please print or type name, address and taxpayer identification number of transferee) the within
bond and all rights thereunder and hereby irrevocably constitutes and appoints

attorney to transfer the within bond on the books kept for registration thereof, with full power of
substitution in the premises.

Dated: _____

Signature Guaranteed: _____

Signature(s) must be guaranteed by an eligible guarantor institution participating in a Securities Transfer Association recognized signature guarantee program.

EXHIBIT A

The principal amounts and maturity dates applicable to the bond to which this Exhibit A is attached are as follows:

Maturity Date	<u>1</u>	<u>Principal Maturity</u>
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Based on the schedule provided above unless revised as provided in this paragraph, repayment of the Principal Amount shall be made according to such schedule until the full Principal Amount disbursed to the Township is repaid; provided, however, that the Township shall have no obligation to repay any serial principal installment for which the Township did not receive a disbursement of Principal Amount by the date such serial principal installment is due. In the event the Order of Approval issued by the Department of Environment, Great Lakes, and Energy (the "Order") approves a principal amount of assistance less than the amount of this Bond, the MFA shall only disburse principal up to the amount stated in the Order. In the event (1) that the payment schedule described above provides for payment of a total principal amount greater than the amount of assistance approved by the Order, (2) that less than the principal amount of assistance approved by the Order is disbursed to the Township by the MFA or (3) of prepayment of the Bond, the MFA shall prepare a new payment schedule that shall be effective upon receipt by the Township.

[END OF BOND FORM]

10. DEBT SERVICE FUND. There shall be established for the bonds a debt service fund which shall be kept in a separate bank account. From the proceeds of the sale of the bonds there shall be set aside in the debt service fund any premium and accrued interest received from the purchaser of the bonds at the time of delivery of the bonds. Funds of the Township to be used to pay the principal and interest on the bonds when due shall be placed in the debt service fund and so long as the principal or interest on the bonds shall remain unpaid, no moneys shall be withdrawn from such debt service fund except to pay principal and interest on the bonds.

11. CONSTRUCTION FUND. The remainder of the proceeds of the sale of the bonds shall be set aside in a construction fund and used solely to defray the cost of construction of the Project. Any unexpended balance of the proceeds of the sale of the bonds remaining in the construction fund after completion of the Project shall be deposited in the debt service fund established in Section 10 hereof.

12. PLEDGE OF FULL FAITH AND CREDIT. The full faith and credit of the Township are pledged hereby to the payment of the principal and interest on the bonds authorized by this Resolution. Each year the Township shall include in its budget as a first budget obligation amounts, from any lawfully available sources, that are sufficient to pay such principal and interest as the same shall become due. The ability of the Township to raise such funds is subject to applicable constitutional, statutory and charter limitations on the taxing power of the Township. The amount of taxes necessary to pay the principal of and interest on the bonds, together with the taxes levied for the same year, shall not exceed the limit authorized by law. The source of payment for the bonds includes revenues to be derived from the Township's water supply system and contractual payments to be made by Huron Valley Schools to the Township pursuant to the Agreement.

13. ESTIMATES OF COST AND PERIOD OF USEFULNESS. The estimated cost of the Project is hereby determined to be \$8,582,600, and the plans for the Project are hereby approved and adopted. The estimated period of usefulness of the Project is hereby determined to be thirty (30) years and upwards.

14. TAX COVENANT. The Township covenants to comply with all requirements of the Internal Revenue Code of 1986, as amended (the “Code”) necessary to assure that the interest on the bonds will be and will remain excludable from gross income for federal income tax purposes.

15. DEFEASANCE. In the event cash or direct obligations of the United States or obligations the principal of and interest on which are guaranteed by the United States, or a combination thereof, the principal of and interest on which, without reinvestment, come due at times and in amounts sufficient to pay, at maturity or irrevocable call for earlier optional redemption, the principal of and interest on the bonds, shall have been deposited in trust, this resolution shall be defeased and the owners of the bonds shall have no further rights under this resolution except to receive payment of the principal of and interest on the bonds from the cash or securities deposited in trust and the interest and gains thereon and to transfer and exchange bonds as provided herein.

16. REPLACEMENT OF BONDS. Upon receipt by the Treasurer of proof of ownership of an unmatured bond, of satisfactory evidence that the bond has been lost, apparently destroyed or wrongfully taken and of security or indemnity which complies with applicable law and is satisfactory to the Treasurer, the Treasurer may authorize the bond registrar and paying agent to deliver a new executed bond to replace the bond lost, apparently destroyed or wrongfully taken in compliance with applicable law. In the event an outstanding matured bond is lost, apparently destroyed or wrongfully taken, the Treasurer may authorize the bond registrar and paying agent to pay the bond without presentation upon the receipt of the same

documentation required for the delivery of a replacement bond. The bond registrar and paying agent, for each new bond delivered or paid without presentation as provided above, shall require the payment of expenses, including counsel fees, which may be incurred by the bond registrar and paying agent and the Township in the premises. Any bond delivered pursuant the provisions of this section in lieu of any bond lost, apparently destroyed or wrongfully taken shall be of the same form and tenor and be secured in the same manner as the bond in substitution for which such bond was delivered.

17. SALE, ISSUANCE, DELIVERY, TRANSFER AND EXCHANGE OF BONDS. The bonds shall be sold at a private, negotiated sale to the Authority, as authorized by Act 227. It is hereby determined that this method of sale is in the best interests of the Township and is calculated to provide the Township with the lowest cost of borrowing money. The sale shall be made pursuant to the terms and conditions to be set forth in a Purchase Contract (the “Purchase Contract”) and a Supplemental Agreement (the “Supplemental Agreement”). The Authorized Officer is authorized to execute and deliver the Supplemental Agreement and the Purchase Contract in such forms as shall be approved by the Authorized Officer, with such approval to be evidenced by the Authorized Officer’s signature thereon. Notwithstanding any other provision of this Resolution, the bonds shall be initially sold to the Authority as one bond, numbered 1, in the full aggregate principal amount of the bonds. The Authorized Officer is authorized to execute one or more written orders (i) containing the determinations that the Authorized Officer is authorized to make as provided in this resolution and (ii) making such changes in the provisions of the bonds or this resolution to comply with the requirements of the Authority or otherwise to enable the bonds to be sold to the Authority. In addition, the Supervisor, the Clerk, the Treasurer, and other Township employees and officials are authorized to execute and deliver to the Authority the Issuer’s Certificate and any such certificates and documents as the Authority or bond counsel shall require and to do all other things necessary to

effectuate the sale, issuance, delivery, transfer and exchange of the bonds in accordance with the provisions of this resolution.

18. REDUCTION OF PRINCIPAL AMOUNT OF BOND ISSUE. If the Authorized Officer shall determine that it is not necessary to sell bonds in the principal amount stated in Section 2 of this resolution, the Authorized Officer by written order may reduce the principal amount of bonds to be sold to that amount deemed necessary.

19. CONFLICTING RESOLUTIONS. All resolutions and parts of resolutions, insofar as they are in conflict herewith, are rescinded.

YEAS: _____

NAYS: _____

ABSENT: _____

RESOLUTION DECLARED ADOPTED.

STATE OF MICHIGAN)
) ss
COUNTY OF OAKLAND)

I, the undersigned, the Clerk of the Charter Township of White Lake, County of Oakland, Michigan, do hereby certify that the foregoing is a true and correct copy of a resolution adopted at a regular meeting of the Township Board of said Township held on the 20th day of July 2021, the original of which resolution is on file in my office. I further certify that notice of said meeting was given in accordance with the provisions of the Open Meetings Act, MCL 15.261 et. seq.

IN WITNESS WHEREOF, I have hereunto affixed my official signature this 20th day of July 2021.

Anthony L. Noble, Clerk



POLICE DEPARTMENT

CHARTER TOWNSHIP OF WHITE LAKE

DANIEL T. KELLER
CHIEF OF POLICE

June 21, 2021

Rik Kowall
White Lake Township Supervisor
7525 Highland Road
White Lake, MI 48383

SUBJECT: LIVESCAN AND PICTURELINK EQUIPMENT PURCHASE

On June 16th, 2021, Larry Adams from the CLEMIS Applications Support Unit at CLEMIS contacted the White Lake Township Police Dept. in reference to our Livescan and Picturelink computers. He advised that as of December 31st, 2021, our current operating equipment will no longer be serviced or operational. While we do own those two pieces of equipment, the connectivity to AFIS and the mugshot databases is 100% controlled by CLEMIS. This means that if we want to continue our ability to photograph prisoners and conduct fingerprinting on both prisoners and civilians, we will have to purchase the new, supported equipment. Due to the nature of our arrangement with CLEMIS, we have no options to purchase this equipment and have it maintained by another vendor. Booking photographs and fingerprinting is a mission critical aspect of our law enforcement function at White Lake. The quote for the equipment is as follows, and is the standard government contract pricing that CLEMIS was able to procure through both vendors:

PICTURE LINK

- Optiplex 5080 Tower - \$877.22
- Dell 19" PS1917S Monitor - \$131.33
- The quoted NVIDIA Graphics card is not for this computer and not purchased
 - o Total Cost - \$1,008.55

LIVESCAN

- TPE-5600-ED-TS Adjustable Cabinet 10 Print with Palm - \$16,712.00
 - o Total Cost - \$16,712.00

TOTAL PROJECT COST

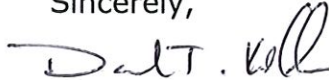
- \$17,720.55

This cost is an all-in cost. We would order the PictureLink computer directly from Dell. Upon shipment to the police station, CLEMIS would respond, image the new computer and install all operating peripherals. They would also service the computer as they do now.

The LiveScan system would be purchased from the vendor through CLEMIS. The system would be delivered by the vendor and installed by the vendor. Upon completion of installation, CLEMIS would takeover routine maintenance, just as they have in the past. The maintenance cost for LiveScan is included in our yearly CLEMIS maintenance agreement. Due to the new equipment, our maintenance contract will actually be decreasing from approximately \$3,300.00 per year to \$2,800.00 per year.

These upgrades are a necessity to keep our booking operations running. I propose that the project be funded through the use of drug forfeiture money. There is currently more than an adequate amount surplus in drug forfeiture to cover the entire cost of this equipment upgrade. Once upgraded, we can expect a ten (10) to twelve (12) year life expectancy out of these systems. Our current systems were installed in 2007. The LiveScan did receive a slight upgrade in 2014 but it was not a complete overhaul. Please see the attached quotes for quoted project numbers.

Sincerely,



Daniel T. Keller
Chief of Police

DTK:jeh

Appendix A – Pricing

Table 1 CLEMIS SITE Pricing - Adjustable Height Cabinet Tenprint & Palm

Oakland County - CLEMIS SITE System Configuration and Pricing Options				
<div style="border: 1px solid black; padding: 5px; display: inline-block;"> TPE-5600-ED-TS </div>	Adjustable Height Cabinet Tenprint & Palm			
		Product	Units	Qty
		TPE-5600-ED-TS TouchPrint 5600 500ppi standard definition palm, slap, and roll live scan booking system. Includes: TP-5300 scanner, Touch Screen Monitor, UPS, TouchPrint™ Enterprise application software with slap to roll matching, and PC running Windows in a ruggedized stand-alone cabinet with 24" deck. 1 year 9/5 On-Site warranty included.	EACH	1
		TPE-CSTX-MI001 MICHIGAN TOUCH PRINT ENTERPRISE CUSTOMIZATION.SUPPORTED TOT'S =CRMBLD=CAR, CRIMCOURT=CAR, MAP TRANSMISSION METHOD = NATMS AND NIST FILE OUTPUT TO LOCAL DRIVE, RETURN MESSAGES = NATMS REUTRN MESSAGES IF RETURN MESSAGES ARE USE	EACH	1
		TPE-COMX-FTP-SSH Touch Print Enterprsie Fingerprint Record Transmission via FTP over SSH (SFTP). This software provides secure FTP Communication using SSH (Secure SHell)	EACH	1
		TPE-CSTX-MIPALM Michigan Touch Print Enterprise customization for palm capture on palm live scan systems. Must be quoted with the corresponding jurisdiction specific ten-print customization	EACH	1
		TP-IAT-1DAY INSTALLATION AND TRAINING; ONE DAY: STANDARD ONE DAY ON-SITE INSTALLATION AND TRAINING SERVICE. INCLUDES INSTALLATION AND TRAINING TO BE COMPLETED IN ONE BUSINESS DAY. TRAINING FOR OPERATORS (UP TO 6 PEOPLE) AND FOR SYSTEM MANAGERS (UP TO 4 PEOPLE). Recommended for all 10-print live scan systems SERIES LIVSCAN SYSTEMS. INCLUDES TRAVEL AND ALL RELATED EXPENSES.	EACH	1
			Subtotal	Selling Price
			\$16,712.00	
			Total for Extended Quantity System Configuration	
			\$16,712.00	



A quote for your consideration.

Based on your business needs, we put the following quote together to help with your purchase decision. Below is a detailed summary of the quote we've created to help you with your purchase decision.

To proceed with this quote, you may respond to this email, order online through your [Premier page](#), or, if you do not have Premier, use this [Quote to Order](#).

Quote No.	3000082722772.1	Sales Rep	Megan Bolen
Total	\$1,159.02	Phone	(800) 456-3355, 6180444
Customer #	81698584	Email	Megan_Bolen@Dell.com
PO Number	TB1197661	Billing To	ACCOUNTS PAYABLE
Quoted On	Apr. 07, 2021		OAKLAND COUNTY INFORMATION
Expires by	May. 07, 2021		TCH
Deal ID	14451693		2100 PONTIAC LAKE RD 4TH FL
			BLDG 41W
			WATERFORD, MI 48328-0403

Message from your Sales Rep

Please contact your Dell sales representative if you have any questions or when you're ready to place an order. Thank you for shopping with Dell!

Regards,
Megan Bolen

Shipping Group

Shipping To	Shipping Method
JUSTIN TRYLES OAKLAND COUNTY, MICHIGAN 1200 N TELEGRAPH RD BLDG 49W - DEPT 421 CLEMIS PONTIAC, MI 48341-0421 (248) 431-1157	Standard Delivery

Product	Unit Price	Quantity	Subtotal
NVIDIA Quadro P620, 2GB, 4 mDP, FH (Precision) (Customer KIT)	\$150.47	1	\$150.47
OptiPlex 5080 Tower	\$877.22	1	\$877.22
Dell 19 Monitor - P1917S	\$131.33	1	\$131.33

Subtotal:	\$1,159.02
Shipping:	\$0.00
Non-Taxable Amount:	\$1,159.02
Taxable Amount:	\$0.00
Estimated Tax:	\$0.00
<hr/>	
Total:	\$1,159.02

Special lease pricing may be available for qualified customers. Please contact your DFS Sales Representative for details.

Shipping Group Details

Shipping To	Shipping Method
JUSTIN TRYLES OAKLAND COUNTY, MICHIGAN 1200 N TELEGRAPH RD BLDG 49W - DEPT 421 CLEMIS PONTIAC, MI 48341-0421 (248) 431-1157	Standard Delivery

	Quantity	Subtotal
NVIDIA Quadro P620, 2GB, 4 mDP, FH (Precision)(Customer KIT)	1	\$150.47
Estimated delivery if purchased today: Apr. 15, 2021 Contract # C000000181093 Customer Agreement # MHEC-07012015		

Description	SKU	Unit Price	Quantity	Subtotal
NVIDIA Quadro P620, 2GB, 4 mDP, FH (Precision)(Customer KIT)	490-BEQV	-	1	-

	Quantity	Subtotal
OptiPlex 5080 Tower	1	\$877.22
Estimated delivery if purchased today: Apr. 26, 2021 Contract # C000000181093 Customer Agreement # MHEC-07012015		

Description	SKU	Unit Price	Quantity	Subtotal
OptiPlex 5080 Tower XCTO	210-AVOU	-	1	-
10th Generation Intel Core i7-10700 (8-Core, 16MB Cache, 2.9GHz to 4.8GHz, 65W)	338-BVCD	-	1	-
Win 10 Pro 64 English, French, Spanish	619-AHKN	-	1	-
No Microsoft Office License Included – 30 day Trial Offer Only	658-BCSB	-	1	-
16GB (2x8GB) DDR4 non-ECC Memory	370-AFLD	-	1	-
M.2 256GB PCIe NVMe Class 40 Solid State Drive	400-BEUS	-	1	-
M2X3.5 Screw for SSD/DDPE	773-BBBC	-	1	-
No Additional Hard Drive	401-AANH	-	1	-
Intel Integrated Graphics, Dell OptiPlex	490-BBFG	-	1	-
OptiPlex 5080 Tower with D10 260W up to 85% efficient Power Supply (80Plus Bronze)	329-BEVV	-	1	-
No Optical Disk Drive	429-ABKG	-	1	-
CMS Software not included	632-BBBJ	-	1	-
No Media Card Reader	379-BBHM	-	1	-
System Power Cord (Philippine/TH/US)	450-AAOJ	-	1	-
Chassis Intrusion Switch - Tower	461-AAHP	-	1	-
No Wireless LAN Card	555-BBFO	-	1	-
No Wireless Driver	340-AFMQ	-	1	-
No Additional Cable Requested	379-BBCY	-	1	-
No PCIe add-in card	492-BBFF	-	1	-
Dell KB216 Wired Keyboard English	580-ADJC	-	1	-
Dell Optical Mouse - MS116 (Black)	570-ABIE	-	1	-

No Cable Cover	325-BCZQ	-	1	-
SupportAssist	525-BBCL	-	1	-
Dell(TM) Digital Delivery Cirrus Client	640-BBLW	-	1	-
Dell Client System Update (Updates latest Dell Recommended BIOS, Drivers, Firmware and Apps)	658-BBMR	-	1	-
Waves Maxx Audio	658-BBRB	-	1	-
Dell SupportAssist OS Recovery Tool	658-BEOK	-	1	-
Dell Optimizer	658-BEQP	-	1	-
ENERGY STAR Qualified	387-BBLW	-	1	-
EPEAT 2018 Registered (Silver)	379-BDTO	-	1	-
Dell Watchdog Timer	379-BDWG	-	1	-
Quick Setup Guide 5080 Tower	340-CPQI	-	1	-
Trusted Platform Module (Discrete TPM Enabled)	329-BBJL	-	1	-
Shipping Material for MT (DAO)	340-CQZG	-	1	-
Shipping Label for DAO,BRZ	389-BBUU	-	1	-
No CompuTrace	461-AABF	-	1	-
No Hard Drive Bracket, Dell OptiPlex	575-BBKX	-	1	-
Regulatory Label for OptiPlex 5080 MT 260W, DAO	389-DVUC	-	1	-
No Intel Responsive	551-BBBJ	-	1	-
Desktop BTO Standard shipment	800-BBIO	-	1	-
Custom Configuration	817-BBBB	-	1	-
No Additional Add In Cards	382-BBHX	-	1	-
No Additional Video Ports	492-BCKH	-	1	-
Intel Standard Manageability (ISM)	631-ACOK	-	1	-
No Dell Backup and Recovery software	637-AAAM	-	1	-
No Optane	400-BFPO	-	1	-
Speaker for Tower and SFF	520-AARD	-	1	-
No External ODD	429-ABGY	-	1	-
Dell Limited Hardware Warranty Plus Service	804-9043	-	1	-
Onsite/In-Home Service After Remote Diagnosis 5 Years	804-9047	-	1	-

Quantity	Subtotal
\$131.33 1	\$131.33

Dell 19 Monitor - P1917S
 Estimated delivery if purchased today:
 Apr. 15, 2021
 Contract # C000000181093
 Customer Agreement # MHEC-07012015

Description	SKU	Unit Price	Quantity	Subtotal
Dell 19S Monitor - P1917S	210-AIIJ	-	1	-
Dell Limited Hardware Warranty	814-9381	-	1	-
Advanced Exchange Service, 3 Years	814-9382	-	1	-

Subtotal:	\$1,159.02
Shipping:	\$0.00
Estimated Tax:	\$0.00
Total:	\$1,159.02

Important Notes

Terms of Sale

This Quote will, if Customer issues a purchase order for the quoted items that is accepted by Supplier, constitute a contract between the entity issuing this Quote ("Supplier") and the entity to whom this Quote was issued ("Customer"). Unless otherwise stated herein, pricing is valid for thirty days from the date of this Quote. All product, pricing and other information is based on the latest information available and is subject to change. Supplier reserves the right to cancel this Quote and Customer purchase orders arising from pricing errors. Taxes and/or freight charges listed on this Quote are only estimates. The final amounts shall be stated on the relevant invoice. Additional freight charges will be applied if Customer requests expedited shipping. Please indicate any tax exemption status on your purchase order and send your tax exemption certificate to Tax_Department@dell.com or ARSalesTax@emc.com, as applicable.

Governing Terms: This Quote is subject to: (a) a separate written agreement between Customer or Customer's affiliate and Supplier or a Supplier's affiliate to the extent that it expressly applies to the products and/or services in this Quote or, to the extent there is no such agreement, to the applicable set of Dell's Terms of Sale (available at www.dell.com/terms or www.dell.com/oemterms), or for cloud/as-a-Service offerings, the applicable cloud terms of service (identified on the Offer Specific Terms referenced below); and (b) the terms referenced herein (collectively, the "Governing Terms"). Different Governing Terms may apply to different products and services on this Quote. The Governing Terms apply to the exclusion of all terms and conditions incorporated in or referred to in any documentation submitted by Customer to Supplier.

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Customer represents that this transaction does not involve: (a) use of U.S. Government funds; (b) use by or resale to the U.S. Government; or (c) maintenance and support of the product(s) listed in this document within classified spaces. Customer further represents that this transaction does not require Supplier's compliance with any statute, regulation or information technology standard applicable to a U.S. Government procurement.

For certain products shipped to end users in California, a State Environmental Fee will be applied to Customer's invoice. Supplier encourages customers to dispose of electronic equipment properly.

Electronically linked terms and descriptions are available in hard copy upon request.

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**WHITE LAKE TOWNSHIP
INTER-OFFICE MEMORANDUM**

COMMUNITY DEVELOPMENT DEPARTMENT

DATE: July 9, 2021

TO: Rik Kowall, Supervisor
Township Board Members

FROM: Sean O'Neil, AICP
Planning Director

SUBJECT: Elizabeth Lake Retail (Rezoning Request & Preliminary Site Plan Approval)

Located on the south side of Highland Road, west of Elizabeth Lake Road. Consisting of 69 acres, of which 8.61 net acres of the northeast portion of the property are to be rezoned. Currently zoned Agricultural (AG), the applicant wishes to rezone the portion of the property to Planned Business District (PB) or any other appropriate zoning district. Identified as vacant parcel number 12-21-426-004

The above project has **not been considered by the Planning Commission** and further correspondence will be sent to you under separate cover after the Planning Commission meets next Thursday, July 15, 2021.

- ❑ Review letter prepared by DLZ Traffic Engineer, Mr. Leigh Merrill, dated 07/07/2021
- ❑ Review letter prepared by the Township Engineering Consultant, Mr. Michael Leuffgen, dated 07/07/2021.
- ❑ Review letter prepared by the Township Planning Consultant, Ms Kathleen Jackson, dated 06/09/2021.
- ❑ Review letter prepared by the White Lake Township Fire Chief, dated 07/07/2021.
- ❑ Memo prepared by the White Lake Township Assessor, dated 06/23/2021
- ❑ Review letter prepared by the Township Planning Consultant, dated 06/22/2021.

Please place this matter on the next available Township Board agenda. Contact me should you require additional information.



INNOVATIVE IDEAS
EXCEPTIONAL DESIGN
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July 7, 2021

Sean O’Neil, Director
Community Development Department
Charter Township of White Lake
7525 Highland Road
White Lake, Michigan 48383

**Re: White Lake Plaza Development
Traffic Impact Assessment Review**

Ref: DLZ File No. 2145-7233-05

Date of Study: 3/10/20

Design Professional: Brandon M. Hayes, PE and
Alyssa M. Wambold, PE; Rowe Professional Services

The applicant has submitted a Traffic Impact Assessment (TIA) for the White Lake Plaza Multi-Use Development located in the southwest quadrant of the Elizabeth Lake Road and Highland Road (M-59) intersection. The proposed development in the TIA includes 8,300 square feet of restaurants with drive throughs and 31,800 square feet of retail space. The TIA utilized turning movement traffic counts at the Elizabeth Lake Road and Highland Road intersection and the Elizabeth Lake Road and Kroger Driveway on Wednesday, February 12, 2020.

DLZ has reviewed the analysis and believes there is some missing information that should be included in the analysis and has the potential to change the results of Level of Service (LOS) calculations at Site Driveway 1 and Site Driveway 3. The TIA fails to account for any estimated traffic volumes resulting from the potential future development located to the southwest of White Lake Plaza. As the only ingress/egress for the large land-bound lot, including traffic volumes from this potential future development would provide a more accurate assessment of the traffic mitigation needs for White Lake Plaza. This is of significant concern due to the LOS E and F at Site Driveway 1 in the AM and PM Peak Hours from the traffic generated solely by White Lake Plaza.

While the TIA indicates Site Driveway 1 does not meet a signal warrant with the projected traffic volumes, it indicates it is very close in the PM Peak Hour. DLZ feels that including the additional traffic volumes from the potential future development will result in a signal being required at Site Driveway 1. Also, the TIA mentions “the simulation revealed vehicles attempting to turn left onto M-59 have very few gaps in westbound traffic patterns due to the signal at M-59 (Highland Road) and Elizabeth Lake Road”. This revelation also indicates a traffic signal could significantly improve the LOS for northbound traffic at Site Driveway 1. The results included in the TIA indicate a full signal warrant study should be undertaken once the development is constructed, but no mention of who would pay for the study or the potential signal is included.



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White Lake Plaza
Traffic Impact Assessment Review
Page 2 of 2

Additionally, DLZ has concerns with Site Driveway 3 and its misalignment with the Kroger Driveway across Elizabeth Lake Road. Consider realigning Site Driveway 3 further to the south to align with the Kroger Driveway. Realigning the driveway would also place it closer to the required 360 feet from the Elizabeth Lake Road and Highland Road intersection.

DLZ also has concerns with the space of the site driveways along M-59. As mentioned in the TIA, driveway spacing for the 50 MPH speed limit along M-59 is required to be greater than or equal to 455 feet. Neither of the proposed Site Driveways along M-59 meets the 455 feet spacing requirement from the nearest drive. The ultimate jurisdiction of the entrances rests with the Michigan Department of Transportation (MDOT) and they will require MDOT approval prior to construction.

The study also evaluated the need for turn lanes or tapers at the proposed site driveways. Based on the trip generation peak hour's traffic, it was determined that right turn tapers are warranted at Site Driveways 1 and 2; however right turn tapers are not included in the attached site plan. Further, while Site Driveway 3 does not warrant a right turn taper based on the proposed traffic volumes, it should be re-evaluated with estimated future traffic from the potential development to the southwest of White Lake Plaza included. Additionally, while a right turn taper is not warranted with only White Lake Plaza generated traffic, the Road Commission for Oakland County (RCOC) often requires right turn tapers on developments of this nature. An RCOC permit will be required prior to construction.

Finally, we are aware that the included site plan is not reflective of the most up-to-date site plan, which includes a revised area of retail space, as well as an "Area For Future Development", for which no traffic volumes have been assigned. Traffic Volumes from this area, as well as the potential development to the southwest of White Lake Plaza should be included in the TIA.

A review of the internal turning movements in the development also reveals a concern with the proposed traffic circle at the center of the development. There is a very congested area in the southwest quadrant of the traffic circle, where the exit for the drive-thru must navigate not only the vehicles in the traffic circle, but also the vehicles heading eastbound toward the traffic circle. The traffic circle in the site plan should be considered for removal.

Respectfully,
DLZ, Inc.

Leigh Merrill, P.E.
Project Manager

Cc: Michael Leuffgen, P.E., DLZ *via email*



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EXCEPTIONAL DESIGN
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July 7, 2021

Sean O’ Neil
Community Development Department
Charter Township of White Lake
7525 Highland Road
White Lake, Michigan 48383

RE: White Lake Plaza- Site Plan Review – 4th Review

Ref: DLZ No. 2145-7233-05

Design Professional: MA Archmaster

Dear Mr. O’ Neil,

Our office has performed a Preliminary Site Plan review for the above-mentioned revised plan dated June 22, 2021. The plans were reviewed for feasibility based on general conformance with the Township Engineering Design Standards.

General Site Information

This site is located on the south side of M-59 at the southwest corner of Elizabeth Lake Road. Total site acreage is 8.61 acres.

Site Improvement Information:

- Construction of four (4) retail and restaurant space buildings totaling 28,840 square feet.
- Associated paved and curbed parking and maneuvering aisles. Eight ADA accessible parking spaces and associated loading spaces are also proposed.
- Internal traffic circle proposed.
- 8’ wide concrete sidewalk is proposed along both M-59 and Elizabeth Lake Road frontages.
- Site to be serviced by watermain and sanitary sewer.
- Storm water runoff is proposed to be pretreated and detained in two (2) proposed detention basins with discharge to the adjacent existing wetlands near the south end of the property.



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Note that comments from our June 10, 2021 review are in *italics*. Responses to those comments are in **bold**. New comments are in standard typeface.

The following items should be noted with respect to Planning Commission review:

- a) *It appears that based on the proposed design that it will be difficult for vehicles utilizing the drive thru for Building C to make a right hand turn into the proposed on site traffic circle. Of particular concern would be the ability of larger service style trucks (i.e. larger landscaping vehicles) to execute this turn into the traffic circle. Traffic maneuvering and turning radii for this area should be re-examined. The plans have been updated with a hatched area with a left turn only sign to help limit traffic from entering the traffic circle once leaving the drive through. This likely helps limit conflicts, however the left turn itself is in conflict with eastbound users in front of building C and users entering the site through the traffic circle.* **The plans have been further updated to include a stop sign in addition to the left turn only sign. Further discussion with the Planning Commission and Planning Director is warranted. Please also see the DLZ Traffic Impact Assessment Review dated 7-7-2021 for discussion on interior turning movements.**
- b) *The exact limits of the wetlands should be shown. We are unclear as to whether a wetlands delineation has been performed. In addition, all natural water features on the site should be shown on the plan. Comment outstanding. Plan does not indicate whether a wetlands delineation has been performed. If it has, a note on plan indicating date of delineation and person(s) who performed delineation will suffice. Plans indicate that the wetland delineation was taken from another plan set related to offsite improvements and is outdated. A new wetland delineation shall be performed to demonstrate the current limits of the existing wetland. Plans propose the detention basins and access road to be constructed within the wetland buffer. We defer to the Township Building Department if this is allowable per the ordinance requirements.* **Comment partially addressed. A new wetland delineation dated June 16, 2021 has been included as part of this submittal. Proposed detention basins and access road are now shown to be located outside the wetland buffer. We note that all plan sheets should be updated to reflect the new wetland delineation, see wetland note on plan sheet SP-2.**
- c) *The two (2) detention basin outlet end sections are proposed to encroach into the wetlands area. The end sections should be pulled back out of the wetlands and placed at the limits of the wetlands buffer.* **The plans show 8" discharge pipes with end sections and Rip-Rap extending into the wetland area. Township Zoning Ordinance section 6.1.F.vi.b indicates that areas identified as wetlands are not to be modified in any way. The proposed activities and stormwater discharge will require permit from EGLE inland lakes & streams.**



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- d) *The plans do not adequately represent the required sanitary sewer pump station that will be required for connection to the existing pressure sewer along Elizabeth Lake Road. Oakland County standard details for a duplex sanitary sewer pump station have been attached to this review for reference. The pump station cannot be located in the drive lane as presented. The top of the wet well and valve vault need to be 6 inches above surrounding grade to prevent infiltration. The pump station will consist of above grade appurtenances such as vent piping for wet well and valve vault and control panels, generator, transfer switches, transformer pad that should be located on the plan and protected from traffic. The proposed location does not provide sufficient area for these items as well as provide proposed parking for station maintenance vehicles. **Comment addressed for this level of review however further clarification will be required at time of final site plan regarding the location of all required appurtenances associated with the pump station.***
- e) *It should be verified by the owner/ applicant that an access easement for the proposed southern and western drives from Elizabeth Lake Road and M-59 all the way to the southwest property line (reference Preliminary Site Plan Sheet SP-2) shall be granted. This will enable access to the property to the southwest for future development. **Comment remains as a notation. The design engineer has stated that the property owner will provide an access easement for the proposed access road from Elizabeth Lake Road and M-59 all the way to the southwest property line.***
- f) *Questions were raised at the 6-3-2021 planning Commission Meeting regarding the survey that should be addressed by the applicant to insure there are no dimensional inconsistencies that would cause proposed elements to shift or be eliminated. See attached markups and clarify. **Comment outstanding. It does not appear that comments, on the marked up Sheet SP-2 sent with our previous review, have been addressed. We note that no response letter from the design engineer was received as part of the current submittal.***
- g) *White Lake Township Fire Department has deferred further comment to this office regarding turning radius for fire apparatus. The plan sheet SP-4 shows a fire truck “dropped” onto the plan in several areas. This does not sufficiently demonstrate space required for the turning movements. This is typically accomplished with AutoTURN software to show the required path of travel for a 40-foot-long vehicle to navigate the site. Please update the plans to show the path of travel required for a 40-foot vehicle to navigate the site. We also note there are outstanding items on the Fire Department review regarding fire hydrant coverage and placement. **Turning movements for fire apparatus has been provided on the plan set. Note that the traffic sign near the drive thru exit of Building C will need to be relocated as it will be damaged by the movements. DLZ continues to defer comment to the Fire Department regarding fire hydrant coverage.***
- h) Please also refer to the 7-7-2021 DLZ letter regarding the Traffic Impact Assessment Review.



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The following comments can be addressed at the time of Final Site Plan/ Final Engineering Plan submittal. Please note that these comments do not impact the Preliminary Site Plan layout or engineering feasibility. These comments have been provided to the applicant's engineer at this time as a courtesy as the plan moves forward to FSP and FEP review.

FSP/FEP Comments (for future submittal)-

General

1. *The plan sheets SP-2 and C-3 are a bit difficult to read. Please provide a larger view of plan at time of FSP/FEP submittal. The design engineer has indicated that the scale of the drawing has been increased to 1" = 40'. Please note that there is a conflict between the scale listed of 1" = 40' and the graphic scale on the plans of 1" = 50'. Please clarify. **Comment addressed.***
2. *Benchmarks shall be on NAVD 88 datum. No assumed datum is accepted per Township Ordinance. Comment partially addressed. Please add NAVD 88 reference to the Benchmark Table. **Comment addressed. Reference to NAVD 88 is now shown on Sheet SP-1.***

Watermain

1. *We defer to the Fire Department with regard to items related to fire suppression including proposed hydrant locations. **Comment remains.***

Sanitary Sewer

1. *Sanitary sewer pump station revisions are required as referenced above. **Comment addressed to the degree necessary on PSP submittal. Further detail will be required for FSP/FEP.***
2. *Sanitary sewer shall be centered in a 20' wide easement. A 20' wide easement is proposed; however, it is not clear as to whether the sanitary sewer centered. In addition, an easement will be required for the Pump Station. **Comment partially addressed. Comment regarding an easement for the pump station remains.***

Stormwater Management

1. *Sheet C-5 notes that storm sewer and detention basins shall be the maintenance responsibility of White Lake Township. We note that all storm sewer, detention basins, and associated appurtenances shall be privately maintained by the property owner. A Storm Sewer and Detention Basin*



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Maintenance Agreement with the Township shall be required. Comment remains. The plan has been updated with a maintenance agreement. Please note White Lake Township will require a standardized agreement be in place prior to pre-construction meeting.

2. *A County Drain easement may be required by Oakland County for the Brendal Drain which runs in close proximity to the western property line for this project. Please provide verification from the County with respect to the jurisdiction and easement requirements relative to the Drain. Comment remains.*

Recommendation

Comments relative to the site plan regarding the interior turning movements, survey, and wetland delineation/impact are minor but still remain. The Planning Commission should be satisfied with a plan for resolution of these items prior to preliminary site plan approval. The comments listed under 'FSP/FEP Comments' can be addressed at the time of Final Site Plan/ Final Engineering Plan submittal.

Please feel free to contact our office should you have any questions.

Sincerely,

DLZ Michigan

Michael Leuffgen, P.E.
Department Manager

Victoria Loemker, P.E.
Senior Engineer

- Cc: Justin Quagliata, Community Development, *via email*
 Hannah Micallef, Community Development, *via email*
 Aaron Potter, DPS Director, White Lake Township, *via email*
 John Holland, Fire Chief, White Lake Township, *via email*

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MCKENNA

June 9, 2021

Planning Commission
Charter Township of White Lake
7525 Highland Road
White Lake, MI 48383

Subject: Elizabeth Lake Retail – Planned Development
Rezoning (review number 1) from AG (Agricultural) to PB (Planned Business District)
Preliminary Site Plan Review number 3

Applicant(s): MA Archmaster

Location: South side of Highland Road, west of Elizabeth Lake Road

Dear Planning Commissioners:

The petitioner has submitted plans to develop a four building multi-use development including retail and restaurants on a site consisting of 7.9 net acres for PD zoning. Currently zoned Agriculture, the site is designated as “Lakes Town Center” on the Township’s Future Land Use Map.



Source: Oakland County Property Gateway

HEADQUARTERS
235 East Main Street
Suite 105
Northville, Michigan 48167

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☎ 248.596.0930
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REZONING

The initial stage of the PD review process also effectuates the rezoning of the land to PB. Section 7.13 of the Zoning Ordinance provides standards for the review of rezoning proposals. The following review criteria are specified in Section 7.13 (A) through (N):

A. **Consistency with the goals, policies and future land use map of the White Lake Township Master Plan, including any subarea or corridor studies. If conditions have changed since the Master Plan was adopted, the consistency with recent development trends in the area.** The Mater Plan places this site in the Lakes Town Center Area. Additionally, it is located in the proposed Civic Center Area. The Master Plan characterizes the future land uses in this area as follows:

- To fully realize the vision of a “village” in this area, the land uses in Lakes Town Center must also include residential, institutional, entertainment and recreation. The Village must, in essence, represent a concentrated version of what makes the whole Township a successful community. Most importantly, the land use mix must result in a desirable gathering spot that can become an identifiable “place”, and one with which residents in the Township choose to be identified.

The proposed Planned Business District (PB), allows for several of these uses and the ability to conform to the vision described in the Lakes Town Center Area.

- B. **Compatibility of the site's physical, geological, hydrological and other environmental features with the host of uses permitted in the proposed zoning district.** The site is fairly flat and can adequately sustain the uses and design concepts allowed by the PB District. There is a .45-acre wetland on the south end of the site. A detention pond, approximately 12,000 square feet in located just north of the wetland and a second, (approximately) 70,000 detention pond is proposed due west of the wetlands.
- C. **Evidence the applicant cannot receive a reasonable return on investment through developing the property with one (1) of the uses permitted under the current zoning.** No such evidence has been submitted.
- D. **The compatibility of all the potential uses allowed in the proposed zoning district with surrounding uses and zoning in terms of land suitability, impacts on the environment, density, nature of use, traffic impacts, aesthetics, infrastructure and potential influence on property values.** Most of the permitted (potential) uses in the PB district are compatible with the surrounding uses and the nature of the uses anticipated in the Township Master Plan. However, the proposed development conflicts with several ideals expressed thus far in the proposed Civic Center Development Area plan and the Lakes Town Center Area. The subject site is a gateway to the Civic Center Development Area Plan.
- E. **The capacity of the Township's utilities and services sufficient to accommodate the uses permitted in the requested district without compromising the "health, safety and welfare" of the Township.** The site is an area that is intended to be serviced by the public water and sanitary sewer service. We defer to the Township Engineer regarding this matter.

- F. ***The capability of the street system to safely and efficiently accommodate the expected traffic generated by uses permitted in the requested zoning district.*** A traffic impact study is required to be submitted at preliminary site plan review. No study has been submitted. The subject site is part of an area planned to have an active mix of uses and be a center of Township activity. It is important to have a safe and efficient traffic and circulation pattern in order to accommodate the anticipated increase in vehicular and pedestrian activity.
- G. ***The apparent demand for the types of uses permitted in the requested zoning district in relation to the amount of land in the township currently zoned and available to accommodate the demand.*** Evidence of the demand in the Township for additional retail and restaurant uses has not been submitted. However; the location is appropriate for such uses, given the traffic, residential rooftops and general density in the project area.
- H. ***The boundaries of the requested rezoning district are reasonable in relationship to its surroundings, and construction on the site will be able to meet the dimensional regulations for the zoning district listed in the Schedule of Regulations.*** The property is adjacent to agricultural to the west White Lake Township Civic uses to the south, residential to the north and general business to the east. The proposed layout complies with the minimal, dimensional requirements of the PB District.
- I. ***The requested zoning district is considered to be more appropriate from the township's perspective than another zoning district.*** While the PD could provide greater flexibility in site design, the proposed site layout and architectural design are inconsistent with the Master Plan; specifically, the Lakes Town Center Planning Area. The uses allowed in the proposed zoning are appropriate however; the use of a Planned Development option (as outlined in the State Statute) is to: *Encourage innovation in land use and variety in design, layout and type of structures constructed, achieve economy and efficiency in the use of land, natural resources, energy and the provision of public services and utilities, encourage useful open space, and provide better housing, employment, and shopping opportunities particularly suited to the needs of the residents of this state.*
- The proposed development does not appear to meet the basic requirements of the Planned Development ordinance.
- J. ***If the request is for a specific use, is rezoning the land more appropriate than amending the list of permitted or special land uses in the current zoning district to allow the use?*** Rezoning would be the most appropriate way to allow for this sort of use. Amending the agricultural zoning district to allow for retail and restaurants would not be advised.
- K. ***The requested rezoning will not create an isolated and unplanned spot zone.*** Planned developments, by their nature stand on their own, but the uses allowed within the PD should be consistent with the use of land surrounding it. The proposed restaurant and retail uses are consistent with the surrounding land uses.

- L. ***The request has not previously been submitted within the past one (1) year, unless conditions have changed or new information has been provided.*** It is our understanding that this request had not been previously made.
- M. ***An offer of conditions submitted as part of a conditional rezoning request shall bear a reasonable and rational relationship to the property for which rezoning is requested.*** This standard is not applicable, as the application is not for a conditional rezoning.
- N. ***Other factors deemed appropriate by the Planning Commission and Township Board.*** If the Planning Commission or Township Board desire information on other considerations related to the proposal, we would be happy to assist them.

The petitioner should provide a narrative outlining exactly what the public benefits are of this project.

PLANNED DEVELOPMENT REVIEW PROCESS

Planned Development approval involves three (3) steps: Preliminary Site Plan Review, Final Site Plan Review, and Development Agreement Review. We have reviewed the application for compliance with the Township's Zoning Ordinance and Master Plan, as well as sound planning and design principles, and offer the following comments:

The Planned Development review process

1. Preliminary Site Plan Review: This is the step in which the number of units and road layout are established, the amount of open space is determined, and other project details are decided upon. At the preliminary review step the Planning Commission holds a public hearing. The Planning Commission must review the PD proposal and make a recommendation to the Township Board for the preliminary site plan. The Township Board is required to take action, approving or denying the preliminary site plan. The property is rezoned to PD, or in this case, PB (Planned Business District) at the end of this step.
2. Final Site Plan Review: Final site plan review is the step at which all of the details are included on the final site plan and all of the conditions of preliminary site plan review must be satisfied. The Planning Commission is required to review the final site plan and take action, approving or denying the final site plan. It is at this step where the Planning Commission also reviews the proposed Development Agreement and makes a recommendation to the Township Board.
3. Development Agreement Review: Upon recommendation of the Development Agreement by the Planning Commission, the Township Board takes final action on the Development Agreement.

Comments

1. **Existing Conditions.** The conditions of the site and the surrounding area are summarized below:

Location	Existing Land Use	Master Plan	Existing Zoning
Site	Vacant	Lakes Town Center	Agricultural
North	Single-Family Residential	Lakes Town Center	Suburban Farm/ Single-Family Residential
East	Commercial	Lakes Town Center	General Business
South	Vacant	Lakes Town Center	Agricultural
West	Vacant	Lakes Town Center	Agricultural

- Proposed Use.** The applicant is proposing four, one story buildings as part of a commercial plaza. One building will be dedicated as a restaurant, two buildings are retail and the fourth is a mixture of retail and restaurant uses. Additionally, the applicant has proposed two drive-thru lanes for the restaurants within the development and seating for twenty four outdoor dining patrons. Both the drive thru and outdoor dining are special land uses and as such, are subjected to special land use considerations. Most special land uses have the potential for adverse effects if they are not carefully examined. Though the underlying AG- Agriculture zoning does not support the retail or restaurant uses, the applicant has applied to rezone the area as a Planned Business. Further, the site is designated as the “Lakes Town Center” on the Township’s Future Land Use Map. This designation calls for a mix of commercial and residential options. The retail and restaurant uses align with this future land use designation, and are appropriate for the site. However, the site layout and building design are inconsistent with the Lakes Town Center Planning Area.
- Building Placement; Architecture and Design.** The site is not of a conforming size for a PD - the minimum lot area to be considered for a Planned Development is 10 acres. A waiver from this minimum size was approved in March, 2021.

The Township has invested significant resources in the development of the Lakes Town Center Area/Civic Center. This proposed development provides an opportunity to build on that success.

The principal characteristics of **Lakes Town Center’s** physical form should include at least the following elements:

- Higher density residential, often in the form of upper floors in mixed use retail or office development.
- Unifying visual development features, such as: special pedestrian pavements, light fixtures, landscaping, way-finding sign systems, highest quality architecture, timeless design that avoids “theme” concepts, and the like
- Unique and attractive roadway features that also promote pedestrian safety, such as: landscaped boulevards, special crossing features, refuge areas in the center of wide crossings, mast-arm signals incorporating lighting and signage systems, and on-street parking
- Terminated Vistas that provide attractive locations for civic anchors, such as major retailers or institutional, civic, museum, or religious uses

- Terminated Vistas also can be used to: screen less attractive elements, such as parking lots; and draw residents and visitors toward a destination, thereby encouraging pedestrians to walk and enjoy all that **Lakes Town Center** has to offer.
- Parking should be provided both on-street, to enhance the appearance of convenience and improve safety for pedestrians, and in convenient but thoughtfully-screened parking lots or parking structures that include landscaping for beauty and to provide shade, thereby reducing the “heat island” effect.
- Compact development allows buildings to be concentrated into a form that is more walkable.
- Sidewalk, alleys, and mid-block connections all contribute to a walkable area that is easy to navigate.

While the proposed site layout incorporates some of these concepts, there are a number of opportunities for modifications that would make the development of this site more consistent with the Township’s efforts for developing this area including:

- Develop a conceptual layout for the 1.47-acre future development area to ensure compatibility with the overall development of this site – consider a higher density residential development on this portion of the site.
- Reorient the buildings to Elizabeth Lake Road and Highland Road with minimal parking located in the front yards – maximum of one bay or perpendicular parking along Highland Road frontage plus a bay of parallel parking along the store fronts. A maximum of one bay of parallel parking along the storefronts facing Elizabeth Lake Road.
- The proposed drive-thru uses significantly detracts from the walkable nature of the project and in some cases directly conflict with safe site circulation. Section 6.10.A.ii of the Zoning Ordinance (General Standards for Special Land Uses) specifically states: *“The proposed use shall be of a nature that will make vehicular and pedestrian traffic no more hazardous than is normal for the district involved, taking into consideration vehicular turning movements in relation to routes of traffic flow, proximity and relation to intersections, adequacy of sight distances, location and access of off street parking and provisions for pedestrian traffic, with particular attention to minimizing child-vehicle interfacing.”*

If the Planning Commission determines drive-thru uses may be appropriate on this site, we recommend that the drive-thru windows and circulation be located in a way that does not conflict with on-site circulation and not along the Highland or Elizabeth Lake Road frontages.

- Eliminate the proposed traffic circle because it causes too many vehicular and pedestrian conflicts.

- Consider providing a central open space that could accommodate a variety of activities that also helped direct traffic flow.



O.

- All loading and service areas should be located to avoid negative visual impacts from adjacent roads and any on-site gathering areas.
- There are plazas located between buildings A and B and between C and D. The facades of these buildings facing the plazas should include more window and door openings so the plazas are more active and enjoyable places to be.
- Elevations have been submitted for each of the proposed buildings. Generally, they will be comprised of brick, cultured stone, dryvit, and a moderate amount of glazing (windows) along the storefronts. The buildings will also feature fabric awnings and a cornice atop each building. The elevation sheets note that some colors are still to be selected. Finalized colors should be noted and material samples provided for Planning Commission review at the time of Final Site Plan.

The left elevation of Building A only has one window, which services the drive thru. This elevation should be modified to account for its prominent location adjacent to Elizabeth Lake Road. A blank expanse of a wall on a prominent elevation is contrary to good planning and design principals. In general, we recommend the buildings have “four-sided” architecture which means that each of the building facades contains attractive architectural details, window and door openings.

4. **Site Circulation and Parking.** Restaurant uses require one parking space per 75 square feet of gross floor area, while the retail uses require one parking space per 200 square feet of gross floor area. Based on the square footage provided for each use, a total of 193 parking spaces are required on site. As submitted, the site plan proposes a total of 193 parking spaces, including eight ADA accessible spaces.

Separately, the two drive-thru operations require a total of eight (8) stacking spaces each. The applicant has met this standard, as demonstrated on sheet SP-2.

The applicant has proposed two rows of 17-foot-long parking spaces in front of the buildings. Employee parking is located in the rear of the site. Parking space lengths are required to be 19 feet but may be reduced to 17' where a vehicle will overhang a sidewalk or landscaped area. Sidewalks proposed with this overhang must be at least 8'-wide. The sidewalk is proposed to be 14 feet in width but the site plan details outdoor seating tables in these overhang areas which must also accommodate five-foot barrier free access and pedestrian amenities such as street lights and trees. We recommend the applicant increase the width of these sidewalks to a minimum of 20 feet.

We note that while the proposed maneuvering lanes comply with the ordinance requirements (typically 24-26 feet,) there is at least one area of concern. There is a pinch point in the southeast corner of the development, where the stacking lane adjacent to Building A and the eastern most trash enclosure come together. We believe this will create a maneuvering lane which is too narrow for cars, delivery trucks, and most importantly fire department vehicles to pass. We defer to the Fire Department as to whether the layout is appropriate.

The applicant is proposing a 25' access drive from the northwest corner of the site (Highland Road) to the southeast corner of the site (Elizabeth Lake Road). On sheet SP-2 the petitioner has indicated that he will provide an access easement over the proposed access road for the benefit of the land-locked property to the southwest of the site.

5. **Pedestrian Circulation.** Per Section 5.21 of the Zoning Ordinance, an eight (8) foot wide public sidewalk is required along both Elizabeth Lake and Highland Roads. The applicant has proposed such a pathway along both of the frontages as required. Additionally, a four (4) foot walkway and seating area are proposed in the northeast corner of the site, where Elizabeth Lake and Highland Roads meet. Finally, sidewalks have been proposed around the buildings, including 14-foot-wide sidewalks adjacent to the front of the restaurant and retail uses. We recommend the applicant provide a visual entrance feature at the corner of Elizabeth Lake and Highland Roads and relocate the any proposed pedestrian amenities to somewhere in the site that is more conducive to pedestrian use.
6. **Landscaping and Screening.** A landscape plan was not provided with the submitted application materials and is not required until final site plan review. A landscape plan showing compliance with the standards within section 5.19 must be submitted at the time of the final site plan review. A 30" high decorative metal fence with brick columns is proposed along the Highland and Elizabeth Lake Road frontages.
7. **Lighting.** Section 5.18(G) of the Zoning Ordinance includes the standards for outdoor lighting. Currently, the application materials indicate there will be exterior lighting planned for the site. A lighting plan showing compliance with the standards within section 5.18(G) must be submitted at the time of final site plan review.

8. **Signs.** Section 5.9 of the Zoning Ordinance regulates signs. Sheet SP-3 details two proposed multi-tenant signs adjacent to both Highland Road and Elizabeth Lake Road. The 15-foot-tall sign has a total “sign area” of approximately 144 square feet, and otherwise complies with the regulations applied to similar signs in the GB and PB zoning districts.
9. **Trash Disposal.** Four trash enclosures are proposed in the rear of the buildings. Dumpster enclosure details have been provided. The enclosures are proposed to be 6 feet in height, in compliance with the Zoning Ordinance. All dumpsters are located on a six (6) inch concrete pad, extend ten (10) feet in front of the gate, with six (6) inch concrete-filled steel bollards to protect the rear wall and gates.
10. **Planning Commission Comments.** Recently, the Planning Commission considered the applicant’s request for a waiver from the minimum size requirements for a Planned Development. During this meeting, the Commission expressed concerns regarding the proposed preliminary layout of the site and its relation to the **Lakes Town Center Planning Area** in the Township Master Plan. Planned Developments are intended to permit, with Township approval, development in a coordinated and cohesive arrangement which may be more difficult to achieve under more conventional, piecemeal development designed to conform with standard zoning requirements. Development standards, as approved in a development plan, in this district shall result in a project that is superior to one constructed under standard zoning requirements and shall be mutually acceptable to the applicant and the Township.

Because the development is intended to both produce a product that is superior to that achievable under conventional zoning standards and serve as a cohesive agreement between the Township and applicant, it is vital that the applicant work to incorporate comments from the Planning Commission and Township Board into the overall design. Some of these comments, such as the pinch point adjacent to the southeast drive-thru, have already been incorporated into this letter. However, the Planning Commission also expressed concerns that the proposed project did not align with the master plan goals for the Lakes Town Center Planning Area south of Highland Road. Specifically, the Planning Commission expressed concerns that the proposed development does not emphasize walkability enough, or the desire to have buildings facing Elizabeth Lake Road. We recommend the applicant incorporate the recommendations from the Lakes Town Center “Forms and Physical Characteristics” subsection.

As proposed, we find the development is similar to one that would be proposed under more conventional zoning standards. Given that the applicant has requested a waiver from the size requirements of a Planned Development district, we believe it is important to work directly with Township Staff and Planning Commission to propose a development that incorporates the above comments, and will further the Master Plan’s goals and objectives.

RECOMMENDATION

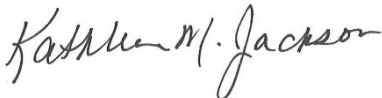
1. Based on our review of the standards for rezoning the subject site, we recommend the Planning Commission consider the applicant’s request to rezoning the subject site to PB subject to addressing the

items listed below to the satisfaction of the Planning Commission. This recommendation is subject to preliminary site plan approval for the proposed PD.

2. As noted in our review letter, there are several issues, which we believe can be corrected or clarified. Once the Planning Commission finds their comments and concerns have been adequately addressed, we believe it would be appropriate to recommend approval of the project subject to the following conditions that have been outlined in this review:
 - A. The applicant addresses the outstanding items with respect to the Lakes Town Center “Forms and Physical Characteristics” subsection to the satisfaction of the Planning Commission.
 - B. The applicant providing a written narrative outlining the public benefit of the project.
 - C. Sidewalks intended to provide outdoor seating be widened to 20 feet and include additional amenities including trees and decorative light poles.
 - D. The applicant provide a visual entrance feature at the corner of Elizabeth Lake and Highland Roads and relocate the any proposed pedestrian amenities to somewhere in the site that is more conducive to pedestrian use.
 - E. Incorporate “four-sided” architecture and provide finalized colors and material samples for Planning Commission review at the time of Final Site Plan.
 - F. We defer to the Fire Department as to whether the layout is appropriate.
 - G. We defer to the Fire Department as to whether the proposed fire lane location is acceptable.
 - H. A landscape plan showing compliance with the standards within section 5.19 must be submitted at the time of the final site plan.
 - I. A lighting plan showing compliance with the standards within section 5.18(G) must be submitted at the time of the final site plan.
 - J. A community impact statement be submitted in accordance with Section 6.6 of the Zoning Ordinance.
 - K. A traffic impact study be submitted in accordance with Section 6.3 of the Zoning Ordinance.

If you have any questions about this report or require additional information, please do not hesitate to contact us. Respectfully submitted,

McKENNA



Kathleen Jackson
Senior Principal Planner

cc: Mr. Sean O’Neal, AICP

Mr. Justin Quagliata
Ms. Hannah Micallef



Fire Department
Charter Township
of White Lake

Site / Construction Plan Review

To: Sean O'Neil, Planning Department Director

Date: 07/07/21

Project: Elizabeth Lake Retail

File #: Not Shown

Date on Plans: 06/22/21

The Fire Department has the following comments with regards to the revised preliminary site plans submitted for the project known as Elizabeth Lake Retail:

New comments: Black – Bold – Font. **Existing Comments: Gray Font**

1. Site Access
 - a. Sheet SP - 3 shows apparatus placement throughout the site, but no actual movement. The applicant shall submit a turn radius profile (based on a 40' truck) that demonstrates apparatus movement including the access drive around building "A"
Since no actual apparatus movement is shown, we defer this comment to the Township Engineer to evaluate the turn radiuses as they apply to a 40' cab over truck.
 - b. The drive-through on building "A" consumes most of the access drive, and has the potential to create a bottle neck within this area. The south side of the buildings presents as the loading and off-loading area, so larger truck traffic would be expected. **This comment is pending a response from the applicant**
2. Hydrants
 - a. Relocate the hydrant shown at the southwest corner of building "B" to the southeast side of building "A" at a minimum setback of 50'. This would put the hydrant on the north side of the dumpster enclosure. Impact protection shall be required.
This comment has been addressed.
 - b. The hydrants located on the north side of Highland Road cannot be considered for appropriate converge due to location and safe accessibility. At a minimum, add two (2) hydrants to the north side of the buildings (spacing not to exceed 300').
Two (2) hydrants have been added to the North side of the building as requested. However, until a hard copy of the plan is submitted, we are unable to scale the hydrant spacing, so the locations are subject to change.
 - c. Sheet C-2 is showing a proposed hydrant at the southwest corner, off of building "D". This hydrant is not shown on sheet S-P 2, or C-3.
3. Elevations
 - a. The elevations on Sheet A -1-2 are not scaled (**Unable to confirm if this deficiency has been corrected**).



Fire Department
Charter Township
of White Lake

John Holland
Fire Chief
Charter Township of White Lake
(248)698-3993
jholland@whitelaketwp.com

Plans are reviewed using the International Fire Code (IFC), 2015 Edition and Referenced NFPA Standards.

Assessing Department

Memo

To: Sean O'Neil, Planning

From: Jeanine A Smith

Date: June 23, 2021

Re: Project Name: Elizabeth Lake Retail Parcel Number: 12-21-426-005

Comments:

This plan is part of a much larger parcel than is indicated on the plans. If the intent is to divide this parcel an application must be made at the Assessing Department. No division has been requested.

PROJECT: PROPOSED RESTAURANTS & RETAILS PLAZA

LOCATION:
(21-426-004) HIGHLAND RD. WHITE LAKE, MI 48386

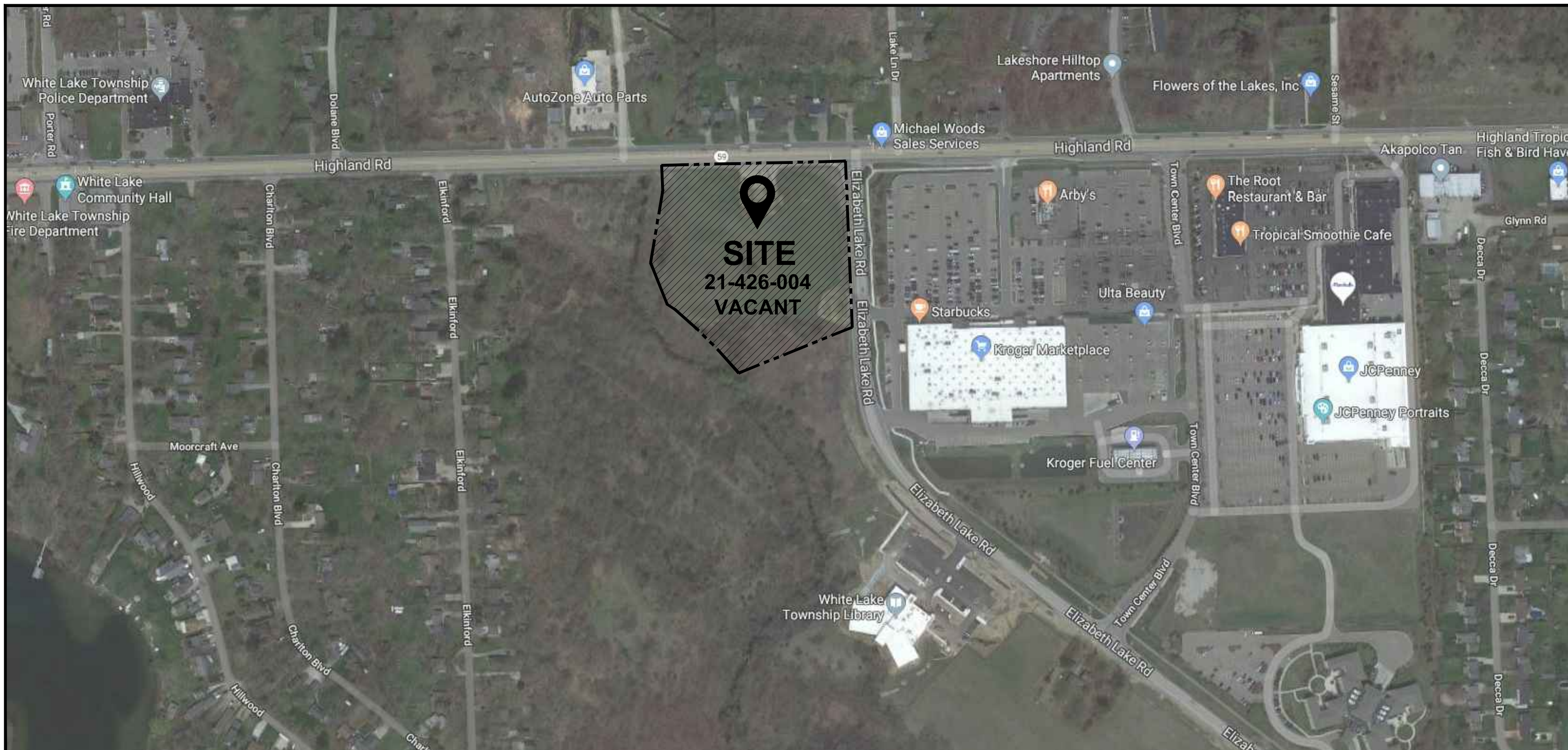
PRELIMINARY SITE PLAN



SHEET No.	SHEET TITLE
----	(COVER SHEET)
SP-1	EXISTING SITE PLAN/TOPO SURVEY
SP-2	PROPOSED SITE PLAN
SP-3	SITE PLAN DETAILS
SP-4	FIRE TRUCK CIRCULATION
C-1	MDOT DETAILS
C-2	PROPOSED GRADING PLAN
C-3	PROPOSED UTILITY PLAN
C-4	STORM DRAINAGE CALCULATIONS
C-5	STORM MAINTENANCE PLAN
A-1-1	BUILDING "A" - PROP. FLOOR PLAN
A-1-2	BUILDING "A" - PROP. ELEVATIONS
A-2-1	BUILDING "B" - PROP. FLOOR PLAN
A-2-2	BUILDING "B" - PROP. ELEVATIONS
A-3-1	BUILDING "C" - PROP. FLOOR PLAN
A-3-2	BUILDING "C" - PROP. ELEVATIONS
A-4-1	BUILDING "D" - PROP. FLOOR PLAN
A-4-2	BUILDING "D" - PROP. ELEVATIONS

LEGAL DESCRIPTION: (PARCEL C)

Land situated in the Township of White Lake, County of Oakland, State of Michigan. Part of the East 1/2 of the Southeast 1/4 of section 21, Town 3 North, Range 8 East, Township of White Lake, Oakland County, MI, described as beginning at a point distance South 89 degrees 25 minutes 19 seconds West 332.92 feet from the East 1/4 corner, section 21, Town 3 North, Range 8 East down the centerline of Highland Road, (M-59) to the intersection of Highland Road (100 Feet wide) and Elizabeth Lake Road (66 Feet Wide); thence down the centerline of Elizabeth Lake Road, (66 feet wide) South 00 degrees 25 feet 22 seconds East, 549.70 feet to a point; thence South 69 degrees 50 minutes 10 seconds West 404.63 feet to a point, also known as the centerline of the Creek; also known as Brendel Lake Creek; Thence North 43 degrees 16 minutes 04 seconds West 299.25 feet, Rad. = 1,681.04; Chd. = 298.86 feet; Thence continuing on centerline of the Creek, also known as Brendel Lake Creek; North 54 degrees 53 seconds 29 minutes West, 30 feet to a point, thence N. 19 degrees 57 minutes 07 seconds West 148 Feet; thence North 11 degrees 17 minutes 59 seconds East 241 feet; thence North 00 degrees 32 minutes 16 seconds West 85 feet to the centerline of Highland Road, (M59 100 feet wide); thence South 89 degrees 25 minutes 19 seconds East 609.27 feet back to the point of beginning; except the portion of 50 feet on Highland Road (100 feet wide) and that portion of 33 feet on Elizabeth Lake Road (66 feet wide) for road and public utilities, containing 8.61 acres more or less.



AERIAL VIEW FROM GOOGLE MAPS
N.T.S.

GOVERNING CODE: MICHIGAN BUILDING CODE 2015 AND CHARTER TOWNSHIP OF WHITE LAKE, MI ZONING ORDINANCE	
USE GROUP :	M (MERCANTILE) & A-2 (ASSEMBLY GROUP)
PROPOSED USE:	RETAILS & RESTAURANTS PLAZA
AREA OF THE PROPERTY:	344,865 SQ. FT. = 7.917 ACRES (EXCLUDING R.O.W.)
ZONING	AG (AGRICULTURAL)
BUILDING DATA:	
PROP. TOTAL BUILDINGS AREA= RESTAURANTS(3,560+2,280)+RETAILS (8,400+8,400+6,200)	= 28,840 SQ. FT.
PROP. BUILDINGS HEIGHT	= 25 FT. (REQUIRED: 35 FT. MAX)
LOT COVERAGE	
REQUIRED = 30% MAX.	PROPOSED = 8.36%
SETBACK REQUIREMENTS	
REQUIRED:	PROPOSED:
FRONT: 35.0 FT.	FRONT: 146.0 FT.
SIDE: 25 FT. ONE SIDE (50 FT. TOTAL)	EAST SIDE: 46.0 FT. WEST SIDE: 43.0 FT.
REAR: 50.0 FT.	REAR: 277.0 FT.
PARKING SPACES REQUIREMENTS	
REQUIRED PARKING SPACES FOR 2 RESTAURANTS:	
1 SPACE/75 SQ. FT. OF GROSS FLOOR AREA: (3,560+2,280)/75= 78 PARKING SPACES	
REQUIRED PARKING SPACES FOR 2 RETAILS:	
1 SPACE/200 SQ. FT. OF GROSS FLOOR AREA: (8,400+8,400+6,200)/200= 115 PARKING SPACES	
TOTAL PARKING SPACES = 193 PARKING SPACES INCL. 6 H.C. PARKING SPACE	
PROVIDED PARKING SPACES:	
193 PARKING SPACES INCLUDING 8 H.C. PARKING SPACE	
LOADING UNLOADING SPACES	
(3) LOADING UNLOADING AREAS ARE PROVIDED	
CODES CURRENTLY IN EFFECT	
- 2015 MICHIGAN BUILDING CODE, MBC 2015 - 2015 MICHIGAN MECHANICAL CODE MMC 2015 - 2015 MICHIGAN PLUMBING CODE, MPC 2015 - 2017 NATIONAL ELECTRICAL CODE, 2017 CONSTRUCTION CODE -- PART 8. ELECTRICAL CODE RULES - ACCESSIBILITY: MICHIGAN BARRIER FREE DESIGN LAW, P.A. 1966 AS AMENDED AND THE 2009 ICC/ANSI A117.1 STANDARD AS REFERENCED FROM CHAPTER 11 OF THE 2015 MICHIGAN BUILDING CODE.	

PROJECT: **PROPOSED RESTAURANTS AND RETAILS PLAZA**

ADDRESS: (21-426-004) HIGHLAND RD. WHITE LAKE, MI 48386
CLIENT'S NAME: NAZIR JAWICH

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REVISIONS:	
---	05/03/2021
---	05/25/2021
---	06/22/2021

DATE: 03/26/2021

DRAWN BY: MONEER ALAHWAL

SCALE: AS NOTED

SHEET TITLE:

COVER SHEET

SHEET #:

APPROVED BY:



LEGAL DESCRIPTION: (PARCEL C)

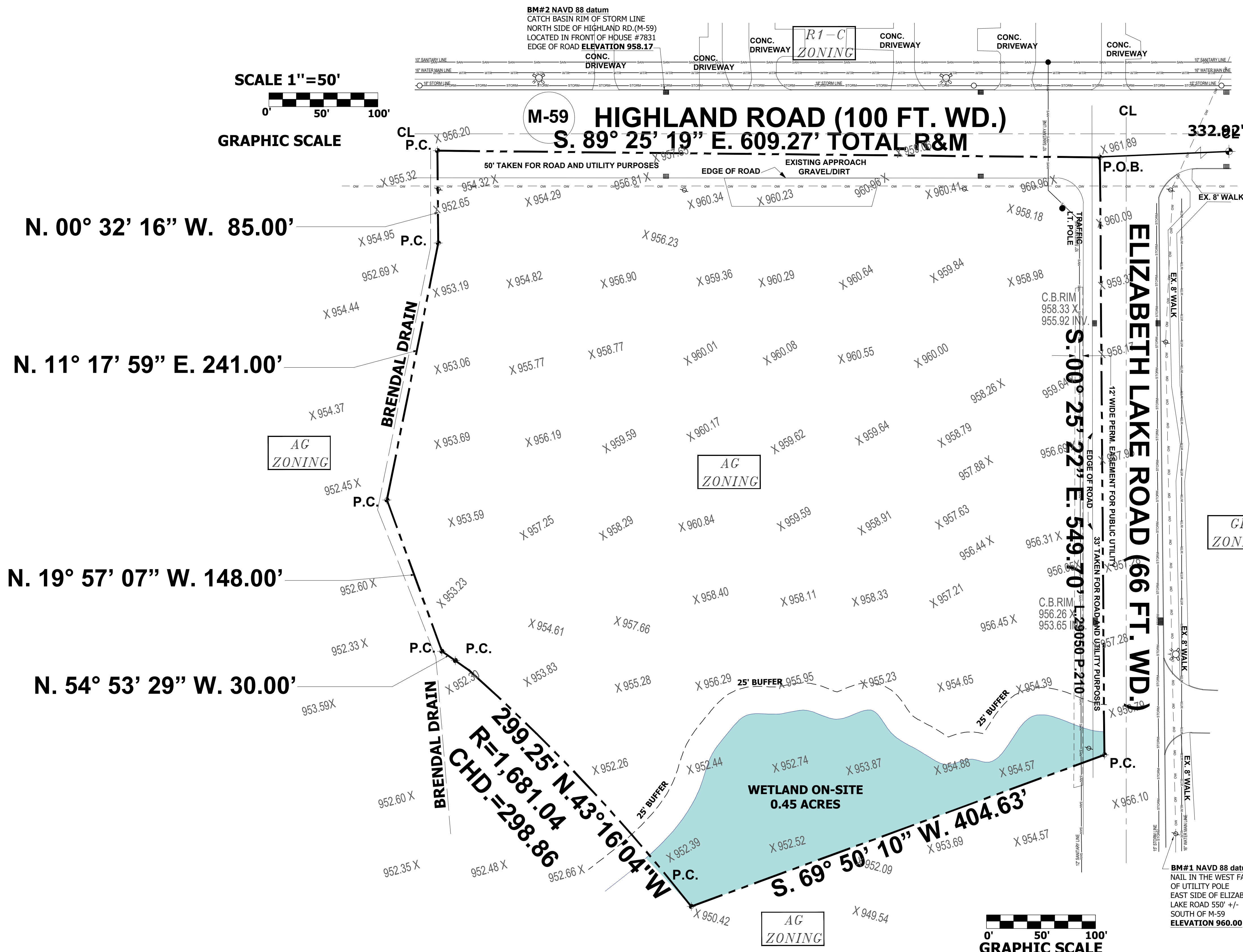
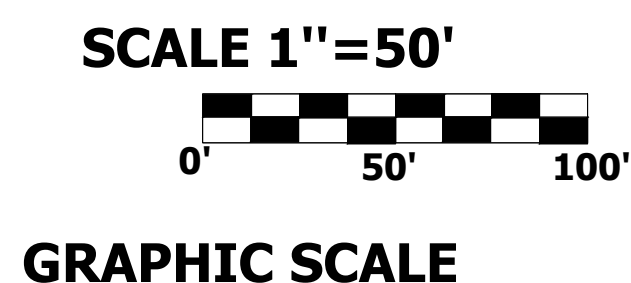
Land situated in the Township of White Lake, County of Oakland, State of Michigan.
 Part of the East 1/2 of the Southeast 1/4 of section 21, Town 3 North, Range 8 East, Township of White Lake, Oakland County, MI, described as beginning at a point distance South 89 degrees 25 minutes 19 seconds West 332.92 feet from the East 1/4 corner, section 21, Town 3 North, Range 8 East down the centerline of Highland Road, (M-59) to the intersection of Highland Road (100 Feet wide) and Elizabeth Lake Road (66 Feet Wide); thence down the centerline of Elizabeth Lake Road, (66 feet wide) South 00 degrees 25 feet 22 seconds East, 549.70 feet to a point; thence South 69 degrees 50 minutes 10 seconds West 404.63 feet to a point, also known as the centerline of the Creek; also known as Brendel Lake Creek; Thence North 43 degrees 16 minutes 04 seconds West 299.25 feet, Rad. = 1,681.04; Chd. = 298.86 feet; Thence continuing on centerline of the Creek, also known as Brendel Lake Creek; North 54 degrees 53 seconds 29 minutes West, 30 feet to a point, thence N. 19 degrees 57 minutes 07 seconds West 148 Feet; thence North 11 degrees 17 minutes 59 seconds East 241 feet; thence North 00 degrees 32 minutes 16 seconds West 85 feet to the centerline of Highland Road, (M59 100 feet wide); thence South 89 degrees 25 minutes 19 seconds East 609.27 feet back to the point of beginning; except the portion of 50 feet on Highland Road (100 feet wide) and that portion of 33 feet on Elizabeth Lake Road (66 feet wide) for road and public utilities, containing 8.61 acres more or less.



LOCATION MAP
N.T.S.

MA ARCHMASTER
Residential & Commercial Designs

Cell Phone: (313) 505-7744
Email: alahwalmoneer@gmail.com



ZONING AND SETBACK INFORMATION

Zoning and Setback information was obtained from the Municipal official, it is the responsibility of the client to insure that this information is correct.

THIS PROPERTY IS ZONED AS:
AG AGRICULTURAL

LOT SIZE
MIN. AREA 5 ACRES
MIN. LOT WIDTH 300.0' FEET

LOT COVERAGE
MAX LOT COVERAGE 30%

MINIMUM SETBACKS:
Front Yard: 35 FT.(BUILDING)
Side Yards: 25 FT. ONE SIDE
50 FEET TOTAL OF TWO SIDES
Rear Yard: 50 FT. (BUILDING)

BUILDING HEIGHT
MAXIMUM STORIES 2.5
MAXIMUM HEIGHT 35 FT.

BENCHMARKS (NAVD 88 datum)
BM#1 NAIL IN THE WEST FACE OF UTILITY POLE
EAST SIDE OF ELIZABETH LAKE ROAD 550' +/-
SOUTH OF M-59 **ELEVATION 960.00**

BM#2 CATCH BASIN RIM OF STORM LINE
NORTH SIDE OF HIGHLAND RD.(M-59)
LOCATED IN FRONT OF HOUSE #7831
EDGE OF ROAD **ELEVATION 958.17**

LEGEND

PROPERTY LINE	---
EASEMENT LINE	---
EX. GAS LINE	---
PROP. GAS LINE	---
EX. WATER MAIN	---
PROP. WATER MAIN	---
EX. SANITARY LINE	---
PROP. SANITARY LINE	---
EX. STORM LINE	---
PROP. STORM LINE	---
FENCE	---
OVER-HEAD WIRES	---
SANITARY SEWER MAN HOLE	●
STORM SEWER CATCH BASIN	○
POWER POLE	⊕
LIGHT POLE	⊕
FIRE HYDRANT	⊕
WATER SHOT-OFF	⊕
EXISTING ELEVATION	X 961.89
PROPOSED ELEVATION	X 960.00
TOP OF CURB	TC
GUTTER	G
TOP OF WALK	TW
PAVEMENT	P
DRAINAGE DIRECTION	→

WETLAND LIMIT NOTE:
WETLAND DELINEATION HAS BEEN PERFORMED AND PROVIDED BY ALAN F. SAWALHA OF LANDWISE CIVIL ENGINEERS. LAND SURVEYORS, DATED ON 6/16/2021.

PROJECT:
PROPOSED RESTAURANTS AND RETAILS PLAZA

ADDRESS:
(21-426-004) HIGHLAND RD, WHITE LAKE, MI 48386

CLIENT'S NAME: NAZIR JAWICH

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REVISIONS:

05/03/2021	
05/25/2021	
06/22/2021	

DATE: 03/26/2021

DRAWN BY: MONEER ALAHWAL

SCALE: AS NOTED

SHEET TITLE:
- TOPO SURVEY

SHEET #:
SP-1

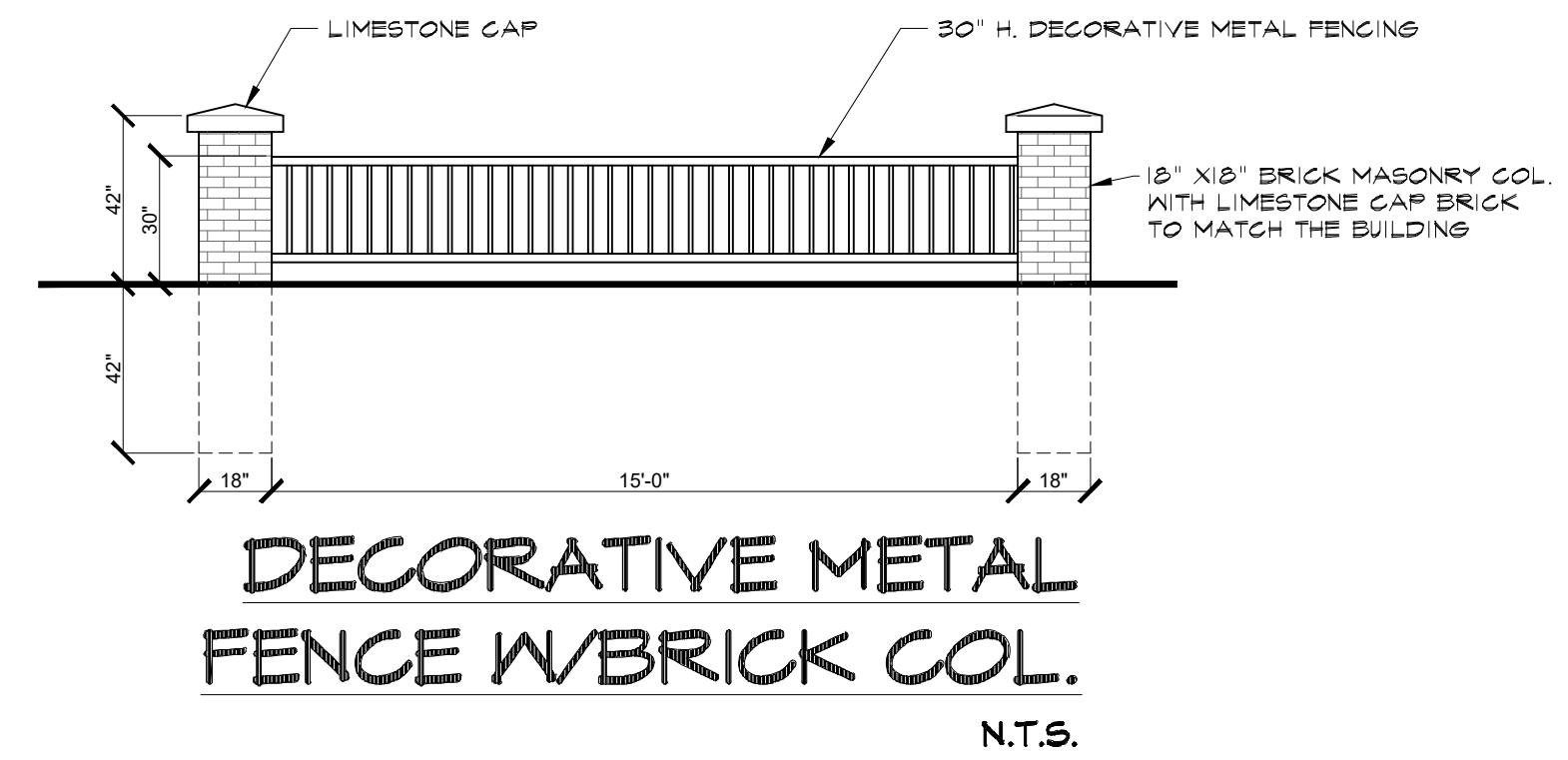
APPROVED BY:

MOHAMED NASRI BAZNA
ENGINEER
No. 32351

TOPO SURVEY
SCALE: 1" = 50'-0"

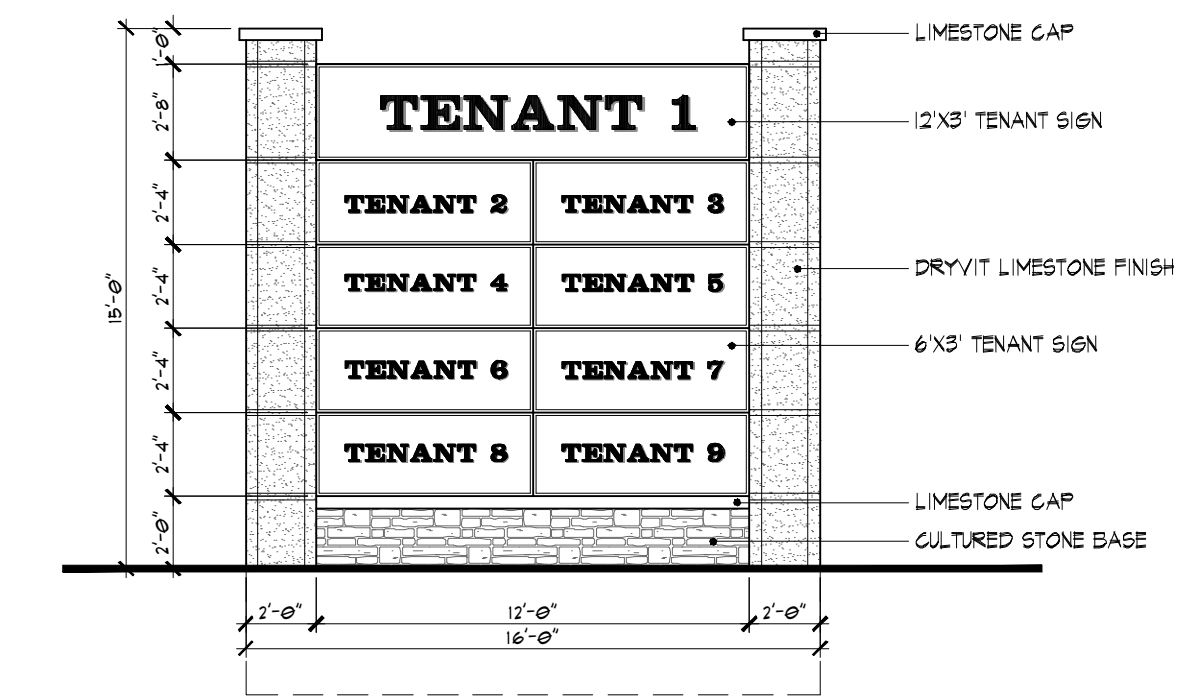


Cell Phone: (313) 505-7744
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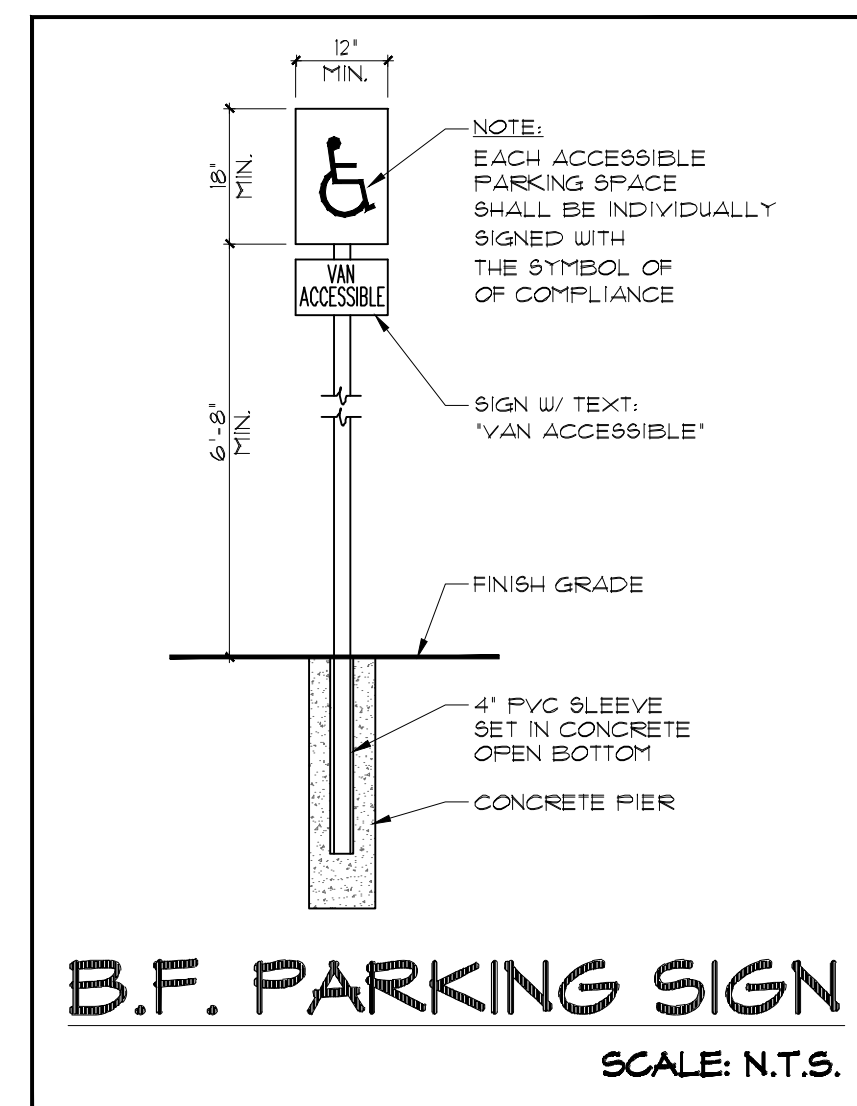
DECORATIVE METAL FENCE W/BRICK COL.

N.T.S.



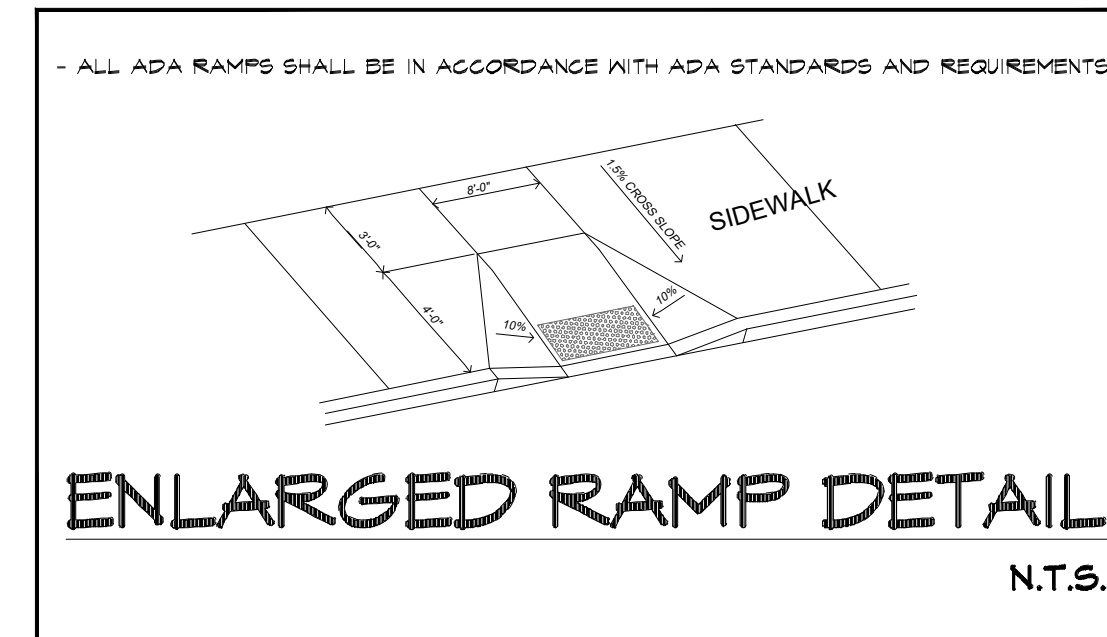
PROPOSED MULTI TENANT MONUMENT SIGNS

SCALE: 3/16" = 1'-0"



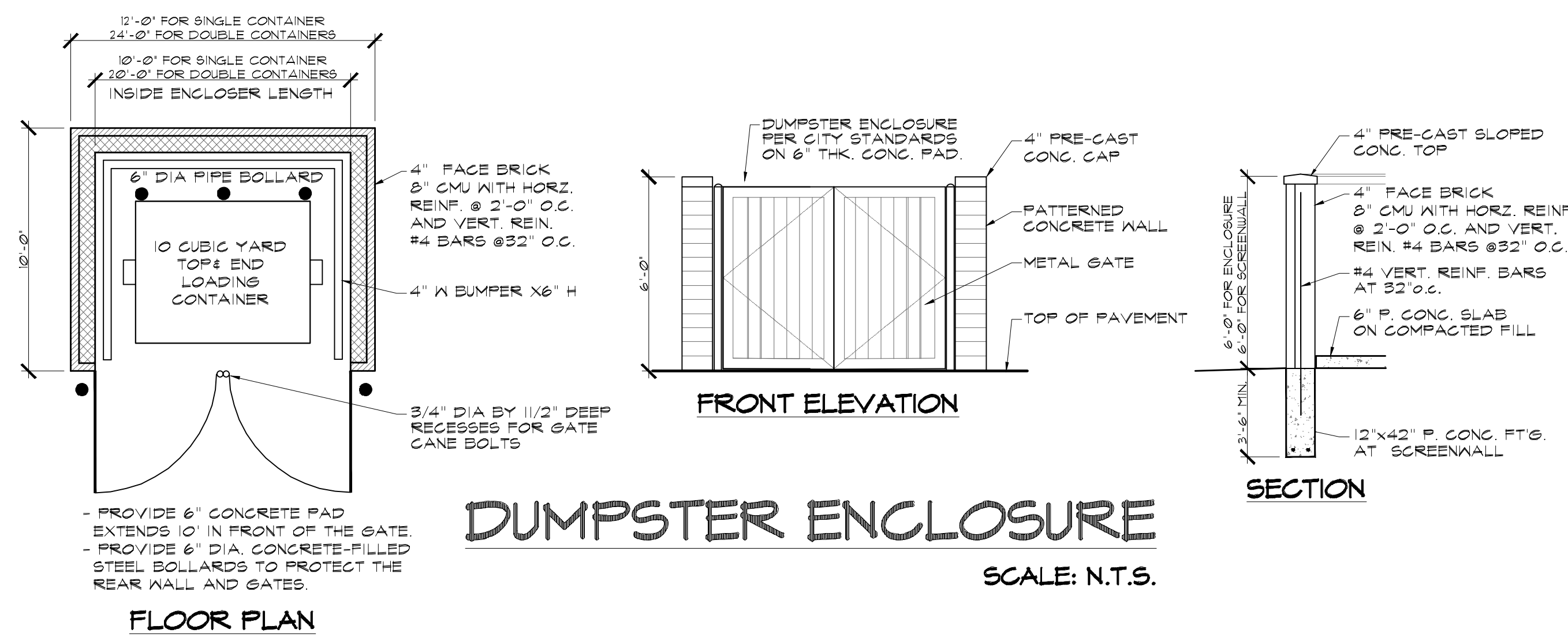
B.F. PARKING SIGN

SCALE: N.T.S.



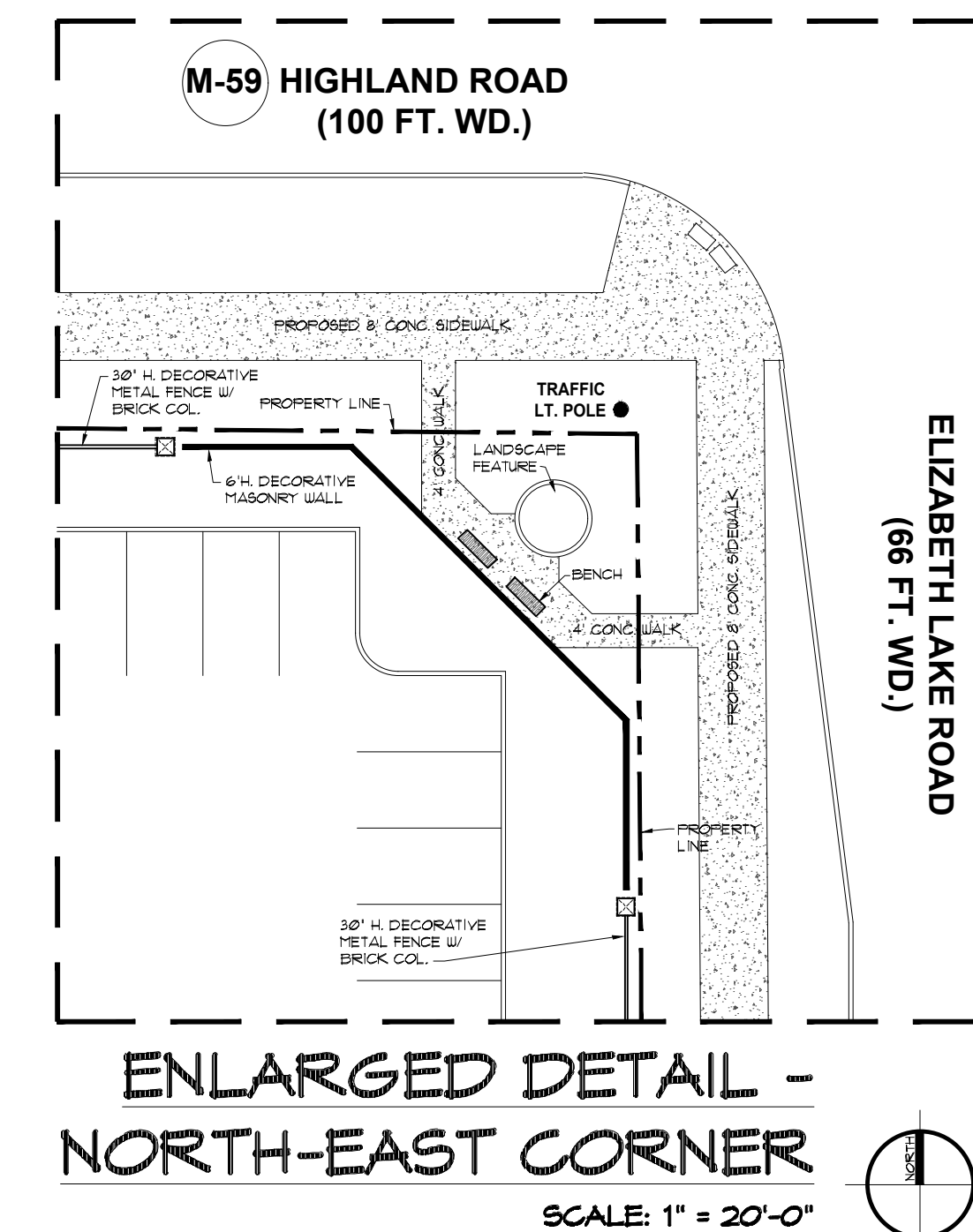
ENLARGED RAMP DETAIL

N.T.S.



DUMPSTER ENCLOSURE

SCALE: N.T.S.



ENLARGED DETAIL - NORTH-EAST CORNER

SCALE: 1" = 20'-0"

PROJECT: PROPOSED RESTAURANTS AND RETAILS PLAZA

ADDRESS: (21-426-004) HIGHLAND RD, WHITE LAKE, MI 48386
CLIENT'S NAME: NAZIR JAWICH

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REVISIONS:

_____	05/03/2021
_____	05/25/2021
_____	06/22/2021

DATE: 03/26/2021

DRAWN BY: MONEER ALAHWAL

SCALE: AS NOTED

SHEET TITLE: SITE PLAN DETAILS

SHEET #: SP-3

APPROVED BY:





Cell Phone: (313) 505-7744
Email: alahwalmoneer@gmail.com

PROJECT: PROPOSED RESTAURANTS AND RETAILS PLAZA
ADDRESS: (21-426-004) HIGHLAND RD, WHITE LAKE, MI 48386
CLIENT'S NAME: NAZIR JAWICH

REVISIONS:

_____	05/03/2021
_____	05/25/2021
_____	06/22/2021

DATE: 03/26/2021

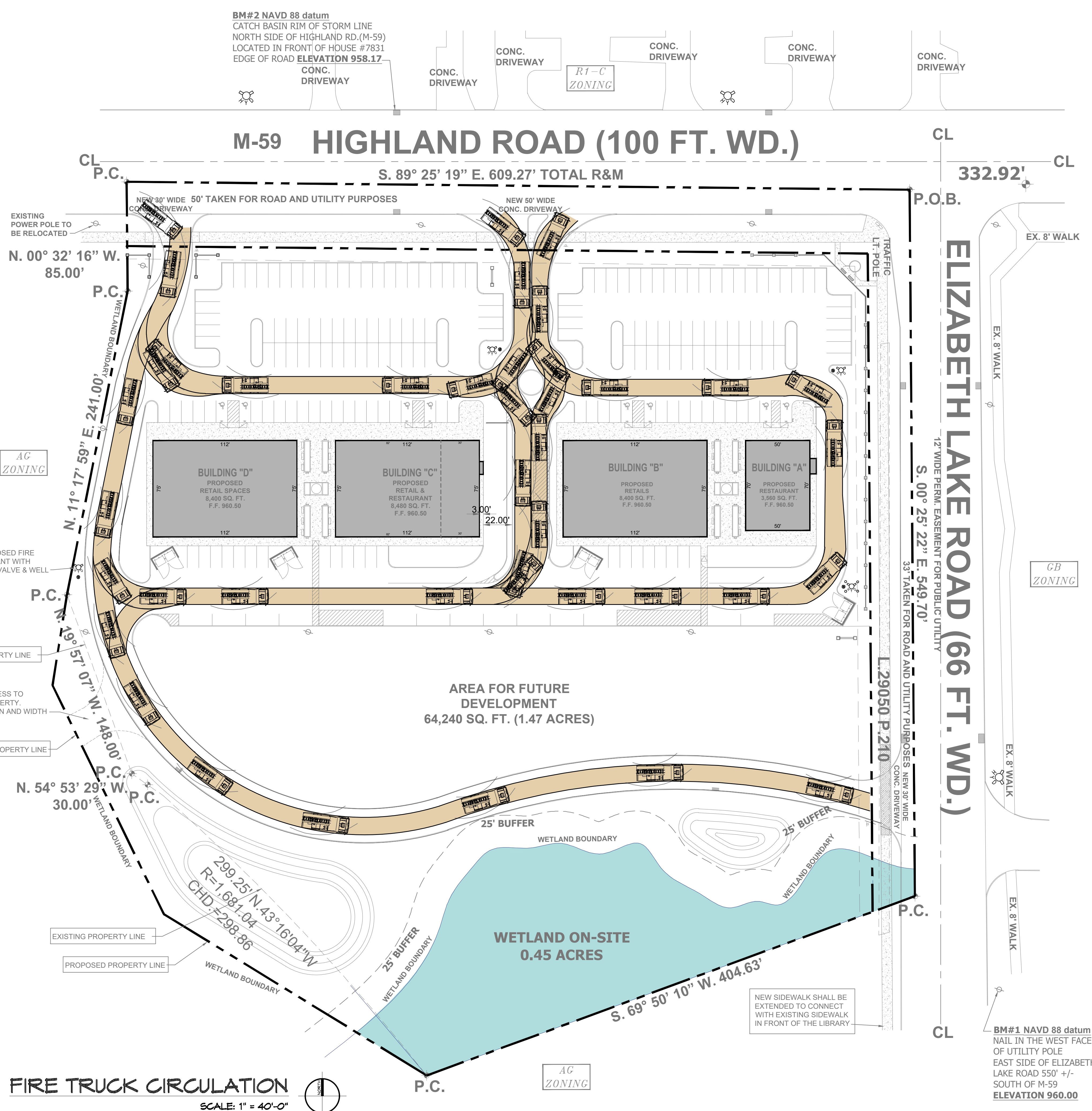
DRAWN BY: MONEER ALAHWAL

SCALE: AS NOTED

SHEET TITLE: FIRE TRUCK CIRCULATION

SHEET #: SP-4

APPROVED BY:



Pierce Turning Performance Analysis 1/8/2010

Parameters:	
Inside Cramp Angle:	45.00°
Axle Track:	82.92 in.
Wheel Offset:	4.68 in.
Tread Width:	17.40 in.
Chassis Overhang:	88.99 in.
Additional Bumper Depth:	19.00 in.
Front Overhang:	87.99 in.
Wheelbase:	299.00 in.

Calculated Turning Radii:	
Inside Turn:	20 ft. 6 in.
Curb to Curb:	36 ft. 10 in.
Wall to Wall:	41 ft. 8 in.

Comments:	
Aerial Application:	Turn radius report Pierce Job # 17506

Components	PRICE #	Description
Front Axle	026849	Acid. Front, Oilbath TAK-4, Non Drive, 22,800 lb. ImpVcl
Front Wheels	0019611	Wheels, Flt. Alum, Alloy, 22.50" x 12.25" (424 x 385)
Front Tires	0053978	Tires, Goodyear, 42565R22.50 20 ply G236 road
Chassis	0005007	Arrow-ST Chassis, Aerial/Flasher, Tandem, 49K (Big Block)
Front Bumper	0012245	Bumper, 19" extended - all chassis
Aerial Device	0120959	Aerial, 105' Heavy Duty Ladder

Notes:
Actual Inside Cramp Angle may be less due to highly specialized options.
Curb to Curb turning radius calculated for a 9.00 inch curb.

Page 1 of 2



MA ARCHMASTER
Residential & Commercial Designs

Cell Phone (313) 505-7744
Email: alahwalmoneer@gmail.com

PROJECT: PROPOSED RESTAURANTS AND RETAILS PLAZA

ADDRESS: (21-426-004) HIGHLAND RD, WHITE LAKE, MI 48386

CLIENT'S NAME: NAZIR JAWICH

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REVISIONS:

_____	05/03/2021
_____	05/25/2021
_____	06/22/2021

DATE: 03/26/2021

DRAWN BY: MONEER ALAHWAL

SCALE: AS NOTED

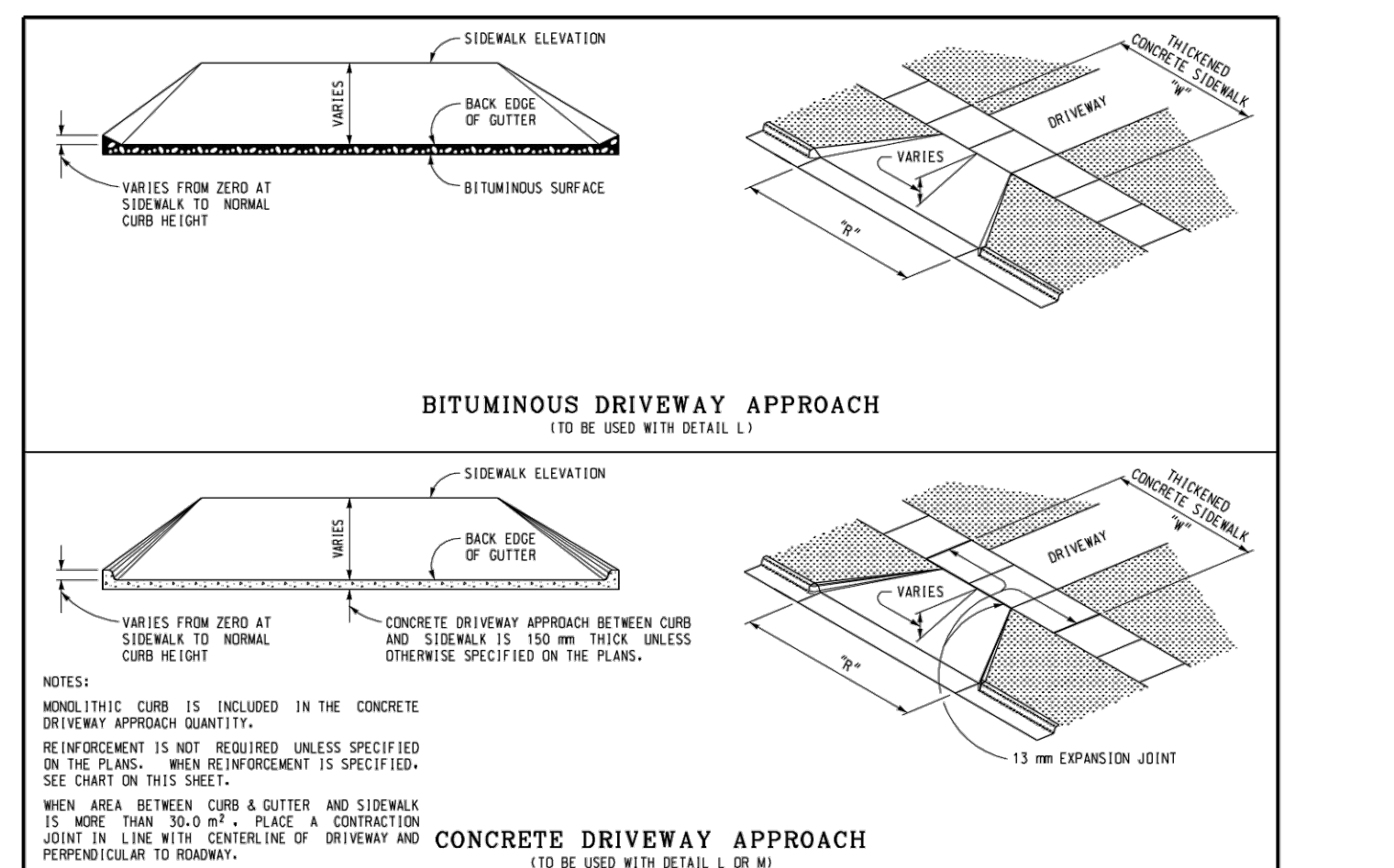
SHEET TITLE: - MDOT DETAILS

SHEET #: C-1

APPROVED BY:



MOHAMED NASRI BAZNA
LICENSED PROFESSIONAL ENGINEER
No. 32351



BITUMINOUS DRIVEWAY APPROACH
(TO BE USED WITH DETAIL L)

CONCRETE DRIVEWAY APPROACH
(TO BE USED WITH DETAIL L OR M)

THICKENED CONCRETE SIDEWALK

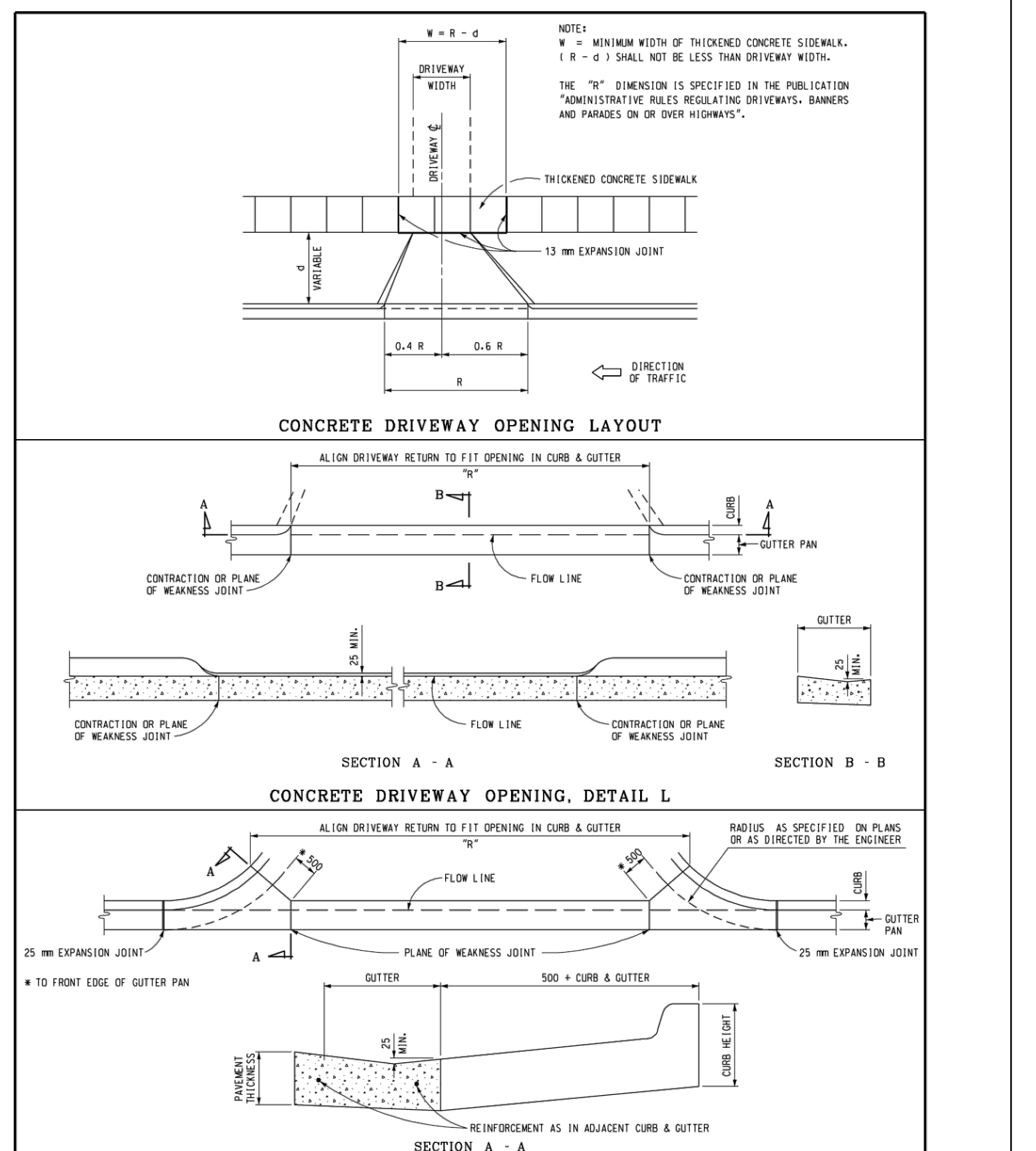
CONCRETE DRIVEWAY THICKNESS (mm)	WIRE SIZE (150 mm x 150 mm MESH)	AVERAGE WEIGHT (kg / m ²)
LESS THAN 200	W1.4	103
	W2.9	205
200 OR GREATER	USE WIRE FABRIC REINFORCEMENT SPECIFIED ON STANDARD PLAN R-43-SERIES	

REINFORCEMENT FOR CONCRETE DRIVEWAYS

CONCRETE DRIVEWAY THICKNESS (mm)	WIRE SIZE (150 mm x 150 mm MESH)	AVERAGE WEIGHT (kg / m ²)
LESS THAN 200	W1.4	103
	W2.9	205
200 OR GREATER	USE WIRE FABRIC REINFORCEMENT SPECIFIED ON STANDARD PLAN R-43-SERIES	

MICHIGAN DEPARTMENT OF TRANSPORTATION
BUREAU OF HIGHWAY TECHNICAL SERVICES STANDARD PLAN FOR
DRIVEWAY OPENINGS & APPROACHES, AND CONCRETE SIDEWALK

11-0-98 5-29-98 R-29-C SHEET 3 OF 4
T.S.K.A. APPROVAL PLAN DATE



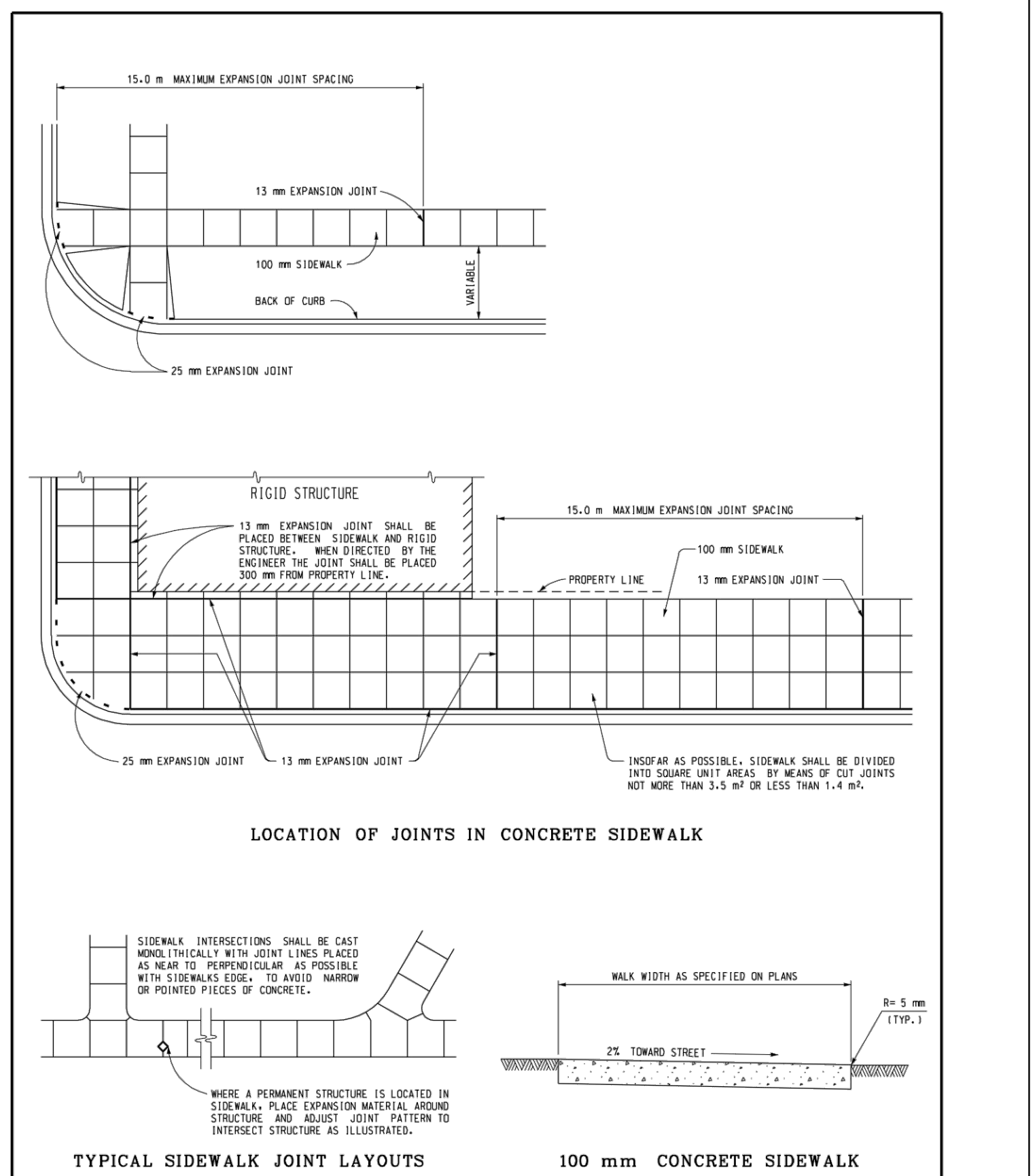
CONCRETE DRIVEWAY OPENING LAYOUT

CONCRETE DRIVEWAY OPENING, DETAIL L

CONCRETE DRIVEWAY OPENING, DETAIL M

MICHIGAN DEPARTMENT OF TRANSPORTATION
BUREAU OF HIGHWAY TECHNICAL SERVICES STANDARD PLAN FOR
DRIVEWAY OPENINGS & APPROACHES, AND CONCRETE SIDEWALK

11-0-98 5-29-98 R-29-C SHEET 2 OF 4
T.S.K.A. APPROVAL PLAN DATE



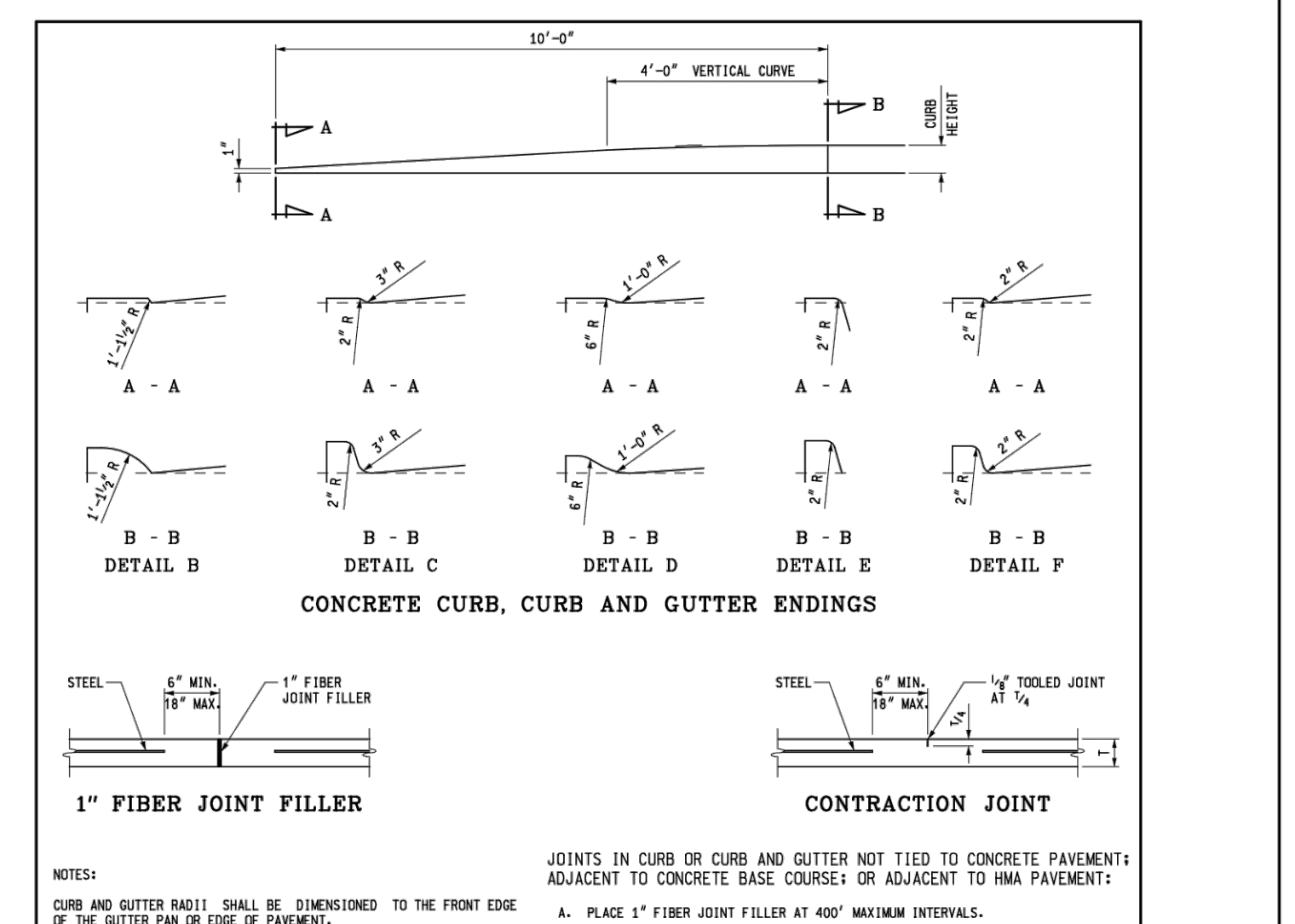
LOCATION OF JOINTS IN CONCRETE SIDEWALK

TYPICAL SIDEWALK JOINT LAYOUTS

100 mm CONCRETE SIDEWALK

MICHIGAN DEPARTMENT OF TRANSPORTATION
BUREAU OF HIGHWAY TECHNICAL SERVICES STANDARD PLAN FOR
DRIVEWAY OPENINGS & APPROACHES, AND CONCRETE SIDEWALK

11-0-98 5-29-98 R-29-C SHEET 1 OF 4
T.S.K.A. APPROVAL PLAN DATE



CONCRETE CURB, CURB AND GUTTER ENDINGS

1" FIBER JOINT FILLER

CONTRACTION JOINT

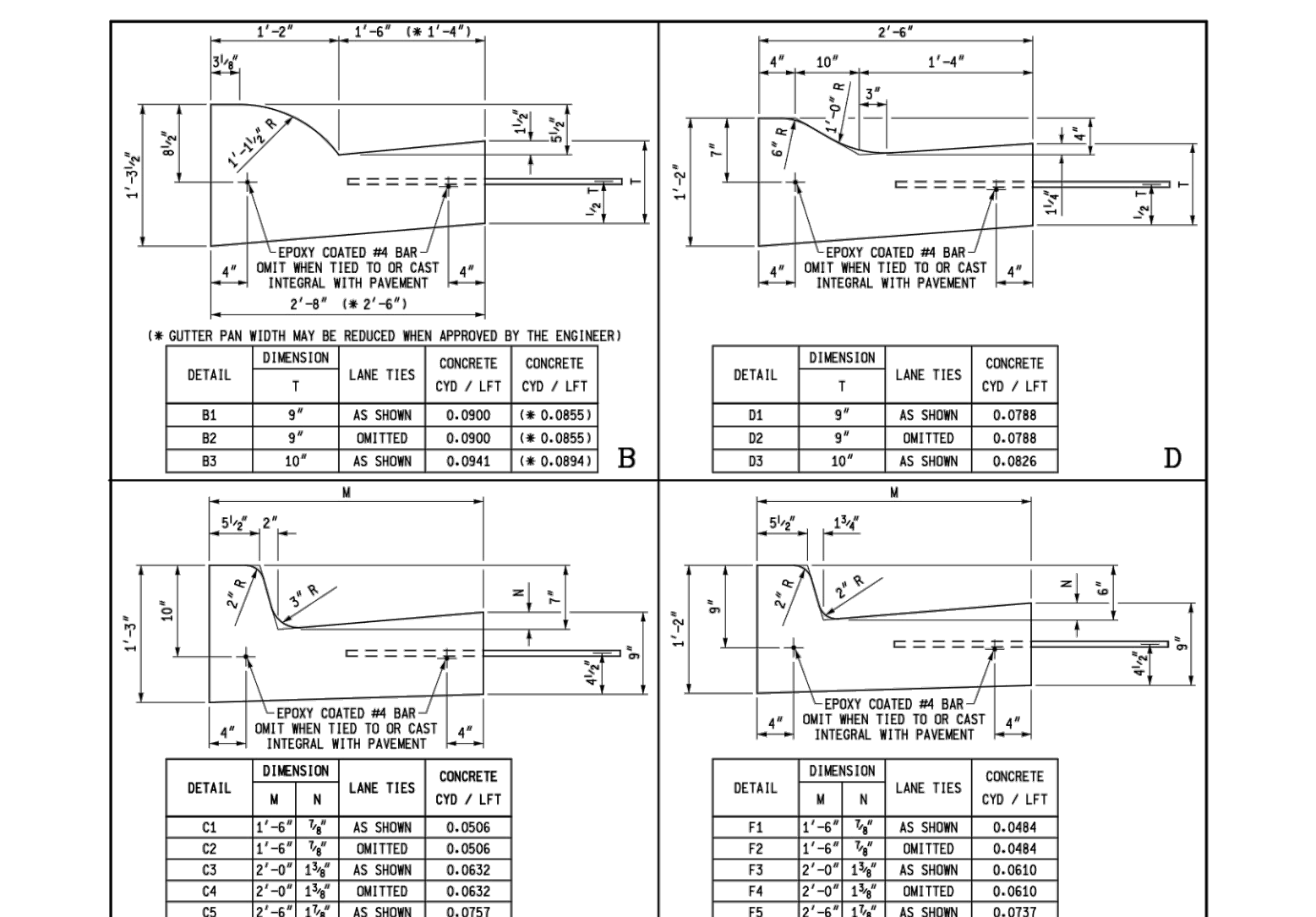
NOTES:
CURB AND GUTTER RADIUS SHALL BE DIMENSIONED TO THE FRONT EDGE OF THE GUTTER PAN OR EDGE OF PAVEMENT.
CONCRETE CURB AND GUTTER ENDINGS WILL BE PAID FOR IN LINEAR FEET OF THE ADJACENT CURB DETAIL.
JOINTS SHALL BE PLACED AT RIGHT ANGLES TO THE EDGE OF CONCRETE CURB AND GUTTER.
JOINTS DETAILLED ON THE PLANS SHALL SUPERSEDE THOSE SPECIFIED ON THIS STANDARD PLAN.
BOTTOM SLOPE OF CURB AND GUTTER STRUCTURE MAY BE THE SAME SLOPE AS BOTTOM OF PAVEMENT. BACK OF CURB AND VERTICAL EDGE OF GUTTER PAN MAY HAVE A MAXIMUM 1/2" BATTER TO FACILITATE FORMING.
WHEN CURB AND GUTTER IS CAST INTERNALLY, SEE CURRENT STANDARD PLAN R-31-SERIES.
ALL JOINTS FOR CURB OR CURB AND GUTTER ARE INCLUDED IN THE PAY ITEM FOR THE CURB OR CURB AND GUTTER.

A. PLACE 1" FIBER JOINT FILLER AT 400' MAXIMUM INTERVALS.
B. PLACE 1" FIBER JOINT FILLER AT SPRING POINTS OF INTERSECTING STREETS.
C. PLACE 1/2" ISOLATION JOINT AT CATCH BASINS PER STANDARD PLAN R-37-SERIES.
D. PLACE CONTRACTION JOINTS AT 40' MAXIMUM INTERVALS.

JOINTS IN CURB OR CURB AND GUTTER TIED TO JOINTED PAVEMENT
A. PLACE 1" FIBER JOINT FILLER OPPOSITE ALL TRANSVERSE EXPANSION JOINTS IN PAVEMENT.
B. PLACE 1/2" ISOLATION JOINT PER STANDARD PLAN R-37-SERIES.
C. PLACE CONTRACTION JOINTS OPPOSITE ALL TRANSVERSE CONTRACTION JOINTS IN PAVEMENT.
D. A SYMBOL (S) JOINT SHALL BE PLACED BETWEEN CURB OR CURB AND GUTTER AND ADJACENT CONCRETE PAVEMENT AS SPECIFIED ON STANDARD PLAN R-41-SERIES.

MICHIGAN DEPARTMENT OF TRANSPORTATION
BUREAU OF HIGHWAY DEVELOPMENT STANDARD PLAN FOR
CONCRETE CURB AND CONCRETE CURB & GUTTER

2-6-2014 R-30-G SHEET 2 OF 2
T.S.K.A. APPROVAL PLAN DATE



CONCRETE CURB AND CONCRETE CURB & GUTTER

DETAIL DIMENSION LANE TIES CONCRETE CVD / LFT

DETAIL	T	LANE TIES	CONCRETE CVD / LFT
D1	9"	AS SHOWN	0.0788
D2	9"	OMITTED	0.0788
D3	10"	AS SHOWN	0.0928

DETAIL DIMENSION LANE TIES CONCRETE CVD / LFT

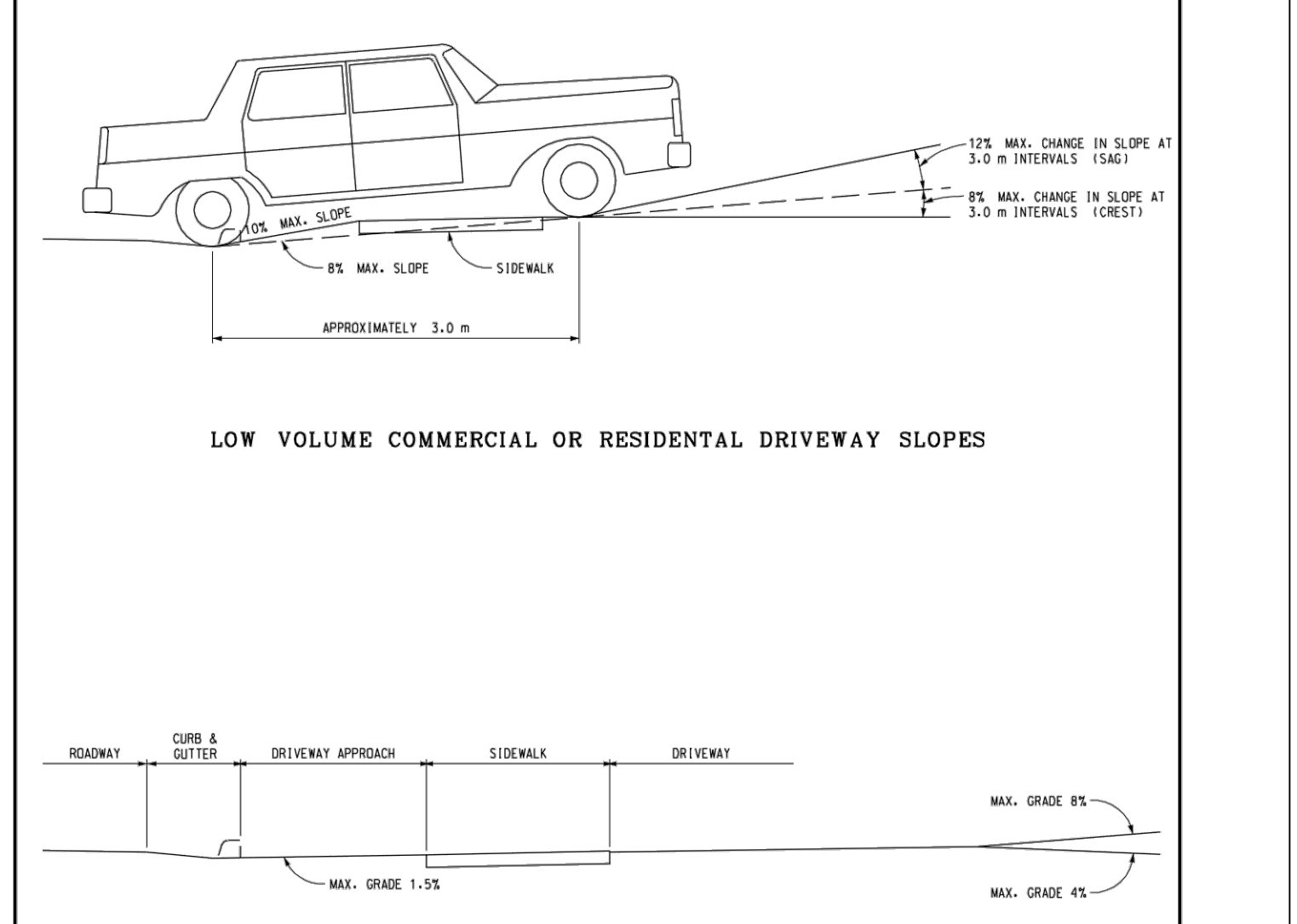
DETAIL	T	LANE TIES	CONCRETE CVD / LFT
F1	1'-6"	AS SHOWN	0.0484
F2	1'-6"	OMITTED	0.0484
F3	2'-0"	AS SHOWN	0.0620
F4	2'-0"	OMITTED	0.0620
F5	2'-6"	AS SHOWN	0.0757
F6	2'-6"	OMITTED	0.0757

DETAIL CURB HEIGHT LANE TIES CONCRETE CVD / LFT

DETAIL	LANE TIES	CONCRETE CVD / LFT	
E1	1'-4"	AS SHOWN	0.0510
E2	1'-4"	OMITTED	0.0510
E4	2'-0"	OMITTED	0.0477

MICHIGAN DEPARTMENT OF TRANSPORTATION
BUREAU OF HIGHWAY DEVELOPMENT STANDARD PLAN FOR
CONCRETE CURB AND CONCRETE CURB & GUTTER

2-6-2014 R-30-G SHEET 1 OF 2
T.S.K.A. APPROVAL PLAN DATE



LOW VOLUME COMMERCIAL OR RESIDENTIAL DRIVEWAY SLOPES

COMMERCIAL DRIVEWAY PROFILE FOR MAJOR TRAFFIC GENERATORS

NOTES:
FOR DRIVEWAY DESIGN REFER ALSO TO "ADMINISTRATIVE RULES REGULATING DRIVEWAYS, BARRIERS, AND PARADES ON OR OVER HIGHWAYS" AND GEOMETRIC DESIGN C-40-SERIES, COMMERCIAL DRIVEWAYS.
FOR CURB AND GUTTER DETAILS, SEE STANDARD PLAN R-30-SERIES.
SIDEWALK TRANSVERSE SLOPE MAY VARY FROM 0% TO 4% TO MEET THE SIDE CONDITIONS. WHEN TRANSVERSE SLOPE IS LESS THAN 2% LONGITUDINAL DRAINAGE MUST BE PROVIDED.
WHEN SETTING GRADES FOR COMMERCIAL DRIVES, THE TYPES OF VEHICLES USING THE DRIVE SHOULD BE CONSIDERED.
ALL DIMENSIONS ARE IN MILLIMETERS (MM) UNLESS OTHERWISE NOTED.

MICHIGAN DEPARTMENT OF TRANSPORTATION
BUREAU OF HIGHWAY TECHNICAL SERVICES STANDARD PLAN FOR
DRIVEWAY OPENINGS & APPROACHES, AND CONCRETE SIDEWALK

11-0-98 5-29-98 R-29-C SHEET 4 OF 4
T.S.K.A. APPROVAL PLAN DATE

ASBET PLAN REVISIONS

NO.	DATE	AUTH.	DESCRIPTION

MICHIGAN DEPARTMENT OF TRANSPORTATION
BUREAU OF HIGHWAY DEVELOPMENT STANDARD PLAN FOR
CONCRETE CURB AND CONCRETE CURB & GUTTER

2-6-2014 R-30-G SHEET 1 OF 2
T.S.K.A. APPROVAL PLAN DATE

DATE: _____
DESIGN UNIT: _____
TSC: _____

CS: _____
JN: _____

DRAWING SHEET



MA ARCHMASTER
Residential & Commercial Designs

Cell Phone: (313) 505-7744
Email: alahwalmoneer@gmail.com

PROJECT: PROPOSED RESTAURANTS AND RETAILS PLAZA

ADDRESS: (21-426-004) HIGHLAND RD, WHITE LAKE, MI 48386

CLIENT'S NAME: NAZIR JAWICH

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05/03/2021	
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DATE: 03/26/2021

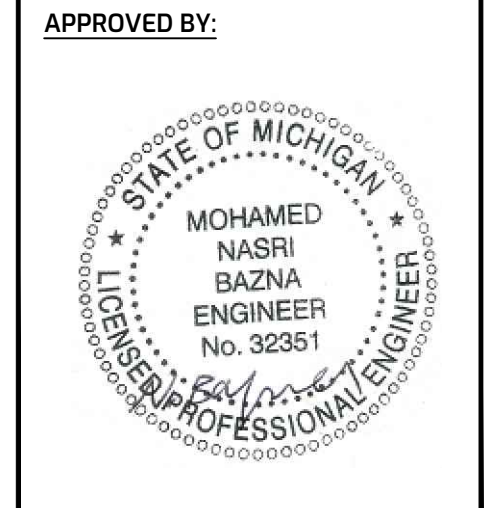
DRAWN BY: MONEER ALAHWAL

SCALE: AS NOTED

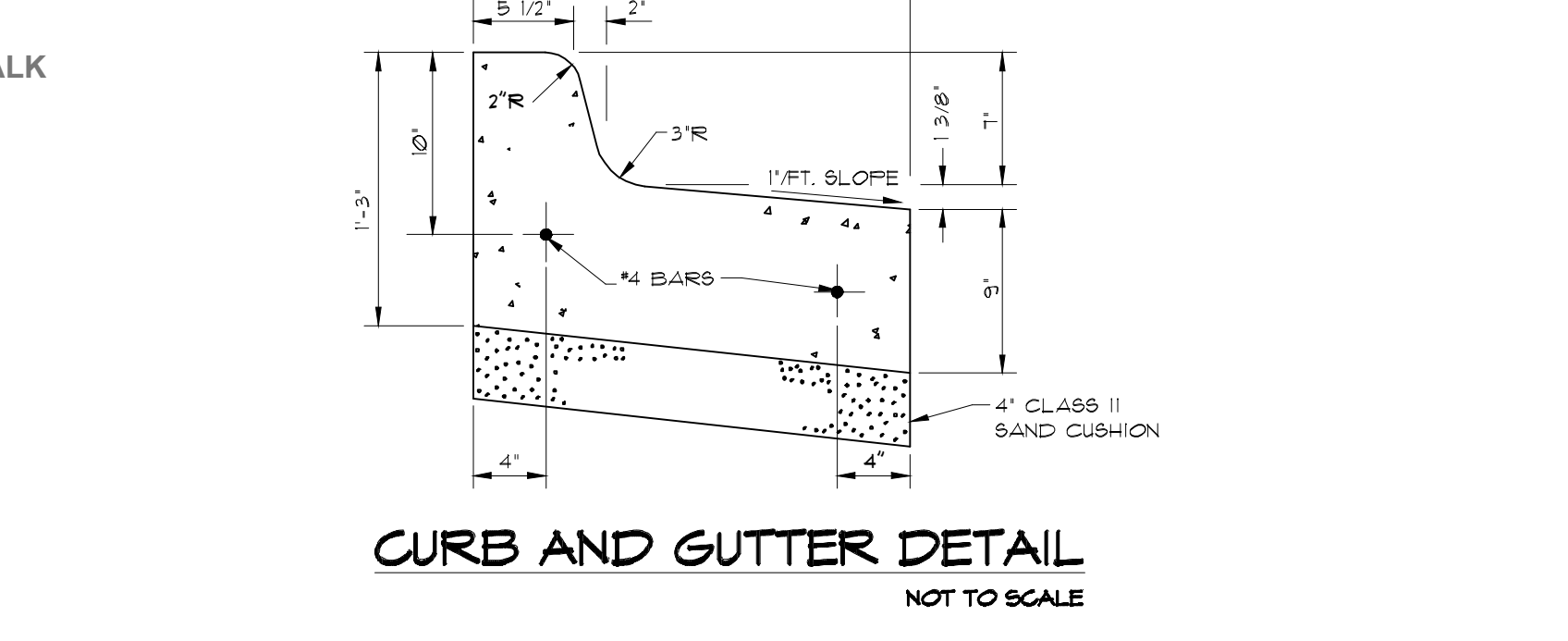
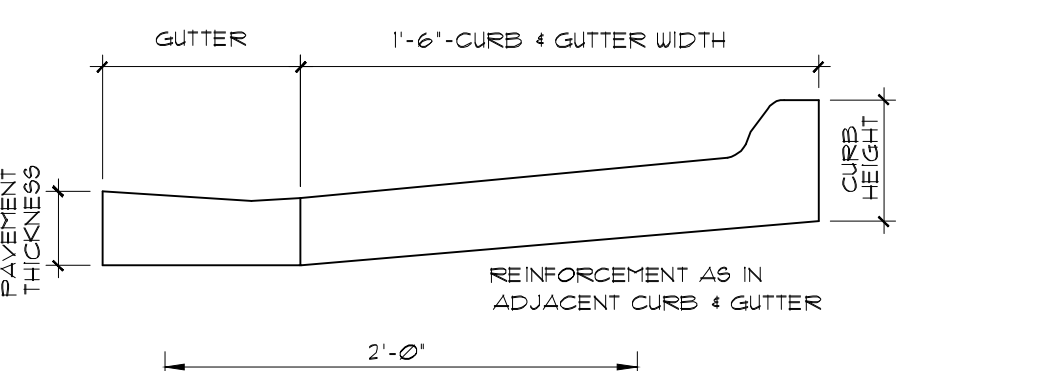
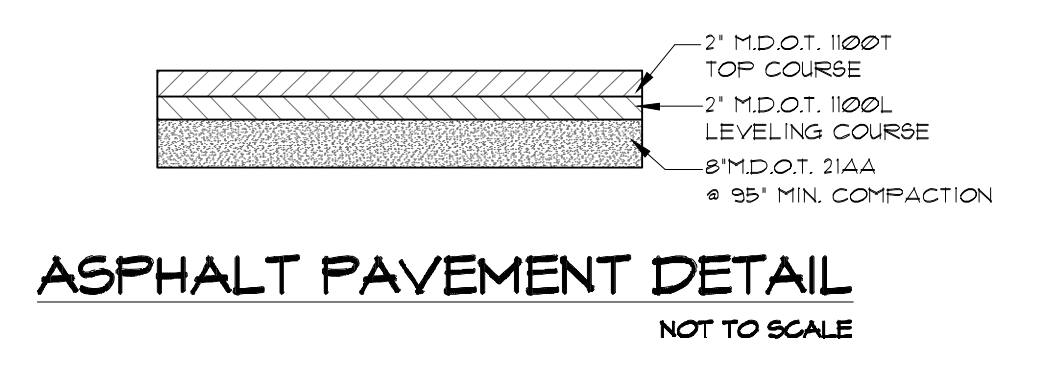
SHEET TITLE: PROPOSED GRADING PLAN

SHEET #: C-2

APPROVED BY:



MOHAMED NASRI BAZNA
ENGINEER
No. 32351
LICENSED PROFESSIONAL ENGINEER



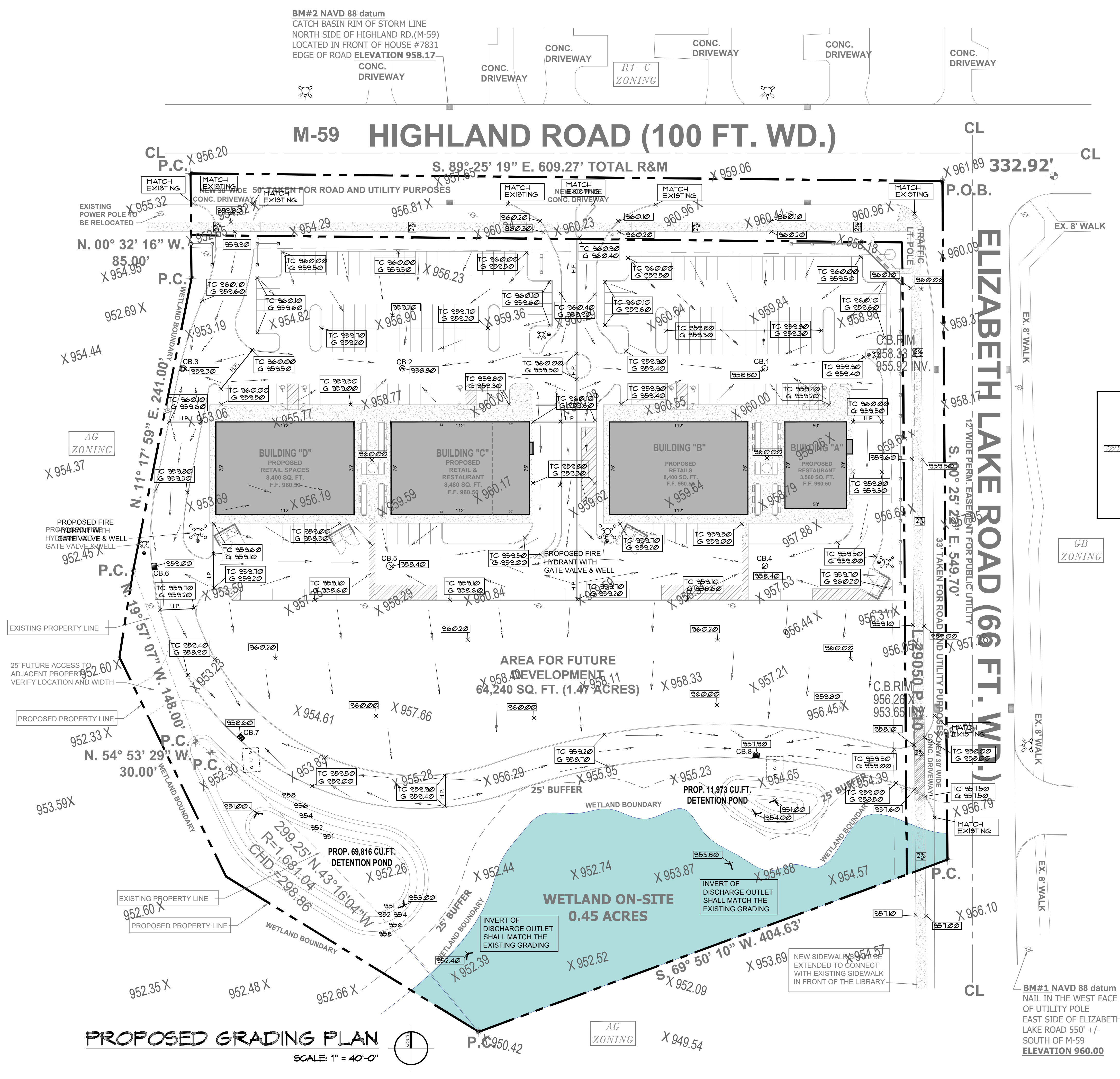
BENCHMARKS

BM#1 NAIL IN THE WEST FACE OF UTILITY POLE EAST SIDE OF ELIZABETH LAKE ROAD 550' +/- SOUTH OF M-59 **ELEVATION 960.00**

BM#2 CATCH BASIN RIM OF STORM LINE NORTH SIDE OF HIGHLAND RD.(M-59) LOCATED IN FRONT OF HOUSE #7831 EDGE OF ROAD **ELEVATION 958.17**

LEGEND

PROPERTY LINE	---
EASEMENT LINE	---
EX. GAS LINE	---
PROP. GAS LINE	---
EX. WATER MAIN	---
PROP. WATER MAIN	---
EX. SANITARY LINE	---
PROP. SANITARY LINE	---
EX. STORM LINE	---
PROP. STORM LINE	---
FENCE	---
OVER-HEAD WIRES	---
SANITARY SEWER MAN HOLE	●
STORM SEWER CATCH BASIN	○
POWER POLE	⊗
LIGHT POLE	⊙
FIRE HYDRANT	⊗
WATER SHOT-OFF	●
EXISTING ELEVATION	X 961.89
PROPOSED ELEVATION	X 960.00
TOP OF CURB	TC
GUTTER	G
TOP OF WALK	TW
PAVEMENT	P
DRAINAGE DIRECTION	→



BM#1 NAVD 88 datum NAIL IN THE WEST FACE OF UTILITY POLE EAST SIDE OF ELIZABETH LAKE ROAD 550' +/- SOUTH OF M-59 **ELEVATION 960.00**



Cell Phone: (313) 505-7744
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DEFERRED SUBMITTALS:
- FIRE FIRE SUPPRESSION SUPPLIES PLAN. *BY OTHER.*

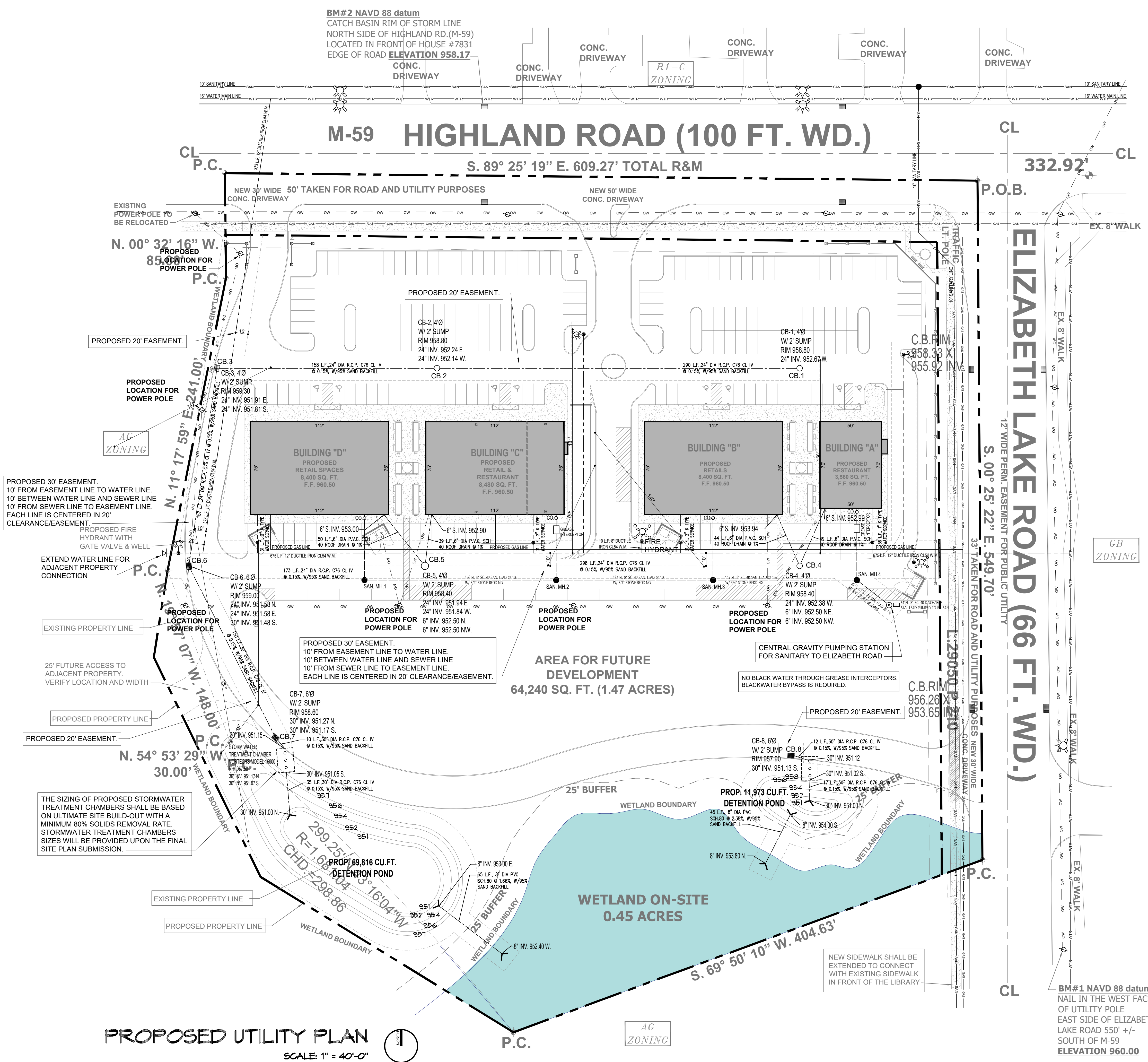
NOTES:
- A STORM SEWER AND DETENTION BASIN MAINTENANCE AGREEMENT WITH THE TOWNSHIP SHALL BE PROVIDED UPON THE FINAL SITE PLAN SUBMISSION.
- A COUNTY DRAIN EASEMENT WILL BE VERIFIED AND/OR PROVIDED WITH OAKLAND COUNTY FOR THE DRAIN WHICH RUNS IN CLOSE PROXIMITY TO THE WESTERN PROPERTY LINE.

WHITE LAKE TOWNSHIP ENGINEERING DESIGN STANDARDS
a. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWNSHIP'S CURRENT STANDARDS AND SPECIFICATIONS.
b. THE CONTRACTOR SHALL NOTIFY THE TOWNSHIP ENGINEER AND/OR THE AUTHORITY HAVING JURISDICTION, 48 HOURS PRIOR TO THE BEGINNING OF CONSTRUCTION.
c. CONTRACTOR SHALL CONTACT MISS DIG AT 800-482-7171, 72 HOURS IN ADVANCE OF CONSTRUCTION, FOR EXISTING UNDERGROUND UTILITY LOCATIONS.
d. IN ORDER TO VERIFY COMPLIANCE WITH APPROVED PLANS, FULL-TIME CONSTRUCTION OBSERVATION WILL GENERALLY BE REQUIRED DURING ALL PHASES OF UNDERGROUND SITE CONSTRUCTION INCLUDING INSTALLATION OF SANITARY SEWER, STORM SEWERS, DRAINS, WATERMANS AND APPURTENANCES AS WELL AS PRIVATE STREET CURBING AND PAVING CONSTRUCTION. INTERMITTENT OBSERVATIONS WILL BE MADE FOR SITE GRADING, PARKING LOT CURBING AND PAVING, RETAINING WALL CONSTRUCTION AND OTHER SURFACE ACTIVITY.

BENCHMARKS
BM#1 NAIL IN THE WEST FACE OF UTILITY POLE EAST SIDE OF ELIZABETH LAKE ROAD 550' +/- SOUTH OF M-59 **ELEVATION 960.00**
BM#2 CATCH BASIN RIM OF STORM LINE NORTH SIDE OF HIGHLAND RD.(M-59) LOCATED IN FRONT OF HOUSE #7831 EDGE OF ROAD **ELEVATION 958.17**

LEGEND

PROPERTY LINE	---
EASEMENT LINE	- - - -
EX. GAS LINE	--- GAS --- GAS --- GAS --- GAS --- GAS --- GAS ---
PROP. GAS LINE	---
EX. WATER MAIN	--- WTR --- WTR --- WTR --- WTR ---
PROP. WATER MAIN	---
EX. SANITARY LINE	--- SAN --- SAN --- SAN --- SAN ---
PROP. SANITARY LINE	---
EX. STORM LINE	--- STORM --- STORM --- STORM ---
PROP. STORM LINE	---
FENCE	--- FENCE --- FENCE --- FENCE ---
OVER-HEAD WIRES	--- OW --- OW --- OW --- OW ---
SANITARY SEWER MAN HOLE	●
STORM SEWER CATCH BASIN	○
POWER POLE	⊙ P.P.
LIGHT POLE	⊙ L.P.
FIRE HYDRANT	⊙
WATER SHOT-OFF	●
EXISTING ELEVATION	X 961.89
PROPOSED ELEVATION	X 360.00
TOP OF CURB	TC
GUTTER	G
TOP OF WALK	TW
PAVEMENT	P
DRAINAGE DIRECTION	→



PROPOSED UTILITY PLAN
SCALE: 1" = 40'-0"

PROJECT: PROPOSED RESTAURANTS AND RETAILS PLAZA
ADDRESS: (21-426-004) HIGHLAND RD., WHITE LAKE, MI 48386
CLIENT'S NAME: NAZIR JAWICH

REVISIONS:

05/03/2021
05/25/2021
06/22/2021

DATE: 03/26/2021
DRAWN BY: MONEER ALAHWAL
SCALE: AS NOTED
SHEET TITLE: PROPOSED UTILITY PLAN
SHEET #: C-3
APPROVED BY:





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PROJECT: PROPOSED RESTAURANTS AND RETAILS PLAZA
ADDRESS: (21-426-004) HIGHLAND RD, WHITE LAKE, MI 48386
CLIENT'S NAME: NAZIR JAWICH

REVISIONS:

_____	05/03/2021
_____	05/25/2021
_____	06/22/2021

DATE: 03/26/2021

DRAWN BY: MONEER ALAHWAL

SCALE: AS NOTED

SHEET TITLE: STORM DRAINAGE CALCULATIONS

SHEET #: C-4

APPROVED BY:



C FACTORS FOR SURFACES

GRASS	0.20
PAVEMENT	0.80
ROOF	0.90
OPEN WATER	1.00



STORAGE PROVIDED IN DETENTION BASIN #2

ELEVATION	AREA (SQ.FT.)	VOLUME (CU.FT.)	CUMULATIVE VOLUME (CU.FT.)
951	A1= 5,263	0	0
952	A2= 6,259	5,754	5,754
954	A3= 9,269	15,430	21,184
956	A4= 12,622	21,805	42,989
957	A5= 14,221	26,827	69,816

STORAGE PROVIDED IN DETENTION BASIN #1

ELEVATION	AREA (SQ.FT.)	VOLUME (CU.FT.)	CUMULATIVE VOLUME (CU.FT.)
951	A1= 223	0	0
952	A2= 515	415	415
954	A3= 1,401	2,041	2,456
956	A4= 2,481	3,866	6,322
957	A5= 3,105	5,651	11,973

DEVELOPED AREA = 233,046 SQ.FT. = 5.35 ACRES
 C(BUILDING) = 0.90, C(PAVEMENT) = 0.80, C(LAWN) = 0.20
 A(LAWN) = 1.67 ACRES, A(PAVEMENT) = 4.77 ACRES, A(BUILDING) = 0.75
 C(AVE.) = ((1.67x0.20)+(4.77x0.80)+(0.75x0.90))/5.35 = 0.90
 Qo = 0.2x5.35 = 1.07 CFS
 $Qo = \frac{Qo}{CA} = \frac{1.07}{0.90x5.33} = 0.22$
 $T100 = -25 + \sqrt{\frac{10,313}{0.22}} = -25 + \sqrt{46,877} = 191 \text{ MIN.}$
 $Vs100 = \frac{-16,500L}{T+25} - 40QoT = \frac{-16,500x191}{191+25} - 40x0.22x191 = 12,909 \text{ CU.FT.}$
 $Vs100 = 12,909 \text{ CU. FT./acre imperviousness}$
 $Vt100 = VsAC = 12,909x5.33x0.90 = 61,926 \text{ CU.FT.}$
 TOTAL VOLUME REQUIRED = 61,926 CU.FT.
 PROVIDED DETENTION STORAGE = 69,816 CU.FT.
 NOTE: BIGGER VOLUME PROVIDED w/ FUTURE DEVELOPMENT

OUTLET DESIGN
 Qpeak = Allowable = 1.07 CFS
 Pipe Size = 8 in
 n = 0.012
 Area = 0.35 SQ.FT.
 R = 0.168 FT
 Min. Slope = 0.6%
 V = 3.2 FT/S.

WATER TREATMENT CHAMBER
 QUANTITY OF RUNOFF = 9.30 CFS
 USE MECHANICAL TREATMENT UNIT VORTECHS MODEL 9000

DEVELOPED AREA = 111,819 SQ.FT. = 2.56 ACRES
 C(BUILDING) = 0.90, C(PAVEMENT) = 0.80, C(LAWN) = 0.20
 A(LAWN) = 1.93 ACRES, A(PAVEMENT) = 0.45 ACRES, A(BUILDING) = 0.18
 C(AVE.) = ((1.93x0.20)+(0.45x0.80)+(0.18x0.90))/2.56 = 0.35
 Qo = 0.2x2.56 = 0.51 CFS
 $Qo = \frac{Qo}{CA} = \frac{0.51}{0.35x2.56} = 0.55$
 $T100 = -25 + \sqrt{\frac{10,313}{0.55}} = -25 + \sqrt{18,733} = 112 \text{ MIN.}$
 $Vs100 = \frac{-16,500L}{T+25} - 40QoT = \frac{-16,500x112}{112+25} - 40x0.55x112 = 11,025 \text{ CU.FT.}$
 $Vs100 = 11,025 \text{ CU. FT./acre imperviousness}$
 $Vt100 = VsAC = 11,025x2.56x0.35 = 9,878 \text{ CU.FT.}$
 TOTAL VOLUME REQUIRED = 9,878 CU.FT.
 PROVIDED DETENTION STORAGE = 11,973 CU.FT.
 NOTE: BIGGER VOLUME PROVIDED w/ FUTURE DEVELOPMENT

OUTLET DESIGN
 Qpeak = Allowable = 0.29 CFS
 Pipe Size = 8 in
 n = 0.012
 Area = 0.35 SQ.FT.
 R = 0.168 FT
 Min. Slope = 0.1%
 V = 0.83 FT/S.

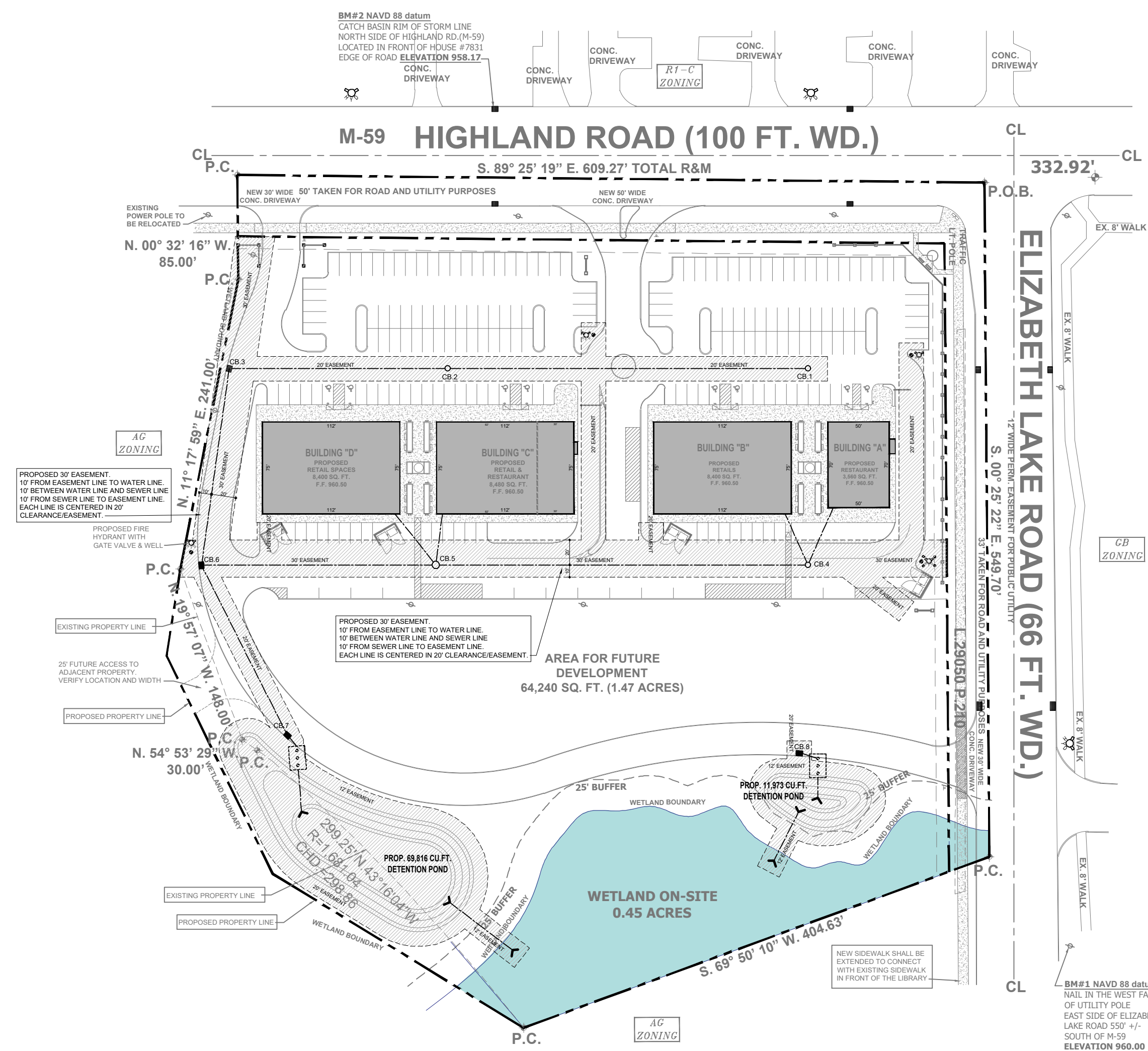
WATER TREATMENT CHAMBER
 QUANTITY OF RUNOFF = 6.10 CFS
 USE MECHANICAL TREATMENT UNIT VORTECHS MODEL 5000

STORM DRAINAGE CALCULATIONS
 SCALE: 1" = 50'-0"

PHYSICAL LIMITS OF STORM WATER MANAGEMENT SYSTEM

LEGAL DESCRIPTION: (PARCEL C)

Land situated in the Township of White Lake, County of Oakland, State of Michigan. Part of the East 1/4 of the Southeast 1/4 of section 21, Town 3 North, Range 8 East, Township of White Lake, Oakland County, MI, described as beginning at a point distance South 89 degrees 25 minutes 19 seconds West 332.92 feet from the East 1/4 corner, section 21, Town 3 North, Range 8 East down the centerline of Highland Road, (M-59) to the intersection of Highland Road (100 Feet wide) and Elizabeth Lake Road (66 Feet Wide); thence down the centerline of Elizabeth Lake Road, (66 feet wide) South 00 degrees 25' 22" seconds East, 549.70 feet to a point; thence South 69 degrees 50 minutes 10 seconds West 404.63 feet to a point, also known as the centerline of the Creek; also known as Brendel Lake Creek; Thence North 43 degrees 16 minutes 04 seconds West 299.25 feet, Rad. = 1,681.04; Chd. = 298.86 feet; Thence continuing on centerline of the Creek, also known as Brendel Lake Creek; North 54 degrees 53 seconds 29 minutes West, 30 feet to a point, thence N. 19 degrees 57 minutes 07 seconds West 148 Feet; thence North 11 degrees 17 minutes 59 seconds East 241 feet; thence North 00 degrees 32 minutes 16 seconds West 85 feet to the centerline of Highland Road, (M59 100 feet wide); thence South 89 degrees 25 minutes 19 seconds East 609.27 feet back to the point of beginning; except the portion of 50 feet on Highland Road (100 feet wide) and that portion of 33 feet on Elizabeth Lake Road (66 feet wide) for road and public utilities, containing 8.61 acres more or less.



LEGEND:

- WHITE LAKE CHARTER TOWNSHIP MAINTENANCE RESPONSIBILITY
- STORM SEWER LINE
- WATER MAIN LINE

STORM WATER MANAGEMENT SYSTEM LONG-TERM MAINTENANCE PLAN

PROPERTY INFORMATION: RESTAURANTS & RETAILS PLAZA
(PARCEL C) Highland Rd, White Lake, MI 48386

PROPERTY OWNER:
PERMIT NO. / REVIEW NO:

A. PHISICAL LIMITS OF THE STORM WATER MANAGEMENT SYSTEM

The storm water management system (SWMS) subject to this long-term maintenance plan (plan) is depicted on Exhibit A to the permit and include without limitation the storm sewers, swales, manholes, catch basins, storm water inlets, manufactured treatment system, detention system, outlet structure and closed conduits that convey flow from the detention system into a storm manhole within the CHARTER TOWNSHIP OF WHITE LAKE right-of-way.

For purpose of this plan, this storm water management system and all of its components as shown on Exhibit A is referred to as RETAIL/RESTAURANT BUILDINGS.

B. TIME FRAME FOR LONG-TERM MAINTENANCE RESPONSIBILITY

PROPERTY OWNER is responsible for maintaining the RETAIL/RESTAURANT BUILDINGS including complying with applicable requirements of the local of the OAKLAND COUNTY soil erosion and sedimentation control program, until OAKLAND COUNTY releases the construction permit. Long-term maintenance responsibility for the RETAIL/RESTAURANT BUILDINGS Development commence when defined by the maintenance permit issued by the County. Long-term maintenance continues in perpetuity.

C. MANNER OF ENSURING MAINTENANCE RESPONSIBILITY

PROPERTY OWNER has the responsibility for long-term maintenance of RETAIL/RESTAURANT BUILDINGS Development. PROPERTY OWNER to perform any necessary maintenance, repairs, restoration and any necessary construction of the storm water maintenance system (The "Maintenance Agreement") with WHITE LAKE CHARTER TOWNSHIP.

To ensure that the RETAIL/RESTAURANT BUILDINGS is maintained in perpetuity, the map of the physical limit of the storm water management system (Exhibit A), this plan (Exhibit B), the resolution attached as Exhibit C, and the maintenance agreement between the WHITE LAKE CHARTER and the PROPERTY OWNER will be recorded with the OAKLAND COUNTY register of deeds. Upon recording, a copy of the recorded document will be provided to the County.

D. LONG TERM MAINTENANCE PLAN AND SCHEDULE

Table 1 identifies the maintenance activities to be performed, organized by category (monitoring/inspectio, preventative maintenance, and remedial actions). Table 1 also identifies site-specific work needed to ensure that the storm water management system function properly.

SYSTEM COMPONENTS	MANUFACTURED TREATMENT SYSTEM*	UNDERGROUND DETENTION SYSTEM*	STORM STRUCTURES (CATCH BASINS & MANHOLES)	STORM SEWER (COLLECTION SYSTEMS)	OUTLET CONTROL STRUCTURE	PAVEMENT AREAS	FREQUENCY
MAINTENANCE ACTIVITIES							
INSPECT FOR SEDIMENT ACCUMULATION	X	X	X	X	X		ANNUALLY
INSPECT FOR FLOATABLES, DEAD VEGETATION AND DEBRIS	X	X	X	X	X		ANNUALLY & AFTER MAJOR EVENTS
INSPECT ALL COMPONENTS DURING WET WEATHER AND COMPARE TO AS-BUILT PLANS.	X	X	X	X	X		ANNUALLY
PREVENTATIVE MAINTENANCE							
REMOVE ACCUMULATED SEDIMENT BY VACUUM TRUCK	X	X	X	X	X		AS NEEDED *
REMOVE FLOATABLE, DEAD VEGETATION AND DEBRIS	X	X	X	X	X		AS NEEDED
SWEEPING OF PAVEMENT SURFACES (STREETS AND PARKING AREAS)					X		AS NEEDED
REMEDIAL ACTIONS							
STRUCTURAL REPAIRS OR REPLACEMENT IN KIND	X	X	X	X	X		AS NEEDED
MAKE ADJUSTMENTS, REPAIRS TO ENSURE PROPER FUCTIONING	X	X	X	X	X		AS NEEDED
OIL AND GASOLINE SPILLS					X		CLEAN OUT IMMEDIATELY
<p>NOTES:</p> <p>* INSPECT AND MAINTAIN THE THE MANUFACTURED TREATMENT STRUCTURE AND DETENTION SYSTEMS PER MANUFACTURER'S RECOMMENDATIONS, AT A MINIMUM WHEN SEDIMENT ACCUMULATES TO A DEPTH OF 6-12 INCHES OR IF SEDIMENT RESUSPENSION IS OBSERVED</p>							

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PROJECT: PROPOSED RESTAURANTS AND RETAILS PLAZA

ADDRESS: (21-426-004) HIGHLAND RD, WHITE LAKE, MI 48386

CLIENT'S NAME: NAZIR JAWICH

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REVISIONS:

_____	05/03/2021
_____	05/25/2021
_____	06/22/2021

DATE: 03/26/2021

DRAWN BY: MONEER ALAHWAL

SCALE: AS NOTED

SHEET TITLE: STORM MAINTENANCE PLAN

SHEET #: C-5

APPROVED BY:





- GENERAL NOTES:**
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE LOCAL AND STATE CODES AND ORDINANCES, INCLUDING 2015 MICHIGAN BUILDING CODE, NFPA, NEC & MICHIGAN BARRIER FREE DESIGN.
 - CONTRACTOR SHALL VISIT THE SITE TO FAMILIARIZE HIMSELF WITH THE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED. SUBMITTAL OF A BID SIGNIFIES THE ACCEPTANCE OF SUCH CONDITIONS.
 - CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS IN THE FIELD PRIOR TO CONSTRUCTION.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR TEMPORARY BRACING AND SHORING OF STRUCTURES DURING DEMOLITION AND CONSTRUCTION, AS REQUIRED.
 - CONTRACTOR SHALL REMOVE OR CAP ALL EXISTING ELECTRICAL LINES THAT WILL NOT BE USED.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER DISPOSAL OF DEBRIS FROM THE JOB SITE AND SHALL KEEP THE JOB SITE IN A CLEAN AND ORDERLY MANNER AT ALL TIMES.
 - CONTRACTOR SHALL VERIFY ANY ADDITIONAL OWNER REQUIREMENTS NOT NOTED ON DRAWINGS PRIOR TO CONSTRUCTION.
 - CONTRACTOR SHALL INCLUDE THE COST OF ALL REQUIRED PERMITS IN HIS BID AND SHALL SECURE SAME.
 - ALL DIMENSIONS ARE TO ROUGH FRAMING UNLESS NOTED OTHERWISE (U.N.O.).
 - ALL INTERIOR PARTITIONS ARE 3/8" STEEL STUDS @ 16" O.C., U.N.O.
 - DO NOT SCALE DRAWINGS, USE FIGURED DIMENSIONS ONLY.
 - INSTALL SOLID WOOD BLOCKING AS REQUIRED FOR MOUNTING OF GRAB BARS, MIRRORS, SHELVES, COUNTERS, ETC.

MICHIGAN BUILDING CODE 2015

BUILDING DATA:

USE GROUP:	RESTAURANT
CONSTRUCTION CLASSIFICATION:	A-2 (ASSEMBLY)
BUILDING HEIGHT:	118
SPRINKLER SYSTEM:	25 FEET.
GROSS AREA:	SPRINKLER SYSTEM SHALL BE PROVIDED BY OTHERS. VERIFY REQUIREMENT 3560 SQ. FT.

OCCUPANCY CALCULATIONS:

WAITING AREA & DINING AREAS:	(10 NET/PERSON) = 1590 SQ. FT./5	= 106 OCCUPANTS
KITCHEN AREAS:	(200 GROSS/PERSON) = 1345 SQ. FT./200	= 8 OCCUPANTS
OTHER AREAS:	(340 GROSS/PERSON) = 425 SQ. FT./200	= 2 OCCUPANTS
		TOTAL OCCUPANT LOAD = 116 OCCUPANTS

EGRESS WIDTH PER OCCUPANT: 0.2 INCH PER OCCUPANT OR 36" MINIMUM OF 2 EXITS REQUIRED.

NUMBER OF EXIT DOOR PROVIDED: 2 EGRESS EXITS

MAX. TRAVEL DISTANCE: 100' (WITH SPRINKLER SYSTEM)

MAX TRAVEL DISTANCE PROVIDED: LESS THAN 12' FEET

CODES CURRENTLY IN EFFECT

- 2015 MICHIGAN BUILDING CODE, MBC 2015
- 2015 MICHIGAN MECHANICAL CODE, MMC 2015
- 2015 MICHIGAN PLUMBING CODE, MPC 2015
- 2017 NATIONAL ELECTRICAL CODE, 2017 CONSTRUCTION CODE - PART 8, ELECTRICAL CODE RULES
- ACCESSIBILITY: MICHIGAN BARRIER FREE DESIGN LAW, P.A. 1966 AS AMENDED AND THE 2009 ICC/ANSI A117.1 STANDARD

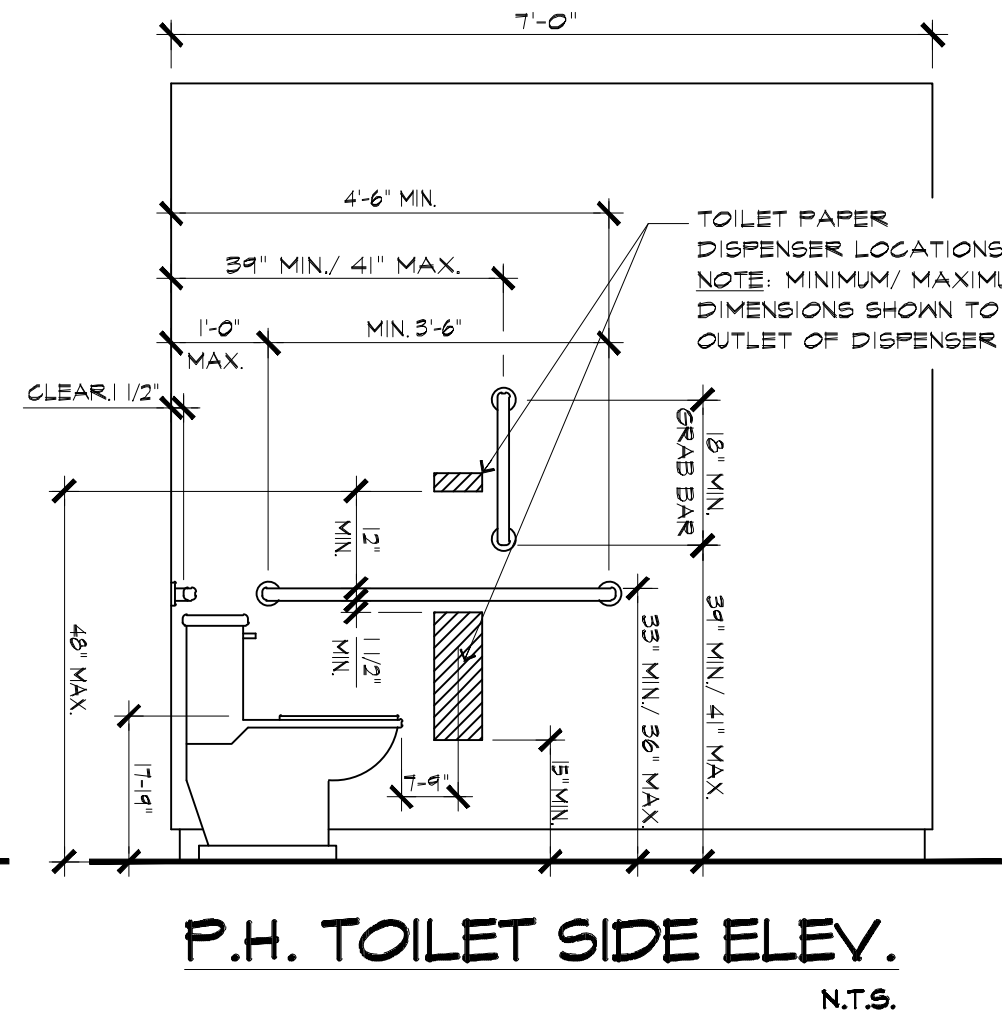
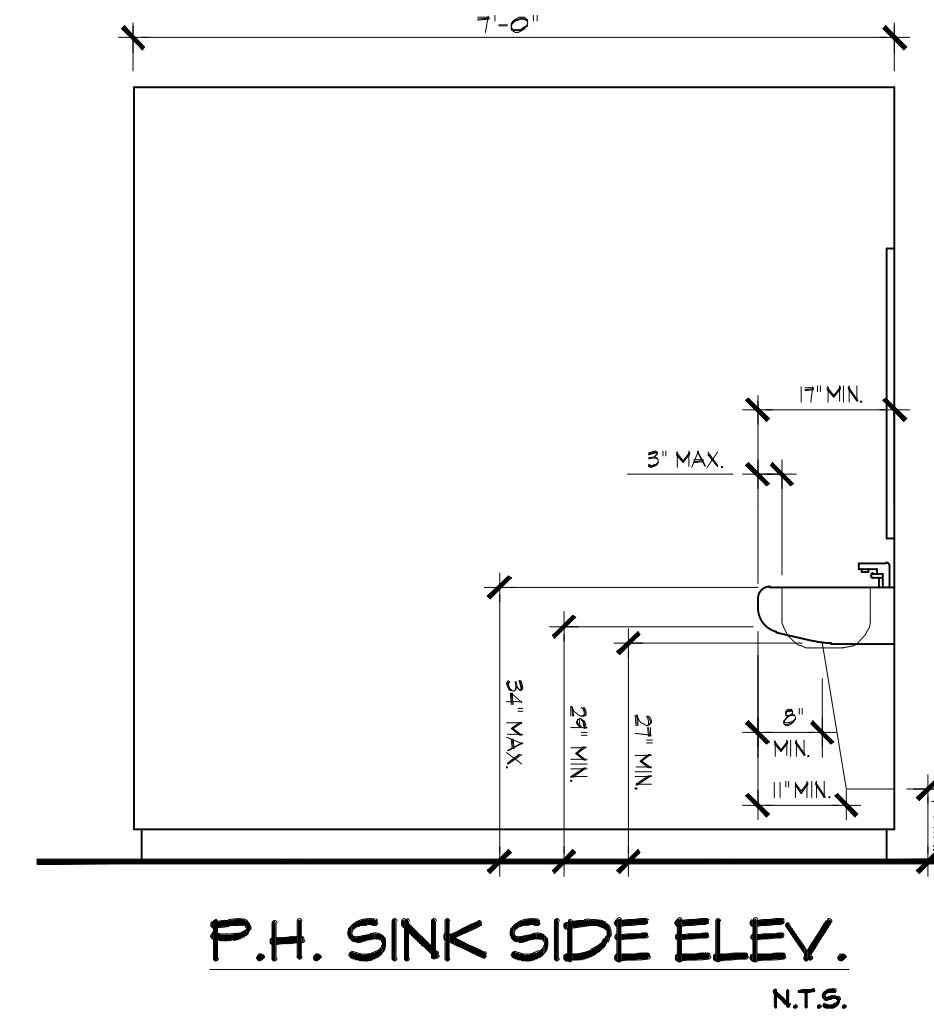
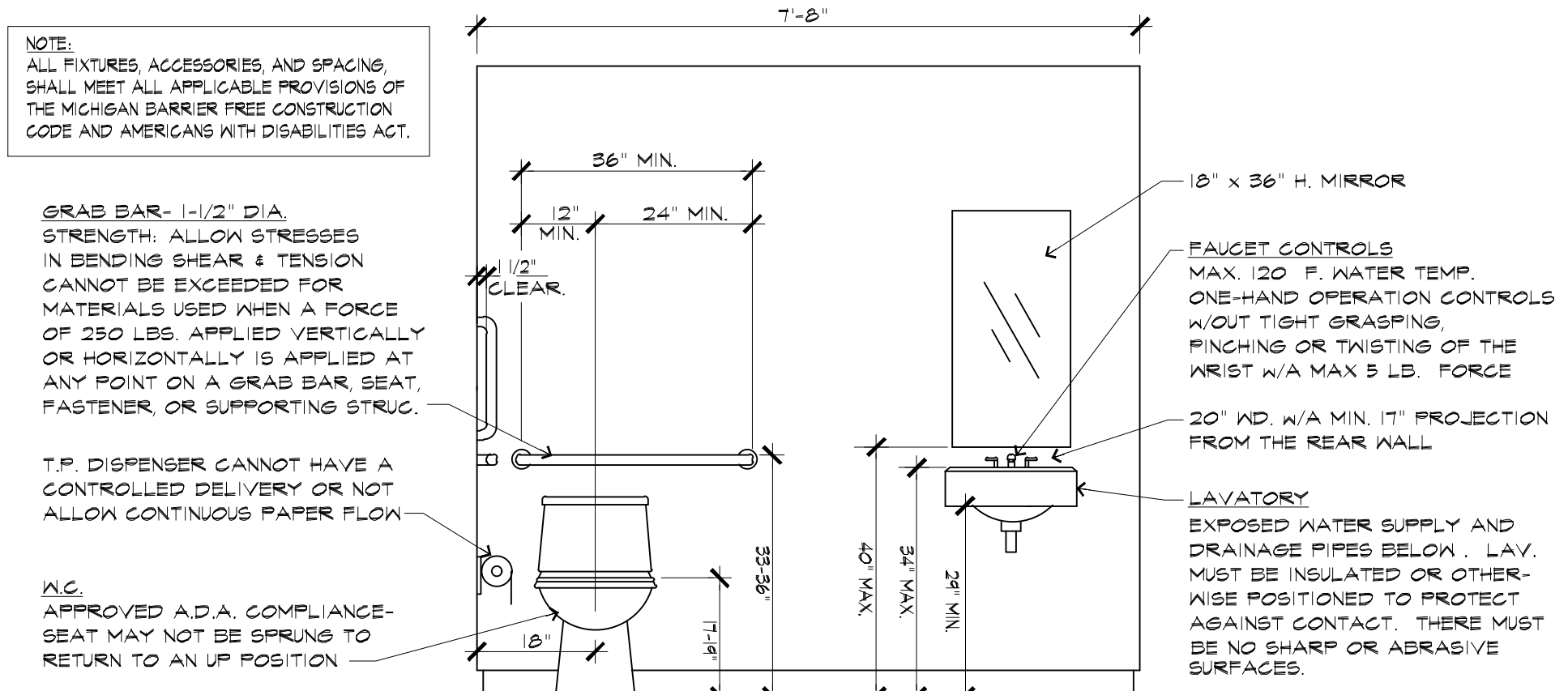
DOOR SCHEDULE

DOOR NO.	DIMENSIONS	DESCRIPTION	FRAME
D1	3'-0" X 7'-0" X 1 3/4"	SOLID CORE WOOD-STAINED OAK VENEER DOOR W/ SELF CLOSING DEVICE, PRIVACY LOCK & KICK PLATE, MARBLE THRESH	METAL FRAME
D2	3'-0" X 7'-0" X 1 3/4"	SOLID CORE WOOD-STAINED OAK VENEER DOOR W/ KEY LOCK AND SELF CLOSING DEVICE	METAL FRAME
D3	3'-0" X 7'-0" X 1 3/4"	1" TEMPERED INSULATED GLASS DOOR W/ KEY LOCK AND SELF CLOSING DEVICE	METAL FRAME
D4	3'-0" X 7'-0" X 1 3/4"	HOLLOW METAL DOOR W/ SELF CLOSING DEVICE, PANIC BAR & DEAD BOLT LOCK	METAL FRAME

NOTES:

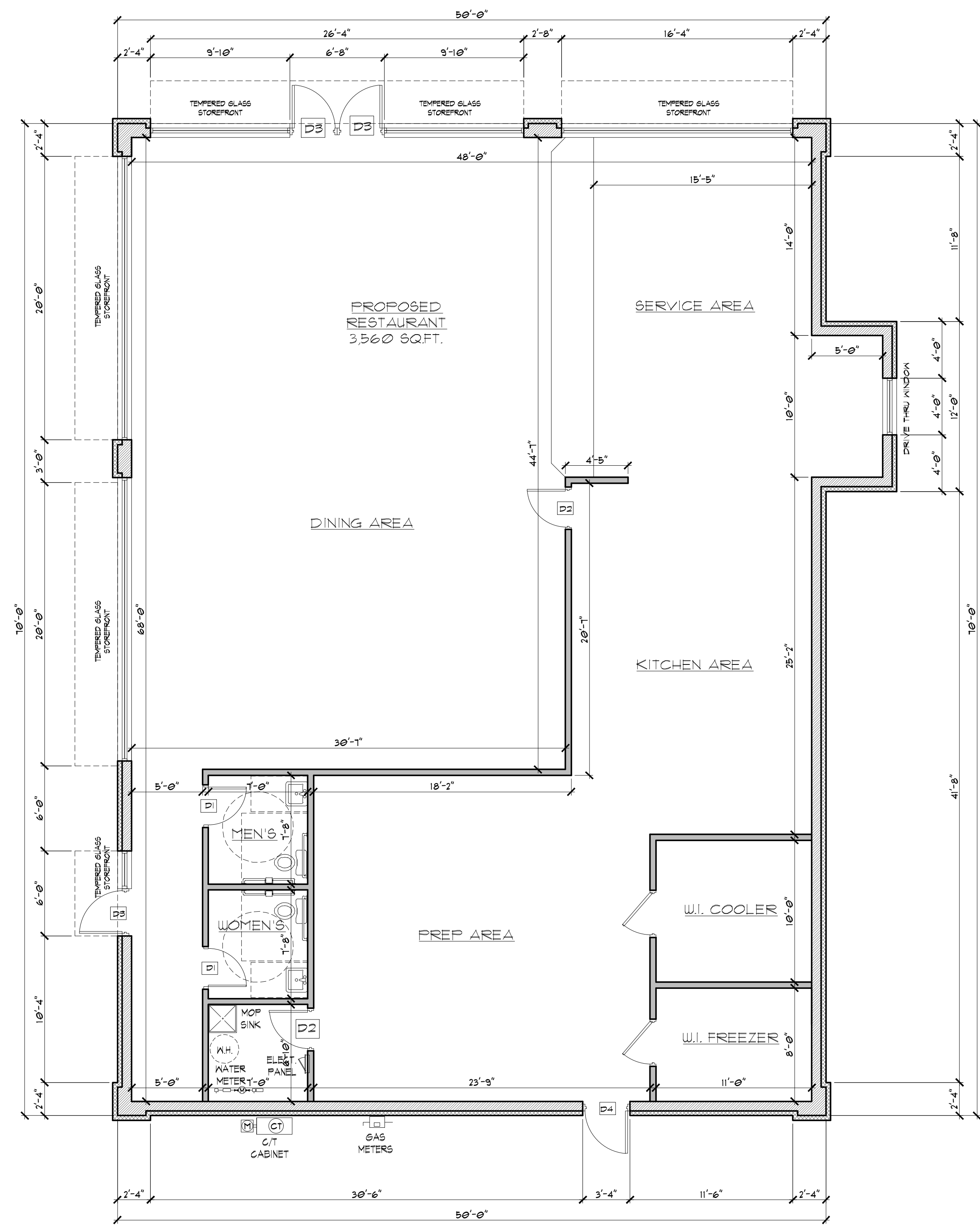
- ALL HARDWARE SETS TO BE SELECTED BY OWNER.
- ALL LOCKS SHALL BE READILY OPENED FROM INSIDE W/O THE USE OF A KEY.
- ALL MEANS OF EGRESS DOORS ARE READILY OPENABLE FROM INSIDE, AND MADE WITHOUT THE USE OF A KEY, SPECIAL KNOWLEDGE, OR SPECIAL EFFORT.

NOTE:
ALL FIXTURES, ACCESSORIES, AND SPACING SHALL MEET ALL APPLICABLE PROVISIONS OF THE MICHIGAN BARRIER FREE CONSTRUCTION CODE AND AMERICANS WITH DISABILITIES ACT.



WALL LEGEND

	EXTERIOR WALL: SEE BUILDING'S ELEVATIONS FOR EXTERIOR FINISH - 8" CMU W/ HORIZONTAL JOINT REINFORCEMENT @ 16" O.C. DONEL, AND W/ #6 REBAR INTO FOOTING AND THROUGHOUT WALL HEIGHT
	INTERIOR PARTITIONS: 5/8" DRYWALL ON 3 1/2" x 20 GA. METAL STUDS @ 16" O.C.



PROJECT: PROPOSED RESTAURANTS AND RETAILS PLAZA

ADDRESS: (21-426-004) HIGHLAND RD., WHITE LAKE, MI 48386

CLIENT'S NAME: NAZIR JAWICH

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DATE: 03/26/2021

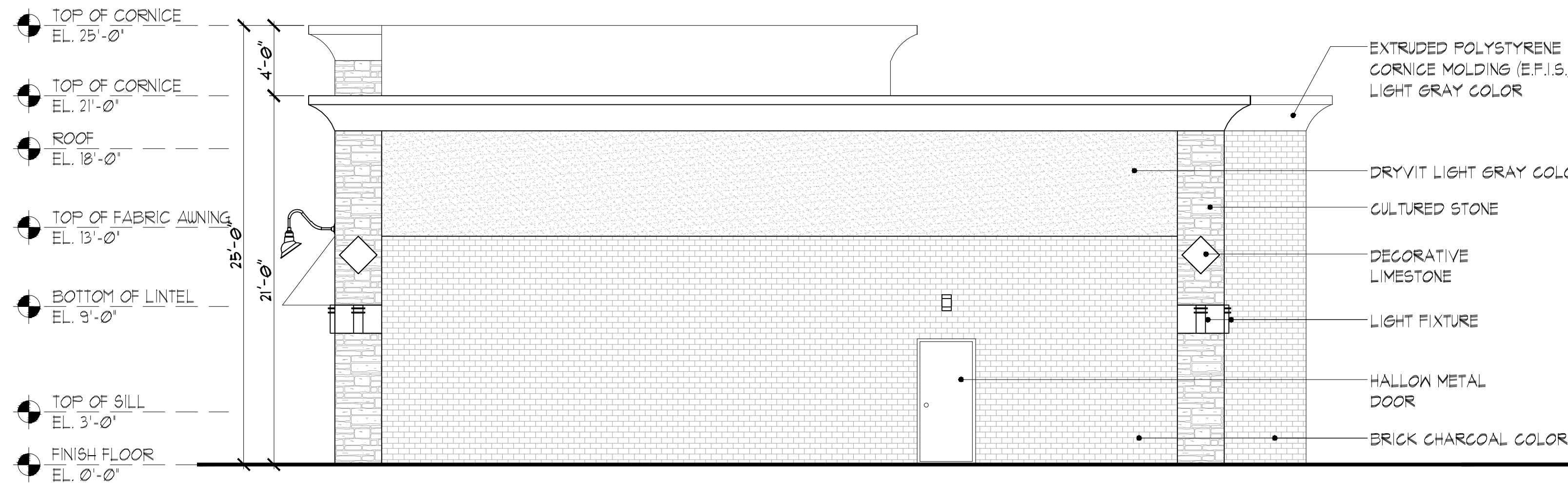
DRAWN BY: MONEER ALAHWAL

SCALE: AS NOTED

SHEET TITLE: BUILDING 'A' - PROP. FLOOR PLAN

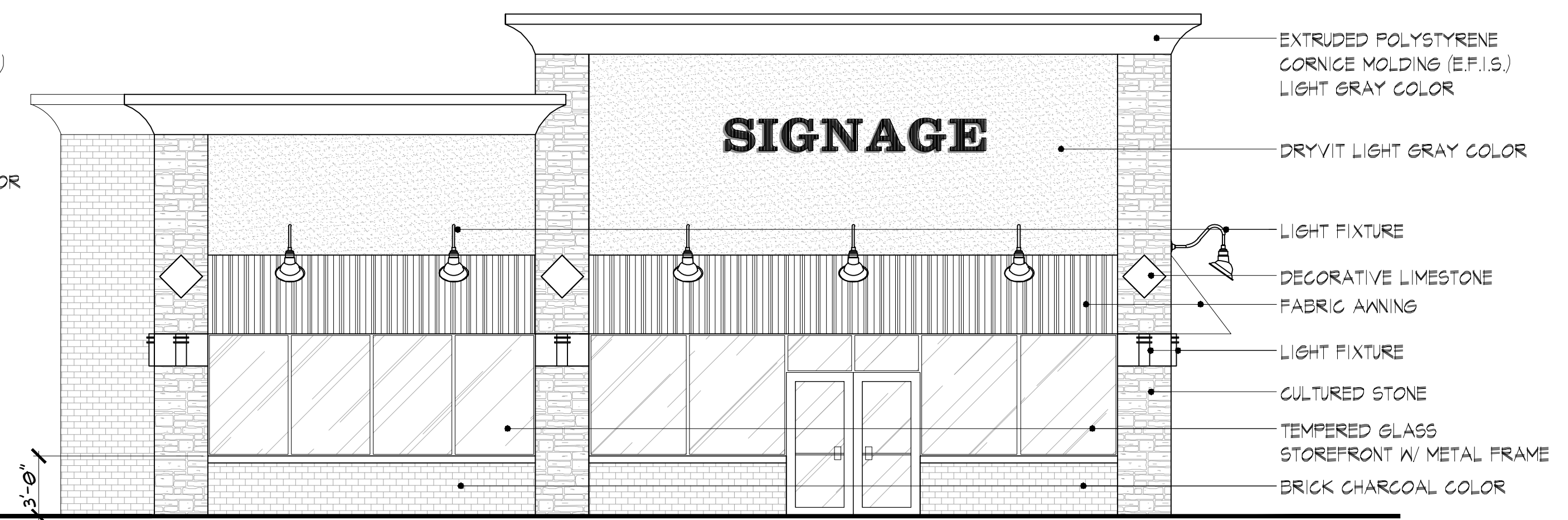
SHEET #: A-1-1

APPROVED BY:



BUILDING "A" - PROP. REAR ELEVATION

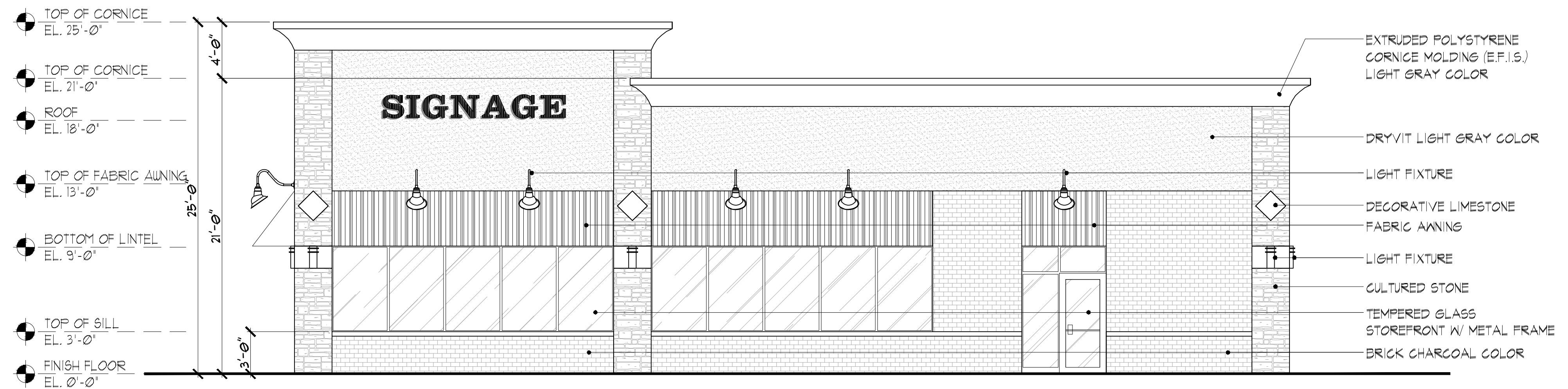
SCALE: 3/16" = 1'-0"



BUILDING "A" - PROP. FRONT ELEVATION

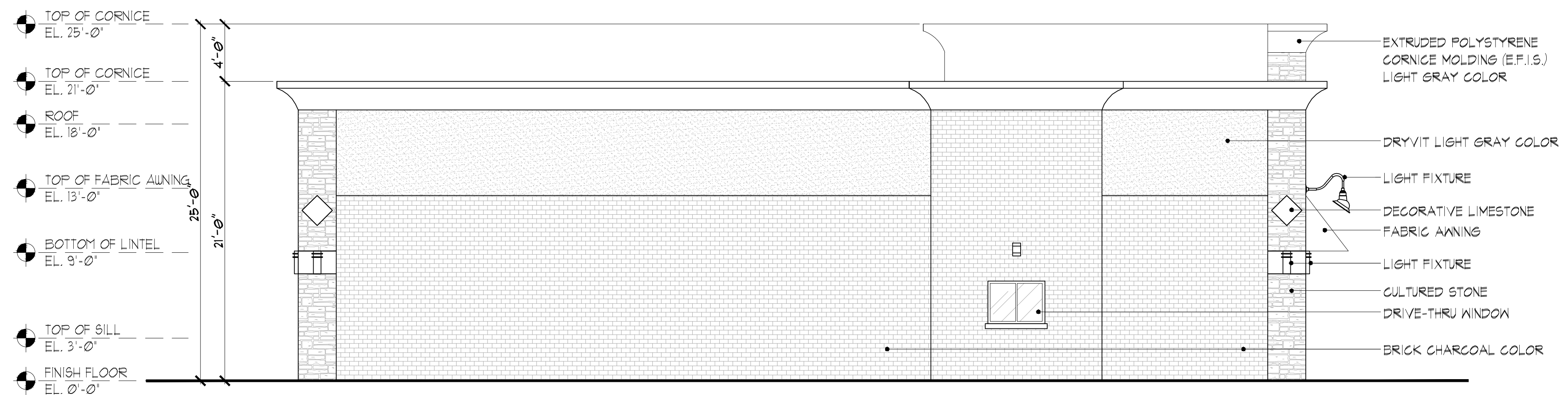
SCALE: 3/16" = 1'-0"

NOTE:
ALL FINALIZED COLORS WILL BE NOTED, AND MATERIAL SAMPLES WILL BE PROVIDED FOR PLANNING COMMISSION REVIEW AT THE TIME OF FINAL SITE PLAN.



BUILDING "A" - PROP. RIGHT ELEVATION

SCALE: 3/16" = 1'-0"



BUILDING "A" - PROP. LEFT ELEVATION

SCALE: 3/16" = 1'-0"



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DATE: 03/26/2021

DRAWN BY: MONEER ALAHWAL

SCALE: AS NOTED

SHEET TITLE:
- BUILDING 'A' - PROP. ELEVATIONS

SHEET #:
A-1-2

APPROVED BY:



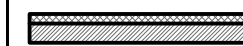




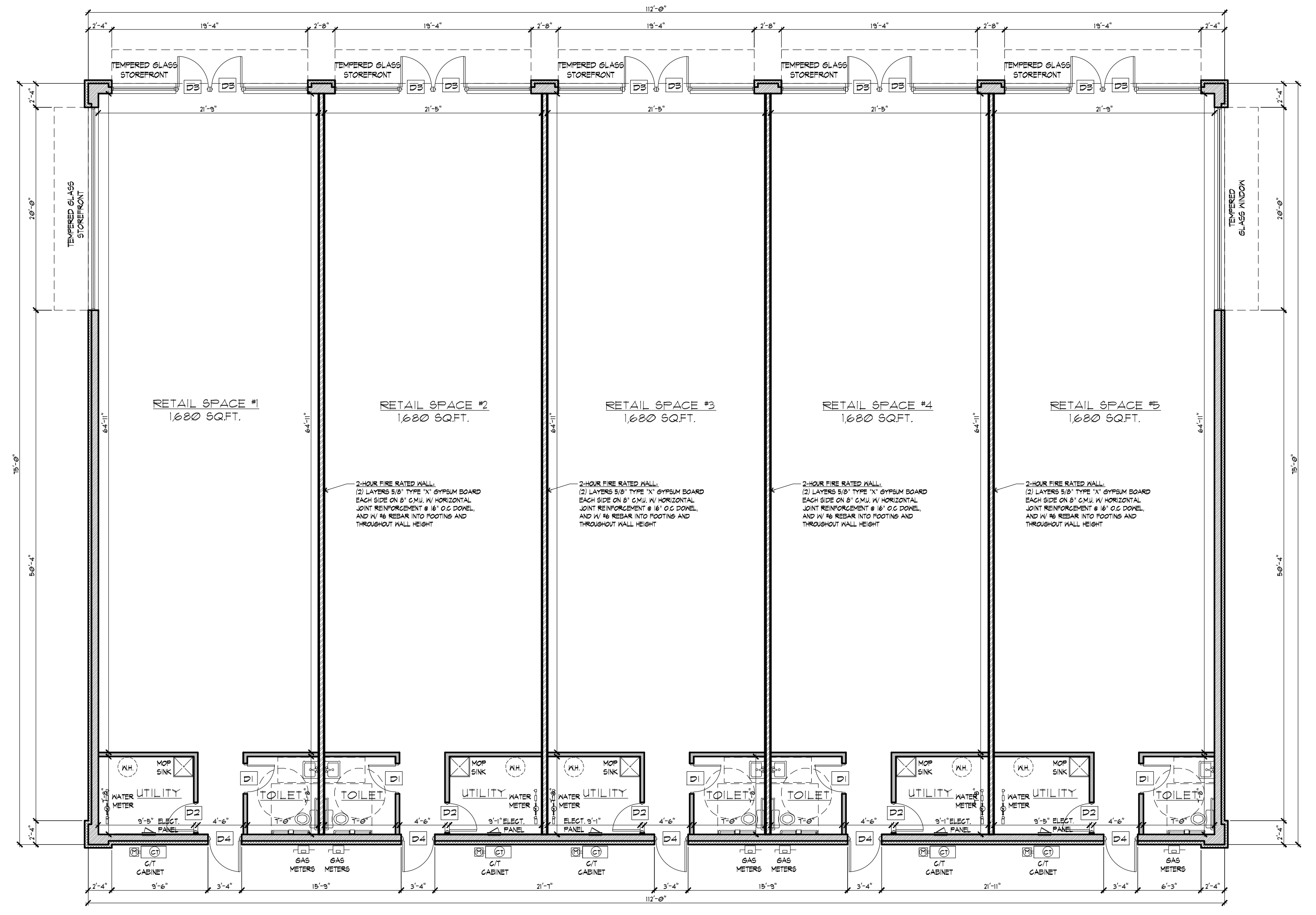
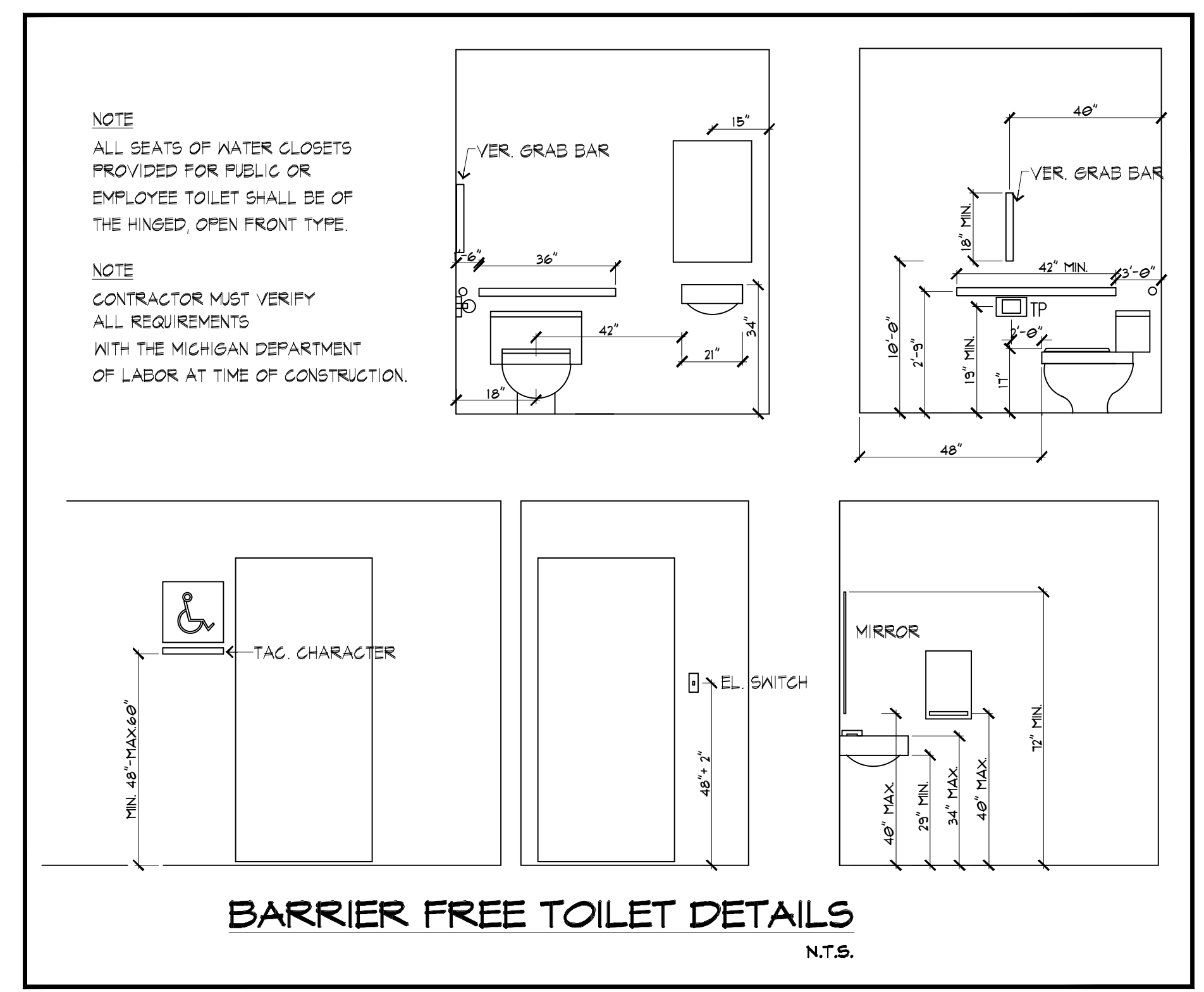
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DOOR SCHEDULE			
DOOR NO.	DIMENSIONS	DESCRIPTION	FRAME
D1	3'-0" X 7'-0" X 1 3/4"	SOLID CORE WOOD-STAINED OAK VENEER DOOR W/ SELF CLOSING DEVICE, PRIVACY LOCK & KICK PLATE MARBLE THRESH	METAL FRAME
D2	3'-0" X 7'-0" X 1 3/4"	SOLID CORE WOOD-STAINED OAK VENEER DOOR W/ KEY LOCK AND SELF CLOSING DEVICE	METAL FRAME
D3	3'-0" X 7'-0" X 1 3/4"	1" TEMPERED INSULATED GLASS DOOR W/ KEY LOCK AND SELF CLOSING DEVICE	METAL FRAME
D4	3'-0" X 7'-0" X 1 3/4"	HOLLOW METAL DOOR W/ SELF CLOSING DEVICE, PANIC BAR & DEAD BOLT LOCK	METAL FRAME

NOTES:
 - ALL HARDWARE SETS TO BE SELECTED BY OWNER
 - ALL LOCKS SHALL BE READILY OPENED FROM INSIDE W/O THE USE OF A KEY
 - ALL MEANS OF EGRESS DOORS ARE READILY OPENABLE FROM INSIDE, AND MADE WITHOUT THE USE OF A KEY, SPECIAL KNOWLEDGE, OR SPECIAL EFFORT.

WALL LEGEND	
	EXTERIOR WALL: SEE BUILDING'S ELEVATIONS FOR EXTERIOR FINISH - 8" CMU W/ HORIZONTAL JOINT REINFORCEMENT @ 16" O.C. DOVEL AND W/ #6 REBAR INTO FOOTING AND THROUGHOUT WALL HEIGHT
	INTERIOR PARTITIONS: 5/8" DRYWALL ON 3 1/2"-20 GA. METAL STUDS @ 16" O.C.
	2-HOUR FIRE RATED WALL: (2) LAYERS 5/8" TYPE 'X' GYPSUM BOARD EACH SIDE OF 3 1/2" METAL STUDS @ 16" O.C.



BUILDING "B" - PROP. FLOOR PLAN
SCALE: 1/8" = 1'-0"

MICHIGAN BUILDING CODE 2015

BUILDING DATA:

USE GROUP:	RETAIL SPACES
CONSTRUCTION CLASSIFICATION:	M (MERCANTILE)
BUILDING HEIGHT:	25 FEET
SPRINKLER SYSTEM:	SPRINKLER SYSTEM SHALL BE PROVIDED BY OTHERS, VERIFY REQUIREMENT
GROSS AREA:	8,400 SQ. FT.

OCCUPANCY CALCULATIONS:

FOR EACH RETAIL = 1,680 SQ. FT./60 = 28 OCCUPANTS
 TOTAL OCCUPANT LOAD = 28 X 5 = 140 OCCUPANTS

NUMBER OF EXIT DOOR REQUIRED FOR EACH RETAIL: 1 EGRESS EXIT REQUIRED FOR EACH TENANT
 NUMBER OF EXIT DOOR PROVIDED FOR EACH RETAIL: 2 EGRESS EXITS FOR EACH TENANT

MAX. TRAVEL DISTANCE FOR EACH RETAIL: 75' (WITH SPRINKLER SYSTEM)
 MAX TRAVEL DISTANCE PROVIDED FOR EACH RETAIL: LESS THAN 52 FEET

CODES CURRENTLY IN EFFECT

- 2015 MICHIGAN BUILDING CODE, MBC 2015
- 2015 MICHIGAN MECHANICAL CODE MMC 2015
- 2015 MICHIGAN PLUMBING CODE, MPC 2015
- 2017 NATIONAL ELECTRICAL CODE, 2017 CONSTRUCTION CODE - PART 8 ELECTRICAL CODE RULES
- ACCESSIBILITY: MICHIGAN BARRIER FREE DESIGN LAW P.A. 1966 AS AMENDED AND THE 2009 (ICC/ANSI) A117.1 STANDARD

GENERAL NOTES:

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE LOCAL AND STATE CODES AND ORDINANCES, INCLUDING 2015 MICHIGAN BUILDING CODE, NFPA, NEC & MICHIGAN BARRIER FREE DESIGN.
2. CONTRACTOR SHALL VISIT THE SITE TO FAMILIARIZE HIMSELF WITH THE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED. SUBMITTAL OF A BID SIGNIFIES THE ACCEPTANCE OF SUCH CONDITIONS.
3. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS IN THE FIELD PRIOR TO CONSTRUCTION.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR TEMPORARY BRACING AND SHORING OF STRUCTURES DURING DEMOLITION AND CONSTRUCTION, AS REQUIRED.
5. CONTRACTOR SHALL REMOVE OR CAP ALL EXISTING ELECTRICAL LINES THAT WILL NOT BE USED.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER DISPOSAL OF DEBRIS FROM THE JOB SITE AND SHALL KEEP THE JOB SITE IN A CLEAN AND ORDERLY MANNER AT ALL TIMES.
7. CONTRACTOR SHALL VERIFY ANY ADDITIONAL OWNER REQUIREMENTS NOT NOTED ON DRAWINGS PRIOR TO CONSTRUCTION.
8. CONTRACTOR SHALL INCLUDE THE COST OF ALL REQUIRED PERMITS IN HIS BID AND SHALL SECURE SAME.
9. ALL DIMENSIONS ARE TO ROUGH FRAMING UNLESS NOTED OTHERWISE (N.O.).
10. ALL INTERIOR PARTITIONS ARE 3 1/2" STEEL STUDS @ 16" o.c., U.N.O.
11. DO NOT SCALE DRAWINGS, USE FIGURED DIMENSIONS ONLY.
12. INSTALL SOLID WOOD BLOCKING AS REQUIRED FOR MOUNTING OF GRAB BARS, MIRRORS, SHELVES, COUNTERS, ETC.

PROJECT: PROPOSED RESTAURANTS AND RETAILS PLAZA

ADDRESS: (21-426-004) HIGHLAND RD., WHITE LAKE, MI 48386

CLIENT'S NAME: NAZIR JAWICH

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DATE: 03/26/2021


DRAWN BY: MONEER ALAHWAL

SCALE: AS NOTED

SHEET TITLE: BUILDING "B" PROP. FLOOR PLAN

SHEET #: A-2-1

APPROVED BY:

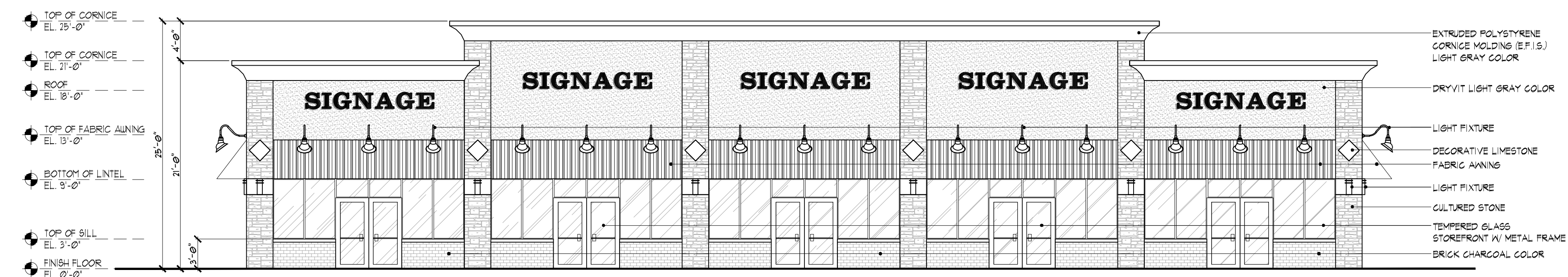


MOHAMED NASRI BAZNA
ENGINEER
No. 32351



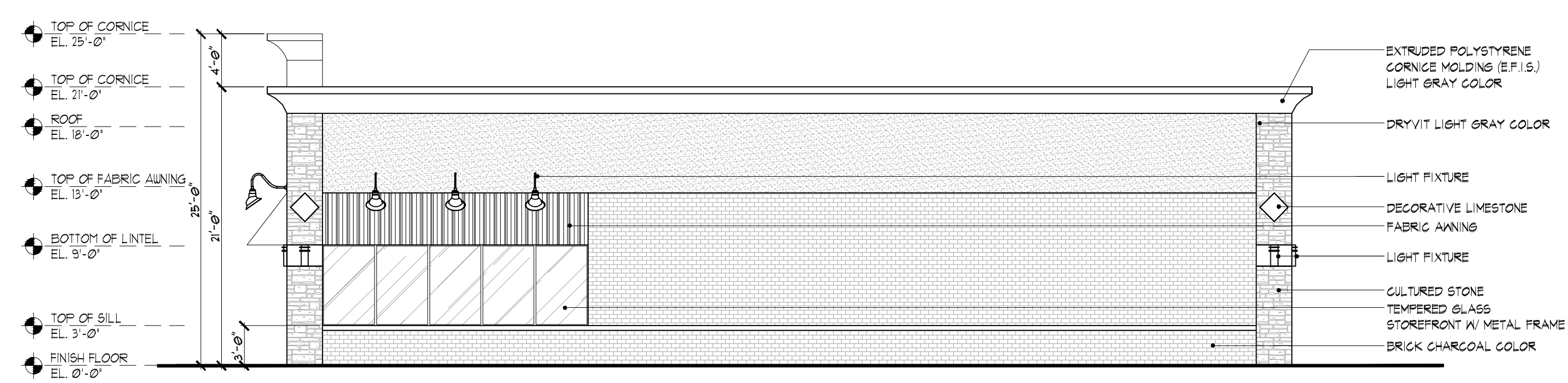
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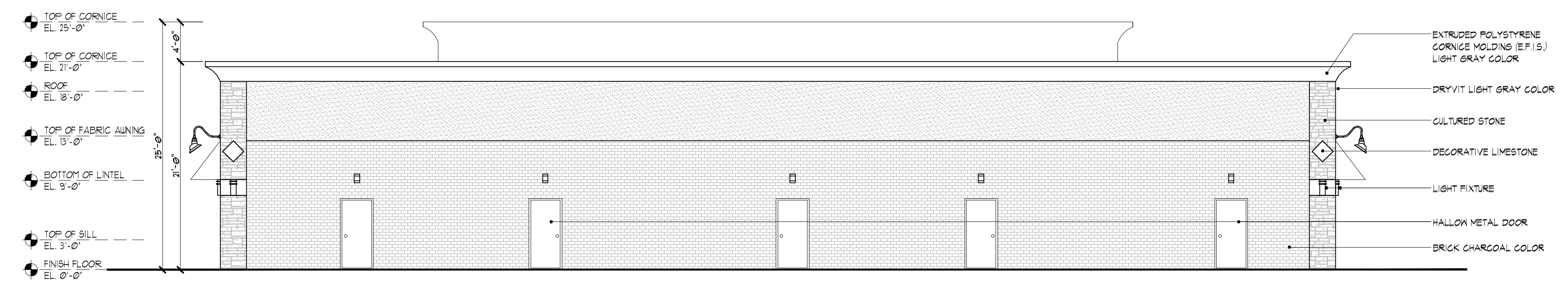


BUILDING "B" - PROP. FRONT ELEVATION
SCALE: 1/8" = 1'-0"

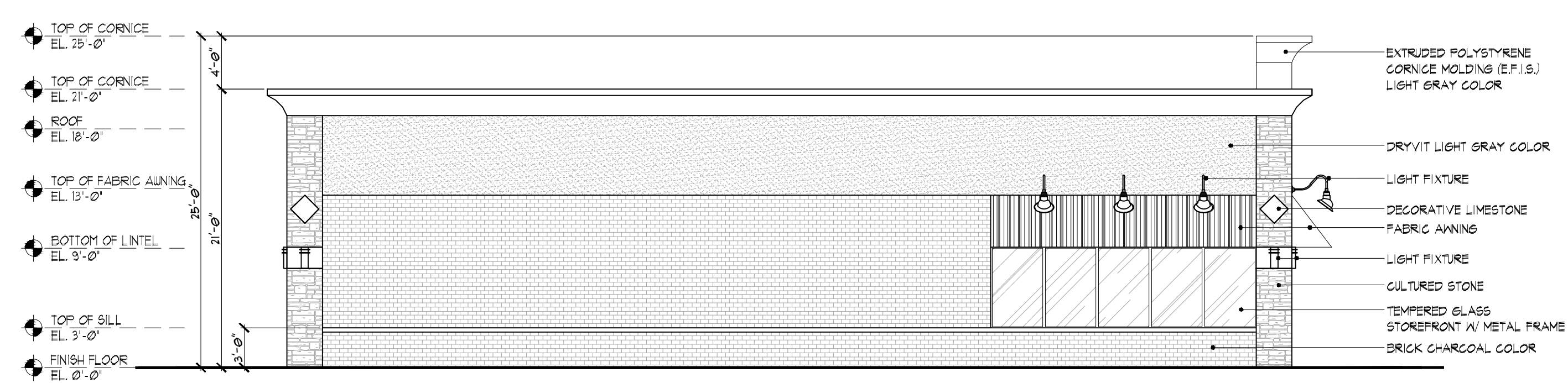
NOTE:
ALL FINALIZED COLORS WILL BE NOTED AND MATERIAL SAMPLES WILL BE PROVIDED FOR PLANNING COMMISSION REVIEW AT THE TIME OF FINAL SITE PLAN.



BUILDING "B" - PROP. RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



BUILDING "B" - PROP. REAR ELEVATION
SCALE: 1/8" = 1'-0"



BUILDING "B" - PROP. LEFT ELEVATION
SCALE: 1/8" = 1'-0"

PROJECT: PROPOSED RESTAURANTS AND RETAILS PLAZA
ADDRESS: (21-426-004) HIGHLAND RD. WHITE LAKE, MI 48386
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_____	06/22/2021

DATE: 03/26/2021

DRAWN BY: MONEER ALAHWAL

SCALE: AS NOTED

SHEET TITLE:
- BUILDING 'B' PROP. ELEVATIONS

SHEET #:
A-2-2

APPROVED BY:








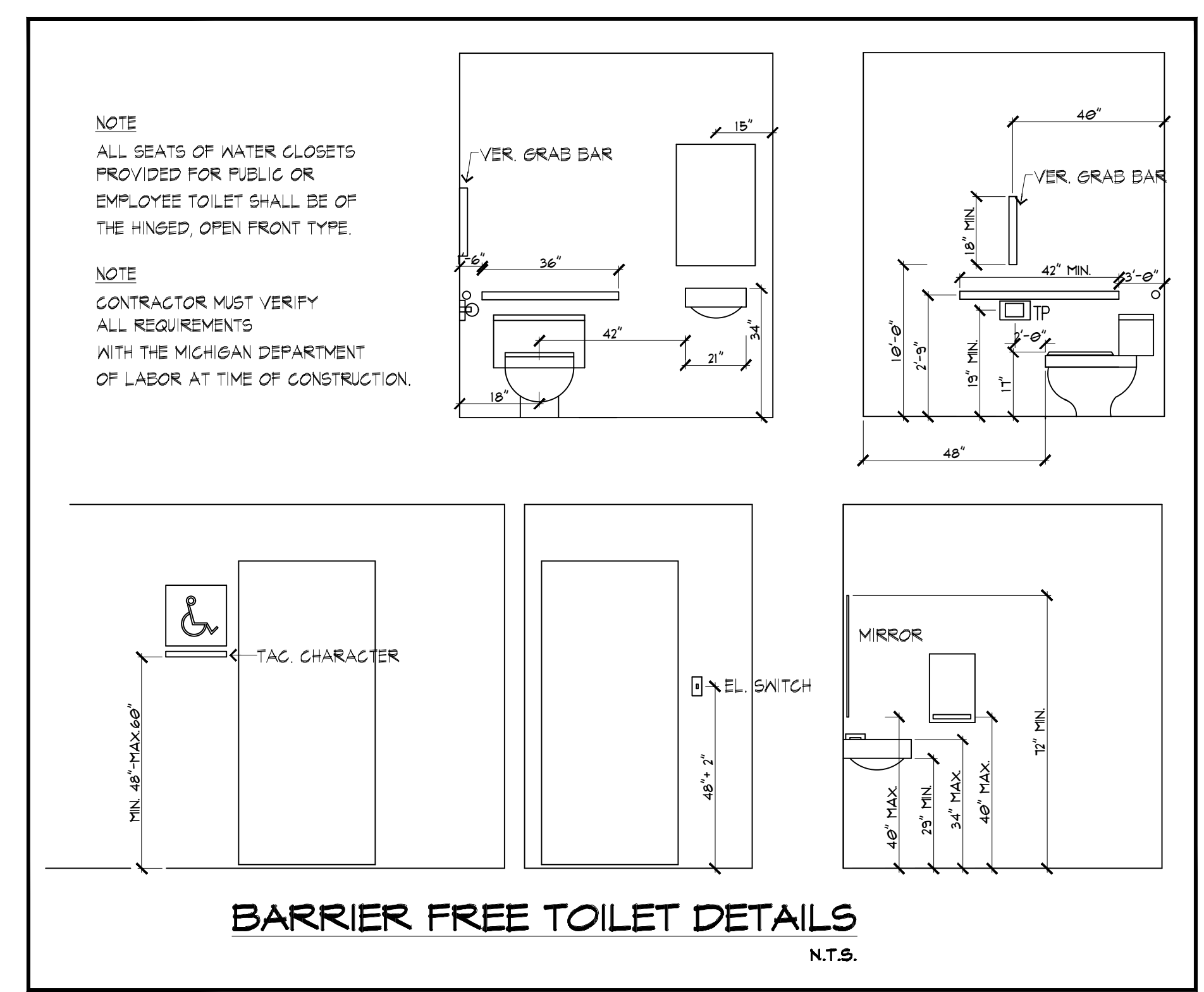
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DOOR SCHEDULE			
DOOR NO.	DIMENSIONS	DESCRIPTION	FRAME
D1	3'-0" X 1'-0" X 1 3/4"	SOLID CORE WOOD-STAINED OAK VENEER DOOR W/ SELF CLOSING DEVICE, PRIVACY LOCK & KICK PLATE, MARBLE THRESH	METAL FRAME
D2	3'-0" X 1'-0" X 1 3/4"	SOLID CORE WOOD-STAINED OAK VENEER DOOR W/ KEY LOCK AND SELF CLOSING DEVICE	METAL FRAME
D3	3'-0" X 1'-0" X 1 3/4"	1" TEMPERED INSULATED GLASS DOOR W/ KEY LOCK AND SELF CLOSING DEVICE	METAL FRAME
D4	3'-0" X 1'-0" X 1 3/4"	HOLLOW METAL DOOR W/ SELF CLOSING DEVICE, PANG BAR & DEAD BOLT LOCK	METAL FRAME

NOTES:
 - ALL HARDWARE SETS TO BE SELECTED BY OWNER.
 - ALL LOCKS SHALL BE READILY OPENED FROM INSIDE W/O THE USE OF A KEY.
 - ALL MEANS OF EGRESS DOORS ARE READILY OPENABLE FROM INSIDE, AND MADE WITHOUT THE USE OF A KEY, SPECIAL KNOWLEDGE, OR SPECIAL EFFORT.

WALL LEGEND	
	EXTERIOR WALL: SEE BUILDING'S ELEVATIONS FOR EXTERIOR FINISH - 3" CMU, W/ HORIZONTAL JOINT REINFORCEMENT @ 16" O.C. DOVEL, AND W/ #6 REBAR INTO FOOTING AND THROUGHOUT WALL HEIGHT.
	INTERIOR PARTITIONS: 5/8" DRYWALL ON 3 3/8" x 20 GA METAL STUDS @ 16" O.C.
	2-HOUR FIRE RATED WALL: (2) LAYERS 5/8" TYPE 'X' GYPSUM BOARD EACH SIDE OF 3 3/8" METAL STUDS AT 16" O.C.



MICHIGAN BUILDING CODE 2015

BUILDING DATA:

USE GROUP:	RETAIL SPACES & RESTAURANT.
CONSTRUCTION CLASSIFICATION:	M (MERCANTILE) & A-2 (ASSEMBLY)
BUILDING HEIGHT:	115 FEET
SPRINKLER SYSTEM:	SPRINKLER SYSTEM SHALL BE PROVIDED BY OTHERS. VERIFY REQUIREMENT
GROSS AREA:	2,280 SQ. FT. (RESTAURANT) + 6,200 SQ. FT. (RETAILS) = 8,480 SQ. FT.

OCCUPANCY CALCULATIONS:

FOR RESTAURANT SPACE:

WAITING AREA & DINING AREAS: (10 NET/PERSON) = 1016 SQ. FT./15	= 68 OCCUPANTS
KITCHEN AREAS: (200 GROSS/PERSON) = 1010 SQ. FT./200	= 5 OCCUPANTS
OTHER AREAS: (340 GROSS/PERSON) = 254 SQ. FT./300	= 1 OCCUPANTS

TOTAL OCCUPANT LOAD = 74 OCCUPANTS

EGRESS WIDTH PER OCCUPANT: 0.2 INCH PER OCCUPANT OR 36" MINIMUM OF 2 EXITS REQUIRED.
 NUMBER OF EXIT DOOR PROVIDED: 2 EGRESS EXITS
 MAX. TRAVEL DISTANCE: 100' (WITH SPRINKLER SYSTEM)
 MAX TRAVEL DISTANCE PROVIDED: LESS THAN 12 FEET

FOR RETAILS SPACES:

- FOR TENANT #1 = 2,020 SQ. FT./60	= 35 OCCUPANTS
- FOR TENANT #2 = 2,060 SQ. FT./60	= 35 OCCUPANTS
- FOR TENANT #3 = 2,060 SQ. FT./60	= 35 OCCUPANTS

TOTAL OCCUPANT LOAD = 105 OCCUPANTS

NUMBER OF EXIT DOOR REQUIRED FOR EACH RETAIL: 1 EGRESS EXIT REQUIRED FOR EACH TENANT
 NUMBER OF EXIT DOOR PROVIDED FOR EACH RETAIL: 2 EGRESS EXITS FOR EACH TENANT

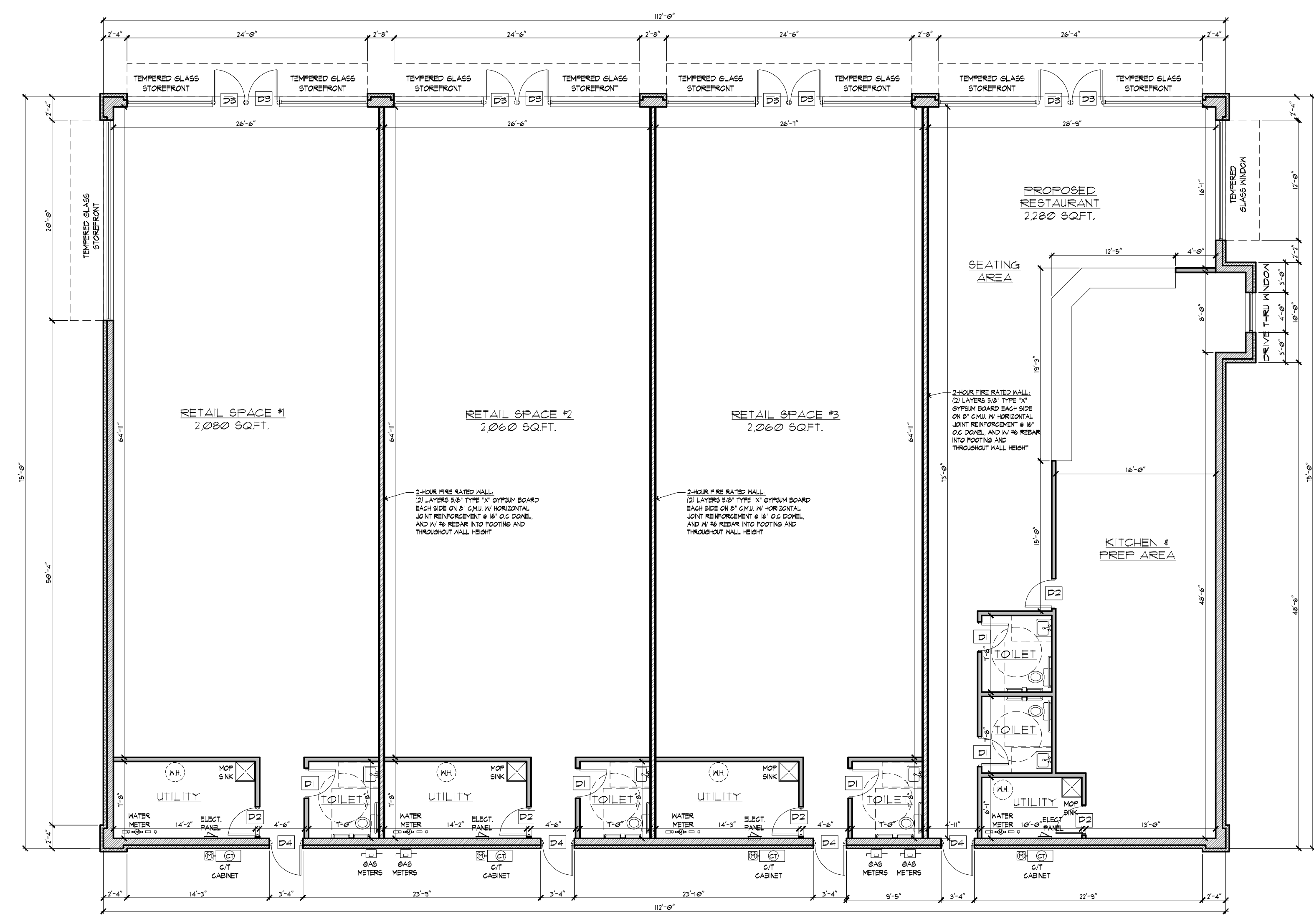
MAX. TRAVEL DISTANCE FOR EACH RETAIL: 75' (WITH SPRINKLER SYSTEM)
 MAX TRAVEL DISTANCE PROVIDED FOR EACH RETAIL: LESS THAN 41 FEET

CODES CURRENTLY IN EFFECT

- 2015 MICHIGAN BUILDING CODE, MBC 2015
- 2015 MICHIGAN MECHANICAL CODE, MMC 2015
- 2015 MICHIGAN PLUMBING CODE, MPC 2015
- 2017 NATIONAL ELECTRICAL CODE, 2017 CONSTRUCTION CODE - PART 8, ELECTRICAL CODE RULES
- ACCESSIBILITY: MICHIGAN BARRIER FREE DESIGN LAW, P.A. 1986 AS AMENDED AND THE 2009 ICG/ANSI A117.1 STANDARD

GENERAL NOTES:

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- CONTRACTOR SHALL VISIT THE SITE TO FAMILIARIZE HIMSELF WITH THE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED. SUBMITTAL OF A BID SIGNIFIES THE ACCEPTANCE OF SUCH CONDITIONS.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS IN THE FIELD PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR TEMPORARY BRACING AND SHORING OF STRUCTURES DURING DEMOLITION AND CONSTRUCTION, AS REQUIRED.
- CONTRACTOR SHALL REMOVE OR CAP ALL EXISTING ELECTRICAL LINES THAT WILL NOT BE USED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER DISPOSAL OF DEBRIS FROM THE JOB SITE AND SHALL KEEP THE JOB SITE IN A CLEAN AND ORDERLY MANNER AT ALL TIMES.
- CONTRACTOR SHALL VERIFY ANY ADDITIONAL OWNER REQUIREMENTS NOT NOTED ON DRAWINGS PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL INCLUDE THE COST OF ALL REQUIRED PERMITS IN HIS BID AND SHALL SECURE SAME.
- ALL DIMENSIONS ARE TO ROUGH FRAMING UNLESS NOTED OTHERWISE (U.O.).
- ALL INTERIOR PARTITIONS ARE 3 3/8" STEEL STUDS @ 16" O.C., U.O.
- DO NOT SCALE DRAWINGS, USE FIGURED DIMENSIONS ONLY.
- INSTALL SOLID WOOD BLOCKING AS REQUIRED FOR MOUNTING OF GRAB BARS, MIRRORS, SHELVES, COUNTERS, ETC.



BUILDING "C" - PROP. FLOOR PLAN
SCALE: 1/8" = 1'-0"

PROJECT: PROPOSED RESTAURANTS AND RETAILS PLAZA

ADDRESS: (21-426-004) HIGHLAND RD., WHITE LAKE, MI 48386

CLIENT'S NAME: NAZIR JAWICH

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REVISIONS:

	05/03/2021
	05/25/2021
	06/22/2021

DATE: 03/26/2021

DRAWN BY: MONEER ALAHWAL

SCALE: AS NOTED

SHEET TITLE: BUILDING 'C' PROP. FLOOR PLAN

SHEET #: A-3-1

APPROVED BY:

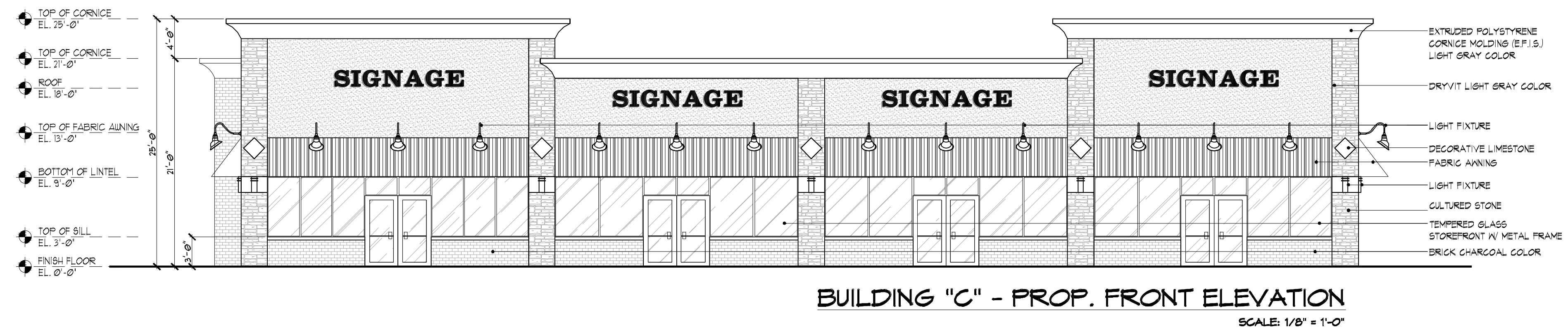


MOHAMED NASRI BAZNA
ENGINEER
No. 32351

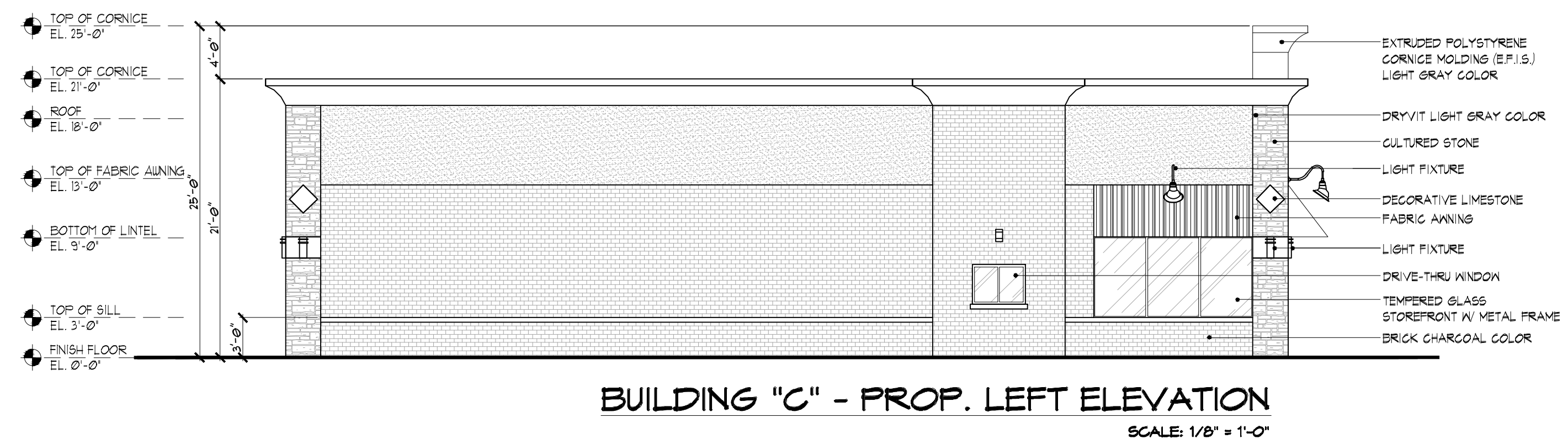
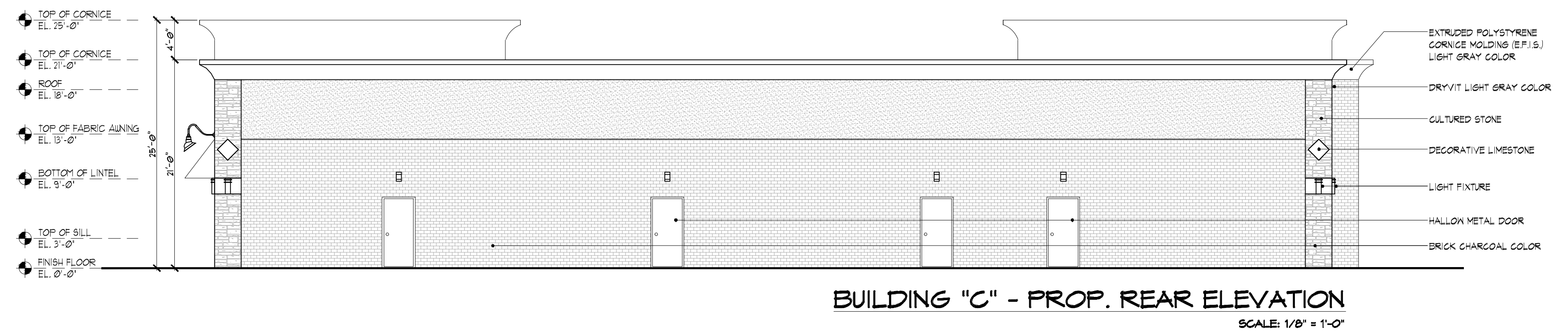
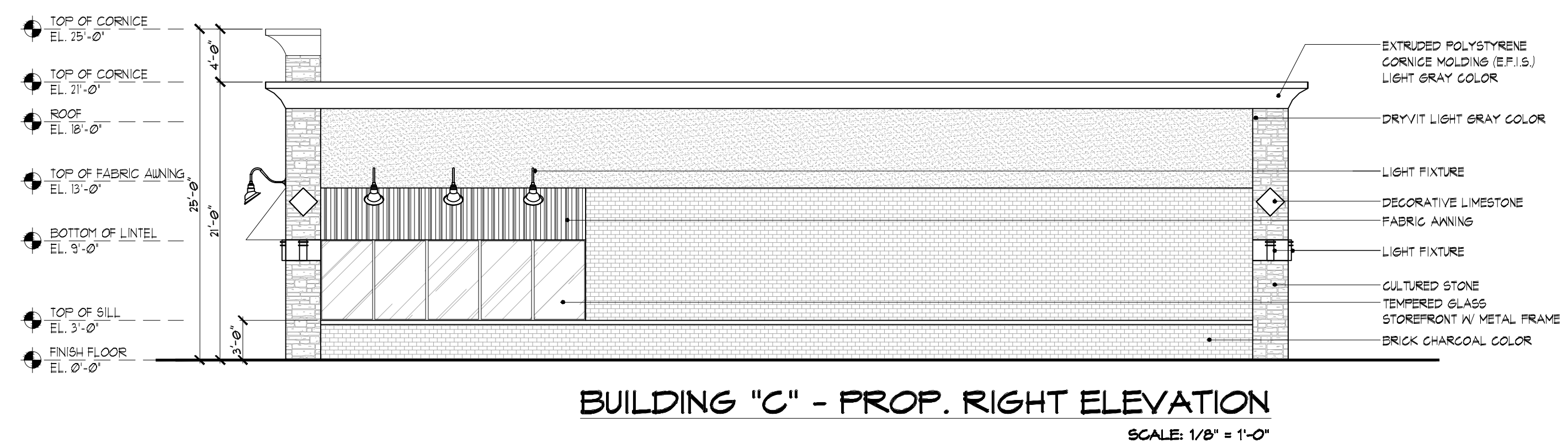


MA ARCHMASTER
Residential & Commercial Designs

Cell Phone: (313) 505-7744
Email: alahwalmoneer@gmail.com



NOTE:
ALL FINALIZED COLORS WILL BE NOTED, AND MATERIAL SAMPLES WILL BE PROVIDED FOR PLANNING COMMISSION REVIEW AT THE TIME OF FINAL SITE PLAN.



PROJECT: PROPOSED RESTAURANTS AND RETAILS PLAZA
ADDRESS: (21-426-004) HIGHLAND RD. WHITE LAKE, MI 48386
CLIENT'S NAME: NAZIR JAWICH

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_____	06/22/2021

DATE: 03/26/2021

DRAWN BY: MONEER ALAHWAL

SCALE: AS NOTED

SHEET TITLE:
- BUILDING "C" PROP. ELEVATIONS

SHEET #:
A-3-2

APPROVED BY:





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PROJECT: PROPOSED RESTAURANTS AND RETAILS PLAZA
ADDRESS: (21-426-004) HIGHLAND RD., WHITE LAKE, MI 48386
CLIENT'S NAME: NAZIR JAWICH

REVISIONS:

05/03/2021
05/25/2021
06/22/2021

DATE: 03/26/2021

DRAWN BY: MONEER ALAHWAL

SCALE: AS NOTED

SHEET TITLE: BUILDING 'D' - PROP. FLOOR PLAN

SHEET #: **A-4-1**

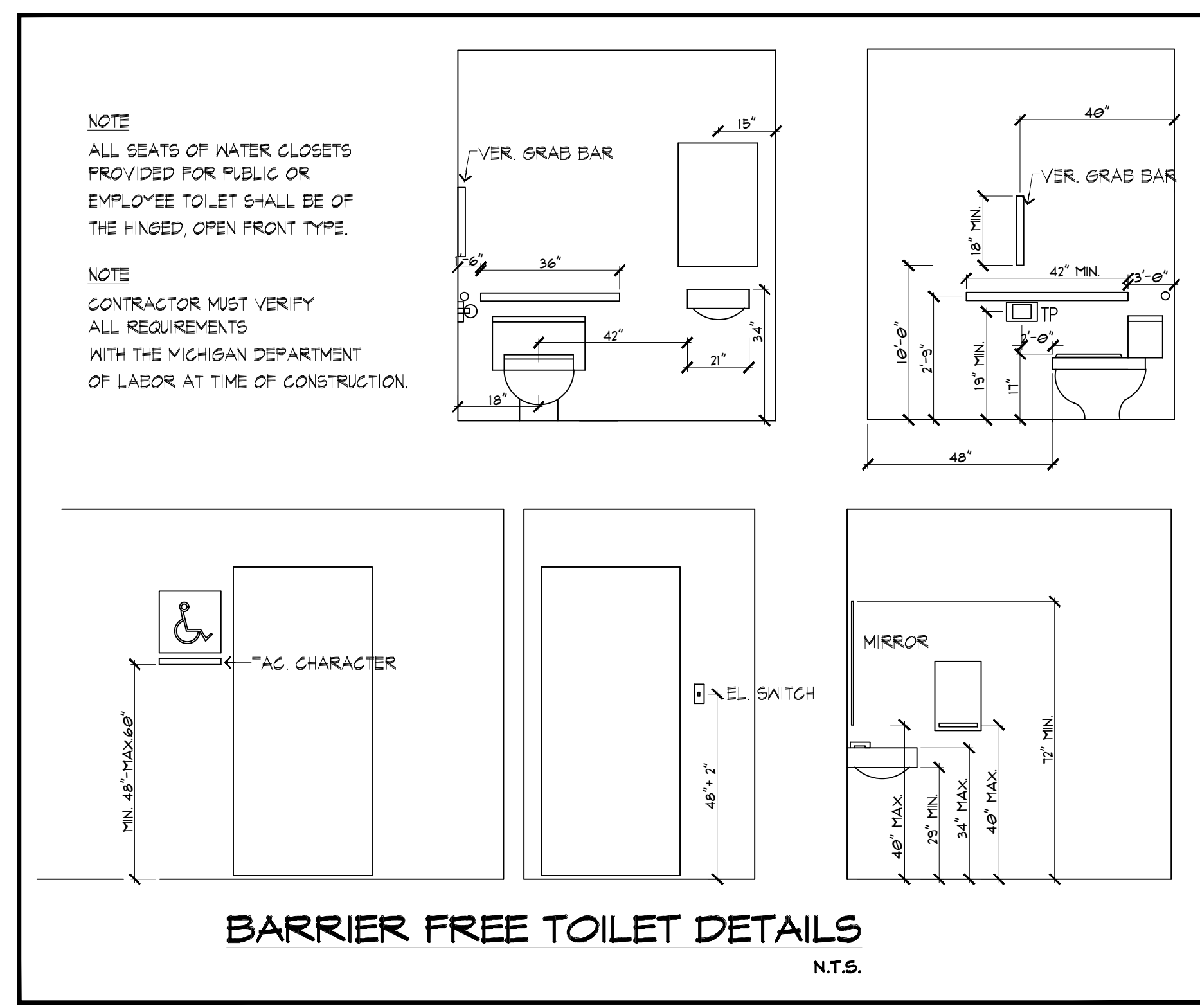
APPROVED BY:



DOOR SCHEDULE			
DOOR NO.	DIMENSIONS	DESCRIPTION	FRAME
D1	3'-0" X 7'-0" X 1 3/4"	SOLID CORE WOOD-STAINED OAK VENEER DOOR W/ SELF CLOSING DEVICE, PRIVACY LOCK & KICK PLATE, MARBLE THRESH	METAL FRAME
D2	3'-0" X 7'-0" X 1 3/4"	SOLID CORE WOOD-STAINED OAK VENEER DOOR W/ KEY LOCK AND SELF CLOSING DEVICE	METAL FRAME
D3	3'-0" X 7'-0" X 1 3/4"	1" TEMPERED INSULATED GLASS DOOR W/ KEY LOCK AND SELF CLOSING DEVICE	METAL FRAME
D4	3'-0" X 7'-0" X 1 3/4"	HOLLOW METAL DOOR W/ SELF CLOSING DEVICE, PANIC BAR & DEAD BOLT LOCK	METAL FRAME

NOTES:
- ALL HARDWARE SETS TO BE SELECTED BY OWNER.
- ALL LOCKS SHALL BE READILY OPENED FROM INSIDE W/O THE USE OF A KEY.
- ALL MEANS OF EGRESS DOORS ARE READILY OPENABLE FROM INSIDE, AND MADE WITHOUT THE USE OF A KEY, SPECIAL KNOWLEDGE, OR SPECIAL EFFORT.

WALL LEGEND	
	EXTERIOR WALL: SEE BUILDING'S ELEVATIONS FOR EXTERIOR FINISH - 3" C.M.U. W/ HORIZONTAL JOINT REINFORCEMENT @ 16" O.C. DOWN, AND W/ #6 REBAR INTO FOOTING AND THROUGHOUT WALL HEIGHT
	INTERIOR PARTITIONS: 5/8" DRYWALL ON 3 3/8"-20 GA. METAL STUDS @ 16" O.C.
	2-HOUR FIRE RATED WALL: (2) LAYERS 5/8" TYPE 'X' GYPSUM BOARD EACH SIDE OF 3 5/8" METAL STUDS @ 16" O.C.



MICHIGAN BUILDING CODE 2015

BUILDING DATA:

USE GROUP:	RETAIL SPACES
CONSTRUCTION CLASSIFICATION:	M (MERCANTILE)
BUILDING HEIGHT:	11B
SPRINKLER SYSTEM:	25 FEET.
GROSS AREA:	SPRINKLER SYSTEM SHALL BE PROVIDED BY OTHERS. VERIFY REQUIREMENT
	0,400 SQ. FT.

OCCUPANCY CALCULATIONS:

FOR EACH RETAIL = 1,680 SQ. FT./60 = 28 OCCUPANTS

TOTAL OCCUPANT LOAD = 28 X 5 = 140 OCCUPANTS

NUMBER OF EXIT DOOR REQUIRED FOR EACH RETAIL: 1 EGRESS EXIT REQUIRED FOR EACH TENANT

NUMBER OF EXIT DOOR PROVIDED FOR EACH RETAIL: 2 EGRESS EXITS FOR EACH TENANT

MAX. TRAVEL DISTANCE FOR EACH RETAIL: 75' (WITH SPRINKLER SYSTEM)

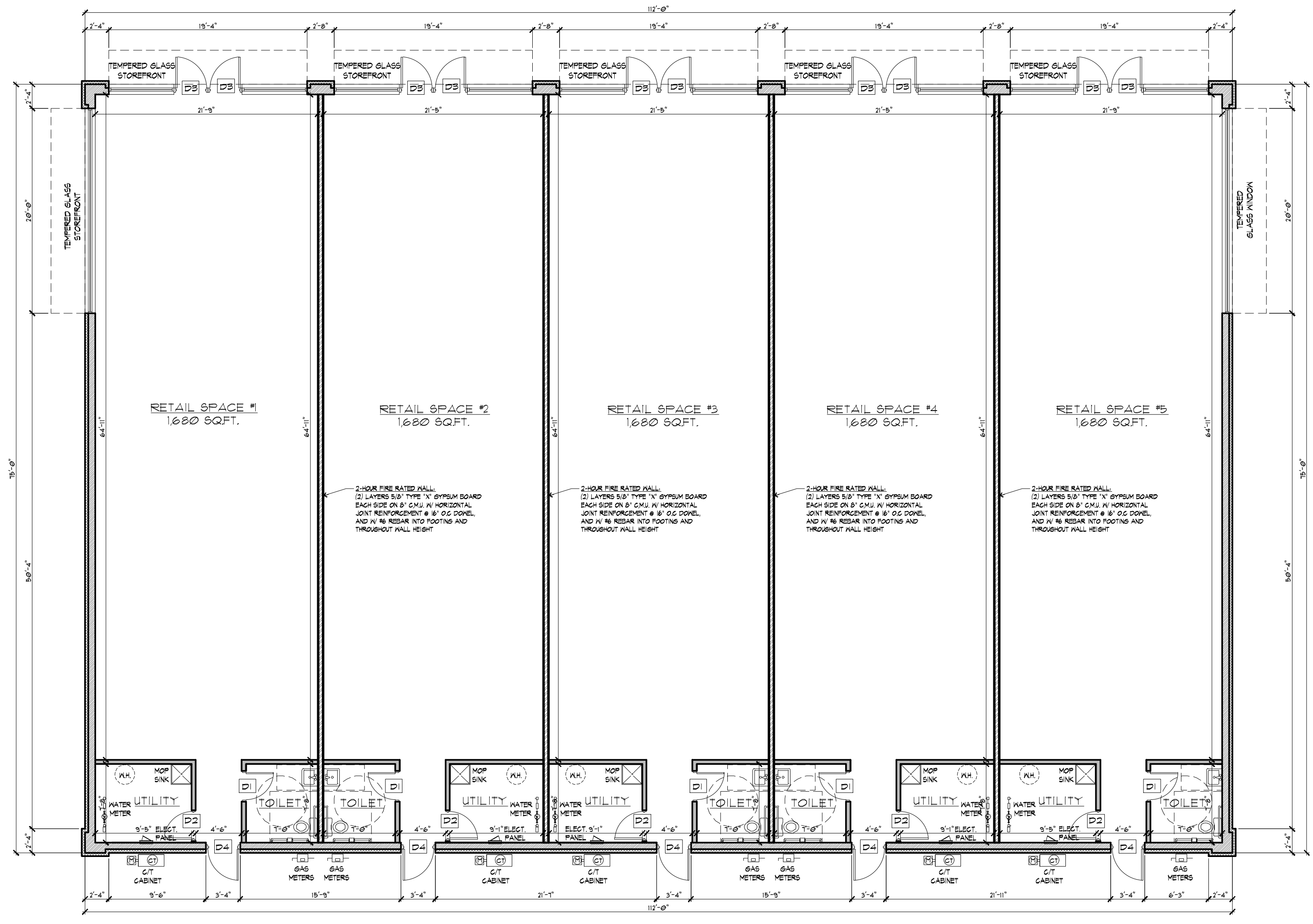
MAX TRAVEL DISTANCE PROVIDED FOR EACH RETAIL: LESS THAN 52 FEET

CODES CURRENTLY IN EFFECT

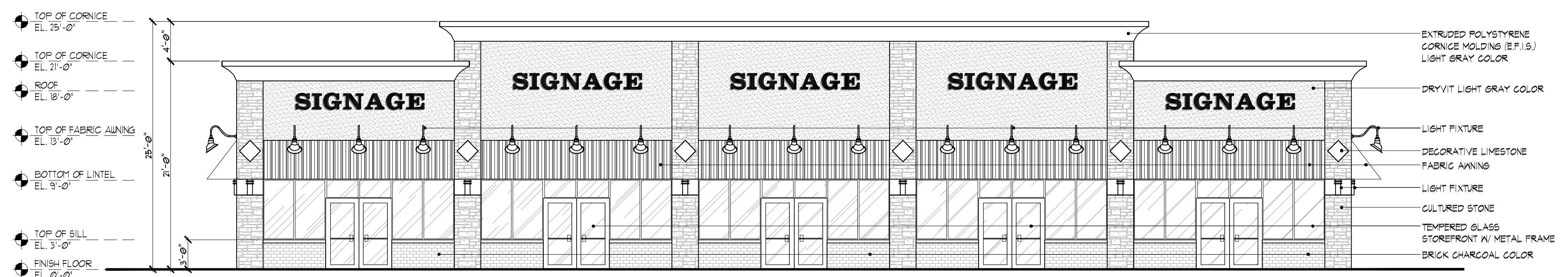
- 2015 MICHIGAN BUILDING CODE, MBC 2015
- 2015 MICHIGAN MECHANICAL CODE, MMC 2015
- 2015 MICHIGAN PLUMBING CODE, MPC 2015
- 2017 NATIONAL ELECTRICAL CODE, 2017 CONSTRUCTION CODE - PART 8, ELECTRICAL CODE RULES
- ACCESSIBILITY: MICHIGAN BARRIER FREE DESIGN LAW, P.A. 1966 AS AMENDED AND THE 2009 ICC/ANSI A117.1 STANDARD

GENERAL NOTES:

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE LOCAL AND STATE CODES AND ORDINANCES, INCLUDING 2015 MICHIGAN BUILDING CODE, NFPA, NEG & MICHIGAN BARRIER FREE DESIGN.
- CONTRACTOR SHALL VISIT THE SITE TO FAMILIARIZE HIMSELF WITH THE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED. SUBMITTAL OF A BID SIGNIFIES THE ACCEPTANCE OF SUCH CONDITIONS.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS IN THE FIELD PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR TEMPORARY BRACING AND SHORING OF STRUCTURES DURING DEMOLITION AND CONSTRUCTION, AS REQUIRED.
- CONTRACTOR SHALL REMOVE OR CAP ALL EXISTING ELECTRICAL LINES THAT WILL NOT BE USED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER DISPOSAL OF DEBRIS FROM THE JOB SITE AND SHALL KEEP THE JOB SITE IN A CLEAN AND ORDERLY MANNER AT ALL TIMES.
- CONTRACTOR SHALL VERIFY ANY ADDITIONAL OWNER REQUIREMENTS NOT NOTED ON DRAWINGS PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL INCLUDE THE COST OF ALL REQUIRED PERMITS IN HIS BID AND SHALL SECURE SAME.
- ALL DIMENSIONS ARE TO ROUGH FRAMING UNLESS NOTED OTHERWISE (U.N.O.).
- ALL INTERIOR PARTITIONS ARE 3 5/8" STEEL STUDS @ 16" O.C., U.N.O.
- DO NOT SCALE DRAWINGS, USE FIGURED DIMENSIONS ONLY.
- INSTALL SOLID WOOD BLOCKING AS REQUIRED FOR MOUNTING OF GRAB BARS, MIRRORS, SHELVES, COUNTERS, ETC.

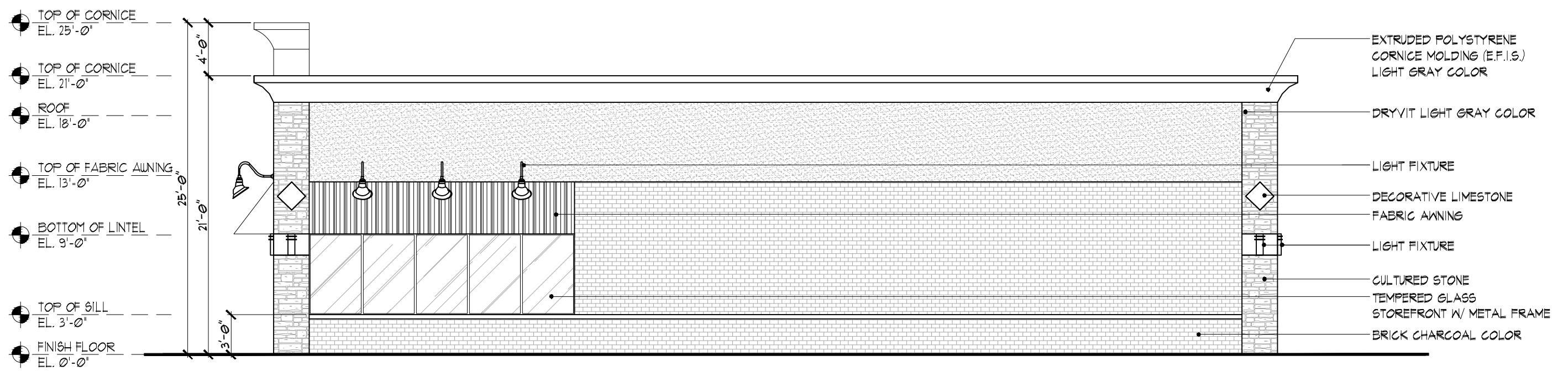


BUILDING "D" - PROP. FLOOR PLAN
SCALE: 1/8" = 1'-0"

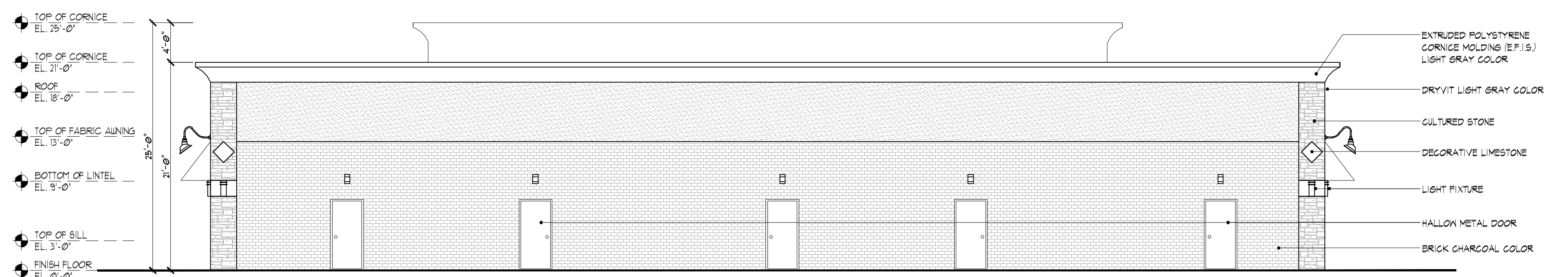


BUILDING "D" - PROP. FRONT ELEVATION
SCALE: 1/8" = 1'-0"

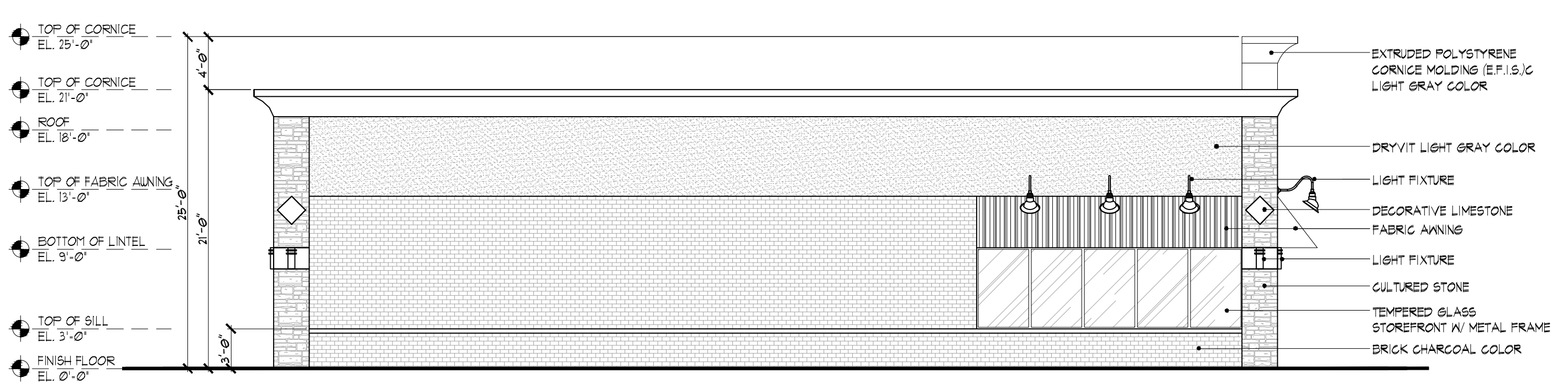
NOTE:
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BUILDING "D" - PROP. RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



BUILDING "D" - PROP. REAR ELEVATION
SCALE: 1/8" = 1'-0"



BUILDING "D" - PROP. LEFT ELEVATION
SCALE: 1/8" = 1'-0"

PROJECT: PROPOSED RESTAURANTS AND RETAILS PLAZA
ADDRESS: (21-426-004) HIGHLAND RD. WHITE LAKE, MI 48386
CLIENT'S NAME: NAZIR JAWICH
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REVISIONS:

_____	05/03/2021
_____	05/25/2021
_____	06/22/2021

DATE: 03/26/2021

DRAWN BY: MONEER ALAHWAL

SCALE: AS NOTED

SHEET TITLE:
- BUILDING 'D' - PROP. ELEVATIONS

SHEET #:
A-4-2

APPROVED BY:



**WHITE LAKE TOWNSHIP
INTER-OFFICE MEMORANDUM**

COMMUNITY DEVELOPMENT DEPARTMENT

DATE: July 9, 2021

TO: Rik Kowall, Supervisor
Township Board Members

FROM: Sean O'Neil, AICP
Planning Director

SUBJECT: Elizabeth Lake Retail (Rezoning Request & Preliminary Site Plan Approval)

Located on the south side of Highland Road, west of Elizabeth Lake Road. Consisting of 69 acres, of which 8.61 net acres of the northeast portion of the property are to be rezoned. Currently zoned Agricultural (AG), the applicant wishes to rezone the portion of the property to Planned Business District (PB) or any other appropriate zoning district. Identified as vacant parcel number 12-21-426-004

The above project has **not been considered by the Planning Commission** and further correspondence will be sent to you under separate cover after the Planning Commission meets next Thursday, July 15, 2021.

- ❑ Review letter prepared by DLZ Traffic Engineer, Mr. Leigh Merrill, dated 07/07/2021
- ❑ Review letter prepared by the Township Engineering Consultant, Mr. Michael Leuffgen, dated 07/07/2021.
- ❑ Review letter prepared by the Township Planning Consultant, Ms Kathleen Jackson, dated 06/09/2021.
- ❑ Review letter prepared by the White Lake Township Fire Chief, dated 07/07/2021.
- ❑ Memo prepared by the White Lake Township Assessor, dated 06/23/2021
- ❑ Review letter prepared by the Township Planning Consultant, dated 06/22/2021.

Please place this matter on the next available Township Board agenda. Contact me should you require additional information.



INNOVATIVE IDEAS
EXCEPTIONAL DESIGN
UNMATCHED CLIENT SERVICE

July 7, 2021

Sean O’Neil, Director
Community Development Department
Charter Township of White Lake
7525 Highland Road
White Lake, Michigan 48383

**Re: White Lake Plaza Development
Traffic Impact Assessment Review**

Ref: DLZ File No. 2145-7233-05

Date of Study: 3/10/20

Design Professional: Brandon M. Hayes, PE and
Alyssa M. Wambold, PE; Rowe Professional Services

The applicant has submitted a Traffic Impact Assessment (TIA) for the White Lake Plaza Multi-Use Development located in the southwest quadrant of the Elizabeth Lake Road and Highland Road (M-59) intersection. The proposed development in the TIA includes 8,300 square feet of restaurants with drive throughs and 31,800 square feet of retail space. The TIA utilized turning movement traffic counts at the Elizabeth Lake Road and Highland Road intersection and the Elizabeth Lake Road and Kroger Driveway on Wednesday, February 12, 2020.

DLZ has reviewed the analysis and believes there is some missing information that should be included in the analysis and has the potential to change the results of Level of Service (LOS) calculations at Site Driveway 1 and Site Driveway 3. The TIA fails to account for any estimated traffic volumes resulting from the potential future development located to the southwest of White Lake Plaza. As the only ingress/egress for the large land-bound lot, including traffic volumes from this potential future development would provide a more accurate assessment of the traffic mitigation needs for White Lake Plaza. This is of significant concern due to the LOS E and F at Site Driveway 1 in the AM and PM Peak Hours from the traffic generated solely by White Lake Plaza.

While the TIA indicates Site Driveway 1 does not meet a signal warrant with the projected traffic volumes, it indicates it is very close in the PM Peak Hour. DLZ feels that including the additional traffic volumes from the potential future development will result in a signal being required at Site Driveway 1. Also, the TIA mentions “the simulation revealed vehicles attempting to turn left onto M-59 have very few gaps in westbound traffic patterns due to the signal at M-59 (Highland Road) and Elizabeth Lake Road”. This revelation also indicates a traffic signal could significantly improve the LOS for northbound traffic at Site Driveway 1. The results included in the TIA indicate a full signal warrant study should be undertaken once the development is constructed, but no mention of who would pay for the study or the potential signal is included.



INNOVATIVE IDEAS
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White Lake Plaza
Traffic Impact Assessment Review
Page 2 of 2

Additionally, DLZ has concerns with Site Driveway 3 and its misalignment with the Kroger Driveway across Elizabeth Lake Road. Consider realigning Site Driveway 3 further to the south to align with the Kroger Driveway. Realigning the driveway would also place it closer to the required 360 feet from the Elizabeth Lake Road and Highland Road intersection.

DLZ also has concerns with the space of the site driveways along M-59. As mentioned in the TIA, driveway spacing for the 50 MPH speed limit along M-59 is required to be greater than or equal to 455 feet. Neither of the proposed Site Driveways along M-59 meets the 455 feet spacing requirement from the nearest drive. The ultimate jurisdiction of the entrances rests with the Michigan Department of Transportation (MDOT) and they will require MDOT approval prior to construction.

The study also evaluated the need for turn lanes or tapers at the proposed site driveways. Based on the trip generation peak hour's traffic, it was determined that right turn tapers are warranted at Site Driveways 1 and 2; however right turn tapers are not included in the attached site plan. Further, while Site Driveway 3 does not warrant a right turn taper based on the proposed traffic volumes, it should be re-evaluated with estimated future traffic from the potential development to the southwest of White Lake Plaza included. Additionally, while a right turn taper is not warranted with only White Lake Plaza generated traffic, the Road Commission for Oakland County (RCOC) often requires right turn tapers on developments of this nature. An RCOC permit will be required prior to construction.

Finally, we are aware that the included site plan is not reflective of the most up-to-date site plan, which includes a revised area of retail space, as well as an "Area For Future Development", for which no traffic volumes have been assigned. Traffic Volumes from this area, as well as the potential development to the southwest of White Lake Plaza should be included in the TIA.

A review of the internal turning movements in the development also reveals a concern with the proposed traffic circle at the center of the development. There is a very congested area in the southwest quadrant of the traffic circle, where the exit for the drive-thru must navigate not only the vehicles in the traffic circle, but also the vehicles heading eastbound toward the traffic circle. The traffic circle in the site plan should be considered for removal.

Respectfully,
DLZ, Inc.

Leigh Merrill, P.E.
Project Manager

Cc: Michael Leuffgen, P.E., DLZ via email



INNOVATIVE IDEAS
EXCEPTIONAL DESIGN
UNMATCHED CLIENT SERVICE

July 7, 2021

Sean O’ Neil
Community Development Department
Charter Township of White Lake
7525 Highland Road
White Lake, Michigan 48383

RE: White Lake Plaza- Site Plan Review – 4th Review

Ref: DLZ No. 2145-7233-05

Design Professional: MA Archmaster

Dear Mr. O’ Neil,

Our office has performed a Preliminary Site Plan review for the above-mentioned revised plan dated June 22, 2021. The plans were reviewed for feasibility based on general conformance with the Township Engineering Design Standards.

General Site Information

This site is located on the south side of M-59 at the southwest corner of Elizabeth Lake Road. Total site acreage is 8.61 acres.

Site Improvement Information:

- Construction of four (4) retail and restaurant space buildings totaling 28,840 square feet.
- Associated paved and curbed parking and maneuvering aisles. Eight ADA accessible parking spaces and associated loading spaces are also proposed.
- Internal traffic circle proposed.
- 8’ wide concrete sidewalk is proposed along both M-59 and Elizabeth Lake Road frontages.
- Site to be serviced by watermain and sanitary sewer.
- Storm water runoff is proposed to be pretreated and detained in two (2) proposed detention basins with discharge to the adjacent existing wetlands near the south end of the property.



INNOVATIVE IDEAS
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WLT-White Lake Plaza- Review.04

July 7, 2021

Page 2 of 5

Note that comments from our June 10, 2021 review are in *italics*. Responses to those comments are in **bold**. New comments are in standard typeface.

The following items should be noted with respect to Planning Commission review:

- a) *It appears that based on the proposed design that it will be difficult for vehicles utilizing the drive thru for Building C to make a right hand turn into the proposed on site traffic circle. Of particular concern would be the ability of larger service style trucks (i.e. larger landscaping vehicles) to execute this turn into the traffic circle. Traffic maneuvering and turning radii for this area should be re-examined. The plans have been updated with a hatched area with a left turn only sign to help limit traffic from entering the traffic circle once leaving the drive through. This likely helps limit conflicts, however the left turn itself is in conflict with eastbound users in front of building C and users entering the site through the traffic circle.* **The plans have been further updated to include a stop sign in addition to the left turn only sign. Further discussion with the Planning Commission and Planning Director is warranted. Please also see the DLZ Traffic Impact Assessment Review dated 7-7-2021 for discussion on interior turning movements.**
- b) *The exact limits of the wetlands should be shown. We are unclear as to whether a wetlands delineation has been performed. In addition, all natural water features on the site should be shown on the plan. Comment outstanding. Plan does not indicate whether a wetlands delineation has been performed. If it has, a note on plan indicating date of delineation and person(s) who performed delineation will suffice. Plans indicate that the wetland delineation was taken from another plan set related to offsite improvements and is outdated. A new wetland delineation shall be performed to demonstrate the current limits of the existing wetland. Plans propose the detention basins and access road to be constructed within the wetland buffer. We defer to the Township Building Department if this is allowable per the ordinance requirements.* **Comment partially addressed. A new wetland delineation dated June 16, 2021 has been included as part of this submittal. Proposed detention basins and access road are now shown to be located outside the wetland buffer. We note that all plan sheets should be updated to reflect the new wetland delineation, see wetland note on plan sheet SP-2.**
- c) *The two (2) detention basin outlet end sections are proposed to encroach into the wetlands area. The end sections should be pulled back out of the wetlands and placed at the limits of the wetlands buffer.* **The plans show 8" discharge pipes with end sections and Rip-Rap extending into the wetland area. Township Zoning Ordinance section 6.1.F.vi.b indicates that areas identified as wetlands are not to be modified in any way. The proposed activities and stormwater discharge will require permit from EGLE inland lakes & streams.**



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WLT-White Lake Plaza- Review.04

July 7, 2021

Page 3 of 5

- d) *The plans do not adequately represent the required sanitary sewer pump station that will be required for connection to the existing pressure sewer along Elizabeth Lake Road. Oakland County standard details for a duplex sanitary sewer pump station have been attached to this review for reference. The pump station cannot be located in the drive lane as presented. The top of the wet well and valve vault need to be 6 inches above surrounding grade to prevent infiltration. The pump station will consist of above grade appurtenances such as vent piping for wet well and valve vault and control panels, generator, transfer switches, transformer pad that should be located on the plan and protected from traffic. The proposed location does not provide sufficient area for these items as well as provide proposed parking for station maintenance vehicles.* **Comment addressed for this level of review however further clarification will be required at time of final site plan regarding the location of all required appurtenances associated with the pump station.**
- e) *It should be verified by the owner/ applicant that an access easement for the proposed southern and western drives from Elizabeth Lake Road and M-59 all the way to the southwest property line (reference Preliminary Site Plan Sheet SP-2) shall be granted. This will enable access to the property to the southwest for future development.* **Comment remains as a notation. The design engineer has stated that the property owner will provide an access easement for the proposed access road from Elizabeth Lake Road and M-59 all the way to the southwest property line.**
- f) *Questions were raised at the 6-3-2021 planning Commission Meeting regarding the survey that should be addressed by the applicant to insure there are no dimensional inconsistencies that would cause proposed elements to shift or be eliminated. See attached markups and clarify.* **Comment outstanding. It does not appear that comments, on the marked up Sheet SP-2 sent with our previous review, have been addressed. We note that no response letter from the design engineer was received as part of the current submittal.**
- g) *White Lake Township Fire Department has deferred further comment to this office regarding turning radius for fire apparatus. The plan sheet SP-4 shows a fire truck “dropped” onto the plan in several areas. This does not sufficiently demonstrate space required for the turning movements. This is typically accomplished with AutoTURN software to show the required path of travel for a 40-foot-long vehicle to navigate the site. Please update the plans to show the path of travel required for a 40-foot vehicle to navigate the site. We also note there are outstanding items on the Fire Department review regarding fire hydrant coverage and placement.* **Turning movements for fire apparatus has been provided on the plan set. Note that the traffic sign near the drive thru exit of Building C will need to be relocated as it will be damaged by the movements. DLZ continues to defer comment to the Fire Department regarding fire hydrant coverage.**
- h) Please also refer to the 7-7-2021 DLZ letter regarding the Traffic Impact Assessment Review.



INNOVATIVE IDEAS
EXCEPTIONAL DESIGN
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WLT-White Lake Plaza- Review.04

July 7, 2021

Page 4 of 5

The following comments can be addressed at the time of Final Site Plan/ Final Engineering Plan submittal. Please note that these comments do not impact the Preliminary Site Plan layout or engineering feasibility. These comments have been provided to the applicant's engineer at this time as a courtesy as the plan moves forward to FSP and FEP review.

FSP/FEP Comments (for future submittal)-

General

1. *The plan sheets SP-2 and C-3 are a bit difficult to read. Please provide a larger view of plan at time of FSP/FEP submittal. The design engineer has indicated that the scale of the drawing has been increased to 1" = 40'. Please note that there is a conflict between the scale listed of 1" = 40' and the graphic scale on the plans of 1" = 50'. Please clarify. **Comment addressed.***
2. *Benchmarks shall be on NAVD 88 datum. No assumed datum is accepted per Township Ordinance. Comment partially addressed. Please add NAVD 88 reference to the Benchmark Table. **Comment addressed. Reference to NAVD 88 is now shown on Sheet SP-1.***

Watermain

1. *We defer to the Fire Department with regard to items related to fire suppression including proposed hydrant locations. **Comment remains.***

Sanitary Sewer

1. *Sanitary sewer pump station revisions are required as referenced above. **Comment addressed to the degree necessary on PSP submittal. Further detail will be required for FSP/FEP.***
2. *Sanitary sewer shall be centered in a 20' wide easement. A 20' wide easement is proposed; however, it is not clear as to whether the sanitary sewer centered. In addition, an easement will be required for the Pump Station. **Comment partially addressed. Comment regarding an easement for the pump station remains.***

Stormwater Management

1. *Sheet C-5 notes that storm sewer and detention basins shall be the maintenance responsibility of White Lake Township. We note that all storm sewer, detention basins, and associated appurtenances shall be privately maintained by the property owner. A Storm Sewer and Detention Basin*



INNOVATIVE IDEAS
EXCEPTIONAL DESIGN
UNMATCHED CLIENT SERVICE

WLT-White Lake Plaza- Review.04
July 7, 2021
Page 5 of 5

Maintenance Agreement with the Township shall be required. Comment remains. The plan has been updated with a maintenance agreement. Please note White Lake Township will require a standardized agreement be in place prior to pre-construction meeting.

- 2. *A County Drain easement may be required by Oakland County for the Brendal Drain which runs in close proximity to the western property line for this project. Please provide verification from the County with respect to the jurisdiction and easement requirements relative to the Drain. Comment remains.*

Recommendation

Comments relative to the site plan regarding the interior turning movements, survey, and wetland delineation/impact are minor but still remain. The Planning Commission should be satisfied with a plan for resolution of these items prior to preliminary site plan approval. The comments listed under 'FSP/FEP Comments' can be addressed at the time of Final Site Plan/ Final Engineering Plan submittal.

Please feel free to contact our office should you have any questions.

Sincerely,

DLZ Michigan

Michael Leuffgen, P.E.
Department Manager

Victoria Loemker, P.E.
Senior Engineer

- Cc: Justin Quagliata, Community Development, *via email*
Hannah Micallef, Community Development, *via email*
Aaron Potter, DPS Director, White Lake Township, *via email*
John Holland, Fire Chief, White Lake Township, *via email*

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MCKENNA

June 9, 2021

Planning Commission
 Charter Township of White Lake
 7525 Highland Road
 White Lake, MI 48383

Subject: Elizabeth Lake Retail – Planned Development
 Rezoning (review number 1) from AG (Agricultural) to PB (Planned Business District)
 Preliminary Site Plan Review number 3

Applicant(s): MA Archmaster

Location: South side of Highland Road, west of Elizabeth Lake Road

Dear Planning Commissioners:

The petitioner has submitted plans to develop a four building multi-use development including retail and restaurants on a site consisting of 7.9 net acres for PD zoning. Currently zoned Agriculture, the site is designated as “Lakes Town Center” on the Township’s Future Land Use Map.



Source: Oakland County Property Gateway

HEADQUARTERS
 235 East Main Street
 Suite 105
 Northville, Michigan 48167

☎ 248.596.0920
 ✉ 248.596.0930
 MCKA.COM

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REZONING

The initial stage of the PD review process also effectuates the rezoning of the land to PB. Section 7.13 of the Zoning Ordinance provides standards for the review of rezoning proposals. The following review criteria are specified in Section 7.13 (A) through (N):

A. **Consistency with the goals, policies and future land use map of the White Lake Township Master Plan, including any subarea or corridor studies. If conditions have changed since the Master Plan was adopted, the consistency with recent development trends in the area.** The Mater Plan places this site in the Lakes Town Center Area. Additionally, it is located in the proposed Civic Center Area. The Master Plan characterizes the future land uses in this area as follows:

- To fully realize the vision of a “village” in this area, the land uses in Lakes Town Center must also include residential, institutional, entertainment and recreation. The Village must, in essence, represent a concentrated version of what makes the whole Township a successful community. Most importantly, the land use mix must result in a desirable gathering spot that can become an identifiable “place”, and one with which residents in the Township choose to be identified.

The proposed Planned Business District (PB), allows for several of these uses and the ability to conform to the vision described in the Lakes Town Center Area.

- B. **Compatibility of the site's physical, geological, hydrological and other environmental features with the host of uses permitted in the proposed zoning district.** The site is fairly flat and can adequately sustain the uses and design concepts allowed by the PB District. There is a .45-acre wetland on the south end of the site. A detention pond, approximately 12,000 square feet in located just north of the wetland and a second, (approximately) 70,000 detention pond is proposed due west of the wetlands.
- C. **Evidence the applicant cannot receive a reasonable return on investment through developing the property with one (1) of the uses permitted under the current zoning.** No such evidence has been submitted.
- D. **The compatibility of all the potential uses allowed in the proposed zoning district with surrounding uses and zoning in terms of land suitability, impacts on the environment, density, nature of use, traffic impacts, aesthetics, infrastructure and potential influence on property values.** Most of the permitted (potential) uses in the PB district are compatible with the surrounding uses and the nature of the uses anticipated in the Township Master Plan. However, the proposed development conflicts with several ideals expressed thus far in the proposed Civic Center Development Area plan and the Lakes Town Center Area. The subject site is a gateway to the Civic Center Development Area Plan.
- E. **The capacity of the Township's utilities and services sufficient to accommodate the uses permitted in the requested district without compromising the "health, safety and welfare" of the Township.** The site is an area that is intended to be serviced by the public water and sanitary sewer service. We defer to the Township Engineer regarding this matter.

- F. ***The capability of the street system to safely and efficiently accommodate the expected traffic generated by uses permitted in the requested zoning district.*** A traffic impact study is required to be submitted at preliminary site plan review. No study has been submitted. The subject site is part of an area planned to have an active mix of uses and be a center of Township activity. It is important to have a safe and efficient traffic and circulation pattern in order to accommodate the anticipated increase in vehicular and pedestrian activity.
- G. ***The apparent demand for the types of uses permitted in the requested zoning district in relation to the amount of land in the township currently zoned and available to accommodate the demand.*** Evidence of the demand in the Township for additional retail and restaurant uses has not been submitted. However; the location is appropriate for such uses, given the traffic, residential rooftops and general density in the project area.
- H. ***The boundaries of the requested rezoning district are reasonable in relationship to its surroundings, and construction on the site will be able to meet the dimensional regulations for the zoning district listed in the Schedule of Regulations.*** The property is adjacent to agricultural to the west White Lake Township Civic uses to the south, residential to the north and general business to the east. The proposed layout complies with the minimal, dimensional requirements of the PB District.
- I. ***The requested zoning district is considered to be more appropriate from the township's perspective than another zoning district.*** While the PD could provide greater flexibility in site design, the proposed site layout and architectural design are inconsistent with the Master Plan; specifically, the Lakes Town Center Planning Area. The uses allowed in the proposed zoning are appropriate however; the use of a Planned Development option (as outlined in the State Statute) is to: *Encourage innovation in land use and variety in design, layout and type of structures constructed, achieve economy and efficiency in the use of land, natural resources, energy and the provision of public services and utilities, encourage useful open space, and provide better housing, employment, and shopping opportunities particularly suited to the needs of the residents of this state.*
- The proposed development does not appear to meet the basic requirements of the Planned Development ordinance.
- J. ***If the request is for a specific use, is rezoning the land more appropriate than amending the list of permitted or special land uses in the current zoning district to allow the use?*** Rezoning would be the most appropriate way to allow for this sort of use. Amending the agricultural zoning district to allow for retail and restaurants would not be advised.
- K. ***The requested rezoning will not create an isolated and unplanned spot zone.*** Planned developments, by their nature stand on their own, but the uses allowed within the PD should be consistent with the use of land surrounding it. The proposed restaurant and retail uses are consistent with the surrounding land uses.

- L. ***The request has not previously been submitted within the past one (1) year, unless conditions have changed or new information has been provided.*** It is our understanding that this request had not been previously made.
- M. ***An offer of conditions submitted as part of a conditional rezoning request shall bear a reasonable and rational relationship to the property for which rezoning is requested.*** This standard is not applicable, as the application is not for a conditional rezoning.
- N. ***Other factors deemed appropriate by the Planning Commission and Township Board.*** If the Planning Commission or Township Board desire information on other considerations related to the proposal, we would be happy to assist them.

The petitioner should provide a narrative outlining exactly what the public benefits are of this project.

PLANNED DEVELOPMENT REVIEW PROCESS

Planned Development approval involves three (3) steps: Preliminary Site Plan Review, Final Site Plan Review, and Development Agreement Review. We have reviewed the application for compliance with the Township's Zoning Ordinance and Master Plan, as well as sound planning and design principles, and offer the following comments:

The Planned Development review process

1. Preliminary Site Plan Review: This is the step in which the number of units and road layout are established, the amount of open space is determined, and other project details are decided upon. At the preliminary review step the Planning Commission holds a public hearing. The Planning Commission must review the PD proposal and make a recommendation to the Township Board for the preliminary site plan. The Township Board is required to take action, approving or denying the preliminary site plan. The property is rezoned to PD, or in this case, PB (Planned Business District) at the end of this step.
2. Final Site Plan Review: Final site plan review is the step at which all of the details are included on the final site plan and all of the conditions of preliminary site plan review must be satisfied. The Planning Commission is required to review the final site plan and take action, approving or denying the final site plan. It is at this step where the Planning Commission also reviews the proposed Development Agreement and makes a recommendation to the Township Board.
3. Development Agreement Review: Upon recommendation of the Development Agreement by the Planning Commission, the Township Board takes final action on the Development Agreement.

Comments

1. **Existing Conditions.** The conditions of the site and the surrounding area are summarized below:

Location	Existing Land Use	Master Plan	Existing Zoning
Site	Vacant	Lakes Town Center	Agricultural
North	Single-Family Residential	Lakes Town Center	Suburban Farm/ Single-Family Residential
East	Commercial	Lakes Town Center	General Business
South	Vacant	Lakes Town Center	Agricultural
West	Vacant	Lakes Town Center	Agricultural

- Proposed Use.** The applicant is proposing four, one story buildings as part of a commercial plaza. One building will be dedicated as a restaurant, two buildings are retail and the fourth is a mixture of retail and restaurant uses. Additionally, the applicant has proposed two drive-thru lanes for the restaurants within the development and seating for twenty four outdoor dining patrons. Both the drive thru and outdoor dining are special land uses and as such, are subjected to special land use considerations. Most special land uses have the potential for adverse effects if they are not carefully examined. Though the underlying AG- Agriculture zoning does not support the retail or restaurant uses, the applicant has applied to rezone the area as a Planned Business. Further, the site is designated as the “Lakes Town Center” on the Township’s Future Land Use Map. This designation calls for a mix of commercial and residential options. The retail and restaurant uses align with this future land use designation, and are appropriate for the site. However, the site layout and building design are inconsistent with the Lakes Town Center Planning Area.
- Building Placement; Architecture and Design.** The site is not of a conforming size for a PD - the minimum lot area to be considered for a Planned Development is 10 acres. A waiver from this minimum size was approved in March, 2021.

The Township has invested significant resources in the development of the Lakes Town Center Area/Civic Center. This proposed development provides an opportunity to build on that success.

The principal characteristics of **Lakes Town Center’s** physical form should include at least the following elements:

- Higher density residential, often in the form of upper floors in mixed use retail or office development.
- Unifying visual development features, such as: special pedestrian pavements, light fixtures, landscaping, way-finding sign systems, highest quality architecture, timeless design that avoids “theme” concepts, and the like
- Unique and attractive roadway features that also promote pedestrian safety, such as: landscaped boulevards, special crossing features, refuge areas in the center of wide crossings, mast-arm signals incorporating lighting and signage systems, and on-street parking
- Terminated Vistas that provide attractive locations for civic anchors, such as major retailers or institutional, civic, museum, or religious uses

- Terminated Vistas also can be used to: screen less attractive elements, such as parking lots; and draw residents and visitors toward a destination, thereby encouraging pedestrians to walk and enjoy all that **Lakes Town Center** has to offer.
- Parking should be provided both on-street, to enhance the appearance of convenience and improve safety for pedestrians, and in convenient but thoughtfully-screened parking lots or parking structures that include landscaping for beauty and to provide shade, thereby reducing the “heat island” effect.
- Compact development allows buildings to be concentrated into a form that is more walkable.
- Sidewalk, alleys, and mid-block connections all contribute to a walkable area that is easy to navigate.

While the proposed site layout incorporates some of these concepts, there are a number of opportunities for modifications that would make the development of this site more consistent with the Township’s efforts for developing this area including:

- Develop a conceptual layout for the 1.47-acre future development area to ensure compatibility with the overall development of this site – consider a higher density residential development on this portion of the site.
- Reorient the buildings to Elizabeth Lake Road and Highland Road with minimal parking located in the front yards – maximum of one bay or perpendicular parking along Highland Road frontage plus a bay of parallel parking along the store fronts. A maximum of one bay of parallel parking along the storefronts facing Elizabeth Lake Road.
- The proposed drive-thru uses significantly detracts from the walkable nature of the project and in some cases directly conflict with safe site circulation. Section 6.10.A.ii of the Zoning Ordinance (General Standards for Special Land Uses) specifically states: *“The proposed use shall be of a nature that will make vehicular and pedestrian traffic no more hazardous than is normal for the district involved, taking into consideration vehicular turning movements in relation to routes of traffic flow, proximity and relation to intersections, adequacy of sight distances, location and access of off street parking and provisions for pedestrian traffic, with particular attention to minimizing child-vehicle interfacing.”*

If the Planning Commission determines drive-thru uses may be appropriate on this site, we recommend that the drive-thru windows and circulation be located in a way that does not conflict with on-site circulation and not along the Highland or Elizabeth Lake Road frontages.

- Eliminate the proposed traffic circle because it causes too many vehicular and pedestrian conflicts.

- Consider providing a central open space that could accommodate a variety of activities that also helped direct traffic flow.



O.

- All loading and service areas should be located to avoid negative visual impacts from adjacent roads and any on-site gathering areas.
- There are plazas located between buildings A and B and between C and D. The facades of these buildings facing the plazas should include more window and door openings so the plazas are more active and enjoyable places to be.
- Elevations have been submitted for each of the proposed buildings. Generally, they will be comprised of brick, cultured stone, dryvit, and a moderate amount of glazing (windows) along the storefronts. The buildings will also feature fabric awnings and a cornice atop each building. The elevation sheets note that some colors are still to be selected. Finalized colors should be noted and material samples provided for Planning Commission review at the time of Final Site Plan.

The left elevation of Building A only has one window, which services the drive thru. This elevation should be modified to account for its prominent location adjacent to Elizabeth Lake Road. A blank expanse of a wall on a prominent elevation is contrary to good planning and design principals. In general, we recommend the buildings have “four-sided” architecture which means that each of the building facades contains attractive architectural details, window and door openings.

4. **Site Circulation and Parking.** Restaurant uses require one parking space per 75 square feet of gross floor area, while the retail uses require one parking space per 200 square feet of gross floor area. Based on the square footage provided for each use, a total of 193 parking spaces are required on site. As submitted, the site plan proposes a total of 193 parking spaces, including eight ADA accessible spaces.

Separately, the two drive-thru operations require a total of eight (8) stacking spaces each. The applicant has met this standard, as demonstrated on sheet SP-2.

The applicant has proposed two rows of 17-foot-long parking spaces in front of the buildings. Employee parking is located in the rear of the site. Parking space lengths are required to be 19 feet but may be reduced to 17' where a vehicle will overhang a sidewalk or landscaped area. Sidewalks proposed with this overhang must be at least 8'-wide. The sidewalk is proposed to be 14 feet in width but the site plan details outdoor seating tables in these overhang areas which must also accommodate five-foot barrier free access and pedestrian amenities such as street lights and trees. We recommend the applicant increase the width of these sidewalks to a minimum of 20 feet.

We note that while the proposed maneuvering lanes comply with the ordinance requirements (typically 24-26 feet,) there is at least one area of concern. There is a pinch point in the southeast corner of the development, where the stacking lane adjacent to Building A and the eastern most trash enclosure come together. We believe this will create a maneuvering lane which is too narrow for cars, delivery trucks, and most importantly fire department vehicles to pass. We defer to the Fire Department as to whether the layout is appropriate.

The applicant is proposing a 25' access drive from the northwest corner of the site (Highland Road) to the southeast corner of the site (Elizabeth Lake Road). On sheet SP-2 the petitioner has indicated that he will provide an access easement over the proposed access road for the benefit of the land-locked property to the southwest of the site.

5. **Pedestrian Circulation.** Per Section 5.21 of the Zoning Ordinance, an eight (8) foot wide public sidewalk is required along both Elizabeth Lake and Highland Roads. The applicant has proposed such a pathway along both of the frontages as required. Additionally, a four (4) foot walkway and seating area are proposed in the northeast corner of the site, where Elizabeth Lake and Highland Roads meet. Finally, sidewalks have been proposed around the buildings, including 14-foot-wide sidewalks adjacent to the front of the restaurant and retail uses. We recommend the applicant provide a visual entrance feature at the corner of Elizabeth Lake and Highland Roads and relocate the any proposed pedestrian amenities to somewhere in the site that is more conducive to pedestrian use.
6. **Landscaping and Screening.** A landscape plan was not provided with the submitted application materials and is not required until final site plan review. A landscape plan showing compliance with the standards within section 5.19 must be submitted at the time of the final site plan review. A 30" high decorative metal fence with brick columns is proposed along the Highland and Elizabeth Lake Road frontages.
7. **Lighting.** Section 5.18(G) of the Zoning Ordinance includes the standards for outdoor lighting. Currently, the application materials indicate there will be exterior lighting planned for the site. A lighting plan showing compliance with the standards within section 5.18(G) must be submitted at the time of final site plan review.

8. **Signs.** Section 5.9 of the Zoning Ordinance regulates signs. Sheet SP-3 details two proposed multi-tenant signs adjacent to both Highland Road and Elizabeth Lake Road. The 15-foot-tall sign has a total “sign area” of approximately 144 square feet, and otherwise complies with the regulations applied to similar signs in the GB and PB zoning districts.
9. **Trash Disposal.** Four trash enclosures are proposed in the rear of the buildings. Dumpster enclosure details have been provided. The enclosures are proposed to be 6 feet in height, in compliance with the Zoning Ordinance. All dumpsters are located on a six (6) inch concrete pad, extend ten (10) feet in front of the gate, with six (6) inch concrete-filled steel bollards to protect the rear wall and gates.
10. **Planning Commission Comments.** Recently, the Planning Commission considered the applicant’s request for a waiver from the minimum size requirements for a Planned Development. During this meeting, the Commission expressed concerns regarding the proposed preliminary layout of the site and its relation to the **Lakes Town Center Planning Area** in the Township Master Plan. Planned Developments are intended to permit, with Township approval, development in a coordinated and cohesive arrangement which may be more difficult to achieve under more conventional, piecemeal development designed to conform with standard zoning requirements. Development standards, as approved in a development plan, in this district shall result in a project that is superior to one constructed under standard zoning requirements and shall be mutually acceptable to the applicant and the Township.

Because the development is intended to both produce a product that is superior to that achievable under conventional zoning standards and serve as a cohesive agreement between the Township and applicant, it is vital that the applicant work to incorporate comments from the Planning Commission and Township Board into the overall design. Some of these comments, such as the pinch point adjacent to the southeast drive-thru, have already been incorporated into this letter. However, the Planning Commission also expressed concerns that the proposed project did not align with the master plan goals for the Lakes Town Center Planning Area south of Highland Road. Specifically, the Planning Commission expressed concerns that the proposed development does not emphasize walkability enough, or the desire to have buildings facing Elizabeth Lake Road. We recommend the applicant incorporate the recommendations from the Lakes Town Center “Forms and Physical Characteristics” subsection.

As proposed, we find the development is similar to one that would be proposed under more conventional zoning standards. Given that the applicant has requested a waiver from the size requirements of a Planned Development district, we believe it is important to work directly with Township Staff and Planning Commission to propose a development that incorporates the above comments, and will further the Master Plan’s goals and objectives.

RECOMMENDATION

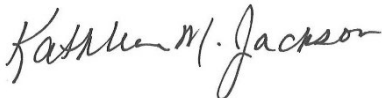
1. Based on our review of the standards for rezoning the subject site, we recommend the Planning Commission consider the applicant’s request to rezoning the subject site to PB subject to addressing the

items listed below to the satisfaction of the Planning Commission. This recommendation is subject to preliminary site plan approval for the proposed PD.

2. As noted in our review letter, there are several issues, which we believe can be corrected or clarified. Once the Planning Commission finds their comments and concerns have been adequately addressed, we believe it would be appropriate to recommend approval of the project subject to the following conditions that have been outlined in this review:
 - A. The applicant addresses the outstanding items with respect to the Lakes Town Center “Forms and Physical Characteristics” subsection to the satisfaction of the Planning Commission.
 - B. The applicant providing a written narrative outlining the public benefit of the project.
 - C. Sidewalks intended to provide outdoor seating be widened to 20 feet and include additional amenities including trees and decorative light poles.
 - D. The applicant provide a visual entrance feature at the corner of Elizabeth Lake and Highland Roads and relocate the any proposed pedestrian amenities to somewhere in the site that is more conducive to pedestrian use.
 - E. Incorporate “four-sided” architecture and provide finalized colors and material samples for Planning Commission review at the time of Final Site Plan.
 - F. We defer to the Fire Department as to whether the layout is appropriate.
 - G. We defer to the Fire Department as to whether the proposed fire lane location is acceptable.
 - H. A landscape plan showing compliance with the standards within section 5.19 must be submitted at the time of the final site plan.
 - I. A lighting plan showing compliance with the standards within section 5.18(G) must be submitted at the time of the final site plan.
 - J. A community impact statement be submitted in accordance with Section 6.6 of the Zoning Ordinance.
 - K. A traffic impact study be submitted in accordance with Section 6.3 of the Zoning Ordinance.

If you have any questions about this report or require additional information, please do not hesitate to contact us. Respectfully submitted,

McKENNA



Kathleen Jackson
Senior Principal Planner

cc: Mr. Sean O’Neal, AICP

Mr. Justin Quagliata
Ms. Hannah Micallef



Fire Department
Charter Township
of White Lake

Site / Construction Plan Review

To: Sean O'Neil, Planning Department Director

Date: 07/07/21

Project: Elizabeth Lake Retail

File #: Not Shown

Date on Plans: 06/22/21

The Fire Department has the following comments with regards to the revised preliminary site plans submitted for the project known as Elizabeth Lake Retail:

New comments: Black – Bold – Font. **Existing Comments: Gray Font**

1. Site Access
 - a. Sheet SP - 3 shows apparatus placement throughout the site, but no actual movement. The applicant shall submit a turn radius profile (based on a 40' truck) that demonstrates apparatus movement including the access drive around building "A"
Since no actual apparatus movement is shown, we defer this comment to the Township Engineer to evaluate the turn radiuses as they apply to a 40' cab over truck.
 - b. The drive-through on building "A" consumes most of the access drive, and has the potential to create a bottle neck within this area. The south side of the buildings presents as the loading and off-loading area, so larger truck traffic would be expected. **This comment is pending a response from the applicant**
2. Hydrants
 - a. Relocate the hydrant shown at the southwest corner of building "B" to the southeast side of building "A" at a minimum setback of 50'. This would put the hydrant on the north side of the dumpster enclosure. Impact protection shall be required.
This comment has been addressed.
 - b. The hydrants located on the north side of Highland Road cannot be considered for appropriate converge due to location and safe accessibility. At a minimum, add two (2) hydrants to the north side of the buildings (spacing not to exceed 300').
Two (2) hydrants have been added to the North side of the building as requested. However, until a hard copy of the plan is submitted, we are unable to scale the hydrant spacing, so the locations are subject to change.
 - c. Sheet C-2 is showing a proposed hydrant at the southwest corner, off of building "D". This hydrant is not shown on sheet S-P 2, or C-3.
3. Elevations
 - a. The elevations on Sheet A -1-2 are not scaled (Unable to confirm if this deficiency has been corrected).



Fire Department
Charter Township
of White Lake

John Holland
Fire Chief
Charter Township of White Lake
(248)698-3993
jholland@whitelaketwp.com

Plans are reviewed using the International Fire Code (IFC), 2015 Edition and Referenced NFPA Standards.

Assessing Department

Memo

To: Sean O'Neil, Planning

From: Jeanine A Smith

Date: June 23, 2021

Re: Project Name: Elizabeth Lake Retail Parcel Number: 12-21-426-005

Comments:

This plan is part of a much larger parcel than is indicated on the plans. If the intent is to divide this parcel an application must be made at the Assessing Department. No division has been requested.

PROJECT: PROPOSED RESTAURANTS & RETAILS PLAZA

LOCATION:
(21-426-004) HIGHLAND RD. WHITE LAKE, MI 48386

PRELIMINARY SITE PLAN



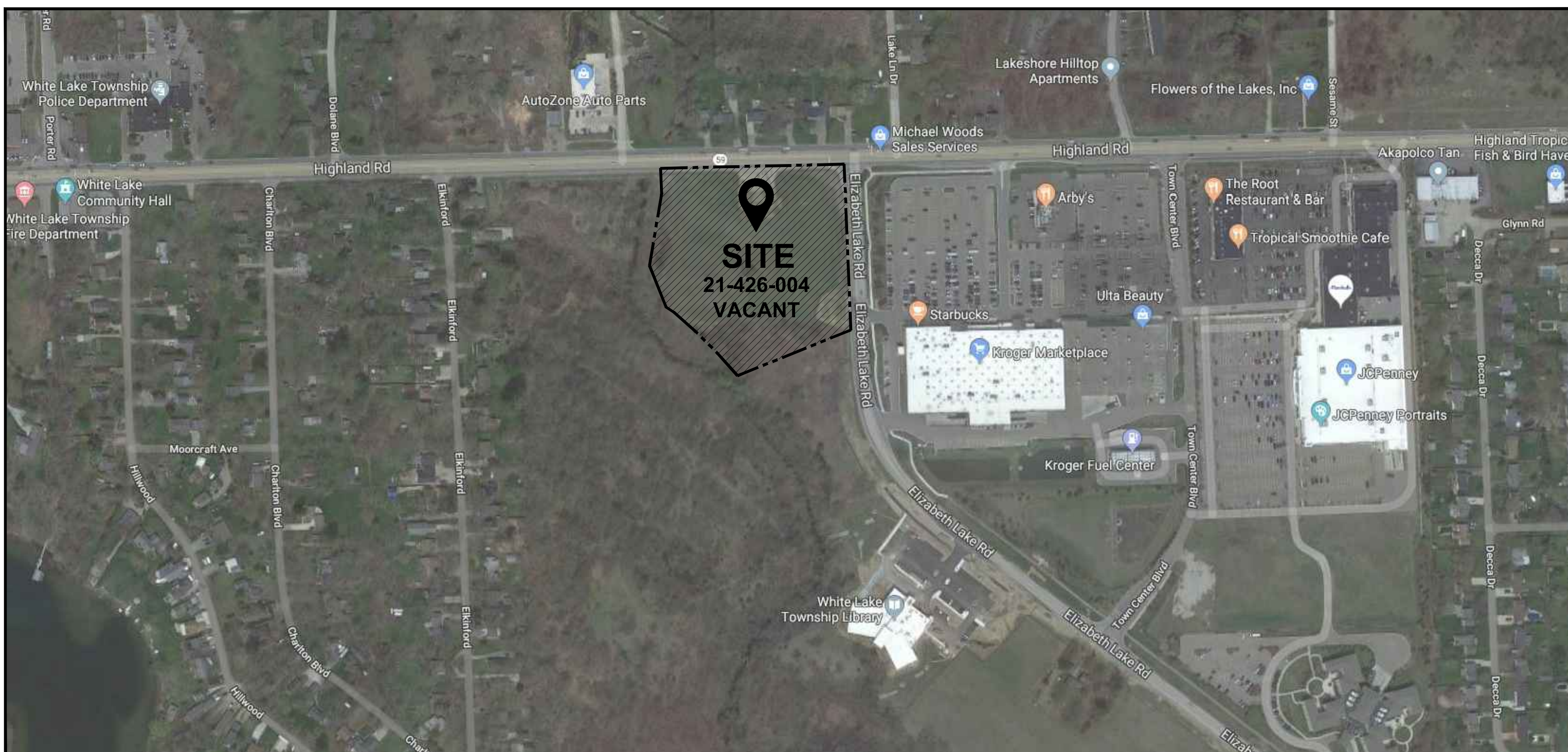
MA ARCHMASTER
Residential & Commercial Designs

Cell Phone: (313) 505-7744
Email: alahwalmoneer@gmail.com

SHEET No.	SHEET TITLE
----	(COVER SHEET)
SP-1	EXISTING SITE PLAN/TOPO SURVEY
SP-2	PROPOSED SITE PLAN
SP-3	SITE PLAN DETAILS
SP-4	FIRE TRUCK CIRCULATION
C-1	MDOT DETAILS
C-2	PROPOSED GRADING PLAN
C-3	PROPOSED UTILITY PLAN
C-4	STORM DRAINAGE CALCULATIONS
C-5	STORM MAINTENANCE PLAN
A-1-1	BUILDING "A" - PROP. FLOOR PLAN
A-1-2	BUILDING "A" - PROP. ELEVATIONS
A-2-1	BUILDING "B" - PROP. FLOOR PLAN
A-2-2	BUILDING "B" - PROP. ELEVATIONS
A-3-1	BUILDING "C" - PROP. FLOOR PLAN
A-3-2	BUILDING "C" - PROP. ELEVATIONS
A-4-1	BUILDING "D" - PROP. FLOOR PLAN
A-4-2	BUILDING "D" - PROP. ELEVATIONS

LEGAL DESCRIPTION: (PARCEL C)

Land situated in the Township of White Lake, County of Oakland, State of Michigan. Part of the East 1/2 of the Southeast 1/4 of section 21, Town 3 North, Range 8 East, Township of White Lake, Oakland County, MI, described as beginning at a point distance South 89 degrees 25 minutes 19 seconds West 332.92 feet from the East 1/4 corner, section 21, Town 3 North, Range 8 East down the centerline of Highland Road, (M-59) to the intersection of Highland Road (100 Feet wide) and Elizabeth Lake Road (66 Feet Wide); thence down the centerline of Elizabeth Lake Road, (66 feet wide) South 00 degrees 25 feet 22 seconds East, 549.70 feet to a point; thence South 69 degrees 50 minutes 10 seconds West 404.63 feet to a point, also known as the centerline of the Creek; also known as Brendel Lake Creek; Thence North 43 degrees 16 minutes 04 seconds West 299.25 feet, Rad. = 1,681.04; Chd. = 298.86 feet; Thence continuing on centerline of the Creek, also known as Brendel Lake Creek; North 54 degrees 53 seconds 29 minutes West, 30 feet to a point, thence N. 19 degrees 57 minutes 07 seconds West 148 Feet; thence North 11 degrees 17 minutes 59 seconds East 241 feet; thence North 00 degrees 32 minutes 16 seconds West 85 feet to the centerline of Highland Road, (M59 100 feet wide); thence South 89 degrees 25 minutes 19 seconds East 609.27 feet back to the point of beginning; except the portion of 50 feet on Highland Road (100 feet wide) and that portion of 33 feet on Elizabeth Lake Road (66 feet wide) for road and public utilities, containing 8.61 acres more or less.



AERIAL VIEW FROM GOOGLE MAPS
N.T.S.

GOVERNING CODE: MICHIGAN BUILDING CODE 2015 AND CHARTER TOWNSHIP OF WHITE LAKE, MI ZONING ORDINANCE	
USE GROUP :	M (MERCANTILE) & A-2 (ASSEMBLY GROUP)
PROPOSED USE:	RETAILS & RESTAURANTS PLAZA
AREA OF THE PROPERTY:	344,865 SQ. FT. = 7.917 ACRES (EXCLUDING R.O.W.)
ZONING	AG (AGRICULTURAL)
BUILDING DATA:	
PROP. TOTAL BUILDINGS AREA= RESTAURANTS(3,560+2,280)+RETAILS (8,400+8,400+6,200)	= 28,840 SQ. FT.
PROP. BUILDINGS HEIGHT	= 25 FT. (REQUIRED: 35 FT. MAX)
LOT COVERAGE	
REQUIRED = 30% MAX.	PROPOSED = 8.36%
SETBACK REQUIREMENTS	
REQUIRED:	PROPOSED:
FRONT: 35.0 FT.	FRONT: 146.0 FT.
SIDE: 25 FT. ONE SIDE (50 FT. TOTAL)	EAST SIDE: 46.0 FT. WEST SIDE: 43.0 FT.
REAR: 50.0 FT.	REAR: 277.0 FT.
PARKING SPACES REQUIREMENTS	
REQUIRED PARKING SPACES FOR 2 RESTAURANTS:	
1 SPACE/75 SQ. FT. OF GROSS FLOOR AREA: (3,560+2,280)/75= 78 PARKING SPACES	
REQUIRED PARKING SPACES FOR 2 RETAILS:	
1 SPACE/200 SQ. FT. OF GROSS FLOOR AREA: (8,400+8,400+6,200)/200= 115 PARKING SPACES	
TOTAL PARKING SPACES = 193 PARKING SPACES INCL. 6 H.C. PARKING SPACE	
PROVIDED PARKING SPACES:	
193 PARKING SPACES INCLUDING 8 H.C. PARKING SPACE	
LOADING UNLOADING SPACES	
(3) LOADING UNLOADING AREAS ARE PROVIDED	
CODES CURRENTLY IN EFFECT	
- 2015 MICHIGAN BUILDING CODE, MBC 2015 - 2015 MICHIGAN MECHANICAL CODE MMC 2015 - 2015 MICHIGAN PLUMBING CODE, MPC 2015 - 2017 NATIONAL ELECTRICAL CODE, 2017 CONSTRUCTION CODE -- PART 8. ELECTRICAL CODE RULES - ACCESSIBILITY: MICHIGAN BARRIER FREE DESIGN LAW, P.A. 1966 AS AMENDED AND THE 2009 ICC/ANSI A117.1 STANDARD AS REFERENCED FROM CHAPTER 11 OF THE 2015 MICHIGAN BUILDING CODE.	

PROJECT: PROPOSED RESTAURANTS AND RETAILS PLAZA
ADDRESS: (21-426-004) HIGHLAND RD. WHITE LAKE, MI 48386
CLIENT'S NAME: NAZIR JAWICH

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REVISIONS:	
_____	05/03/2021
_____	05/25/2021
_____	06/22/2021

DATE: 03/26/2021

DRAWN BY: MONEER ALAHWAL

SCALE: AS NOTED

SHEET TITLE:

COVER SHEET

SHEET #: ----

APPROVED BY:



LEGAL DESCRIPTION: (PARCEL C)

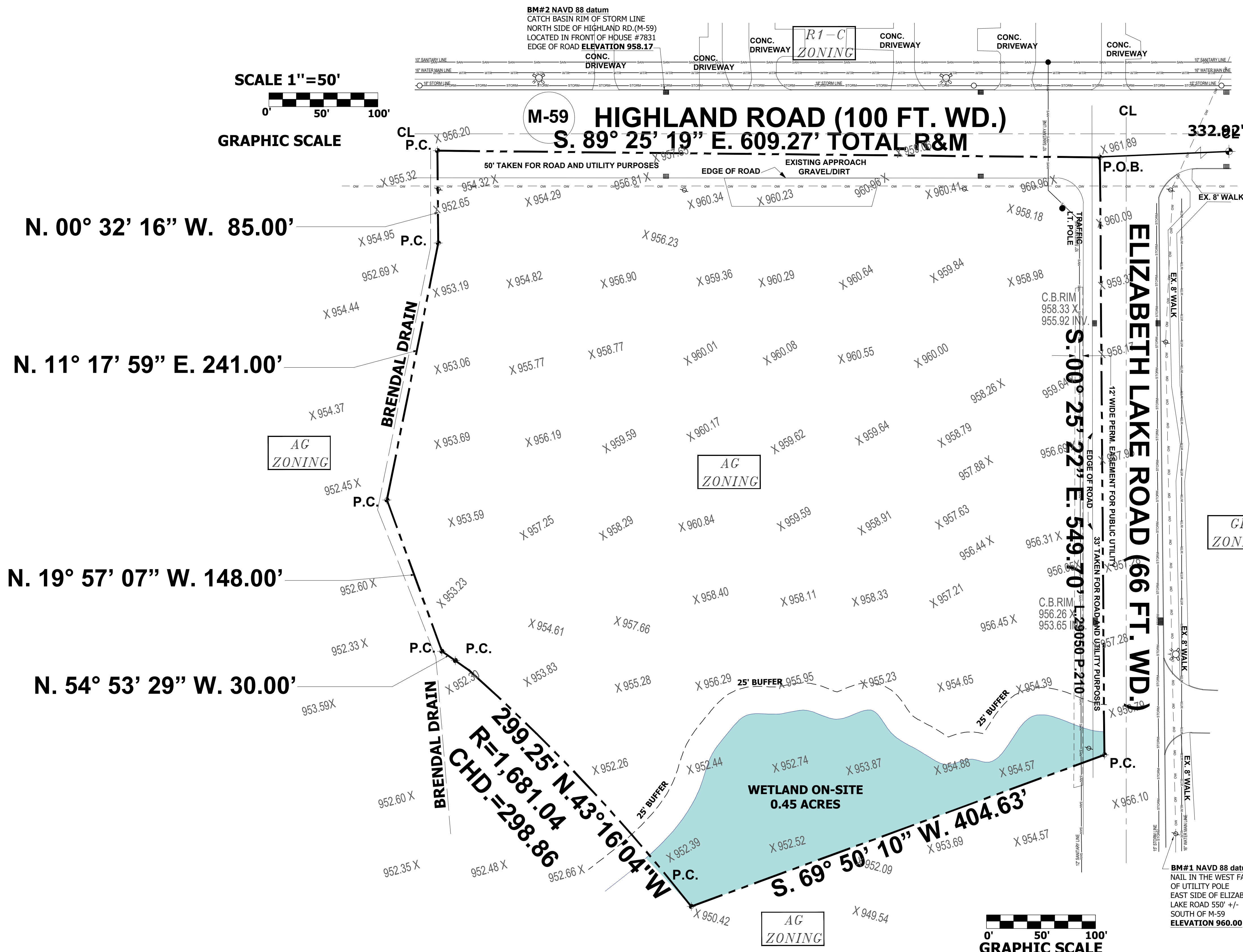
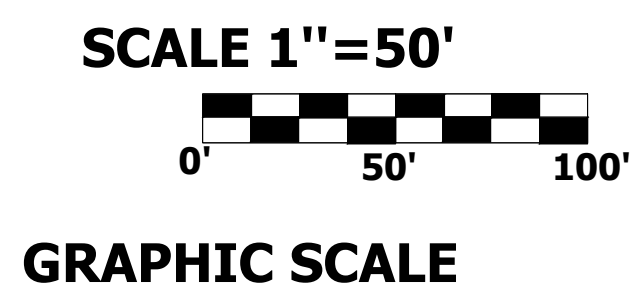
Land situated in the Township of White Lake, County of Oakland, State of Michigan.
 Part of the East 1/2 of the Southeast 1/4 of section 21, Town 3 North, Range 8 East, Township of White Lake, Oakland County, MI, described as beginning at a point distance South 89 degrees 25 minutes 19 seconds West 332.92 feet from the East 1/4 corner, section 21, Town 3 North, Range 8 East down the centerline of Highland Road, (M-59) to the intersection of Highland Road (100 Feet wide) and Elizabeth Lake Road (66 Feet Wide); thence down the centerline of Elizabeth Lake Road, (66 feet wide) South 00 degrees 25 feet 22 seconds East, 549.70 feet to a point; thence South 69 degrees 50 minutes 10 seconds West 404.63 feet to a point, also known as the centerline of the Creek; also known as Brendel Lake Creek; Thence North 43 degrees 16 minutes 04 seconds West 299.25 feet, Rad. = 1,681.04; Chd. = 298.86 feet; Thence continuing on centerline of the Creek, also known as Brendel Lake Creek; North 54 degrees 53 seconds 29 minutes West, 30 feet to a point, thence N. 19 degrees 57 minutes 07 seconds West 148 Feet; thence North 11 degrees 17 minutes 59 seconds East 241 feet; thence North 00 degrees 32 minutes 16 seconds West 85 feet to the centerline of Highland Road, (M59 100 feet wide); thence South 89 degrees 25 minutes 19 seconds East 609.27 feet back to the point of beginning; except the portion of 50 feet on Highland Road (100 feet wide) and that portion of 33 feet on Elizabeth Lake Road (66 feet wide) for road and public utilities, containing 8.61 acres more or less.



LOCATION MAP
N.T.S.

MA ARCHMASTER
Residential & Commercial Designs

Cell Phone: (313) 505-7744
Email: alahwalmoneer@gmail.com



ZONING AND SETBACK INFORMATION

Zoning and Setback information was obtained from the Municipal official, it is the responsibility of the client to insure that this information is correct.

THIS PROPERTY IS ZONED AS:
AG AGRICULTURAL

LOT SIZE
MIN. AREA 5 ACRES
MIN. LOT WIDTH 300.0' FEET

LOT COVERAGE
MAX LOT COVERAGE 30%

MINIMUM SETBACKS:
Front Yard: 35 FT. (BUILDING)
Side Yards: 25 FT. ONE SIDE, 50 FEET TOTAL OF TWO SIDES
Rear Yard: 50 FT. (BUILDING)

BUILDING HEIGHT
MAXIMUM STORIES 2.5
MAXIMUM HEIGHT 35 FT.

BENCHMARKS (NAVD 88 datum)
BM#1 NAIL IN THE WEST FACE OF UTILITY POLE EAST SIDE OF ELIZABETH LAKE ROAD 550' +/- SOUTH OF M-59 ELEVATION 960.00
BM#2 CATCH BASIN RIM OF STORM LINE NORTH SIDE OF HIGHLAND RD.(M-59) LOCATED IN FRONT OF HOUSE #7831 EDGE OF ROAD ELEVATION 958.17

LEGEND

PROPERTY LINE	---
EASEMENT LINE	---
EX. GAS LINE	---
PROP. GAS LINE	---
EX. WATER MAIN	---
PROP. WATER MAIN	---
EX. SANITARY LINE	---
PROP. SANITARY LINE	---
EX. STORM LINE	---
PROP. STORM LINE	---
FENCE	---
OVER-HEAD WIRES	---
SANITARY SEWER MAN HOLE	●
STORM SEWER CATCH BASIN	○
POWER POLE	⊗
LIGHT POLE	⊗
FIRE HYDRANT	⊗
WATER SHOT-OFF	●
EXISTING ELEVATION	X 961.89
PROPOSED ELEVATION	X 960.00
TOP OF CURB	TC
GUTTER	G
TOP OF WALK	TW
PAVEMENT	P
DRAINAGE DIRECTION	→

WETLAND LIMIT NOTE:
WETLAND DELINEATION HAS BEEN PERFORMED AND PROVIDED BY ALAN F. SAWALHA OF LANDWISE CIVIL ENGINEERS. LAND SURVEYORS, DATED ON 6/16/2021.

PROJECT: PROPOSED RESTAURANTS AND RETAILS PLAZA

ADDRESS: (21-426-004) HIGHLAND RD., WHITE LAKE, MI 48386

CLIENT'S NAME: NAZIR JAWICH

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REVISIONS:

05/03/2021	
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06/22/2021	

DATE: 03/26/2021

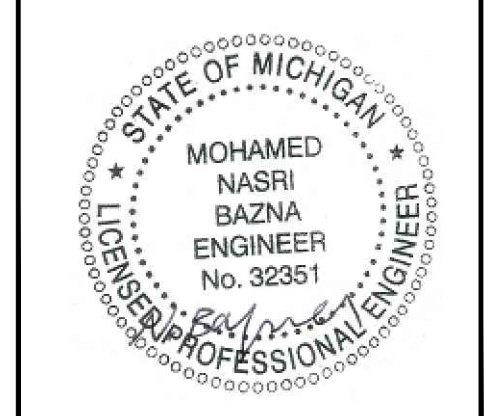
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SCALE: AS NOTED

SHEET TITLE: TOPO SURVEY

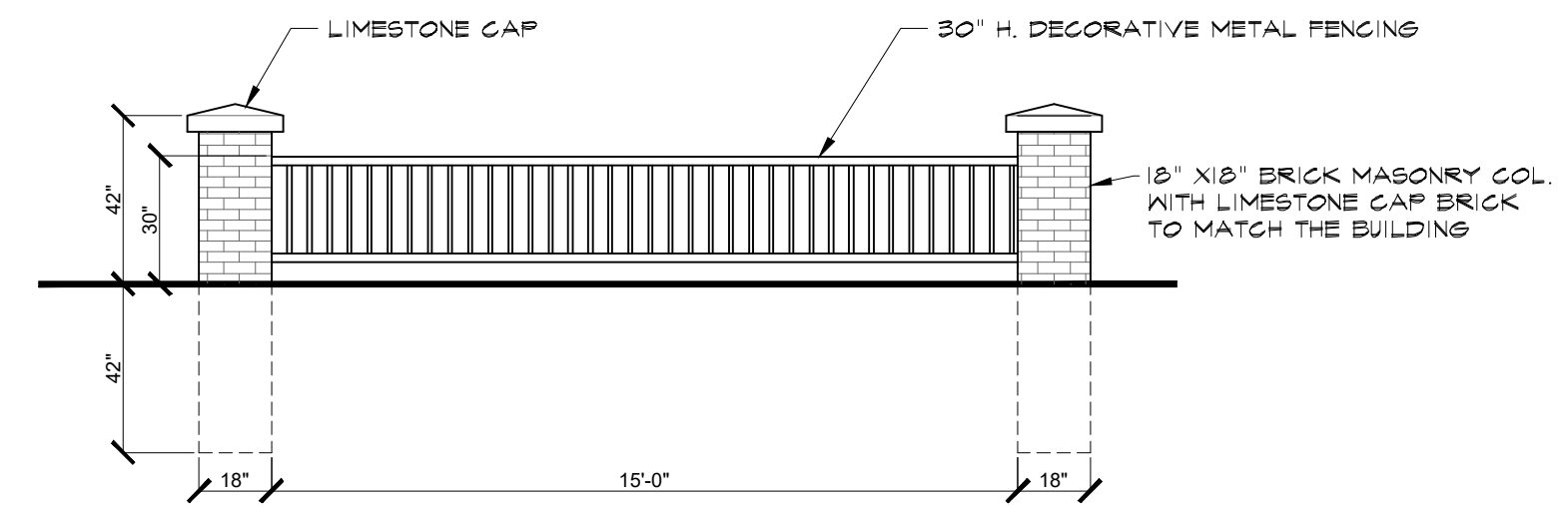
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APPROVED BY:

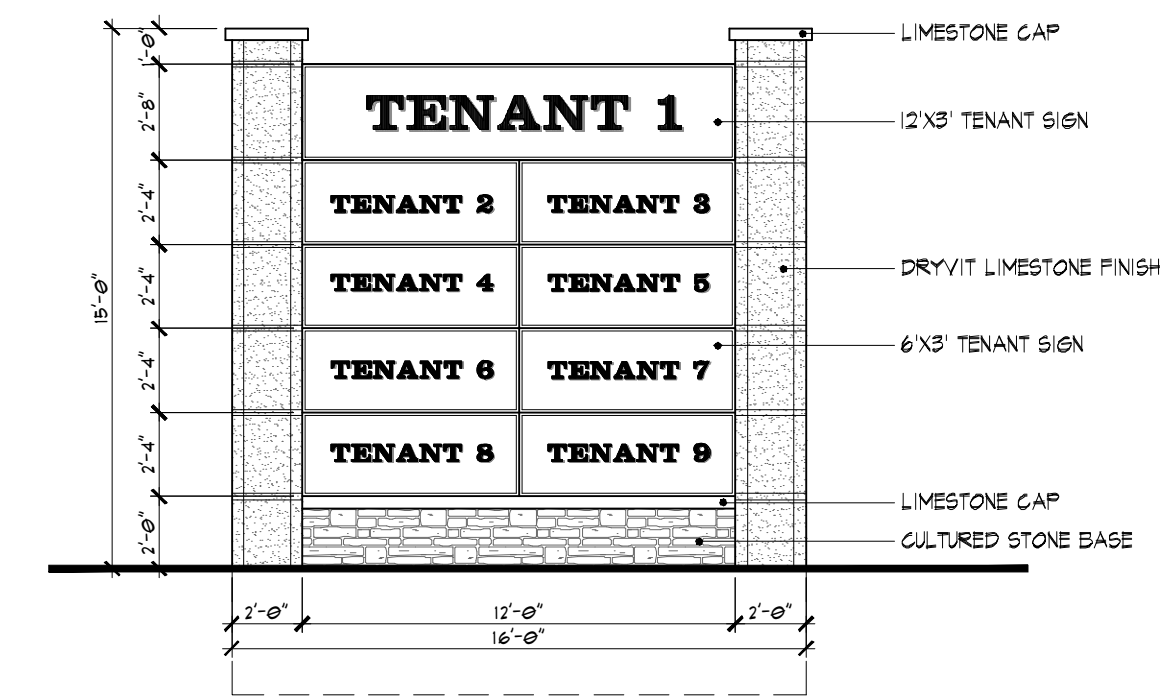




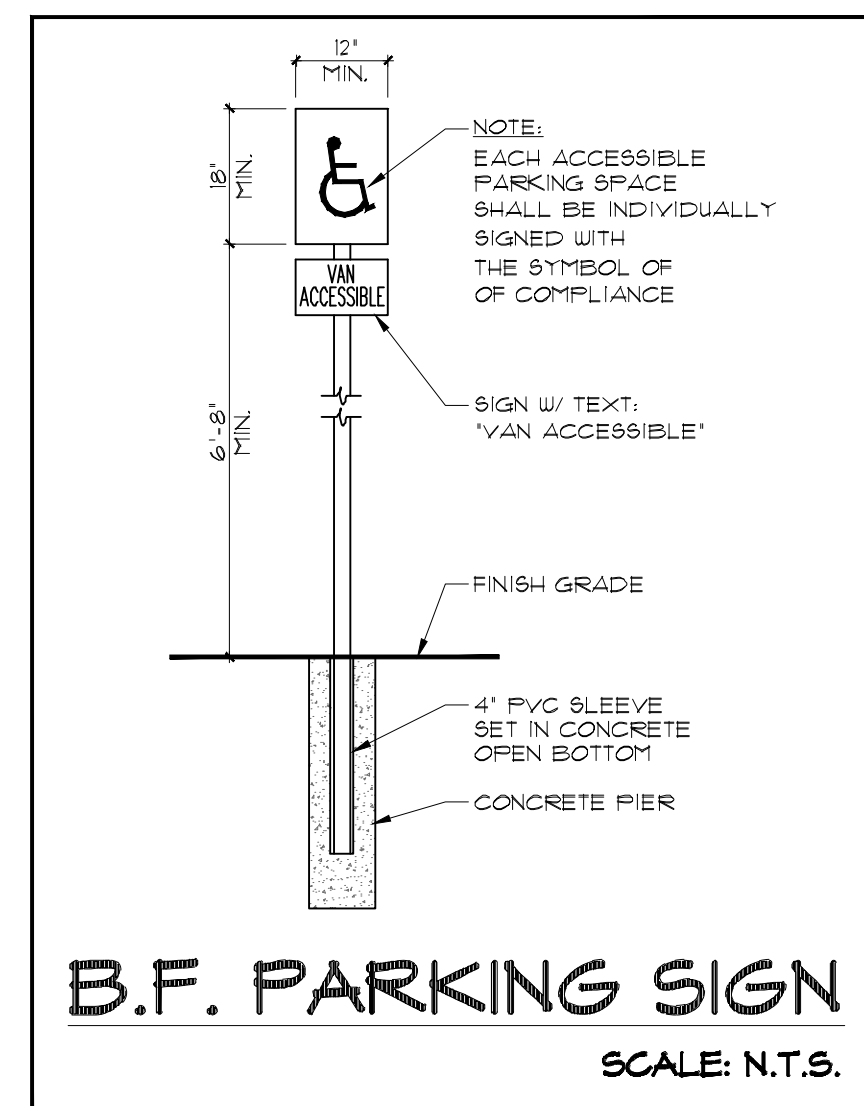
Cell Phone: (313) 505-7744
Email: alahwalmoneer@gmail.com



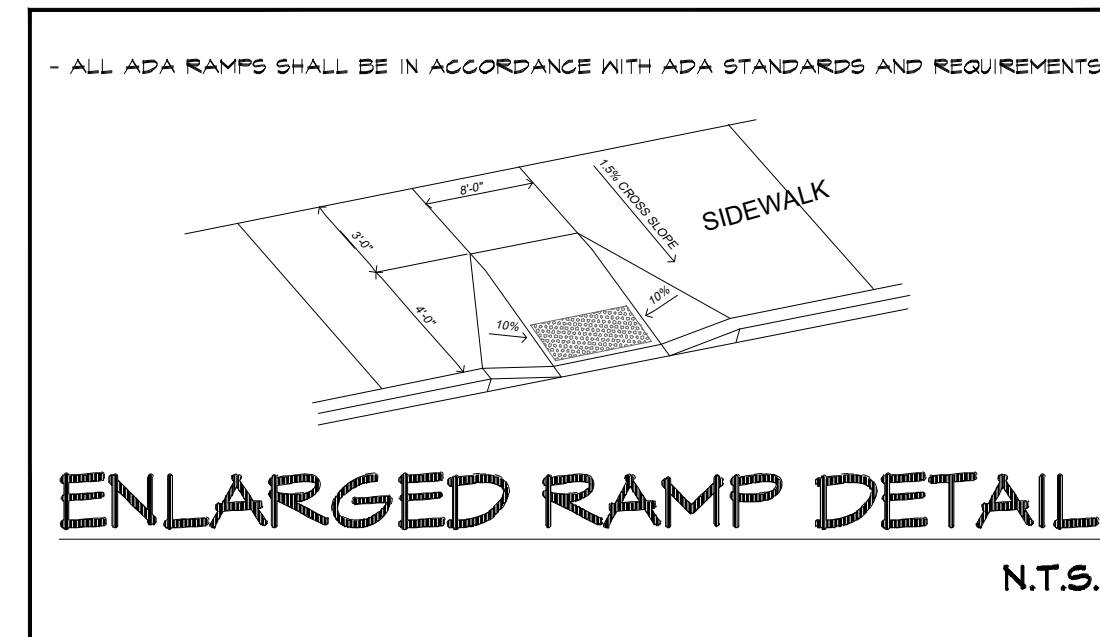
DECORATIVE METAL FENCE W/BRICK COL.
N.T.S.



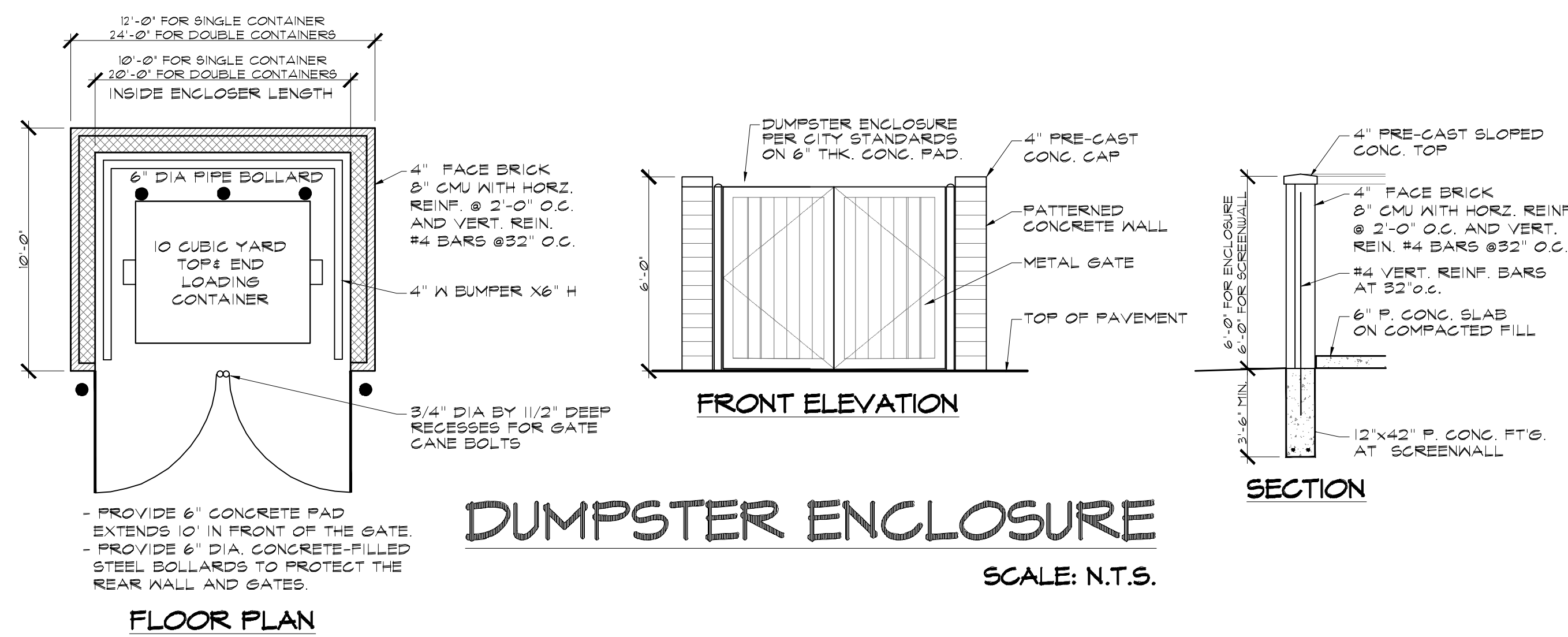
PROPOSED MULTI TENANT MONUMENT SIGNS
SCALE: 3/16" = 1'-0"



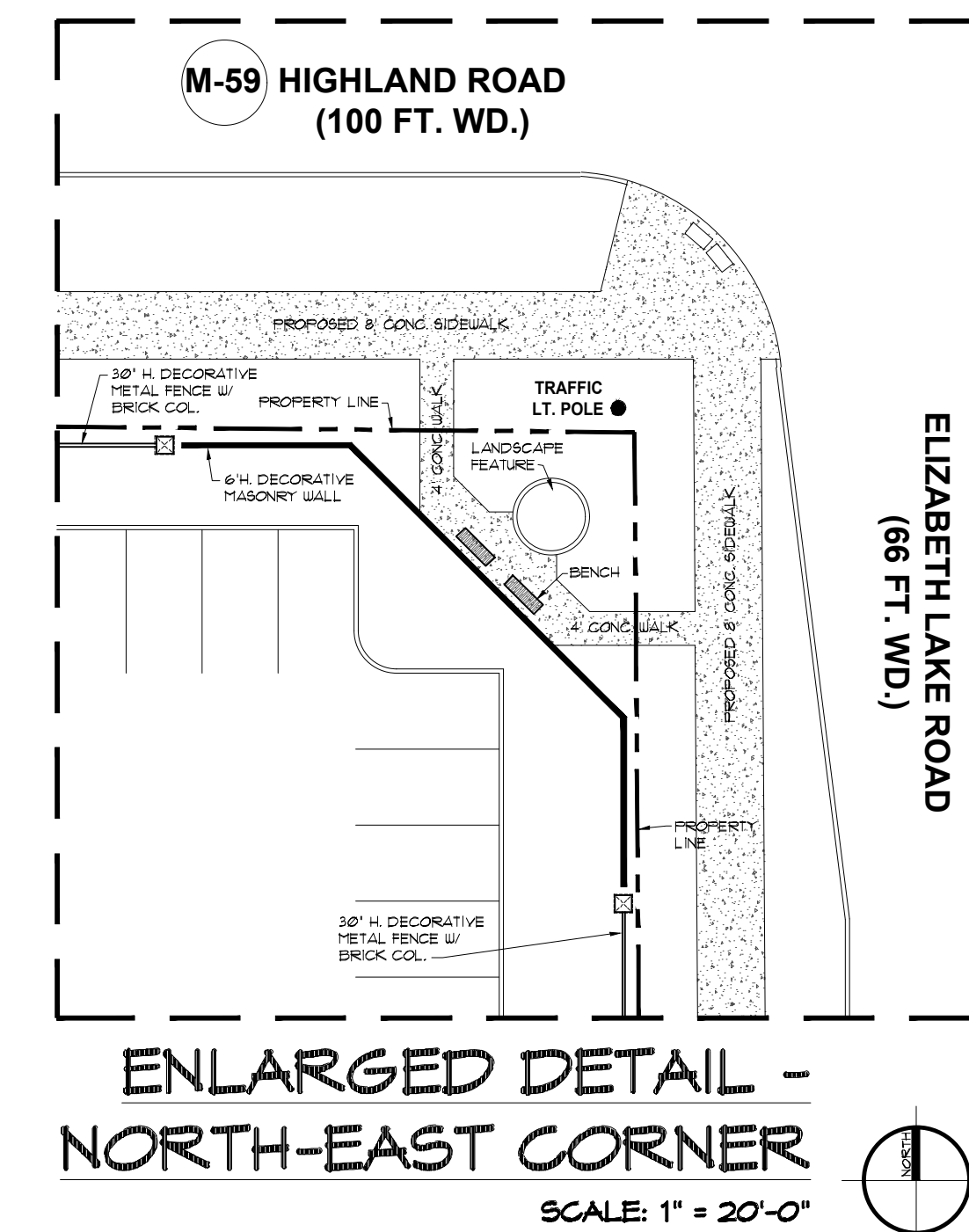
B.F. PARKING SIGN
SCALE: N.T.S.



ENLARGED RAMP DETAIL
N.T.S.



DUMPSTER ENCLOSURE
SCALE: N.T.S.



ENLARGED DETAIL - NORTH-EAST CORNER
SCALE: 1" = 20'-0"

PROJECT: PROPOSED RESTAURANTS AND RETAILS PLAZA

ADDRESS: (21-426-004) HIGHLAND RD, WHITE LAKE, MI 48386
CLIENT'S NAME: NAZIR JAWICH

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06/22/2021	

DATE: 03/26/2021

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SCALE: AS NOTED

SHEET TITLE: SITE PLAN DETAILS

SHEET #: SP-3

APPROVED BY:





Cell Phone: (313) 505-7744
Email: alahwalmoneer@gmail.com

PROJECT: PROPOSED RESTAURANTS AND RETAILS PLAZA
ADDRESS: (21-426-004) HIGHLAND RD, WHITE LAKE, MI 48386
CLIENT'S NAME: NAZIR JAWICH

REVISIONS:

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_____	06/22/2021

DATE: 03/26/2021

DRAWN BY: MONEER ALAHWAL

SCALE: AS NOTED

SHEET TITLE: FIRE TRUCK CIRCULATION

SHEET #: SP-4

APPROVED BY:



Pierce Turning Performance Analysis 1/8/2010

Parameters:	
Inside Cramp Angle:	45.00°
Axle Track:	82.92 in.
Wheel Offset:	4.68 in.
Tread Width:	17.40 in.
Chassis Overhang:	88.99 in.
Additional Bumper Depth:	19.00 in.
Front Overhang:	87.99 in.
Wheelbase:	299.00 in.

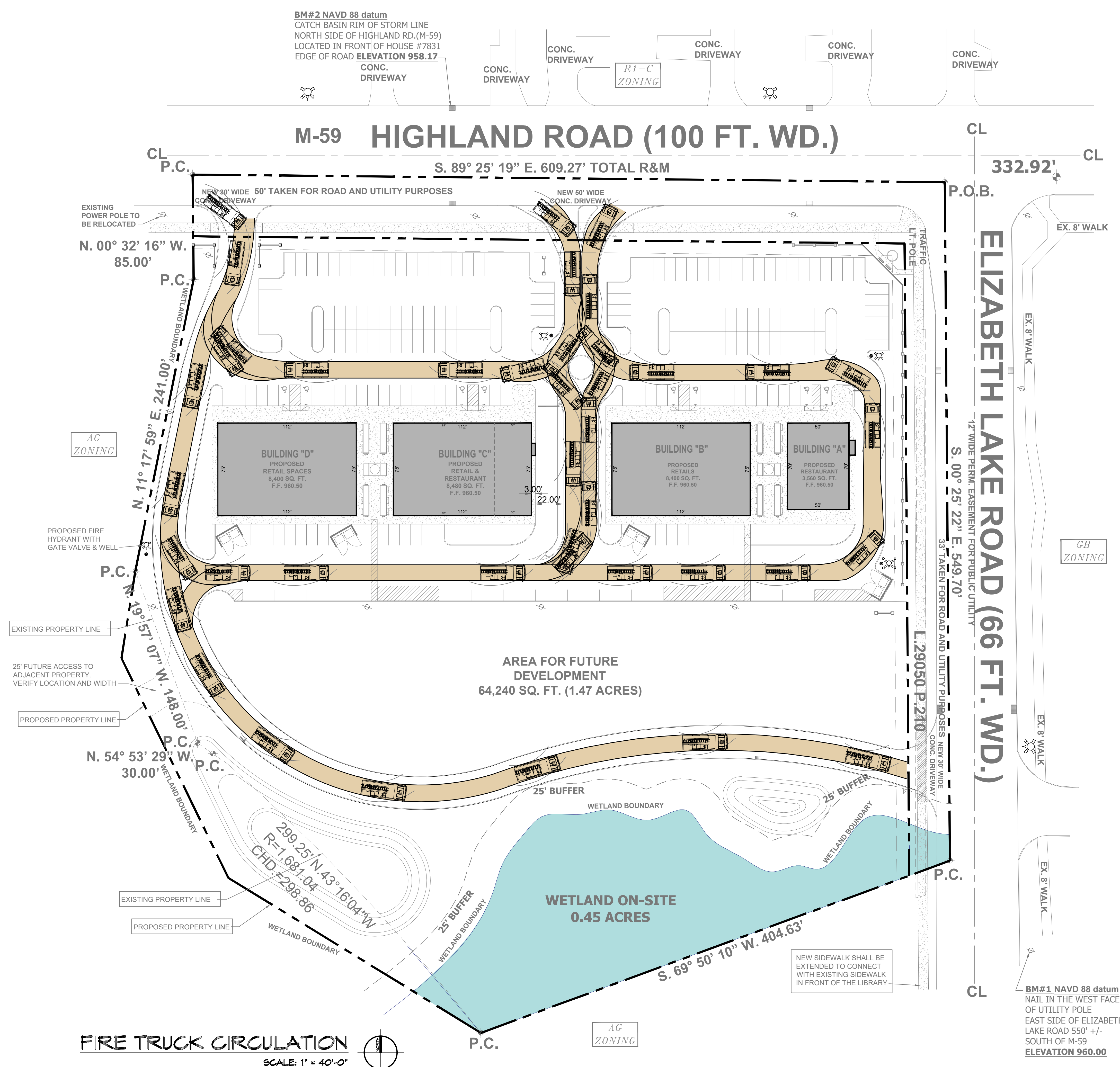
Calculated Turning Radii:	
Inside Turn:	20 ft. 6 in.
Curb to Curb:	36 ft. 10 in.
Wall to Wall:	41 ft. 8 in.

Comments:	
Aerial Application:	Turn radius report Pierce Job # 17506

Components	Part #	Description
Front Axle	026849	Acid. Front, Oilbath TAK-4, Non Drive, 22,800 lb. ImpVcl
Front Wheels	0019611	Wheel, Flt. Alum, Alloy, 22.50" x 12.25" (424 x 385)
Front Tires	0053978	Tires, Goodyear, 42565R22.50 20 ply G2386 road
Chassis	0050607	Arrow-ST Chassis, Aerial/Trailer, Tandem, 49K (Big Block)
Front Bumper	0012245	Bumper, 19" extended - all chassis
Aerial Device	0129959	Aerial, 105' Heavy Duty Ladder

Notes:
Actual Inside Cramp Angle may be less due to highly specialized options.
Curb to Curb turning radius calculated for a 9.00 inch curb.

Page 1 of 2





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SCALE: AS NOTED

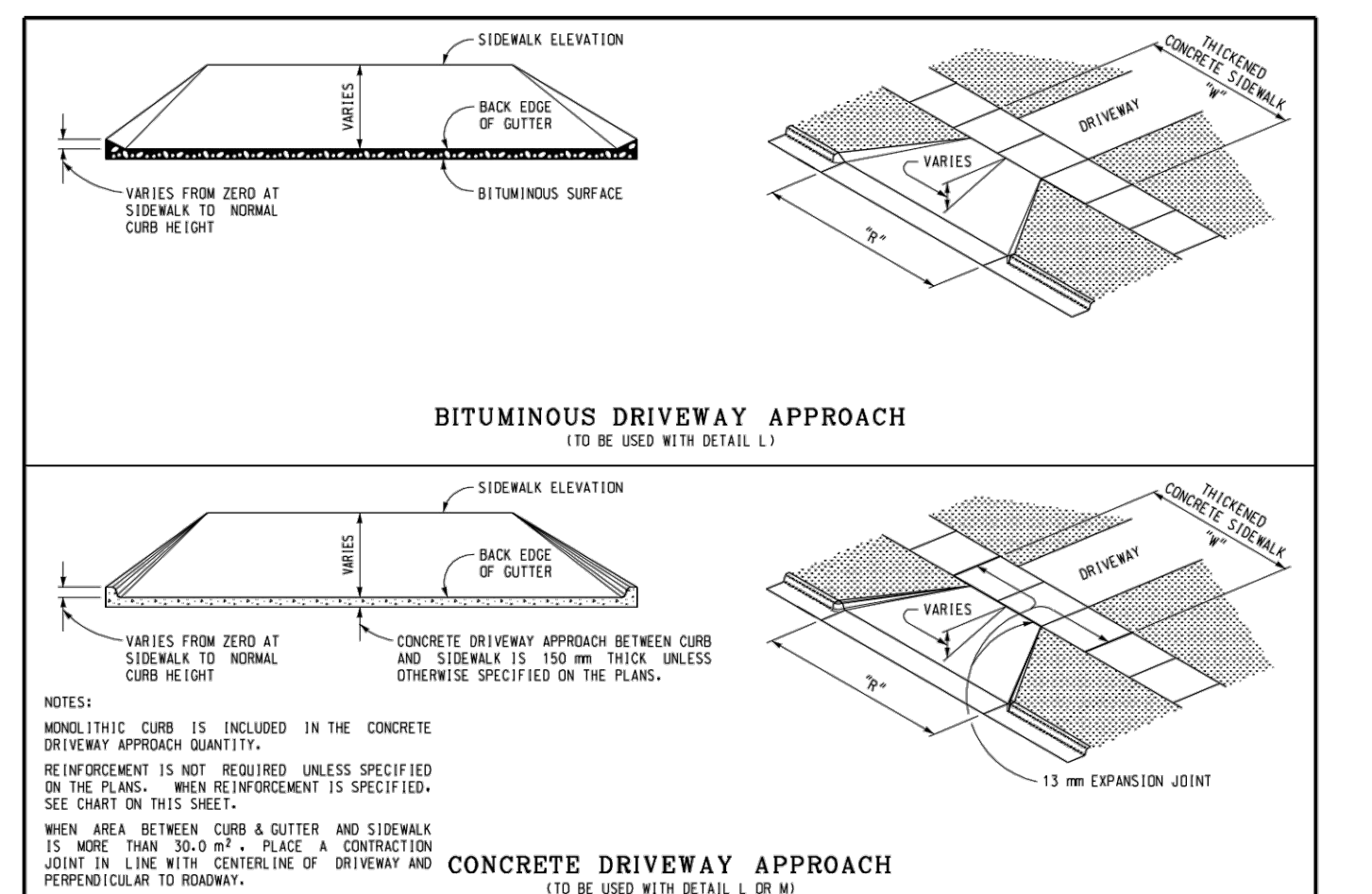
SHEET TITLE: - MDOT DETAILS

SHEET #: C-1

APPROVED BY:



MOHAMED NASRI BAZNA
LICENSED PROFESSIONAL ENGINEER
No. 32351



BITUMINOUS DRIVEWAY APPROACH
(TO BE USED WITH DETAIL L)

CONCRETE DRIVEWAY APPROACH
(TO BE USED WITH DETAIL L OR M)

THICKENED CONCRETE SIDEWALK

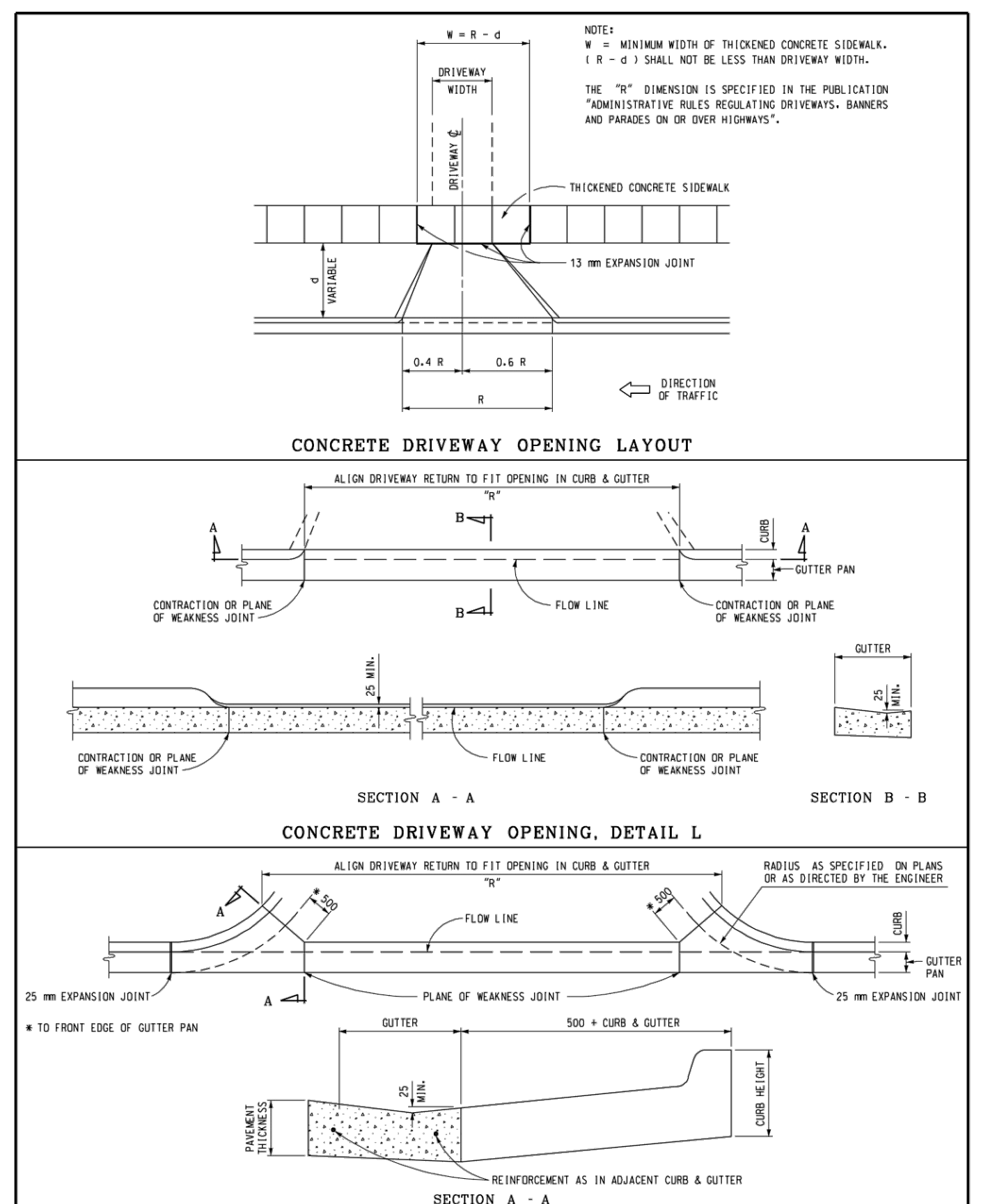
CONCRETE DRIVEWAY THICKNESS (mm)	WIRE SIZE (150 mm x 150 mm MESH)	AVERAGE WEIGHT (kg / m ²)
LESS THAN 200	W1-4	103
	W2-3	205
200 OR GREATER	USE WIRE FABRIC REINFORCEMENT SPECIFIED ON STANDARD PLAN R-43-SERIES	

REINFORCEMENT FOR CONCRETE DRIVEWAYS

CONCRETE DRIVEWAY THICKNESS (mm)	WIRE SIZE (150 mm x 150 mm MESH)	AVERAGE WEIGHT (kg / m ²)
LESS THAN 200	W1-4	103
	W2-3	205
200 OR GREATER	USE WIRE FABRIC REINFORCEMENT SPECIFIED ON STANDARD PLAN R-43-SERIES	

MICHIGAN DEPARTMENT OF TRANSPORTATION
BUREAU OF HIGHWAY TECHNICAL SERVICES STANDARD PLAN FOR
DRIVEWAY OPENINGS & APPROACHES, AND CONCRETE SIDEWALK

11-0-98 5-29-98 **R-29-C** SHEET 3 OF 4
T.S.K.A. APPROVAL PLAN DATE



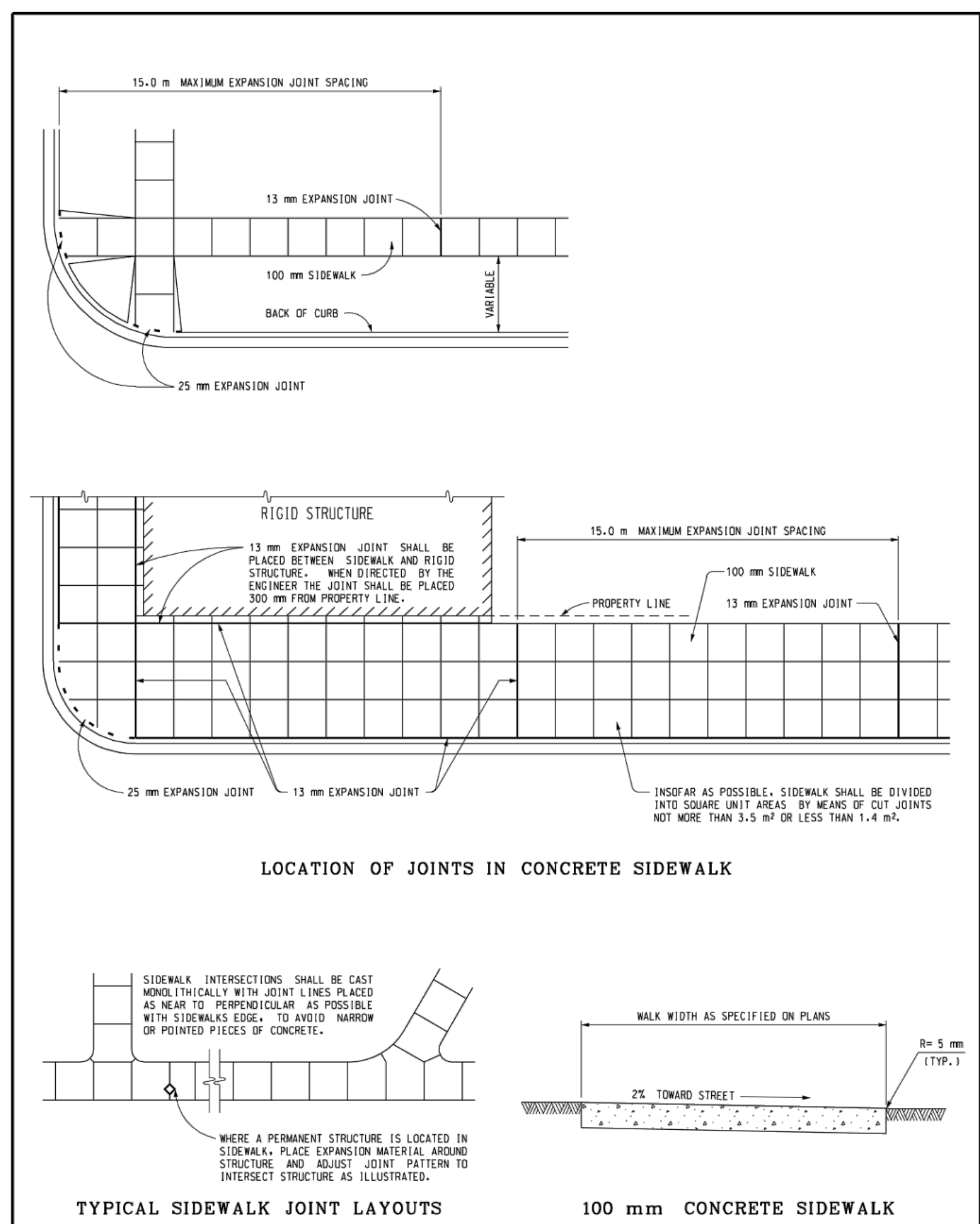
CONCRETE DRIVEWAY OPENING LAYOUT

CONCRETE DRIVEWAY OPENING, DETAIL L

CONCRETE DRIVEWAY OPENING, DETAIL M

MICHIGAN DEPARTMENT OF TRANSPORTATION
BUREAU OF HIGHWAY TECHNICAL SERVICES STANDARD PLAN FOR
DRIVEWAY OPENINGS & APPROACHES, AND CONCRETE SIDEWALK

11-0-98 5-29-98 **R-29-C** SHEET 2 OF 4
T.S.K.A. APPROVAL PLAN DATE



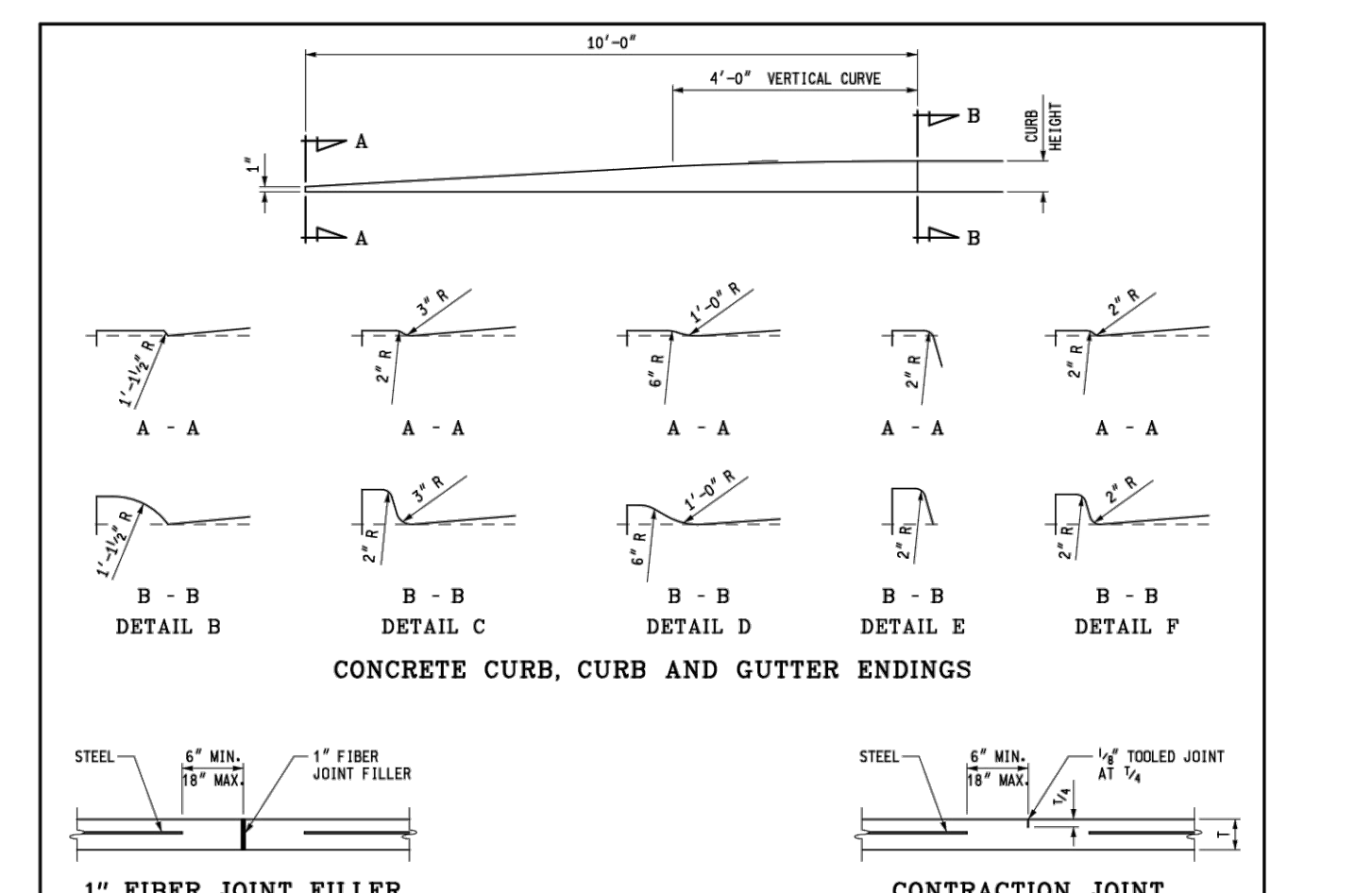
LOCATION OF JOINTS IN CONCRETE SIDEWALK

TYPICAL SIDEWALK JOINT LAYOUTS

100 mm CONCRETE SIDEWALK

MICHIGAN DEPARTMENT OF TRANSPORTATION
BUREAU OF HIGHWAY TECHNICAL SERVICES STANDARD PLAN FOR
DRIVEWAY OPENINGS & APPROACHES, AND CONCRETE SIDEWALK

11-0-98 5-29-98 **R-29-C** SHEET 1 OF 4
T.S.K.A. APPROVAL PLAN DATE



CONCRETE CURB, CURB AND GUTTER ENDINGS

1" FIBER JOINT FILLER

CONTRACTION JOINT

NOTES:

- CURB AND GUTTER RADIUS SHALL BE DIMENSIONED TO THE FRONT EDGE OF THE GUTTER PAN OR EDGE OF PAVEMENT.
- CONCRETE CURB AND GUTTER ENDINGS WILL BE PAID FOR IN LINEAR FEET OF THE ADJACENT CURB DETAIL.
- JOINTS SHALL BE PLACED AT RIGHT ANGLES TO THE EDGE OF CONCRETE CURB AND GUTTER.
- JOINTS DETAILLED ON THE PLANS SHALL SUPERSEDE THOSE SPECIFIED ON THIS STANDARD PLAN.
- BOTTOM SLOPE OF CURB AND GUTTER STRUCTURE MAY BE THE SAME SLOPE AS BOTTOM OF PAVEMENT. BACK OF CURB AND VERTICAL EDGE OF GUTTER PAN MAY HAVE A MAXIMUM 1/2" BATTER TO FACILITATE FORMING.
- WHEN CURB AND GUTTER IS CAST INTERNALLY, SEE CURRENT STANDARD PLAN R-31-SERIES.
- ALL JOINTS FOR CURB OR CURB AND GUTTER ARE INCLUDED IN THE PAY ITEM FOR THE CURB OR CURB AND GUTTER.

JOINTS IN CURB OR CURB AND GUTTER NOT TIED TO CONCRETE PAVEMENT: ADJACENT TO CONCRETE BASE COURSE OR ADJACENT TO HMA PAVEMENT:

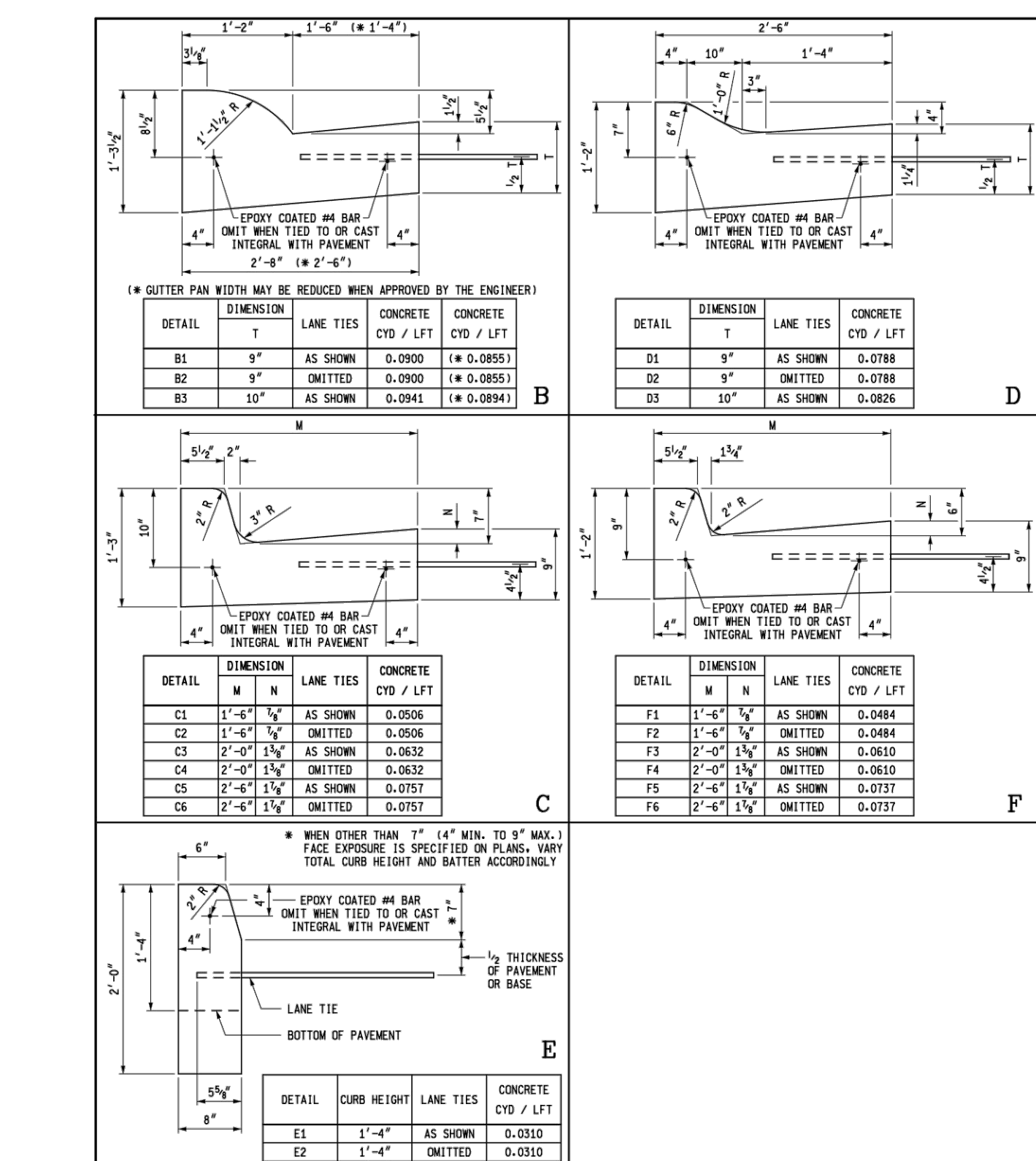
- PLACE 1" FIBER JOINT FILLER AT 400' MAXIMUM INTERVALS.
- PLACE 1" FIBER JOINT FILLER AT SPRING POINTS OF INTERSECTING STREETS.
- PLACE 1/2" ISOLATION JOINT AT CATCH BASINS PER STANDARD PLAN R-37-SERIES.
- PLACE CONTRACTION JOINTS AT 40' MAXIMUM INTERVALS.

JOINTS IN CURB OR CURB AND GUTTER TIED TO JOINTED PAVEMENT

- PLACE 1" FIBER JOINT FILLER OPPOSITE ALL TRANSVERSE EXPANSION JOINTS IN PAVEMENT.
- PLACE 1/2" ISOLATION JOINT AT CATCH BASINS PER STANDARD PLAN R-37-SERIES.
- PLACE CONTRACTION JOINTS OPPOSITE ALL TRANSVERSE CONTRACTION JOINTS IN PAVEMENT.
- A SYMBOL (G) JOINT SHALL BE PLACED BETWEEN CURB OR CURB AND GUTTER AND ADJACENT CONCRETE PAVEMENT AS SPECIFIED ON STANDARD PLAN R-41-SERIES.

MICHIGAN DEPARTMENT OF TRANSPORTATION
BUREAU OF HIGHWAY DEVELOPMENT STANDARD PLAN FOR
CONCRETE CURB AND CONCRETE CURB & GUTTER

2-6-2014 **R-30-G** SHEET 2 OF 2
T.S.K.A. APPROVAL PLAN DATE



CONCRETE CURB AND CONCRETE CURB & GUTTER

DETAIL DIMENSION LANE TIES CONCRETE CVD / LFT

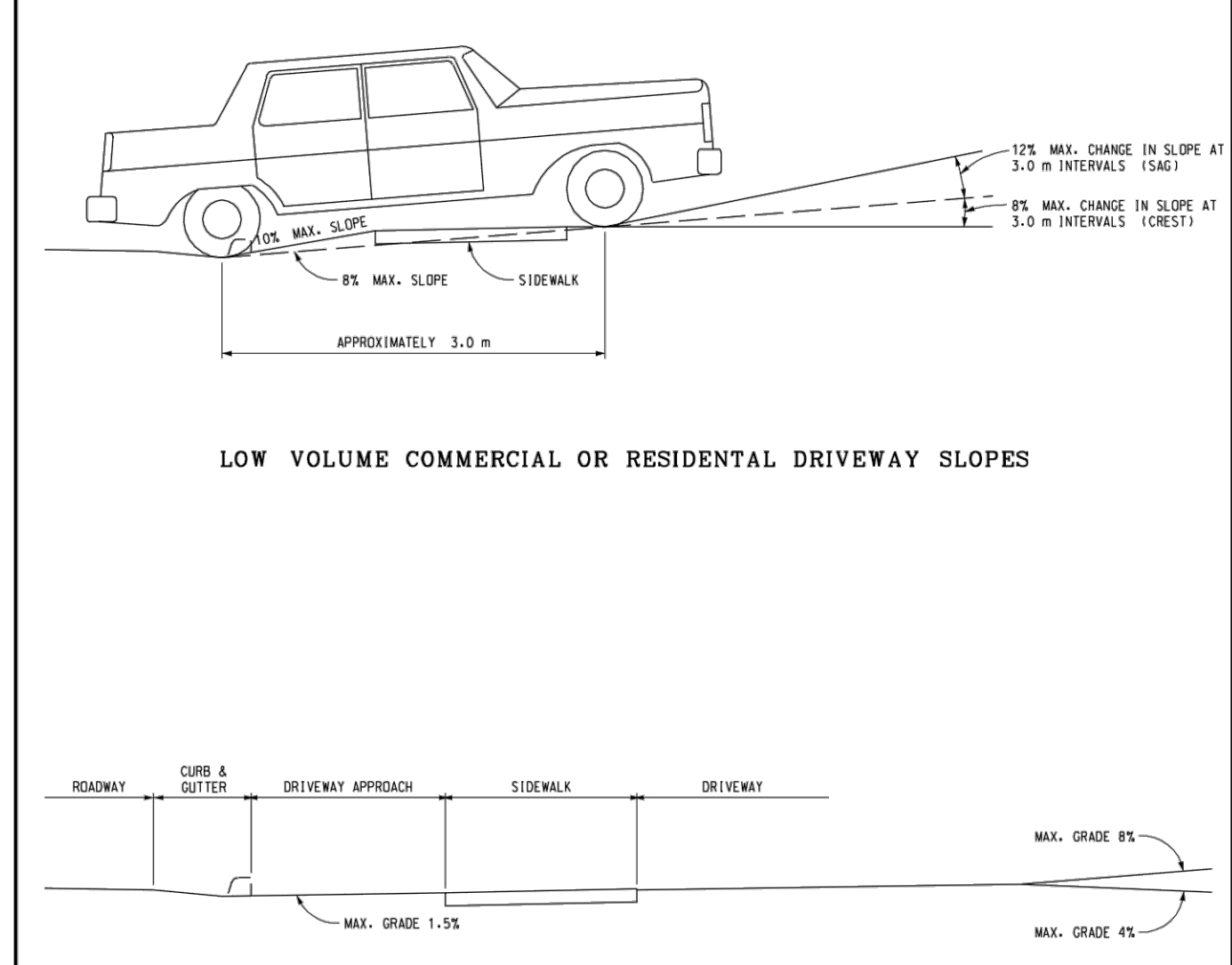
DETAIL	T	LANE TIES	CONCRETE CVD / LFT
D1	9"	AS SHOWN	0.0788
D2	9"	OMITTED	0.0788
D3	10"	AS SHOWN	0.0928

DETAIL DIMENSION LANE TIES CONCRETE CVD / LFT

DETAIL	T	LANE TIES	CONCRETE CVD / LFT
E1	1'-4"	AS SHOWN	0.0510
E2	1'-4"	OMITTED	0.0510
E4	2'-0"	OMITTED	0.0477

MICHIGAN DEPARTMENT OF TRANSPORTATION
BUREAU OF HIGHWAY DEVELOPMENT STANDARD PLAN FOR
CONCRETE CURB AND CONCRETE CURB & GUTTER

2-6-2014 **R-30-G** SHEET 1 OF 2
T.S.K.A. APPROVAL PLAN DATE



LOW VOLUME COMMERCIAL OR RESIDENTIAL DRIVEWAY SLOPES

COMMERCIAL DRIVEWAY PROFILE FOR MAJOR TRAFFIC GENERATORS

NOTES:

- FOR DRIVEWAY DESIGN REFER ALSO TO "ADMINISTRATIVE RULES REGULATING DRIVEWAYS, BARRIERS, AND PARADES ON OR OVER HIGHWAYS" AND GEOMETRIC DESIGN C-40-SERIES, COMMERCIAL DRIVEWAYS.
- FOR CURB AND GUTTER DETAILS, SEE STANDARD PLAN R-30-SERIES.
- SIDEWALK TRANSVERSE SLOPE MAY VARY FROM 0% TO 4% TO MEET THE SIDE CONDITIONS. WHEN TRANSVERSE SLOPE IS LESS THAN 2% LONGITUDINAL DRAINAGE MUST BE PROVIDED.
- WHEN SETTING GRADES FOR COMMERCIAL DRIVES, THE TYPES OF VEHICLES USING THE DRIVE SHOULD BE CONSIDERED.
- ALL DIMENSIONS ARE IN MILLIMETERS (MM) UNLESS OTHERWISE NOTED.

MICHIGAN DEPARTMENT OF TRANSPORTATION
BUREAU OF HIGHWAY TECHNICAL SERVICES STANDARD PLAN FOR
DRIVEWAY OPENINGS & APPROACHES, AND CONCRETE SIDEWALK

11-0-98 5-29-98 **R-29-C** SHEET 4 OF 4
T.S.K.A. APPROVAL PLAN DATE

MDOT Michigan Department of Transportation

DATE: _____ DESIGNED BY: _____ CS: _____
DESIGN UNIT: TSC JUN: _____
FILE: _____

ASBLET PLAN REVISIONS

NO.	DATE	AUTH.	DESCRIPTION

VERT. (FT) _____
HORZ. (FT) _____

MA ARCHMASTER
Residential & Commercial Designs

Cell Phone: (313) 505-7744
Email: alahwalmoneer@gmail.com

PROJECT: PROPOSED RESTAURANTS AND RETAILS PLAZA

ADDRESS: (21-426-004) HIGHLAND RD., WHITE LAKE, MI 48386

CLIENT'S NAME: NAZIR JAWICH

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DATE: 03/26/2021

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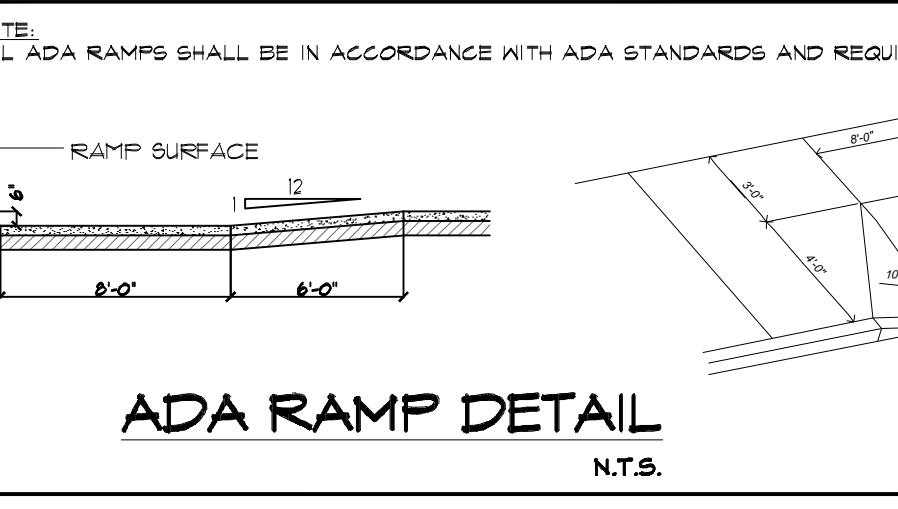
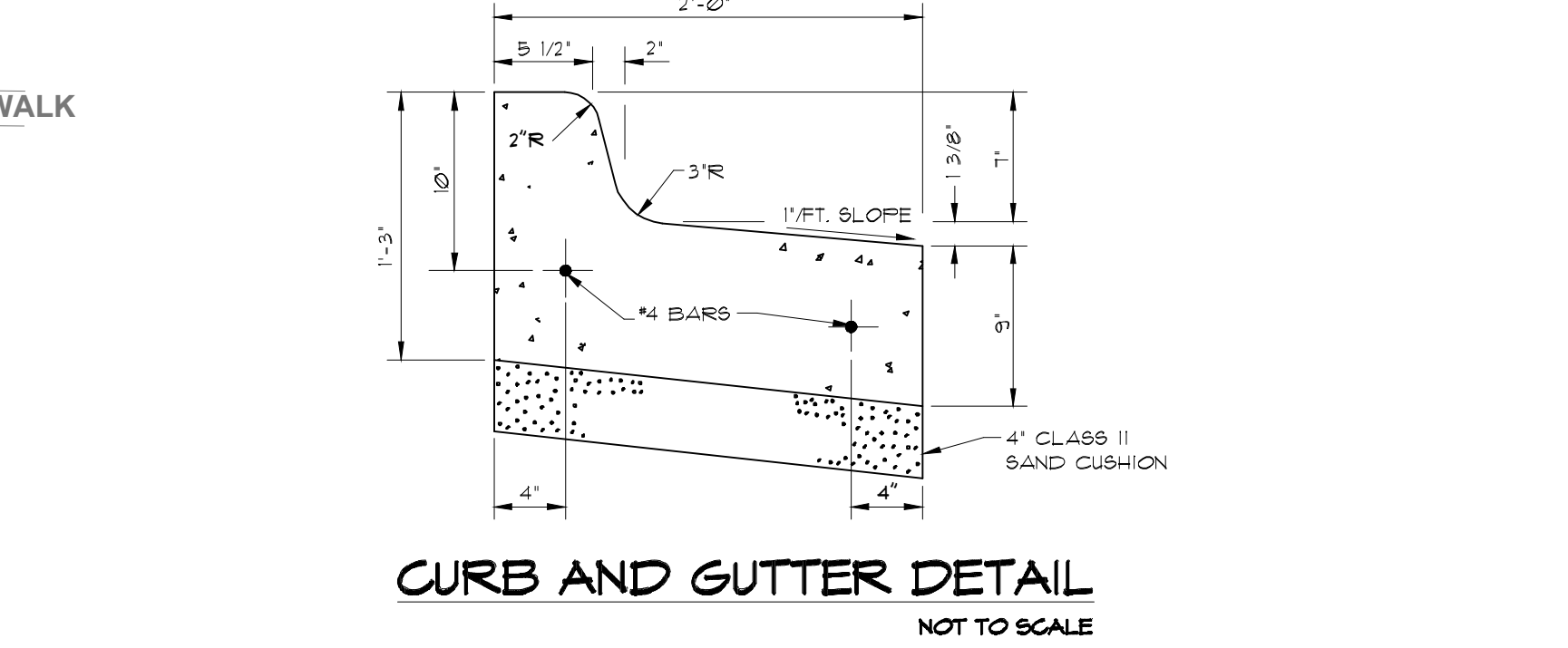
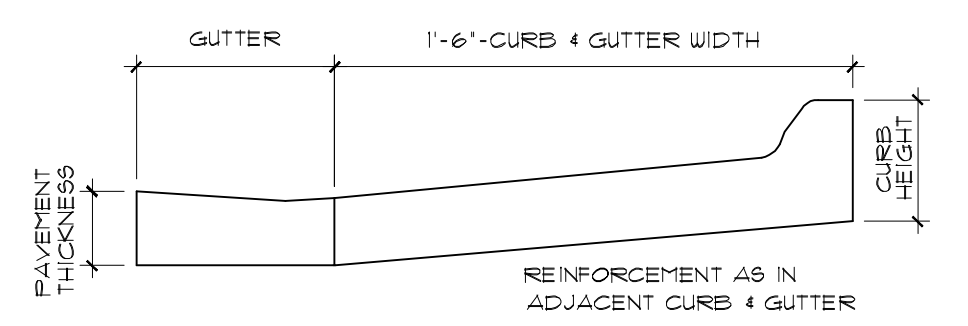
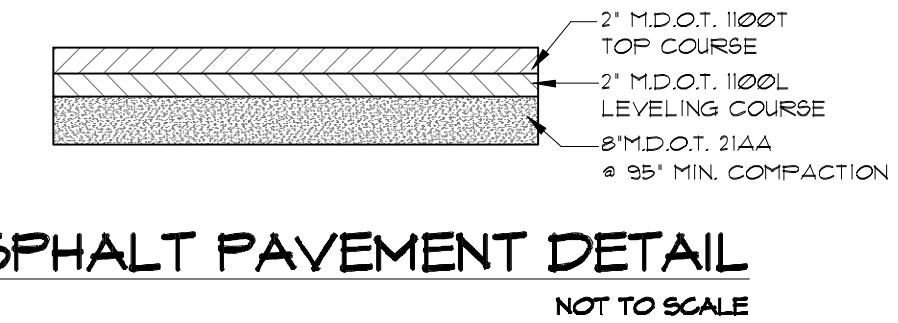
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SHEET TITLE: PROPOSED GRADING PLAN

SHEET #: C-2

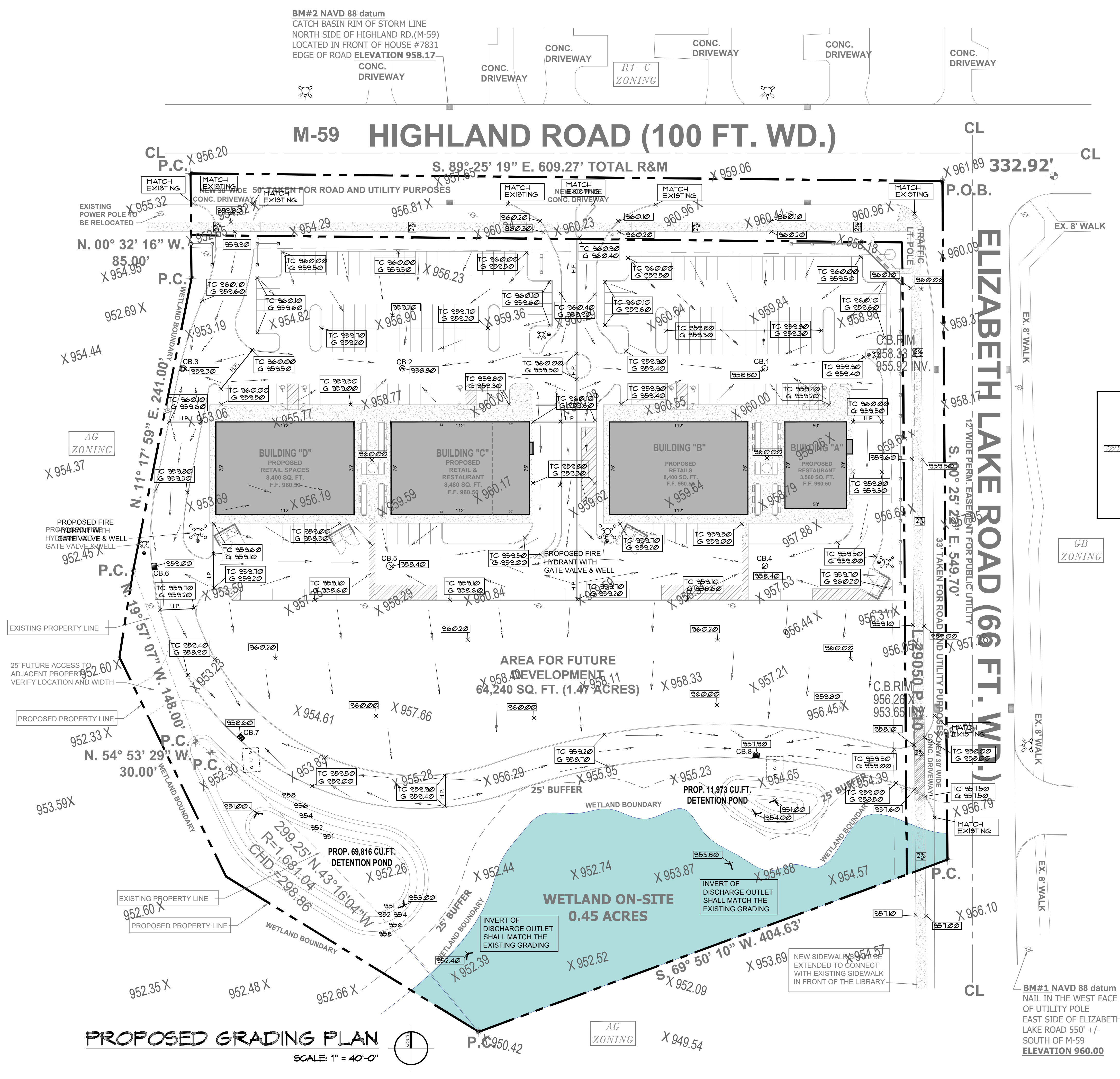
APPROVED BY:

STATE OF MICHIGAN
MOHAMED NASRI BAZNA
ENGINEER
No. 32351
LICENSED PROFESSIONAL ENGINEER



LEGEND

PROPERTY LINE	---
EASEMENT LINE	---
EX. GAS LINE	---
PROP. GAS LINE	---
EX. WATER MAIN	---
PROP. WATER MAIN	---
EX. SANITARY LINE	---
PROP. SANITARY LINE	---
EX. STORM LINE	---
PROP. STORM LINE	---
FENCE	---
OVER-HEAD WIRES	---
SANITARY SEWER MAN HOLE	●
STORM SEWER CATCH BASIN	○
POWER POLE	⊗
LIGHT POLE	⊙
FIRE HYDRANT	⊗
WATER SHOT-OFF	●
EXISTING ELEVATION	X 961.89
PROPOSED ELEVATION	X 960.00
TOP OF CURB	TC
GUTTER	G
TOP OF WALK	TW
PAVEMENT	P
DRAINAGE DIRECTION	→



LEGEND

PROPERTY LINE	---
EASEMENT LINE	---
EX. GAS LINE	---
PROP. GAS LINE	---
EX. WATER MAIN	---
PROP. WATER MAIN	---
EX. SANITARY LINE	---
PROP. SANITARY LINE	---
EX. STORM LINE	---
PROP. STORM LINE	---
FENCE	---
OVER-HEAD WIRES	---
SANITARY SEWER MAN HOLE	●
STORM SEWER CATCH BASIN	○
POWER POLE	⊗
LIGHT POLE	⊙
FIRE HYDRANT	⊗
WATER SHOT-OFF	●
EXISTING ELEVATION	X 961.89
PROPOSED ELEVATION	X 960.00
TOP OF CURB	TC
GUTTER	G
TOP OF WALK	TW
PAVEMENT	P
DRAINAGE DIRECTION	→



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Email: alahwalmoneer@gmail.com

DEFERRED SUBMITTALS:
- FIRE SUPPRESSION SUPPLIES PLAN. *BY OTHER.*

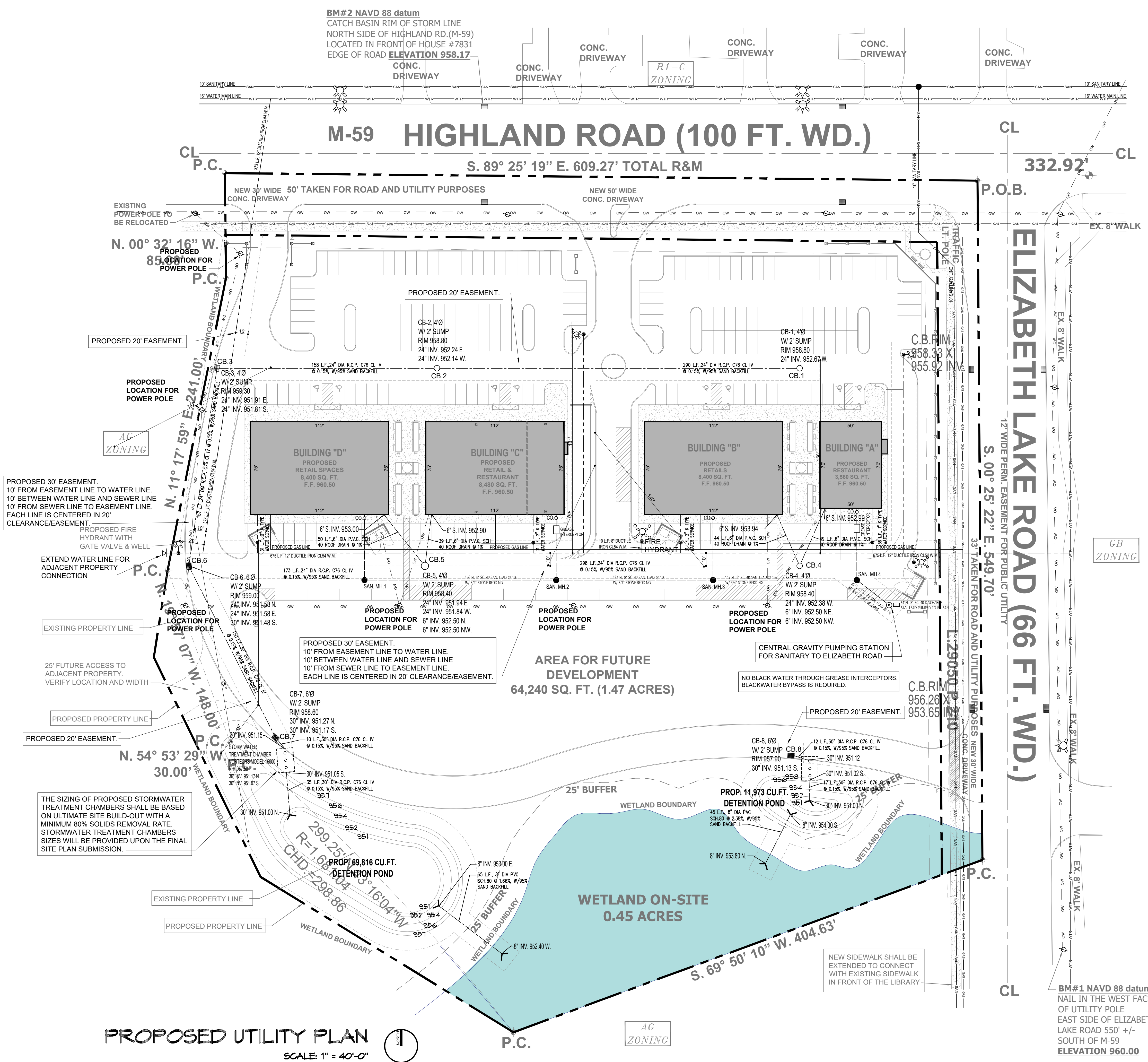
NOTES:
- A STORM SEWER AND DETENTION BASIN MAINTENANCE AGREEMENT WITH THE TOWNSHIP SHALL BE PROVIDED UPON THE FINAL SITE PLAN SUBMISSION.
- A COUNTY DRAIN EASEMENT WILL BE VERIFIED AND/OR PROVIDED WITH OAKLAND COUNTY FOR THE DRAIN WHICH RUNS IN CLOSE PROXIMITY TO THE WESTERN PROPERTY LINE.

WHITE LAKE TOWNSHIP ENGINEERING DESIGN STANDARDS
a. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWNSHIP'S CURRENT STANDARDS AND SPECIFICATIONS.
b. THE CONTRACTOR SHALL NOTIFY THE TOWNSHIP ENGINEER AND/OR THE AUTHORITY HAVING JURISDICTION, 48 HOURS PRIOR TO THE BEGINNING OF CONSTRUCTION.
c. CONTRACTOR SHALL CONTACT MISS DIG AT 800-482-7171, 72 HOURS IN ADVANCE OF CONSTRUCTION, FOR EXISTING UNDERGROUND UTILITY LOCATIONS.
d. IN ORDER TO VERIFY COMPLIANCE WITH APPROVED PLANS, FULL-TIME CONSTRUCTION OBSERVATION WILL GENERALLY BE REQUIRED DURING ALL PHASES OF UNDERGROUND SITE CONSTRUCTION INCLUDING INSTALLATION OF SANITARY SEWER, STORM SEWERS, DRAINS, WATERMANS AND APPURTENANCES AS WELL AS PRIVATE STREET CURBING AND PAVING CONSTRUCTION. INTERMITTENT OBSERVATIONS WILL BE MADE FOR SITE GRADING, PARKING LOT CURBING AND PAVING, RETAINING WALL CONSTRUCTION AND OTHER SURFACE ACTIVITY.

BENCHMARKS
BM#1 NAIL IN THE WEST FACE OF UTILITY POLE EAST SIDE OF ELIZABETH LAKE ROAD 550' +/- SOUTH OF M-59 **ELEVATION 960.00**
BM#2 CATCH BASIN RIM OF STORM LINE NORTH SIDE OF HIGHLAND RD.(M-59) LOCATED IN FRONT OF HOUSE #7831 EDGE OF ROAD **ELEVATION 958.17**

LEGEND

PROPERTY LINE	---
EASEMENT LINE	- - - -
EX. GAS LINE	--- GAS --- GAS --- GAS --- GAS --- GAS --- GAS ---
PROP. GAS LINE	---
EX. WATER MAIN	--- WTR --- WTR --- WTR --- WTR ---
PROP. WATER MAIN	---
EX. SANITARY LINE	--- SAN --- SAN --- SAN --- SAN ---
PROP. SANITARY LINE	---
EX. STORM LINE	--- STORM --- STORM --- STORM ---
PROP. STORM LINE	---
FENCE	--- FENCE --- FENCE --- FENCE ---
OVER-HEAD WIRES	--- OW --- OW --- OW --- OW ---
SANITARY SEWER MAN HOLE	●
STORM SEWER CATCH BASIN	○
POWER POLE	⊙ P.P.
LIGHT POLE	⊙ L.P.
FIRE HYDRANT	⊙
WATER SHOT-OFF	●
EXISTING ELEVATION	X 961.89
PROPOSED ELEVATION	X 360.00
TOP OF CURB	TC
GUTTER	G
TOP OF WALK	TW
PAVEMENT	P
DRAINAGE DIRECTION	→



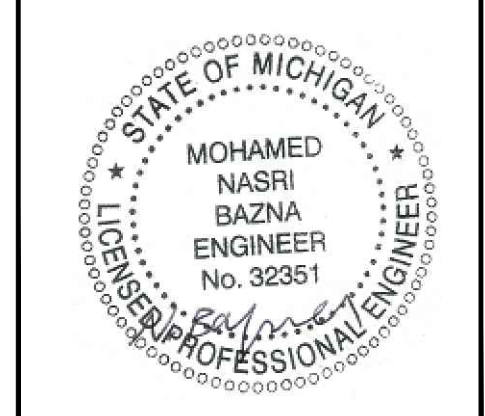
PROPOSED UTILITY PLAN
SCALE: 1" = 40'-0"

PROJECT: PROPOSED RESTAURANTS AND RETAILS PLAZA
ADDRESS: (21-426-004) HIGHLAND RD., WHITE LAKE, MI 48386
CLIENT'S NAME: NAZIR JAWICH

REVISIONS:

05/03/2021
05/25/2021
06/22/2021

DATE: 03/26/2021
DRAWN BY: MONEER ALAHWAL
SCALE: AS NOTED
SHEET TITLE: PROPOSED UTILITY PLAN
SHEET #: C-3
APPROVED BY:





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PROJECT: PROPOSED RESTAURANTS AND RETAILS PLAZA

ADDRESS: (21-426-004) HIGHLAND RD, WHITE LAKE, MI 48386
CLIENT'S NAME: NAZIR JAWICH

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_____	06/22/2021

DATE: 03/26/2021

DRAWN BY: MONEER ALAHWAL

SCALE: AS NOTED

SHEET TITLE: STORM DRAINAGE CALCULATIONS

SHEET #: C-4

APPROVED BY:



C FACTORS FOR SURFACES

GRASS	0.20
PAVEMENT	0.80
ROOF	0.90
OPEN WATER	1.00



STORAGE PROVIDED IN DETENTION BASIN #2

ELEVATION	AREA (SQ.FT.)	VOLUME (CU.FT.)	CUMULATIVE VOLUME (CU.FT.)
951	A1= 5,263	0	0
952	A2= 6,259	5,754	5,754
954	A3= 9,269	15,430	21,184
956	A4= 12,622	21,805	42,989
957	A5= 14,221	26,827	69,816

STORAGE PROVIDED IN DETENTION BASIN #1

ELEVATION	AREA (SQ.FT.)	VOLUME (CU.FT.)	CUMULATIVE VOLUME (CU.FT.)
951	A1= 223	0	0
952	A2= 515	415	415
954	A3= 1,401	2,041	2,456
956	A4= 2,481	3,866	6,322
957	A5= 3,105	5,651	11,973

DEVELOPED AREA = 233,046 SQ.FT. = 5.35 ACRES
 C(BUILDING) = 0.90, C(PAVEMENT) = 0.80, C(LAWN) = 0.20
 A(LAWN) = 1.67 ACRES, A(PAVEMENT) = 4.77 ACRES, A(BUILDING) = 0.75
 C(AVE.) = ((1.67x0.20)+(4.77x0.80)+(0.75x0.90))/5.35 = 0.90
 Qo = 0.2x5.35 = 1.07 CFS
 $Qo = \frac{Qo}{CA} = \frac{1.07}{0.90x5.33} = 0.22$
 $T100 = -25 + \sqrt{\frac{10,313}{0.22}} = -25 + \sqrt{46,877} = 191 \text{ MIN.}$
 $Vs100 = \frac{-16,500L}{T+25} - 40QoT = \frac{-16,500x191}{191+25} - 40x0.22x191 = 12,909 \text{ CU.FT.}$
 Vs100 = 12,909 CU. FT./Acre imperviousness
 Vt100 = VsAC = 12,909x5.33x0.90 = 61,926 CU.FT.
 TOTAL VOLUME REQUIRED = 61,926 CU.FT.
 PROVIDED DETENTION STORAGE = 69,816 CU.FT.
 NOTE: BIGGER VOLUME PROVIDED w/ FUTURE DEVELOPMENT

OUTLET DESIGN
 Qpeak = Allowable = 1.07 CFS
 Pipe Size = 8 in
 n = 0.012
 Area = 0.35 SQ.FT.
 R = 0.168 FT.
 Min. Slope = 0.6%
 V = 3.2 FT/S.

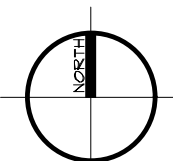
WATER TREATMENT CHAMBER
 QUANTITY OF RUNOFF = 9.30 CFS
 USE MECHANICAL TREATMENT UNIT VORTECHS MODEL 9000

DEVELOPED AREA = 111,819 SQ.FT. = 2.56 ACRES
 C(BUILDING) = 0.90, C(PAVEMENT) = 0.80, C(LAWN) = 0.20
 A(LAWN) = 1.93 ACRES, A(PAVEMENT) = 0.45 ACRES, A(BUILDING) = 0.18
 C(AVE.) = ((1.93x0.20)+(0.45x0.80)+(0.18x0.90))/2.56 = 0.35
 Qo = 0.2x2.56 = 0.51 CFS
 $Qo = \frac{Qo}{CA} = \frac{0.51}{0.35x2.56} = 0.55$
 $T100 = -25 + \sqrt{\frac{10,313}{0.55}} = -25 + \sqrt{18,733} = 112 \text{ MIN.}$
 $Vs100 = \frac{-16,500L}{T+25} - 40QoT = \frac{-16,500x112}{112+25} - 40x0.55x112 = 11,025 \text{ CU.FT.}$
 Vs100 = 11,025 CU. FT./Acre imperviousness
 Vt100 = VsAC = 11,025x2.56x0.35 = 9,878 CU.FT.
 TOTAL VOLUME REQUIRED = 9,878 CU.FT.
 PROVIDED DETENTION STORAGE = 11,973 CU.FT.
 NOTE: BIGGER VOLUME PROVIDED w/ FUTURE DEVELOPMENT

OUTLET DESIGN
 Qpeak = Allowable = 0.29 CFS
 Pipe Size = 8 in
 n = 0.012
 Area = 0.35 SQ.FT.
 R = 0.168 FT.
 Min. Slope = 0.1%
 V = 0.83 FT/S.

WATER TREATMENT CHAMBER
 QUANTITY OF RUNOFF = 6.10 CFS
 USE MECHANICAL TREATMENT UNIT VORTECHS MODEL 5000

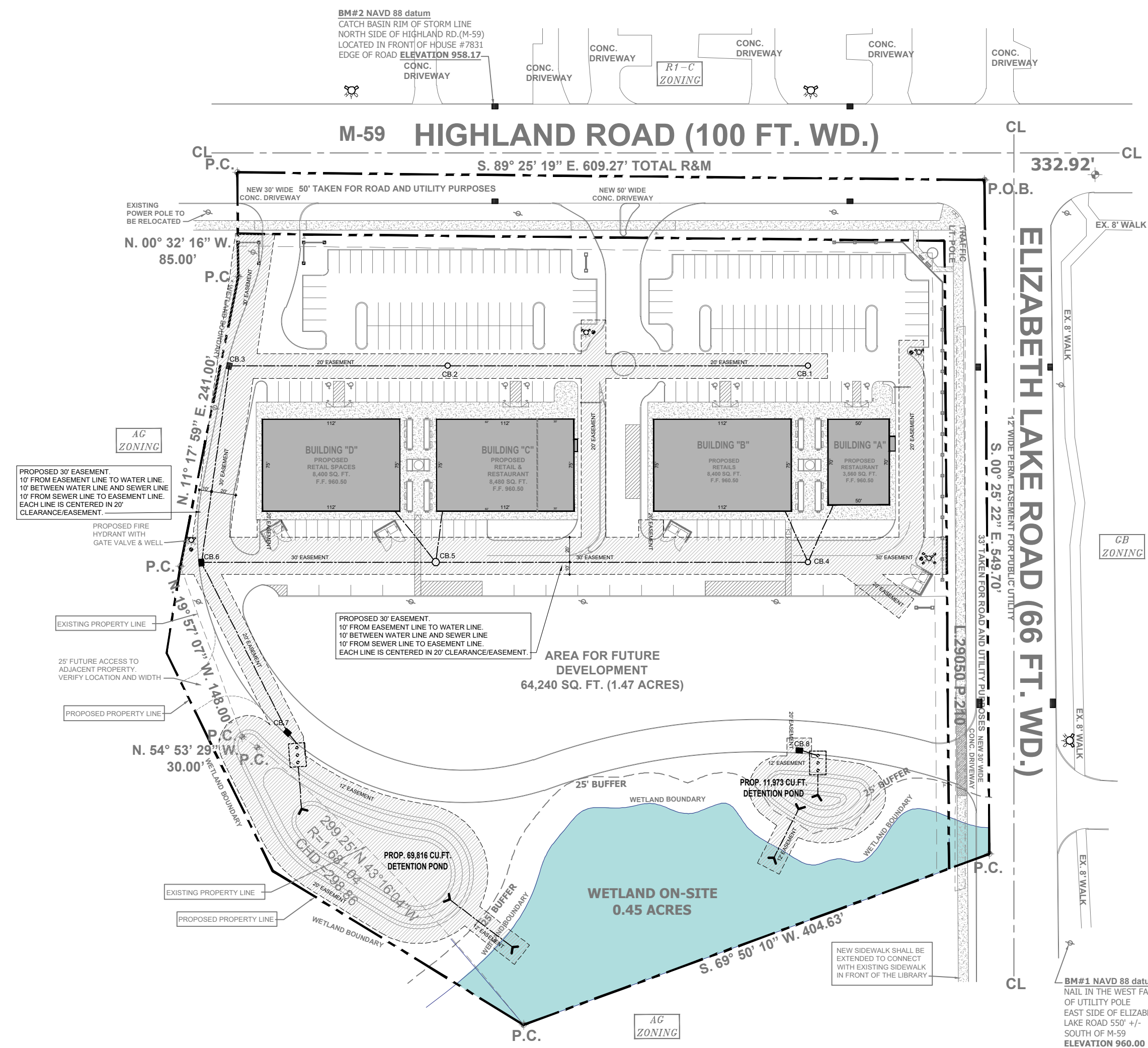
STORM DRAINAGE CALCULATIONS
 SCALE: 1" = 50'-0"



PHYSICAL LIMITS OF STORM WATER MANAGEMENT SYSTEM

LEGAL DESCRIPTION: (PARCEL C)

Land situated in the Township of White Lake, County of Oakland, State of Michigan. Part of the East 1/4 of the Southeast 1/4 of section 21, Town 3 North, Range 8 East, Township of White Lake, Oakland County, MI, described as beginning at a point distance South 89 degrees 25 minutes 19 seconds West 332.92 feet from the East 1/4 corner, section 21, Town 3 North, Range 8 East down the centerline of Highland Road, (M-59) to the intersection of Highland Road (100 Feet wide) and Elizabeth Lake Road (66 Feet Wide); thence down the centerline of Elizabeth Lake Road, (66 feet wide) South 00 degrees 25 feet 22 seconds East, 549.70 feet to a point; thence South 69 degrees 50 minutes 10 seconds West 404.63 feet to a point, also known as the centerline of the Creek; also known as Brendel Lake Creek; Thence North 43 degrees 16 minutes 04 seconds West 299.25 feet, Rad. = 1,681.04; Chd. = 298.86 feet; Thence continuing on centerline of the Creek, also known as Brendel Lake Creek; North 54 degrees 53 seconds 29 minutes West, 30 feet to a point, thence N. 19 degrees 57 minutes 07 seconds West 148 Feet; thence North 11 degrees 17 minutes 59 seconds East 241 feet; thence North 00 degrees 32 minutes 16 seconds West 85 feet to the centerline of Highland Road, (M59 100 feet wide); thence South 89 degrees 25 minutes 19 seconds East 609.27 feet back to the point of beginning; except the portion of 50 feet on Highland Road (100 feet wide) and that portion of 33 feet on Elizabeth Lake Road (66 feet wide) for road and public utilities, containing 8.61 acres more or less.



LEGEND:

- WHITE LAKE CHARTER TOWNSHIP MAINTENANCE RESPONSIBILITY
- STORM SEWER LINE
- WATER MAIN LINE

STORM WATER MANAGEMENT SYSTEM LONG-TERM MAINTENANCE PLAN

PROPERTY INFORMATION: RESTAURANTS & RETAILS PLAZA
(PARCEL C) Highland Rd, White Lake, MI 48386

PROPERTY OWNER:

PERMIT NO. / REVIEW NO:

A. PHISICAL LIMITS OF THE STORM WATER MANAGEMENT SYSTEM

The storm water management system (SWMS) subject to this long-term maintenance plan (plan) is depicted on Exhibit A to the permit and include without limitation the storm sewers, swales, manholes, catch basins, storm water inlets, manufactured treatment system, detention system, outlet structure and closed conduits that convey flow from the detention system into a storm manhole within the CHARTER TOWNSHIP OF WHITE LAKE right-of-way.

For purpose of this plan, this storm water management system and all of its components as shown on Exhibit A is referred to as RETAIL/RESTAURANT BUILDINGS.

B. TIME FRAME FOR LONG-TERM MAINTENANCE RESPONSIBILITY

PROPERTY OWNER is responsible for maintaining the RETAIL/RESTAURANT BUILDINGS including complying with applicable requirements of the local of the OAKLAND COUNTY soil erosion and sedimentation control program, until OAKLAND COUNTY releases the construction permit. Long-term maintenance responsibility for the RETAIL/RESTAURANT BUILDINGS Development commence when defined by the maintenance permit issued by the County. Long-term maintenance continues in perpetuity.

C. MANNER OF ENSURING MAINTENANCE RESPONSIBILITY

PROPERTY OWNER has the responsibility for long-term maintenance of RETAIL/RESTAURANT BUILDINGS Development. PROPERTY OWNER to perform any necessary maintenance, repairs, restoration and any necessary construction of the storm water maintenance system (The "Maintenance Agreement") with WHITE LAKE CHARTER TOWNSHIP.

To ensure that the RETAIL/RESTAURANT BUILDINGS is maintained in perpetuity, the map of the physical limit of the storm water management system (Exhibit A), this plan (Exhibit B), the resolution attached as Exhibit C, and the maintenance agreement between the WHITE LAKE CHARTER and the PROPERTY OWNER will be recorded with the OAKLAND COUNTY register of deeds. Upon recording, a copy of the recorded document will be provided to the County.

D. LONG TERM MAINTENANCE PLAN AND SCHEDULE

Table 1 identifies the maintenance activities to be performed, organized by category (monitoring/inspectio, preventative maintenance, and remedial actions). Table 1 also identifies site-specific work needed to ensure that the storm water management system function properly.

SYSTEM COMPONENTS	MANUFACTURED TREATMENT SYSTEM*	UNDERGROUND DETENTION SYSTEM*	STORM STRUCTURES (CATCH BASINS & MANHOLES)	STORM SEWER (COLLECTION SYSTEMS)	OUTLET CONTROL STRUCTURE	PAVEMENT AREAS	FREQUENCY
MAINTENANCE ACTIVITIES							
INSPECT FOR SEDIMENT ACCUMULATION	X	X	X	X	X	X	ANNUALLY
INSPECT FOR FLOATABLES, DEAD VEGETATION AND DEBRIS	X	X	X	X	X	X	ANNUALLY & AFTER MAJOR EVENTS
INSPECT ALL COMPONENTS DURING WET WEATHER AND COMPARE TO AS-BUILT PLANS.	X	X	X	X	X	X	ANNUALLY
PREVENTATIVE MAINTENANCE							
REMOVE ACCUMULATED SEDIMENT BY VACUUM TRUCK	X	X	X	X	X	X	AS NEEDED *
REMOVE FLOATABLE, DEAD VEGETATION AND DEBRIS	X	X	X	X	X	X	AS NEEDED
SWEEPING OF PAVEMENT SURFACES (STREETS AND PARKING AREAS)						X	AS NEEDED
REMEDIAL ACTIONS							
STRUCTURAL REPAIRS OR REPLACEMENT IN KIND	X	X	X	X	X	X	AS NEEDED
MAKE ADJUSTMENTS, REPAIRS TO ENSURE PROPER FUCTIONING	X	X	X	X	X	X	AS NEEDED
OIL AND GASOLINE SPILLS						X	CLEAN OUT IMMEDIATELY
NOTES: * INSPECT AND MAINTAIN THE THE MANUFACTURED TREATMENT STRUCTURE AND DETENTION SYSTEMS PER MANUFACTURER'S RECOMMENDATIONS, AT A MINIMUM WHEN SEDIMENT ACCUMULATES TO A DEPTH OF 6-12 INCHES OR IF SEDIMENT RESUSPENSION IS OBSERVED							

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PROJECT: PROPOSED RESTAURANTS AND RETAILS PLAZA
ADDRESS: (21-426-004) HIGHLAND RD, WHITE LAKE, MI 48386
CLIENT'S NAME: NAZIR JAWICH

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REVISIONS:

_____	05/03/2021
_____	05/25/2021
_____	06/22/2021

DATE: 03/26/2021

DRAWN BY: MONEER ALAHWAL

SCALE: AS NOTED

SHEET TITLE: STORM MAINTENANCE PLAN

SHEET #: C-5

APPROVED BY:





- GENERAL NOTES:**
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE LOCAL AND STATE CODES AND ORDINANCES, INCLUDING 2015 MICHIGAN BUILDING CODE, NFPA, NEC & MICHIGAN BARRIER FREE DESIGN.
 - CONTRACTOR SHALL VISIT THE SITE TO FAMILIARIZE HIMSELF WITH THE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED. SUBMITTAL OF A BID SIGNIFIES THE ACCEPTANCE OF SUCH CONDITIONS.
 - CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS IN THE FIELD PRIOR TO CONSTRUCTION.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR TEMPORARY BRACING AND SHORING OF STRUCTURES DURING DEMOLITION AND CONSTRUCTION, AS REQUIRED.
 - CONTRACTOR SHALL REMOVE OR CAP ALL EXISTING ELECTRICAL LINES THAT WILL NOT BE USED.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER DISPOSAL OF DEBRIS FROM THE JOB SITE AND SHALL KEEP THE JOB SITE IN A CLEAN AND ORDERLY MANNER AT ALL TIMES.
 - CONTRACTOR SHALL VERIFY ANY ADDITIONAL OWNER REQUIREMENTS NOT NOTED ON DRAWINGS PRIOR TO CONSTRUCTION.
 - CONTRACTOR SHALL INCLUDE THE COST OF ALL REQUIRED PERMITS IN HIS BID AND SHALL SECURE SAME.
 - ALL DIMENSIONS ARE TO ROUGH FRAMING UNLESS NOTED OTHERWISE (U.N.O.).
 - ALL INTERIOR PARTITIONS ARE 3/8" STEEL STUDS @ 16" O.C., U.N.O.
 - DO NOT SCALE DRAWINGS, USE FIGURED DIMENSIONS ONLY.
 - INSTALL SOLID WOOD BLOCKING AS REQUIRED FOR MOUNTING OF GRAB BARS, MIRRORS, SHELVES, COUNTERS, ETC.

MICHIGAN BUILDING CODE 2015

BUILDING DATA:

USE GROUP: RESTAURANT
CONSTRUCTION CLASSIFICATION: A-2 (ASSEMBLY)
BUILDING HEIGHT: 11B
BUILDING HEIGHT: 25 FEET
SPRINKLER SYSTEM: SPRINKLER SYSTEM SHALL BE PROVIDED BY OTHERS. VERIFY REQUIREMENT
GROSS AREA: 3560 SQ. FT.

OCCUPANCY CALCULATIONS:

WAITING AREA & DINING AREAS: (10 NET/PERSON) = 1590 SQ. FT./5 = 106 OCCUPANTS
KITCHEN AREAS: (200 GROSS/PERSON) = 1345 SQ. FT./200 = 8 OCCUPANTS
OTHER AREAS: (340 GROSS/PERSON) = 425 SQ. FT./200 = 2 OCCUPANTS
TOTAL OCCUPANT LOAD = 116 OCCUPANTS

EGRESS WIDTH PER OCCUPANT: 0.2 INCH PER OCCUPANT OR 36" MINIMUM OF 2 EXITS REQUIRED.
NUMBER OF EXIT DOOR PROVIDED: 2 EGRESS EXITS

MAX. TRAVEL DISTANCE: 100' (WITH SPRINKLER SYSTEM)
MAX TRAVEL DISTANCE PROVIDED: LESS THAN 12' FEET

CODES CURRENTLY IN EFFECT

- 2015 MICHIGAN BUILDING CODE, MBC 2015
- 2015 MICHIGAN MECHANICAL CODE, MMC 2015
- 2015 MICHIGAN PLUMBING CODE, MPC 2015
- 2017 NATIONAL ELECTRICAL CODE, 2017 CONSTRUCTION CODE - PART 8, ELECTRICAL CODE RULES
- ACCESSIBILITY: MICHIGAN BARRIER FREE DESIGN LAW, P.A. 1966 AS AMENDED AND THE 2009 ICC/ANSI A117.1 STANDARD

DOOR SCHEDULE

DOOR NO.	DIMENSIONS	DESCRIPTION	FRAME
D1	3'-0" X 7'-0" X 1 3/4"	SOLID CORE WOOD-STAINED OAK VENEER DOOR W/ SELF CLOSING DEVICE, PRIVACY LOCK & KICK PLATE, MARBLE THRESH	METAL FRAME
D2	3'-0" X 7'-0" X 1 3/4"	SOLID CORE WOOD-STAINED OAK VENEER DOOR W/ KEY LOCK AND SELF CLOSING DEVICE	METAL FRAME
D3	3'-0" X 7'-0" X 1 3/4"	1" TEMPERED INSULATED GLASS DOOR W/ KEY LOCK AND SELF CLOSING DEVICE	METAL FRAME
D4	3'-0" X 7'-0" X 1 3/4"	HOLLOW METAL DOOR W/ SELF CLOSING DEVICE, PANIC BAR & DEAD BOLT LOCK	METAL FRAME

NOTES:

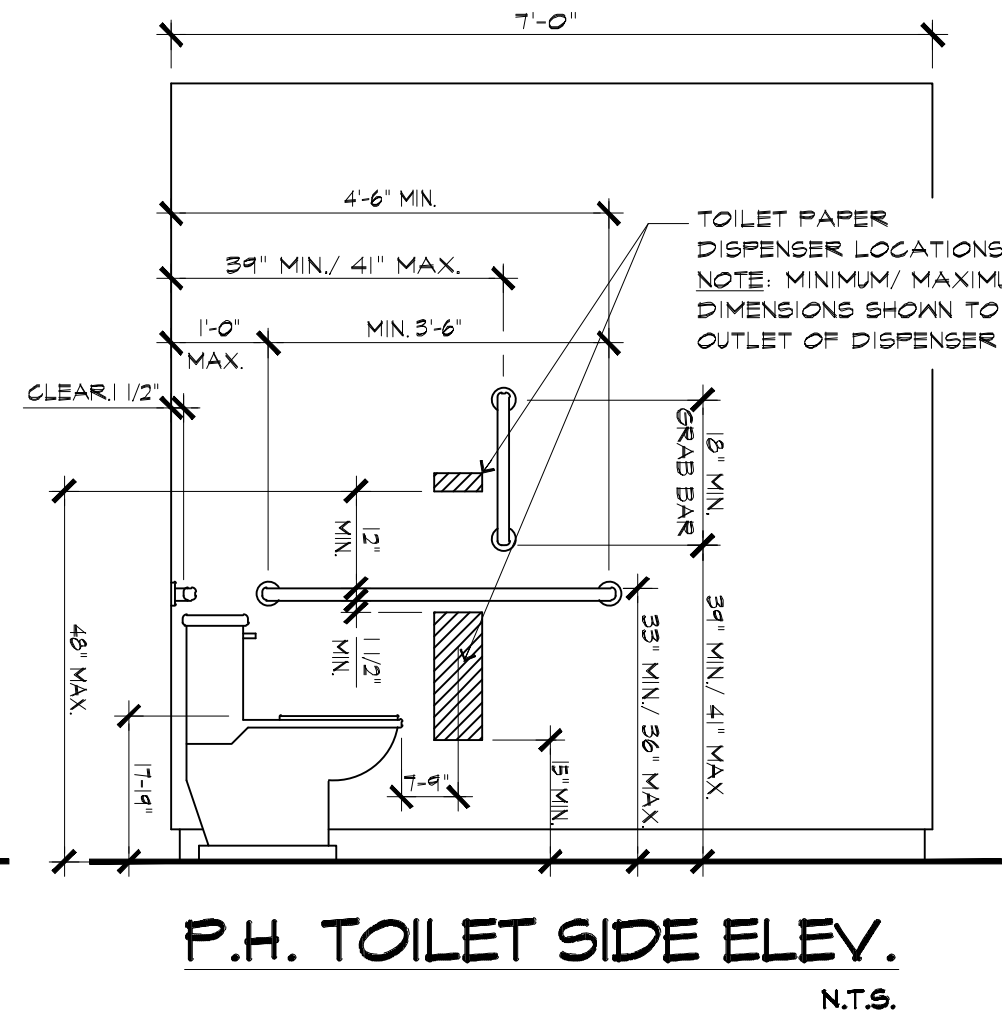
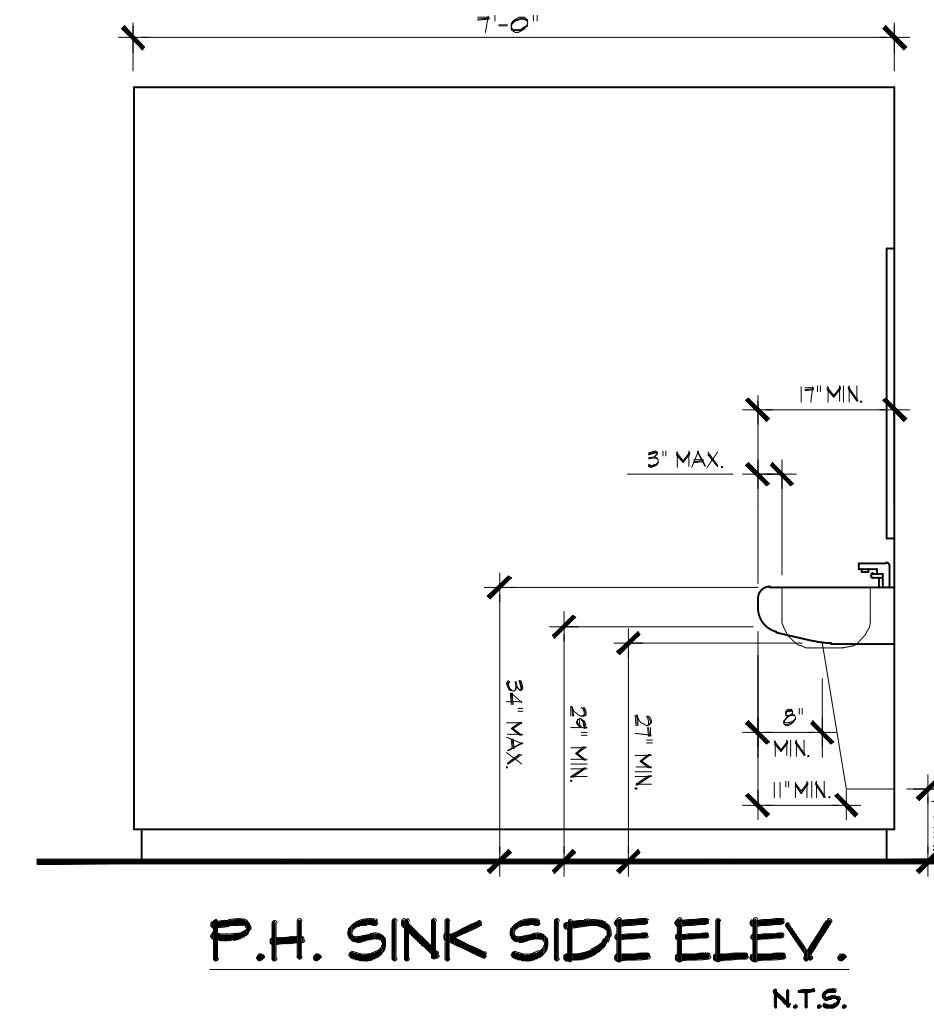
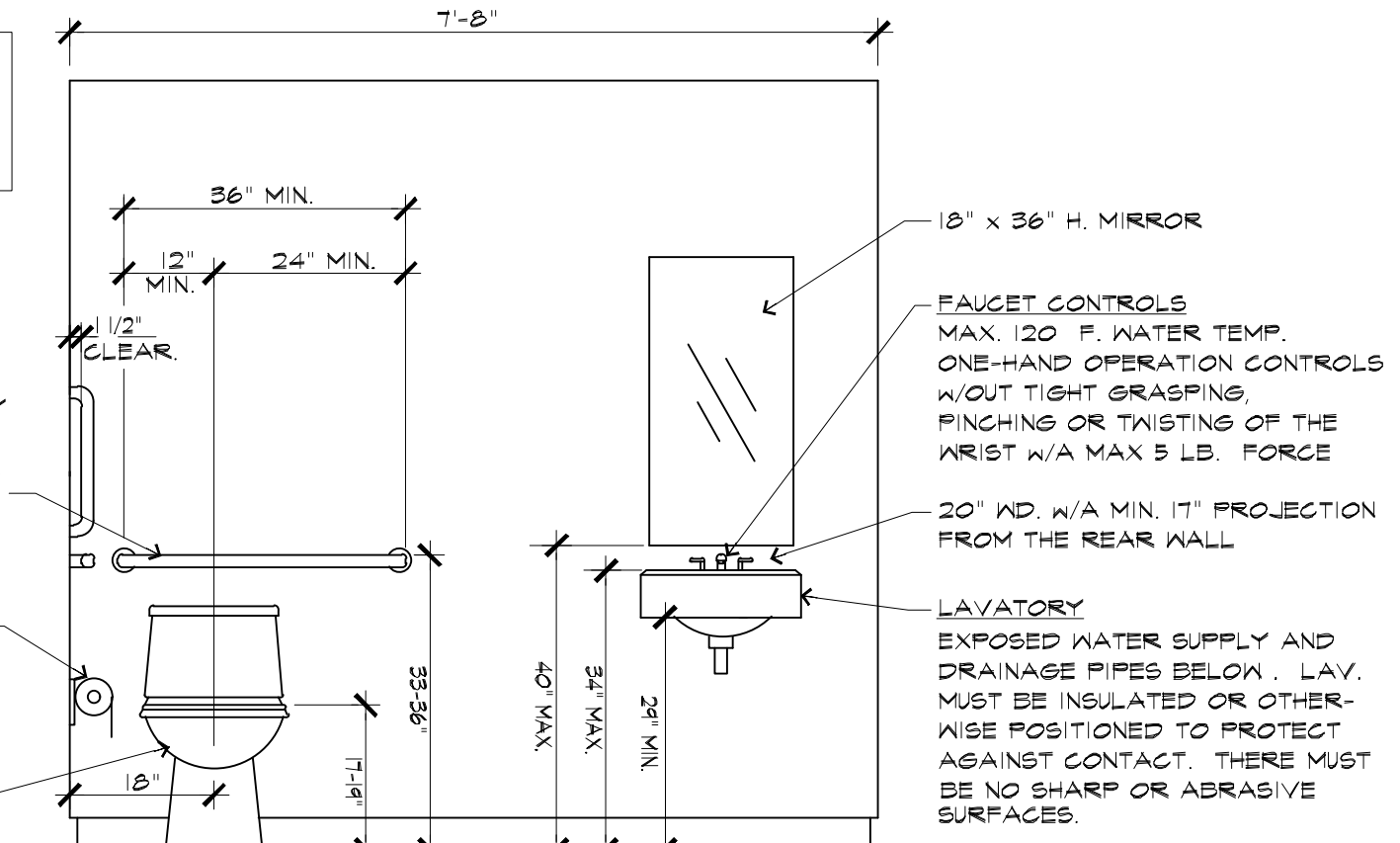
- ALL HARDWARE SETS TO BE SELECTED BY OWNER.
- ALL LOCKS SHALL BE READILY OPENED FROM INSIDE W/O THE USE OF A KEY.
- ALL MEANS OF EGRESS DOORS ARE READILY OPENABLE FROM INSIDE, AND MADE WITHOUT THE USE OF A KEY, SPECIAL KNOWLEDGE, OR SPECIAL EFFORT.

NOTE:
ALL FIXTURES, ACCESSORIES, AND SPACING SHALL MEET ALL APPLICABLE PROVISIONS OF THE MICHIGAN BARRIER FREE CONSTRUCTION CODE AND AMERICANS WITH DISABILITIES ACT.

GRAB BAR - 1 1/2" DIA. STRENGTH: ALLOW STRESSES IN BENDING SHEAR & TENSION CANNOT BE EXCEEDED FOR MATERIALS USED WHEN A FORCE OF 250 LBS. APPLIED VERTICALLY OR HORIZONTALLY IS APPLIED AT ANY POINT ON A GRAB BAR, SEAT, FASTENER, OR SUPPORTING STRUC.

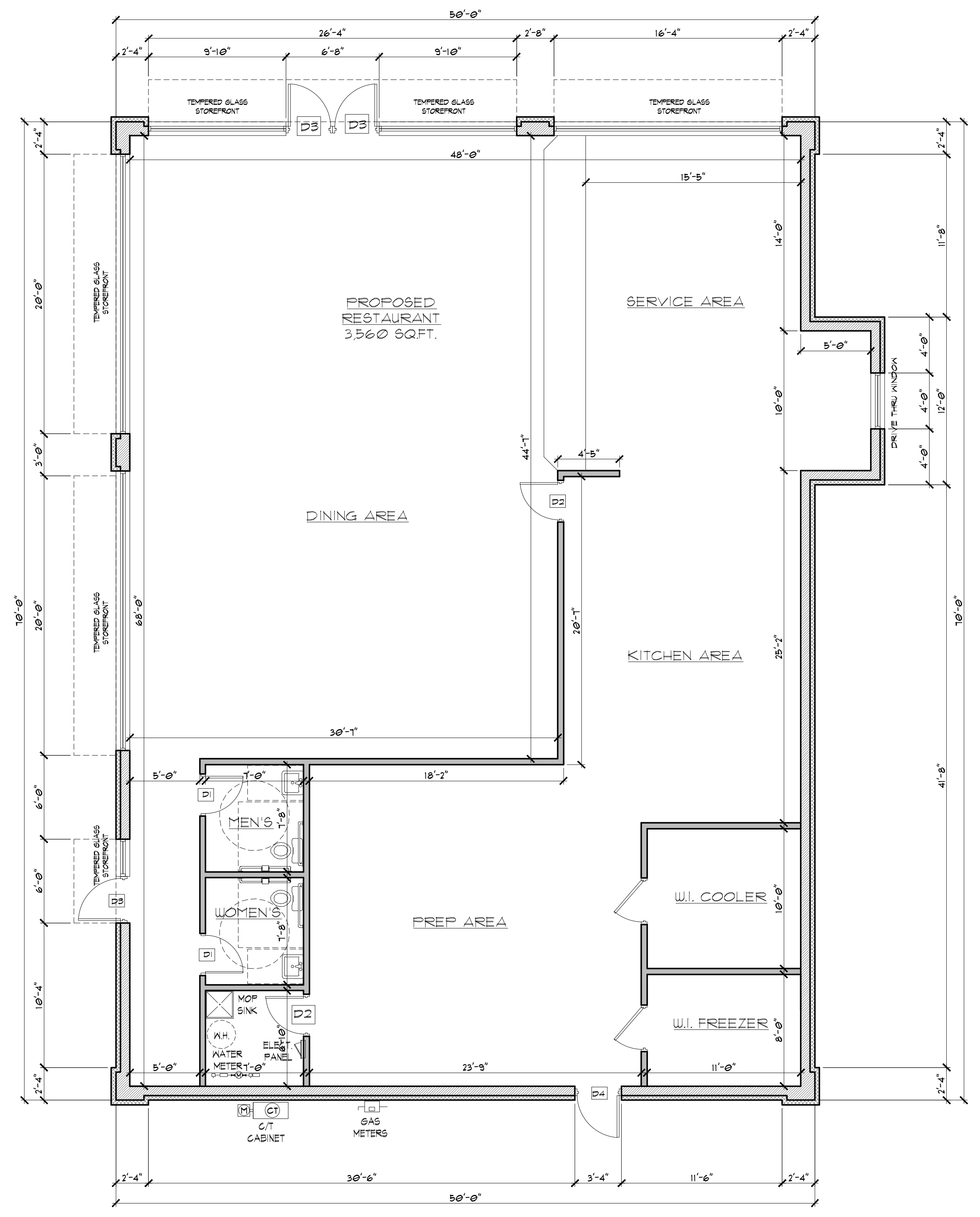
T.F. DISPENSER CANNOT HAVE A CONTROLLED DELIVERY OR NOT ALLOW CONTINUOUS PAPER FLOW.

N.C. APPROVED A.D.A. COMPLIANCE- SEAT MAY NOT BE SPRUNG TO RETURN TO AN UP POSITION.



WALL LEGEND

- EXTERIOR WALL: SEE BUILDING'S ELEVATIONS FOR EXTERIOR FINISH - 2" CMU W/ HORIZONTAL JOINT REINFORCEMENT @ 16" O.C. DONEL, AND W/ #6 REBAR INTO FOOTING AND THROUGHOUT WALL HEIGHT
- INTERIOR PARTITIONS: 5/8" DRYWALL ON 3 1/2" x 20 GA. METAL STUDS @ 16" O.C.



BUILDING "A" - PROP. FLOOR PLAN
SCALE: 3/16" = 1'-0"

PROJECT: PROPOSED RESTAURANTS AND RETAILS PLAZA
ADDRESS: (21-426-004) HIGHLAND RD., WHITE LAKE, MI 48386
CLIENT'S NAME: NAZIR JAWICH

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REVISIONS:

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_____	05/25/2021
_____	06/22/2021

DATE: 03/26/2021
DRAWN BY: MONEER ALAHWAL
SCALE: AS NOTED
SHEET TITLE: BUILDING 'A' - PROP. FLOOR PLAN

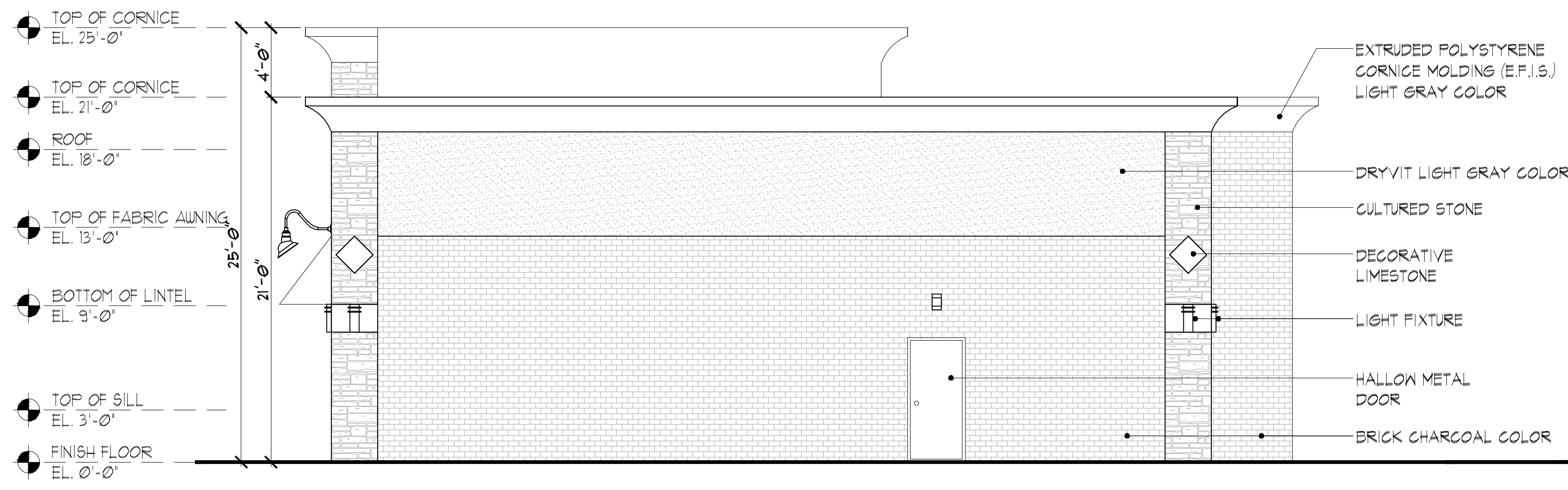
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APPROVED BY:



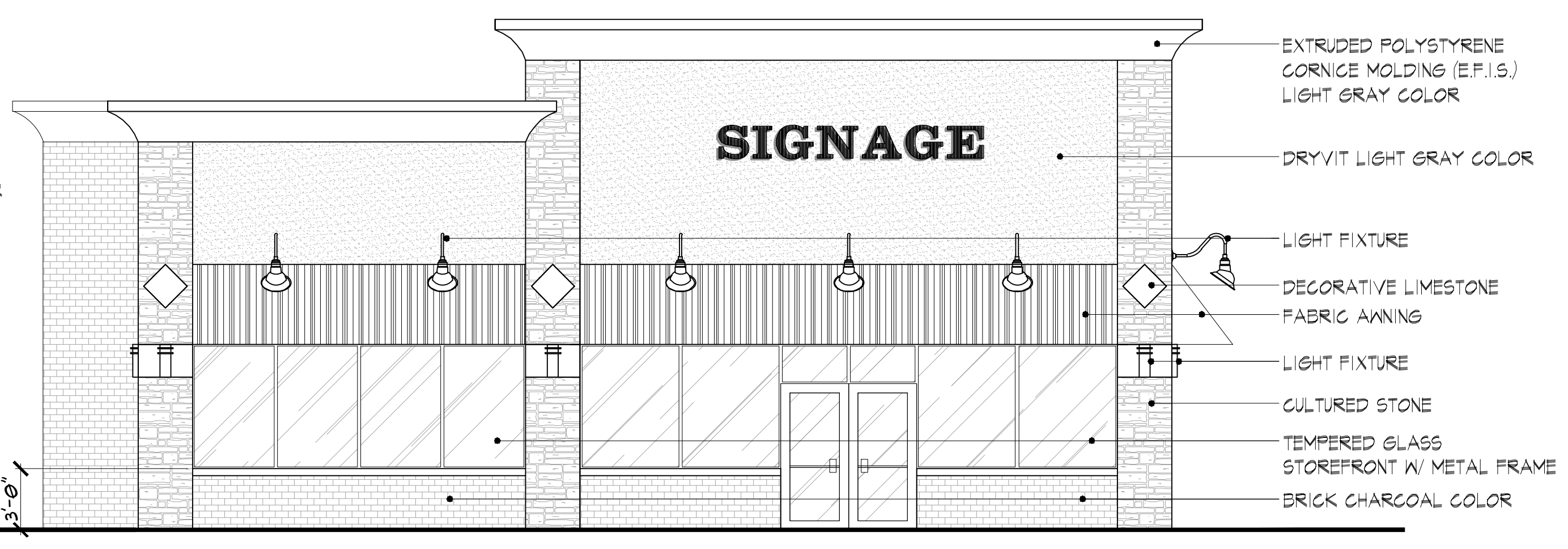


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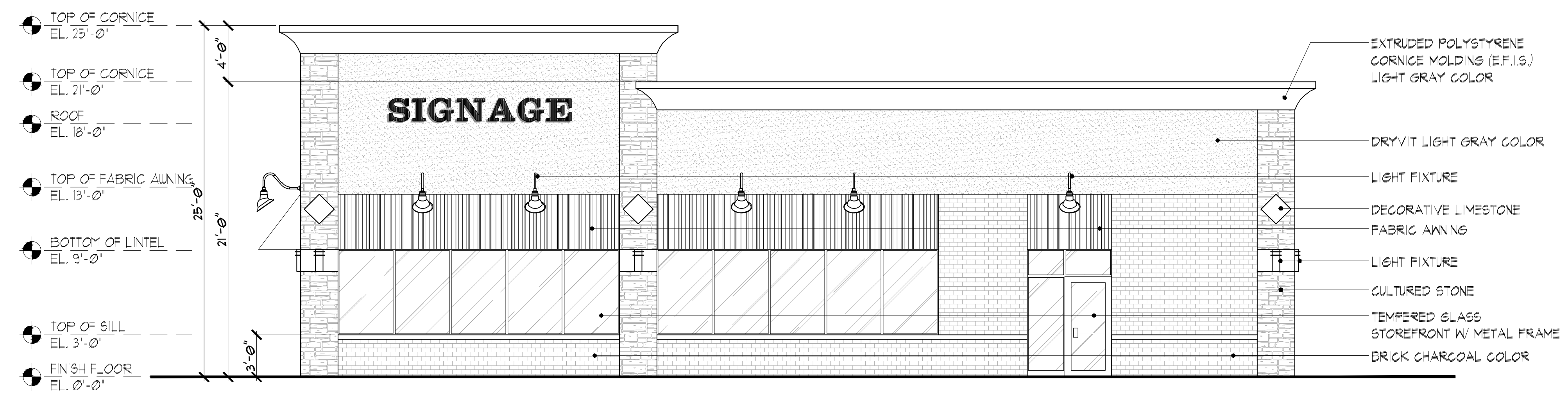


BUILDING "A" - PROP. REAR ELEVATION
SCALE: 3/16" = 1'-0"

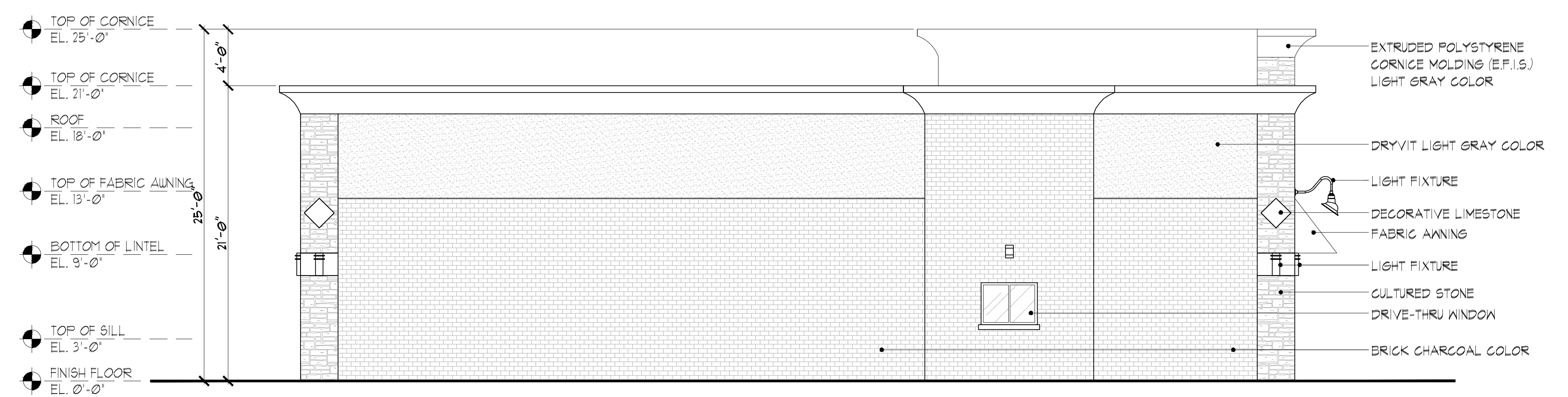


BUILDING "A" - PROP. FRONT ELEVATION
SCALE: 3/16" = 1'-0"

NOTE:
ALL FINALIZED COLORS WILL BE NOTED, AND MATERIAL SAMPLES WILL BE PROVIDED FOR PLANNING COMMISSION REVIEW AT THE TIME OF FINAL SITE PLAN.



BUILDING "A" - PROP. RIGHT ELEVATION
SCALE: 3/16" = 1'-0"



BUILDING "A" - PROP. LEFT ELEVATION
SCALE: 3/16" = 1'-0"

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DATE: 03/26/2021

DRAWN BY: MONEER ALAHWAL

SCALE: AS NOTED

SHEET TITLE:
- BUILDING 'A' - PROP. ELEVATIONS

SHEET #:
A-1-2

APPROVED BY:





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PROJECT: PROPOSED RESTAURANTS AND RETAILS PLAZA
ADDRESS: (21-426-004) HIGHLAND RD, WHITE LAKE, MI 48386
CLIENT'S NAME: NAZIR JAWICH

REVISIONS:

05/03/2021
05/25/2021
06/22/2021

DATE: 03/26/2021

DRAWN BY: MONEER ALAHWAL

SCALE: AS NOTED

SHEET TITLE: BUILDING "B" - PROP. FLOOR PLAN

SHEET #: A-2-1

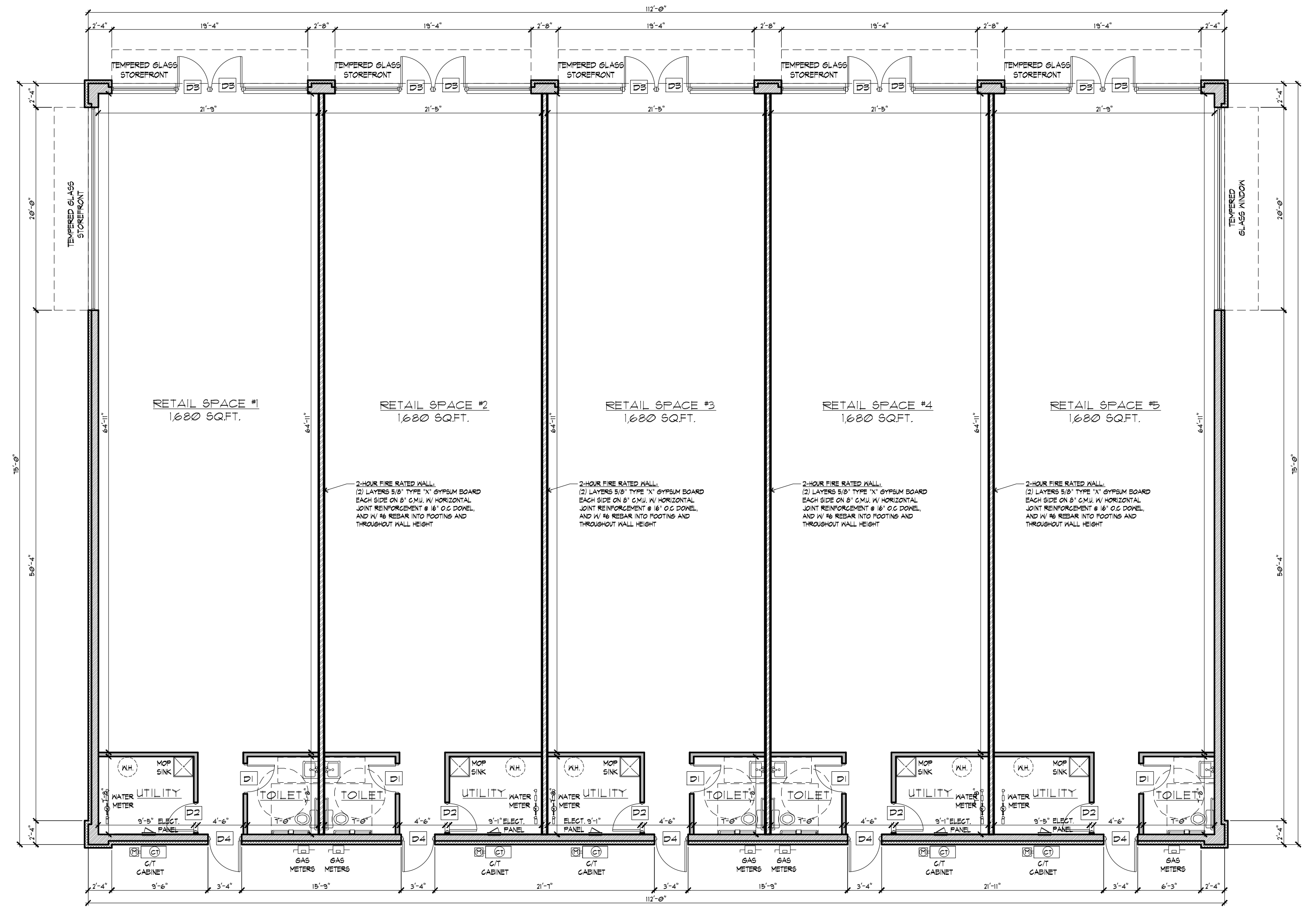
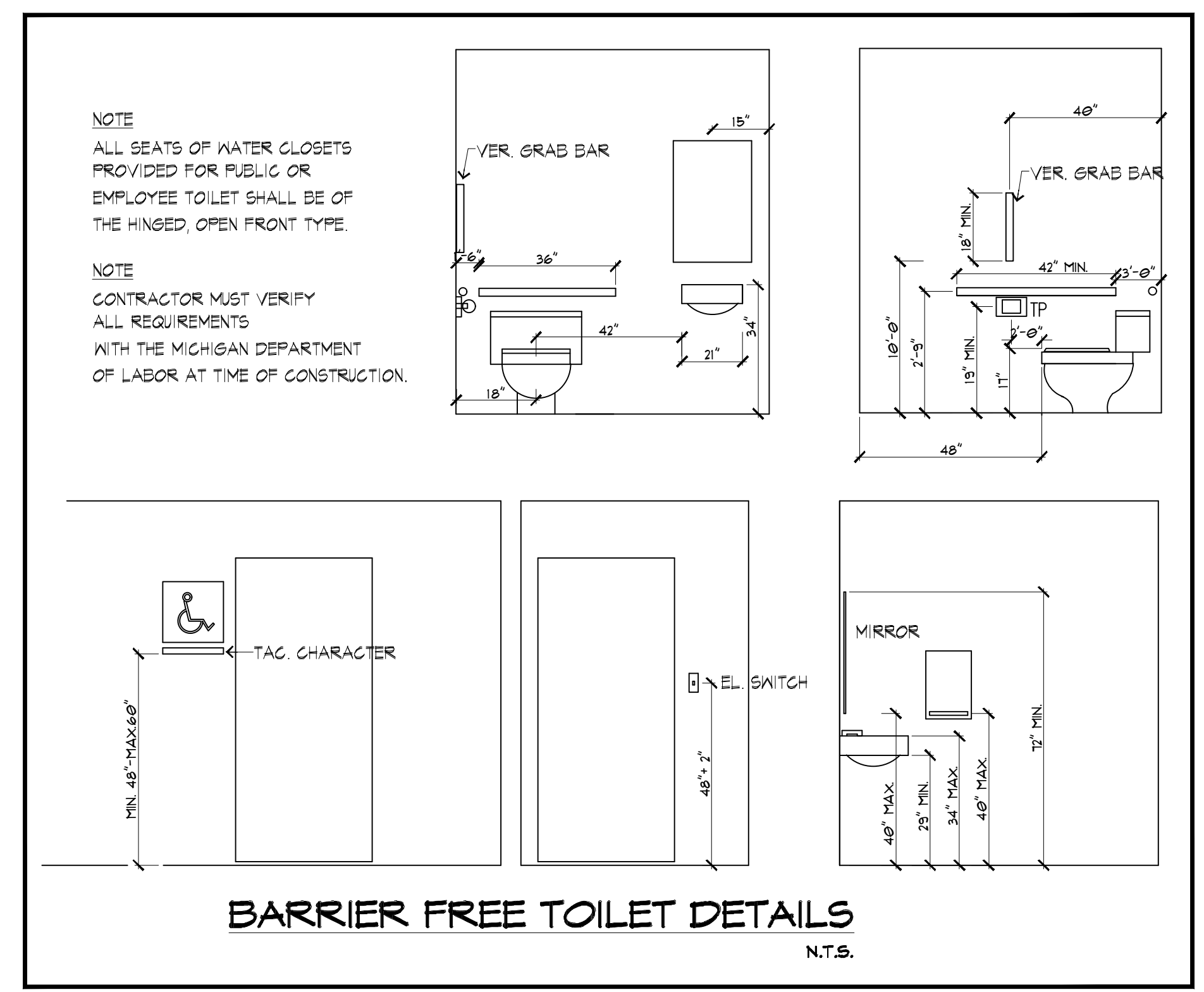
APPROVED BY:



DOOR SCHEDULE			
DOOR NO.	DIMENSIONS	DESCRIPTION	FRAME
D1	3'-0" X 7'-0" X 1 3/4"	SOLID CORE WOOD-STAINED OAK VENEER DOOR W/ SELF CLOSING DEVICE, PRIVACY LOCK & KICK PLATE MARBLE THRESH	METAL FRAME
D2	3'-0" X 7'-0" X 1 3/4"	SOLID CORE WOOD-STAINED OAK VENEER DOOR W/ KEY LOCK AND SELF CLOSING DEVICE	METAL FRAME
D3	3'-0" X 7'-0" X 1 3/4"	1" TEMPERED INSULATED GLASS DOOR W/ KEY LOCK AND SELF CLOSING DEVICE	METAL FRAME
D4	3'-0" X 7'-0" X 1 3/4"	HOLLOW METAL DOOR W/ SELF CLOSING DEVICE, PANIC BAR & DEAD BOLT LOCK	METAL FRAME

NOTES:
 - ALL HARDWARE SETS TO BE SELECTED BY OWNER
 - ALL LOCKS SHALL BE READILY OPENED FROM INSIDE W/O THE USE OF A KEY
 - ALL MEANS OF EGRESS DOORS ARE READILY OPENABLE FROM INSIDE, AND MADE WITHOUT THE USE OF A KEY, SPECIAL KNOWLEDGE, OR SPECIAL EFFORT.

WALL LEGEND	
	EXTERIOR WALL: SEE BUILDING'S ELEVATIONS FOR EXTERIOR FINISH - 8" CMU W/ HORIZONTAL JOINT REINFORCEMENT @ 16" O.C. DOVEL AND W/ #6 REBAR INTO FOOTING AND THROUGHOUT WALL HEIGHT
	INTERIOR PARTITIONS: 5/8" DRYWALL ON 3 1/2"-20 GA. METAL STUDS @ 16" O.C.
	2-HOUR FIRE RATED WALL: (2) LAYERS 5/8" TYPE 'X' GYPSUM BOARD EACH SIDE OF 3 1/2" METAL STUDS @ 16" O.C.



BUILDING "B" - PROP. FLOOR PLAN
SCALE: 1/8" = 1'-0"

MICHIGAN BUILDING CODE 2015

BUILDING DATA:

USE GROUP:	RETAIL SPACES
CONSTRUCTION CLASSIFICATION:	M (MERCANTILE)
BUILDING HEIGHT:	25 FEET
SPRINKLER SYSTEM:	SPRINKLER SYSTEM SHALL BE PROVIDED BY OTHERS, VERIFY REQUIREMENT
GROSS AREA:	8,400 SQ. FT.

OCCUPANCY CALCULATIONS:

FOR EACH RETAIL = 1,680 SQ. FT./60 = 28 OCCUPANTS
 TOTAL OCCUPANT LOAD = 28X5 = 140 OCCUPANTS

NUMBER OF EXIT DOOR REQUIRED FOR EACH RETAIL: 1 EGRESS EXIT REQUIRED FOR EACH TENANT
 NUMBER OF EXIT DOOR PROVIDED FOR EACH RETAIL: 2 EGRESS EXITS FOR EACH TENANT

MAX. TRAVEL DISTANCE FOR EACH RETAIL: 75' (WITH SPRINKLER SYSTEM)
 MAX TRAVEL DISTANCE PROVIDED FOR EACH RETAIL: LESS THAN 52 FEET

CODES CURRENTLY IN EFFECT

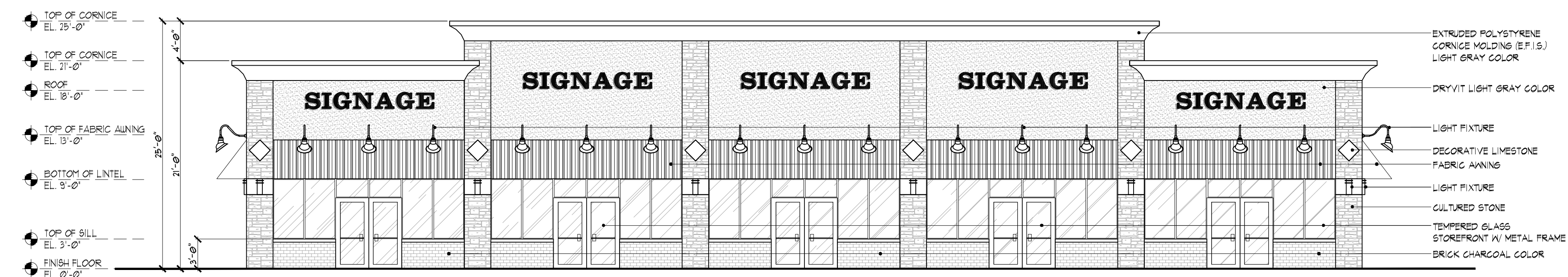
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- 2015 MICHIGAN MECHANICAL CODE MMC 2015
- 2015 MICHIGAN PLUMBING CODE, MPC 2015
- 2017 NATIONAL ELECTRICAL CODE, 2017 CONSTRUCTION CODE - PART 8 ELECTRICAL CODE RULES
- ACCESSIBILITY, MICHIGAN BARRIER FREE DESIGN LAW P.A. 1966 AS AMENDED AND THE 2009 ICC/ANSI A117.1 STANDARD

GENERAL NOTES:

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE LOCAL AND STATE CODES AND ORDINANCES, INCLUDING 2015 MICHIGAN BUILDING CODE, NFPA, NEC & MICHIGAN BARRIER FREE DESIGN.
2. CONTRACTOR SHALL VISIT THE SITE TO FAMILIARIZE HIMSELF WITH THE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED. SUBMITTAL OF A BID SIGNIFIES THE ACCEPTANCE OF SUCH CONDITIONS.
3. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS IN THE FIELD PRIOR TO CONSTRUCTION.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR TEMPORARY BRACING AND SHORING OF STRUCTURES DURING DEMOLITION AND CONSTRUCTION, AS REQUIRED.
5. CONTRACTOR SHALL REMOVE OR CAP ALL EXISTING ELECTRICAL LINES THAT WILL NOT BE USED.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER DISPOSAL OF DEBRIS FROM THE JOB SITE AND SHALL KEEP THE JOB SITE IN A CLEAN AND ORDERLY MANNER AT ALL TIMES.
7. CONTRACTOR SHALL VERIFY ANY ADDITIONAL OWNER REQUIREMENTS NOT NOTED ON DRAWINGS PRIOR TO CONSTRUCTION.
8. CONTRACTOR SHALL INCLUDE THE COST OF ALL REQUIRED PERMITS IN HIS BID AND SHALL SECURE SAME.
9. ALL DIMENSIONS ARE TO ROUGH FRAMING UNLESS NOTED OTHERWISE (N.O.).
10. ALL INTERIOR PARTITIONS ARE 3 1/2" STEEL STUDS @ 16" o.c., U.N.O.
11. DO NOT SCALE DRAWINGS, USE FIGURED DIMENSIONS ONLY.
12. INSTALL SOLID WOOD BLOCKING AS REQUIRED FOR MOUNTING OF GRAB BARS, MIRRORS, SHELVES, COUNTERS, ETC.

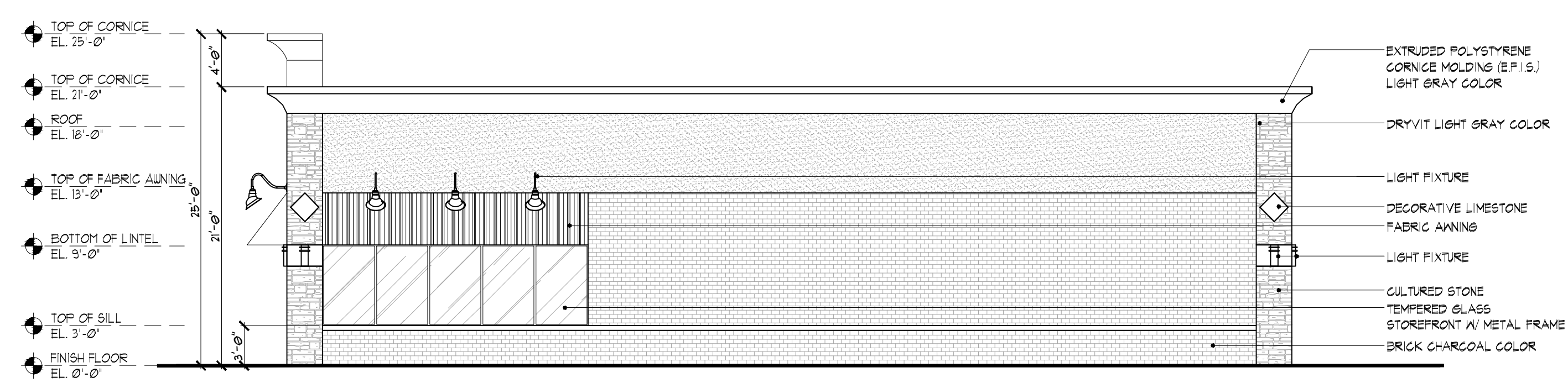


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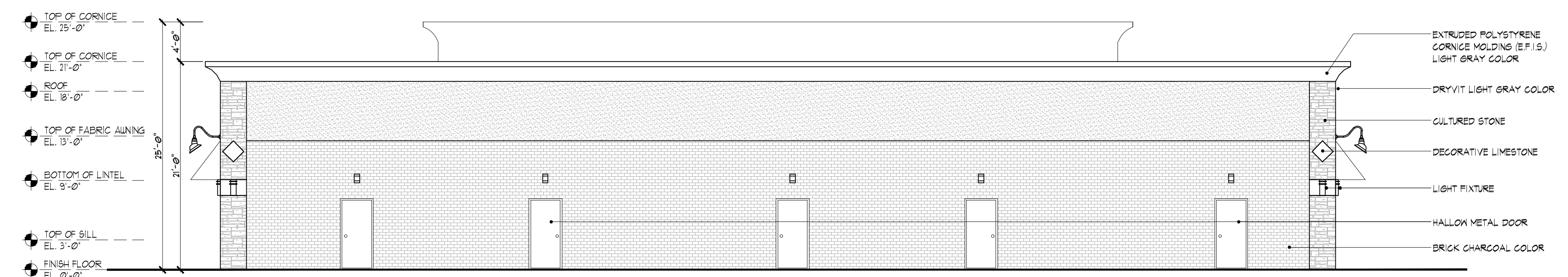


BUILDING "B" - PROP. FRONT ELEVATION
SCALE: 1/8" = 1'-0"

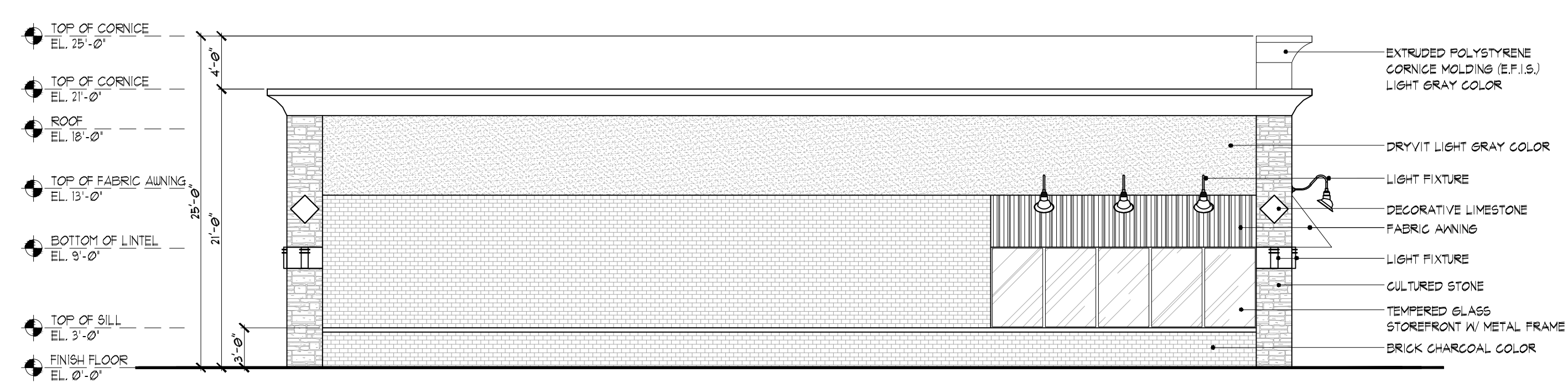
NOTE:
ALL FINALIZED COLORS WILL BE NOTED AND MATERIAL SAMPLES WILL BE PROVIDED FOR PLANNING COMMISSION REVIEW AT THE TIME OF FINAL SITE PLAN.



BUILDING "B" - PROP. RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



BUILDING "B" - PROP. REAR ELEVATION
SCALE: 1/8" = 1'-0"



BUILDING "B" - PROP. LEFT ELEVATION
SCALE: 1/8" = 1'-0"

PROJECT: PROPOSED RESTAURANTS AND RETAILS PLAZA
ADDRESS: (21-426-004) HIGHLAND RD. WHITE LAKE, MI 48386
CLIENT'S NAME: NAZIR JAWICH
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REVISIONS:

_____	05/03/2021
_____	05/25/2021
_____	06/22/2021

DATE: 03/26/2021

DRAWN BY: MONEER ALAHWAL

SCALE: AS NOTED

SHEET TITLE:
- BUILDING 'B' PROP. ELEVATIONS

SHEET #:
A-2-2

APPROVED BY:

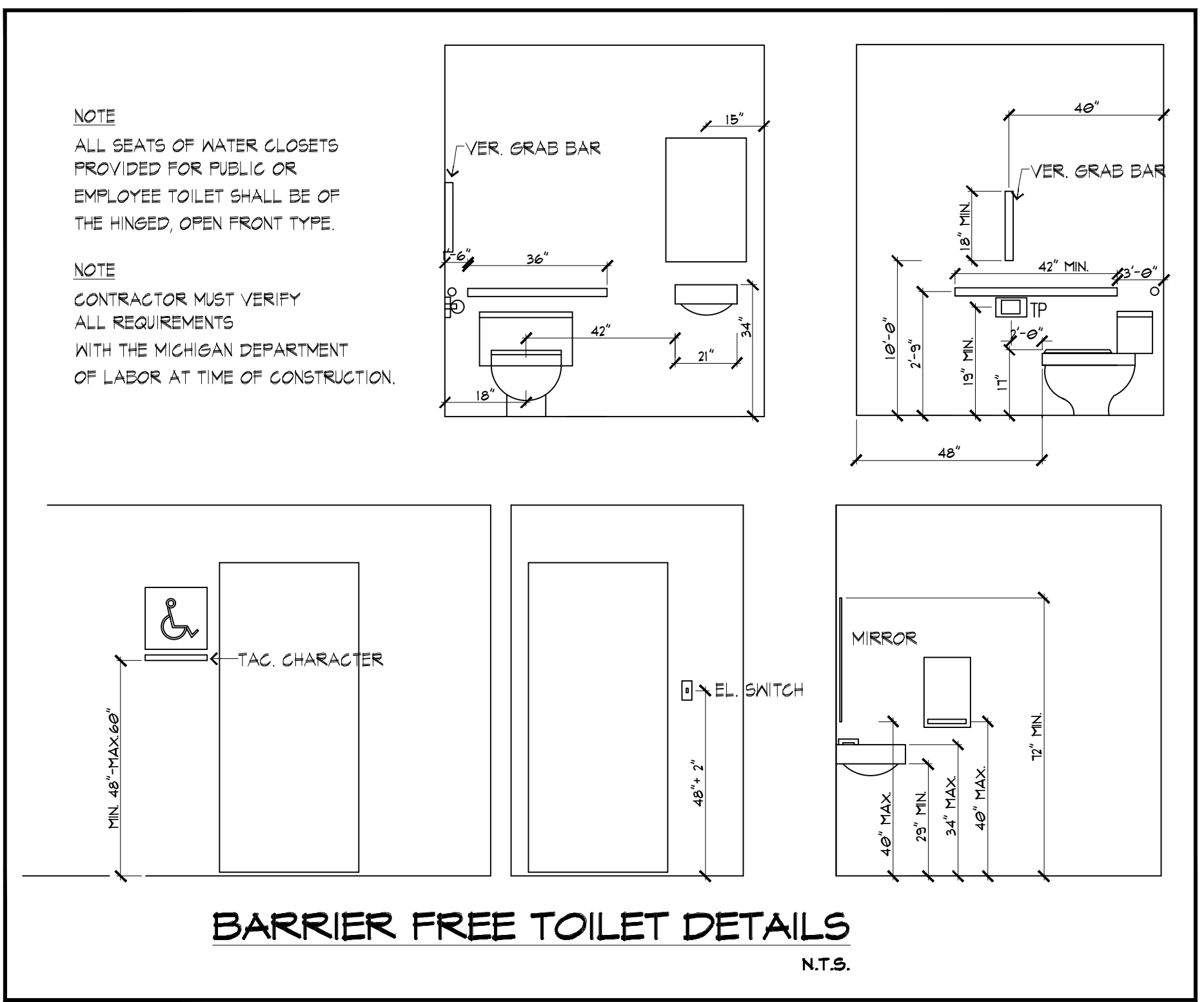




DOOR SCHEDULE			
DOOR NO.	DIMENSIONS	DESCRIPTION	FRAME
D1	3'-0" X 1'-0" X 1 3/4"	SOLID CORE WOOD-STAINED OAK VENEER DOOR W/ SELF CLOSING DEVICE, PRIVACY LOCK & KICK PLATE, MARBLE THRESH	METAL FRAME
D2	3'-0" X 1'-0" X 1 3/4"	SOLID CORE WOOD-STAINED OAK VENEER DOOR W/ KEY LOCK AND SELF CLOSING DEVICE	METAL FRAME
D3	3'-0" X 1'-0" X 1 3/4"	1" TEMPERED INSULATED GLASS DOOR W/ KEY LOCK AND SELF CLOSING DEVICE	METAL FRAME
D4	3'-0" X 1'-0" X 1 3/4"	HOLLOW METAL DOOR W/ SELF CLOSING DEVICE, PANG BAR & DEAD BOLT LOCK	METAL FRAME

NOTES:
 - ALL HARDWARE SETS TO BE SELECTED BY OWNER.
 - ALL LOCKS SHALL BE READILY OPENED FROM INSIDE W/O THE USE OF A KEY.
 - ALL MEANS OF EGRESS DOORS ARE READILY OPENABLE FROM INSIDE, AND MADE WITHOUT THE USE OF A KEY, SPECIAL KNOWLEDGE, OR SPECIAL EFFORT.

WALL LEGEND	
	EXTERIOR WALL: SEE BUILDING'S ELEVATIONS FOR EXTERIOR FINISH - 3" CMU, W/ HORIZONTAL JOINT REINFORCEMENT @ 16" O.C. DOVEL, AND W/ #6 REBAR INTO FOOTING AND THROUGHOUT WALL HEIGHT
	INTERIOR PARTITIONS: 5/8" DRYWALL ON 3 3/8" x 20 GA METAL STUDS @ 16" O.C.
	2-HOUR FIRE RATED WALL: (2) LAYERS 5/8" TYPE 'X' GYPSUM BOARD EACH SIDE OF 3 3/8" METAL STUDS AT 16" O.C.



MICHIGAN BUILDING CODE 2015

BUILDING DATA:

USE GROUP:	RETAIL SPACES & RESTAURANT,
CONSTRUCTION CLASSIFICATION:	M (MERCANTILE) & A-2 (ASSEMBLY)
BUILDING HEIGHT:	115 FEET
SPRINKLER SYSTEM:	SPRINKLER SYSTEM SHALL BE PROVIDED BY OTHERS. VERIFY REQUIREMENT
GROSS AREA:	2,280 SQ. FT. (RESTAURANT) + 6,200 SQ. FT. (RETAILS) = 8,480 SQ. FT.

OCCUPANCY CALCULATIONS:

FOR RESTAURANT SPACE:

WAITING AREA & DINING AREAS: (10 NET/PERSON) = 1016 SQ. FT./15	= 68 OCCUPANTS
KITCHEN AREAS: (200 GROSS/PERSON) = 1010 SQ. FT./200	= 5 OCCUPANTS
OTHER AREAS: (340 GROSS/PERSON) = 254 SQ. FT./300	= 1 OCCUPANTS

TOTAL OCCUPANT LOAD = 74 OCCUPANTS

EGRESS WIDTH PER OCCUPANT: 0.2 INCH PER OCCUPANT OR 36" MINIMUM OF 2 EXITS REQUIRED.
 NUMBER OF EXIT DOOR PROVIDED: 2 EGRESS EXITS
 MAX. TRAVEL DISTANCE: 100' (WITH SPRINKLER SYSTEM)
 MAX TRAVEL DISTANCE PROVIDED: LESS THAN 12 FEET

FOR RETAILS SPACES:

- FOR TENANT #1 = 2,020 SQ. FT./60	= 35 OCCUPANTS
- FOR TENANT #2 = 2,060 SQ. FT./60	= 35 OCCUPANTS
- FOR TENANT #3 = 2,060 SQ. FT./60	= 35 OCCUPANTS

TOTAL OCCUPANT LOAD = 105 OCCUPANTS

NUMBER OF EXIT DOOR REQUIRED FOR EACH RETAIL: 1 EGRESS EXIT REQUIRED FOR EACH TENANT
 NUMBER OF EXIT DOOR PROVIDED FOR EACH RETAIL: 2 EGRESS EXITS FOR EACH TENANT

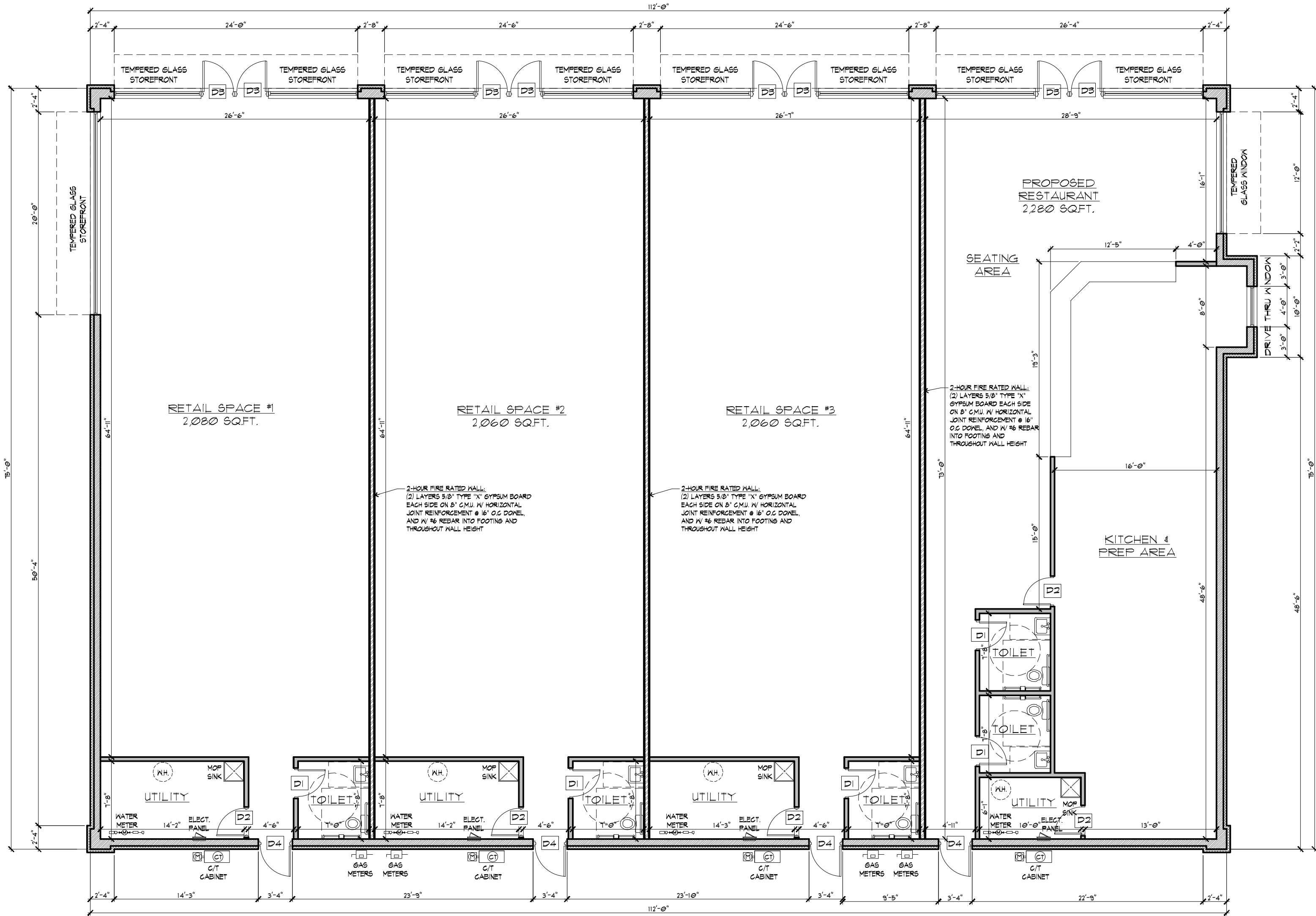
MAX. TRAVEL DISTANCE FOR EACH RETAIL: 75' (WITH SPRINKLER SYSTEM)
 MAX TRAVEL DISTANCE PROVIDED FOR EACH RETAIL: LESS THAN 41 FEET

CODES CURRENTLY IN EFFECT

- 2015 MICHIGAN BUILDING CODE, MBC 2015
- 2015 MICHIGAN MECHANICAL CODE, MMC 2015
- 2015 MICHIGAN PLUMBING CODE, MPC 2015
- 2017 NATIONAL ELECTRICAL CODE, 2017 CONSTRUCTION CODE - PART 8, ELECTRICAL CODE RULES
- ACCESSIBILITY: MICHIGAN BARRIER FREE DESIGN LAW, P.A. 1966 AS AMENDED AND THE 2009 ICG/ANSI A117.1 STANDARD

GENERAL NOTES:

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE LOCAL AND STATE CODES AND ORDINANCES, INCLUDING 2015 MICHIGAN BUILDING CODE, NFPA, NEC & MICHIGAN BARRIER FREE DESIGN.
- CONTRACTOR SHALL VISIT THE SITE TO FAMILIARIZE HIMSELF WITH THE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED. SUBMITTAL OF A BID SIGNIFIES THE ACCEPTANCE OF SUCH CONDITIONS.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS IN THE FIELD PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR TEMPORARY BRACING AND SHORING OF STRUCTURES DURING DEMOLITION AND CONSTRUCTION, AS REQUIRED.
- CONTRACTOR SHALL REMOVE OR CAP ALL EXISTING ELECTRICAL LINES THAT WILL NOT BE USED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER DISPOSAL OF DEBRIS FROM THE JOB SITE AND SHALL KEEP THE JOB SITE IN A CLEAN AND ORDERLY MANNER AT ALL TIMES.
- CONTRACTOR SHALL VERIFY ANY ADDITIONAL OWNER REQUIREMENTS NOT NOTED ON DRAWINGS PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL INCLUDE THE COST OF ALL REQUIRED PERMITS IN HIS BID AND SHALL SECURE SAME.
- ALL DIMENSIONS ARE TO ROUGH FRAMING UNLESS NOTED OTHERWISE (U.O.).
- ALL INTERIOR PARTITIONS ARE 3 3/8" STEEL STUDS @ 16" O.C., U.O.
- DO NOT SCALE DRAWINGS, USE FIGURED DIMENSIONS ONLY.
- INSTALL SOLID WOOD BLOCKING AS REQUIRED FOR MOUNTING OF GRAB BARS, MIRRORS, SHELVES, COUNTERS, ETC.



BUILDING "C" - PROP. FLOOR PLAN
SCALE: 1/8" = 1'-0"

PROJECT: PROPOSED RESTAURANTS AND RETAILS PLAZA

ADDRESS: (21-426-004) HIGHLAND RD., WHITE LAKE, MI 48386

CLIENT'S NAME: NAZIR JAWICH

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REVISIONS:

	05/03/2021
	05/25/2021
	06/22/2021

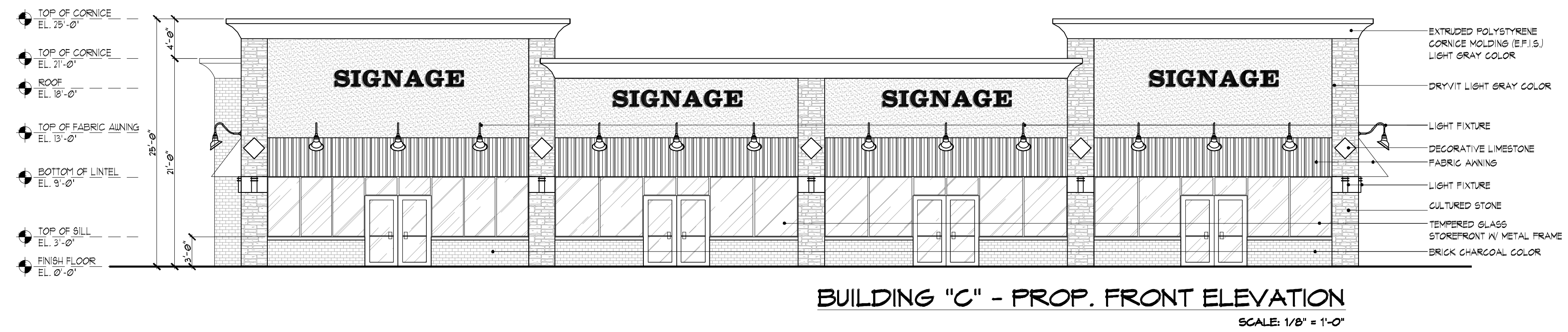
DATE: 03/26/2021
 DRAWN BY: MONEER ALAHWAL
 SCALE: AS NOTED
 SHEET TITLE: BUILDING "C" PROP. FLOOR PLAN

SHEET #: **A-3-1**
 APPROVED BY:

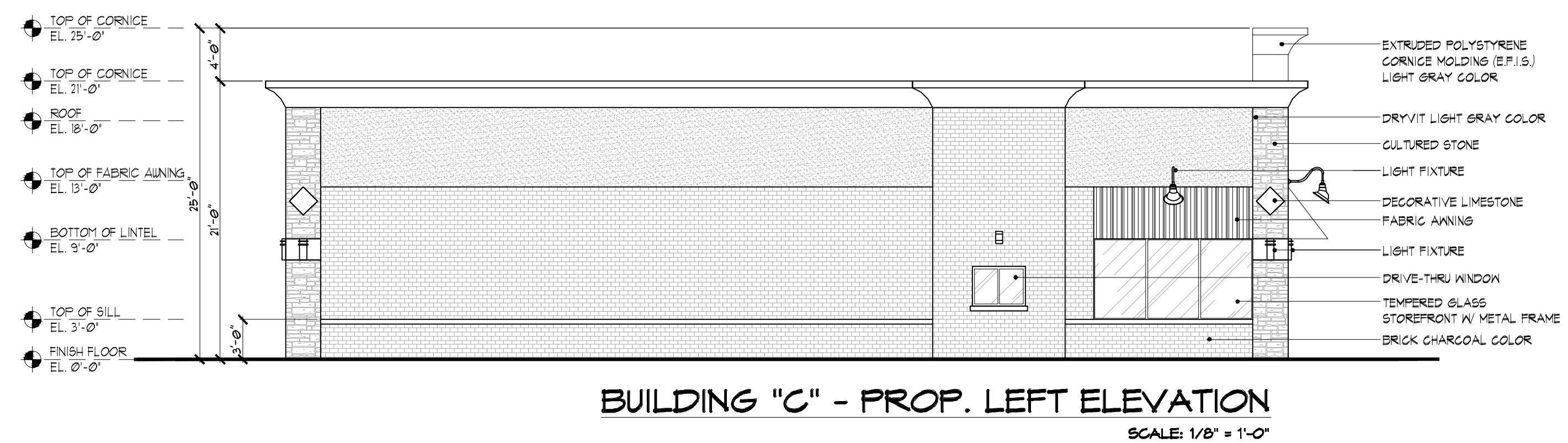
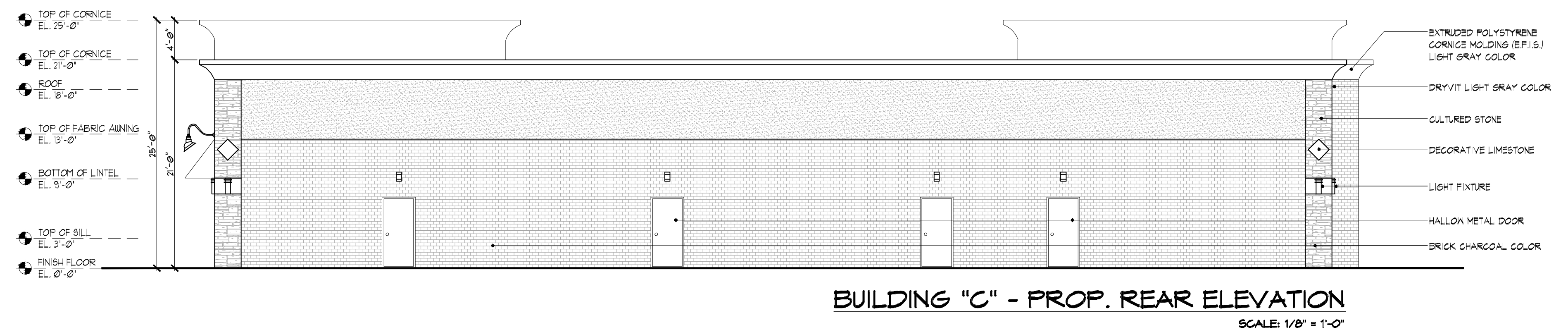
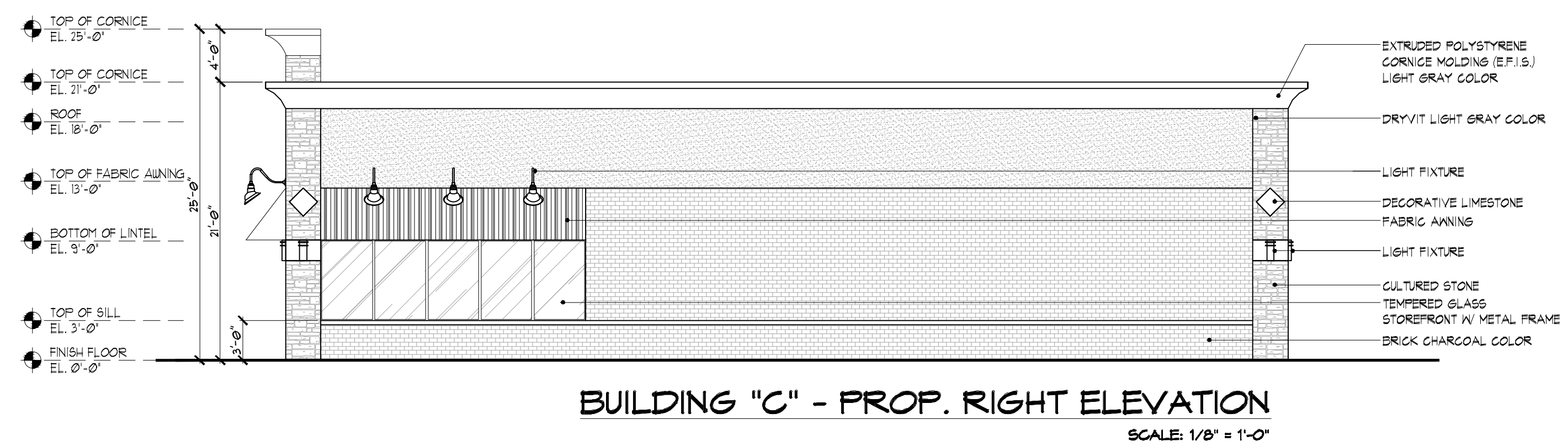




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Email: alahwalmoneer@gmail.com



NOTE:
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PROJECT: PROPOSED RESTAURANTS AND RETAILS PLAZA
ADDRESS: (21-426-004) HIGHLAND RD. WHITE LAKE, MI 48386
CLIENT'S NAME: NAZIR JAWICH

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_____	06/22/2021

DATE: 03/26/2021

DRAWN BY: MONEER ALAHWAL

SCALE: AS NOTED

SHEET TITLE:
- BUILDING "C" PROP. ELEVATIONS

SHEET #:
A-3-2

APPROVED BY:





Residential & Commercial Designs
Cell Phone: (313) 505-7744
Email: alahwalmoneer@gmail.com

PROJECT: PROPOSED RESTAURANTS AND RETAILS PLAZA
ADDRESS: (21-426-004) HIGHLAND RD., WHITE LAKE, MI 48386
CLIENT'S NAME: NAZIR JAWICH

REVISIONS:

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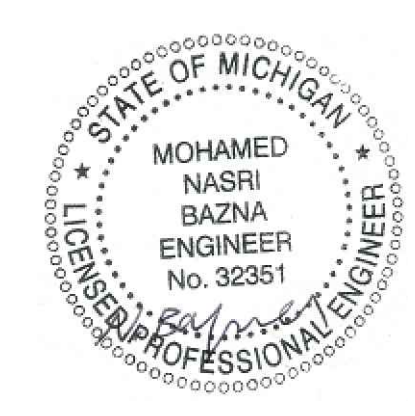
DRAWN BY: MONEER ALAHWAL

SCALE: AS NOTED

SHEET TITLE: BUILDING 'D' - PROP. FLOOR PLAN

SHEET #: A-4-1

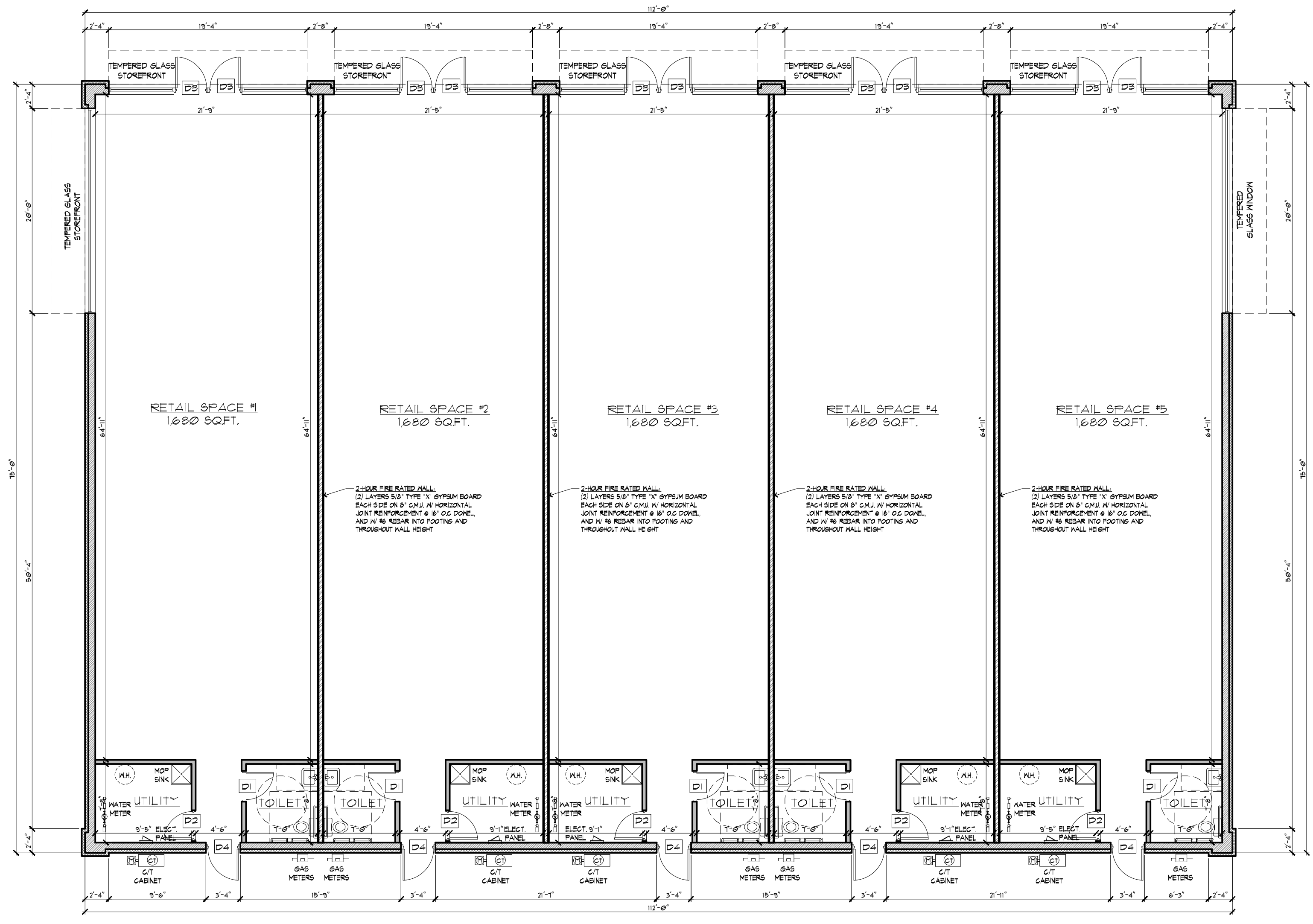
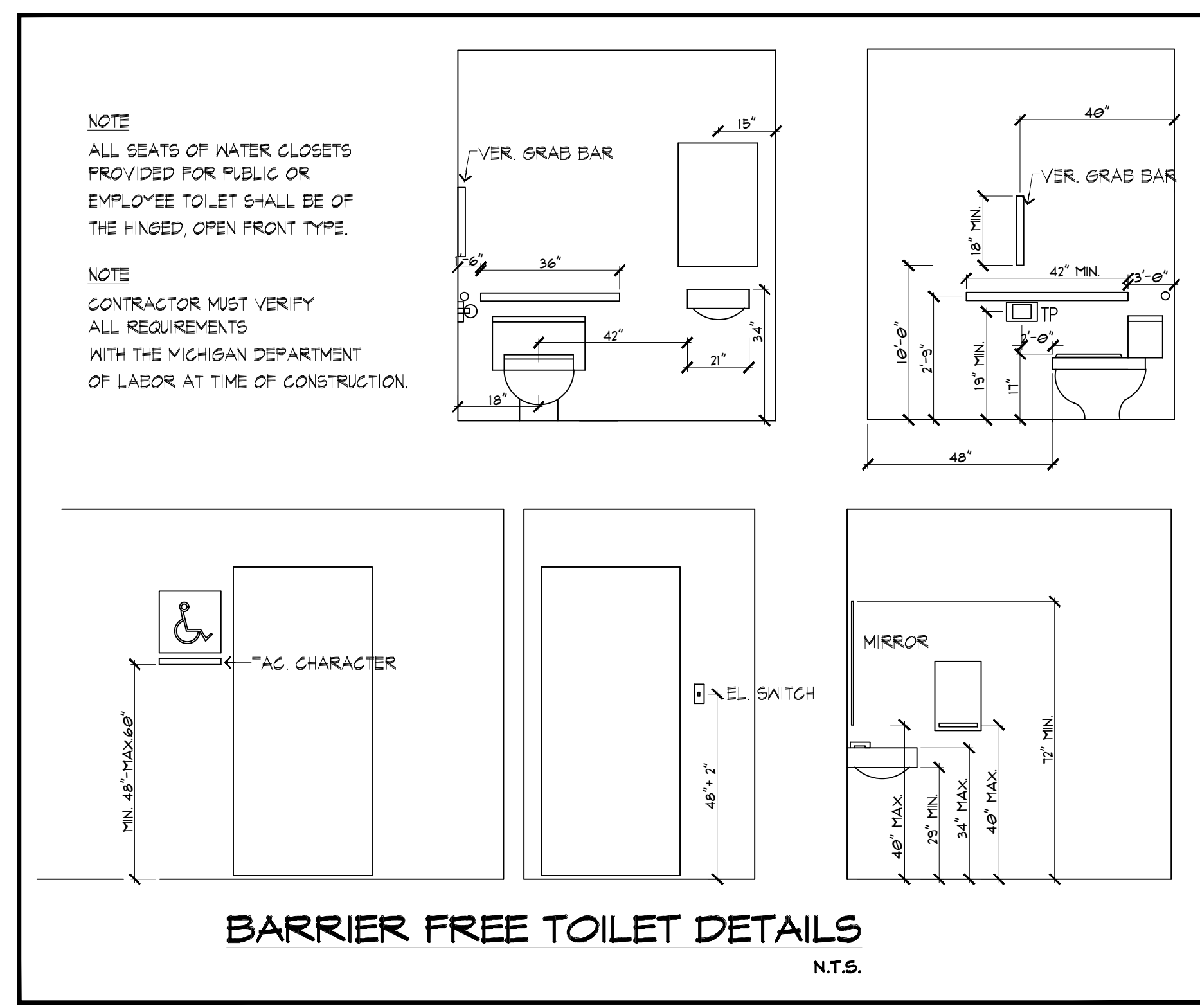
APPROVED BY:



DOOR SCHEDULE			
DOOR NO.	DIMENSIONS	DESCRIPTION	FRAME
D1	9'-0" X 7'-0" X 1 3/4"	SOLID CORE WOOD-STAINED OAK VENEER DOOR W/ SELF CLOSING DEVICE, PRIVACY LOCK & KICK PLATE, MARBLE THRESH	METAL FRAME
D2	9'-0" X 7'-0" X 1 3/4"	SOLID CORE WOOD-STAINED OAK VENEER DOOR W/ KEY LOCK AND SELF CLOSING DEVICE	METAL FRAME
D3	9'-0" X 7'-0" X 1 3/4"	1" TEMPERED INSULATED GLASS DOOR W/ KEY LOCK AND SELF CLOSING DEVICE	METAL FRAME
D4	9'-0" X 7'-0" X 1 3/4"	HOLLOW METAL DOOR W/ SELF CLOSING DEVICE, PANIC BAR & DEAD BOLT LOCK	METAL FRAME

NOTES:
- ALL HARDWARE SETS TO BE SELECTED BY OWNER.
- ALL LOCKS SHALL BE READILY OPENED FROM INSIDE W/O THE USE OF A KEY.
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WALL LEGEND	
	EXTERIOR WALL: SEE BUILDING'S ELEVATIONS FOR EXTERIOR FINISH - 3" C.M.U. W/ HORIZONTAL JOINT REINFORCEMENT @ 16" O.C. DOWN, AND W/ #6 REBAR INTO FOOTING AND THROUGHOUT WALL HEIGHT
	INTERIOR PARTITIONS: 5/8" DRYWALL ON 3 3/8"-20 GA. METAL STUDS @ 16" O.C.
	2-HOUR FIRE RATED WALL: (2) LAYERS 5/8" TYPE 'X' GYPSUM BOARD EACH SIDE OF 3 5/8" METAL STUDS @ 16" O.C.



BUILDING "D" - PROP. FLOOR PLAN
SCALE: 1/8" = 1'-0"

MICHIGAN BUILDING CODE 2015

BUILDING DATA:

USE GROUP:	RETAIL SPACES
CONSTRUCTION CLASSIFICATION:	M (MERCANTILE)
BUILDING HEIGHT:	11B
SPRINKLER SYSTEM:	25 FEET.
GROSS AREA:	SPRINKLER SYSTEM SHALL BE PROVIDED BY OTHERS. VERIFY REQUIREMENT
	8,400 SQ. FT.

OCCUPANCY CALCULATIONS:

FOR EACH RETAIL = 1,680 SQ. FT./160 = 28 OCCUPANTS

TOTAL OCCUPANT LOAD = 28 X 5 = 140 OCCUPANTS

NUMBER OF EXIT DOOR REQUIRED FOR EACH RETAIL: 1 EGRESS EXIT REQUIRED FOR EACH TENANT

NUMBER OF EXIT DOOR PROVIDED FOR EACH RETAIL: 2 EGRESS EXITS FOR EACH TENANT

MAX. TRAVEL DISTANCE FOR EACH RETAIL: 75' (WITH SPRINKLER SYSTEM)

MAX TRAVEL DISTANCE PROVIDED FOR EACH RETAIL: LESS THAN 52 FEET

CODES CURRENTLY IN EFFECT

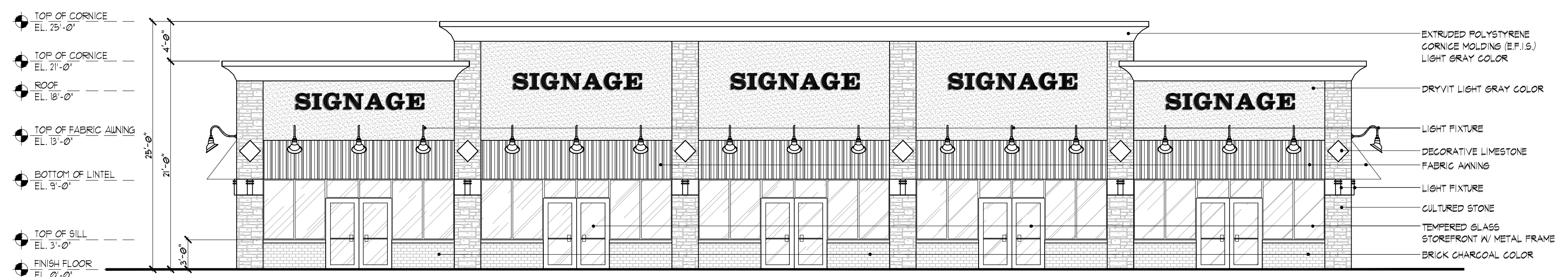
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- ACCESSIBILITY: MICHIGAN BARRIER FREE DESIGN LAW, P.A. 1966 AS AMENDED AND THE 2009 ICC/ANSI A117.1 STANDARD

GENERAL NOTES:

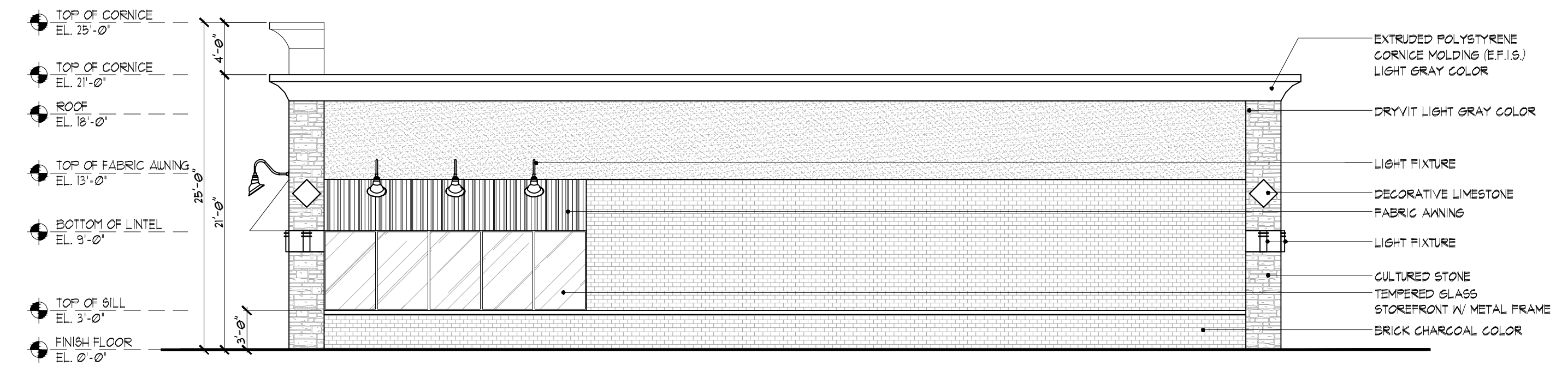
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11. DO NOT SCALE DRAWINGS, USE FIGURED DIMENSIONS ONLY.
12. INSTALL SOLID WOOD BLOCKING AS REQUIRED FOR MOUNTING OF GRAB BARS, MIRRORS, SHELVES, COUNTERS, ETC.



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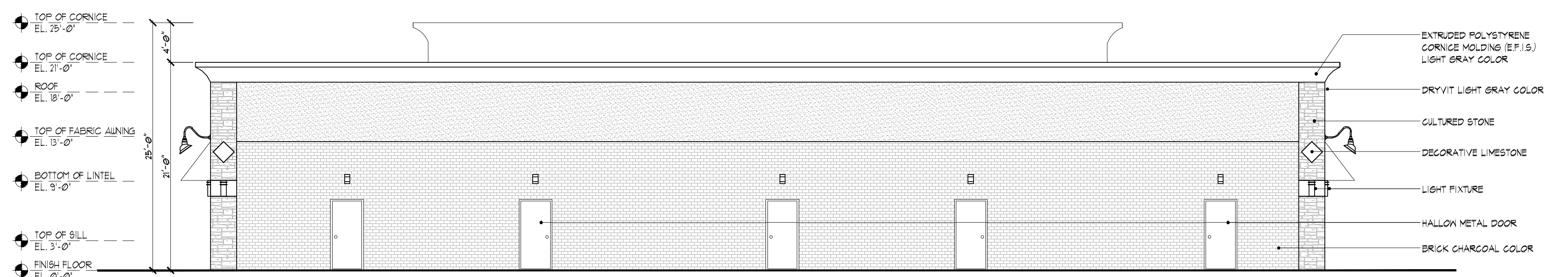


BUILDING "D" - PROP. FRONT ELEVATION
SCALE: 1/8" = 1'-0"

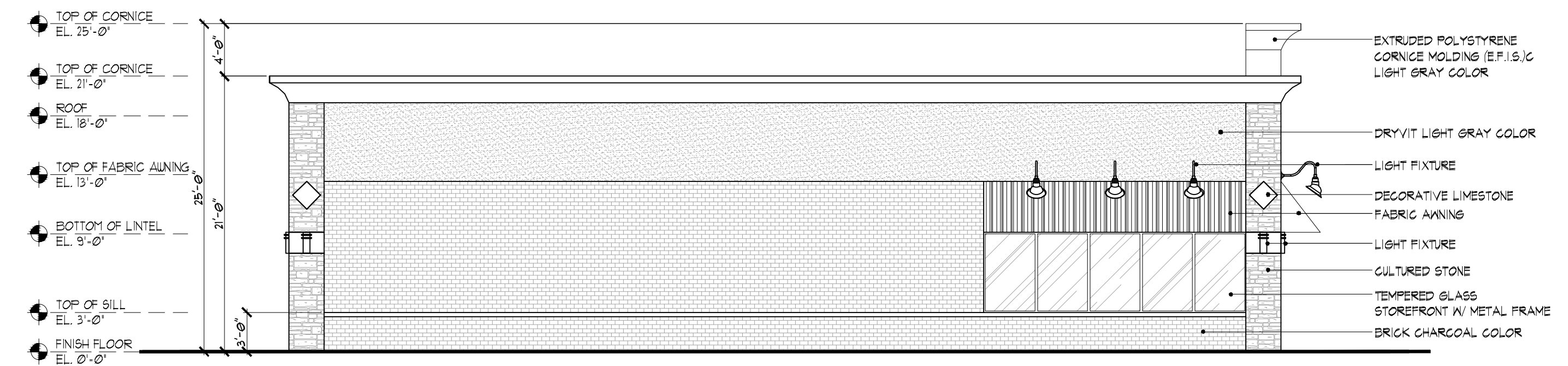


BUILDING "D" - PROP. RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

NOTE:
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BUILDING "D" - PROP. REAR ELEVATION
SCALE: 1/8" = 1'-0"



BUILDING "D" - PROP. LEFT ELEVATION
SCALE: 1/8" = 1'-0"

PROJECT: PROPOSED RESTAURANTS AND RETAILS PLAZA
ADDRESS: (21-426-004) HIGHLAND RD. WHITE LAKE, MI 48386
CLIENT'S NAME: NAZIR JAWICH
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_____	06/22/2021

DATE: 03/26/2021

DRAWN BY: MONEER ALAHWAL

SCALE: AS NOTED

SHEET TITLE:
- BUILDING 'D' - PROP. ELEVATIONS

SHEET #:
A-4-2

APPROVED BY:



**WHITE LAKE TOWNSHIP
INTER-OFFICE MEMORANDUM**

COMMUNITY DEVELOPMENT DEPARTMENT

DATE: June 9, 2021

TO: Rik Kowall, Supervisor
Township Board Members

FROM: Sean O'Neil, AICP
Planning Director

SUBJECT: Oakland Harvesters (Preliminary Site Plan)

Located on the north side of White Lake Road, west of Old White Lake Road and east of Orr Road. Consisting of approximately 2 acres. Currently zoned Light Manufacturing (LM). Identified as parcel 12-01-127-001.

The above project will be considered at the July 15, 2021 Planning Commission meeting. Minutes from the July 15, 2021 meeting will be sent to you under separate cover as soon as they are available.

Please find enclosed the following related documents:

- Memo from Sean O'Neil, Planner Director
- Letter from Ty Nuottka, applicant for Oakland Harvesters.
- Review letter prepared by the Township Engineering Consultant, Mr. Michael Leuffgen, dated 05/26/2021.
- Review letters prepared by the Township Planning Consultant, Ms Kathleen Jackson, dated 06/24/2021.
- Review letter prepared by the White Lake Township Fire Chief, dated 06/01/2021.
- Memo prepared by the White Lake Township Assessor, dated 05/27/2021
- Review letter prepared by the Township Assessor, dated 05/19/2020.

Please place this matter on the next available Township Board agenda. Contact me should you require additional information.

WHITE LAKE TOWNSHIP
COMMUNITY DEVELOPMENT DEPARTMENT

DATE: July 8, 2021
TO: Planning Commission
FROM: Sean O’Neil, Planning Director
SUBJECT: Oakland Harvesters – Preliminary Site Plan and Special Land Use

Please find attached a letter from Ty Nuottila of the Oakland Harvesters. He wishes to address the comments and concerns found within the review letters prior to making plan revisions, and attempts to do so in his letter. He asks to have the Preliminary Site Plan and Special Land Use requests considered at the July 15th meeting.

I look forward to discussing this further with you all on July 15th when we meet. Please contact me if you have any questions or require additional information.

Thank you.

7 July 2021

RE Oakland Harvesters Proposed Storage Facility

Dear White Lake Board, residents and township staff.

First of all please understand that Oakland Harvesters is a relatively new and growing company, a seasonal operating company, and we do not have unlimited funds for this or any other projects. The sole plan here, just as families buy a house vs rent, is to put company funds into something that will turn into equity over time, rather than throw money away on exorbitant commercial rental space.

This letter is meant to address any questions, and/or deficiencies on our current proposal.

Grading/Paving Item #4 Our plan specifies 18' parking spaces, and no cars are 20' in length, so there will be no vehicle overhang meaning the proposed sidewalk should be fine.

Grading/Paving Item #6 We will indeed add a sidewalk out front, and look forward to doing so if/when it becomes logical. Right now it would be a sidewalk to nowhere, and an added expense we would like to put off until it is really needed.

Item 2 Proposed Use: The proposed use of our building will be the inside storage of our new harvesters and support equipment. We work roughly 4 months a year, and Michigan has brutal winters that is rough on steel equipment and engines. We've also experienced theft and vandalism which will be remedied with secure inside storage. We will be storing our new equipment inside, and the old outside until it's sold or decommissioned.

Item 3 Building Placement; Architecture and Design: We only wish to pave the absolute minimum required, and prefer other than the entrances and front (south side) of the building, that the rest be gravel drive which would allow for more drainage, and far less of an expense. We do indeed need to drive around the back. All required elevations and landscape plans are in the works for the next stages.

4. Site Circulation and Parking: During Peak season we have 7 employees, and most drive directly to the waterway we happen to be working on. There is no storefront or customer interface at the business, our customers live on lakes, and we go to them to survey and contract business, after they have called

or contacted us thru our website. We are not manufacturing anything and need only the required minimum parking spaces deemed necessary for our business.

9. Trash Disposal We do not expect to create much trash, no trash service will be needed and what little is generated I will handle personally.



INNOVATIVE IDEAS
EXCEPTIONAL DESIGN
UNMATCHED CLIENT SERVICE

May 26, 2021

Sean O’ Neil, Director
Community Development Department
Charter Township of White Lake
7525 Highland Road
White Lake, Michigan 48383

RE: Oakland Weed Harvesters - Preliminary Site Plan Review- 2nd Review

DLZ # 2045-7141-06

Dear Mr. O’ Neil,

Our office has reviewed the above-mentioned revised plans prepared by Kieft Engineering, Inc. and dated November 19, 2020. These plans were reviewed for general engineering feasibility and conformance with the Township Engineering Design Standards. We offer the following comments for your consideration:

Site Improvement Information-

- A single story 9,000 sq.ft. building for office and equipment maintenance.
- Associated parking and open area for service vehicle maneuvering. Parking and open areas proposed to be asphalt paved.
- Two entrances off White Lake Road.
- One open sedimentation/detention basin with outlet.
- Site to be serviced by well for water and septic for sanitary.

Please note that comments from our October 29,2020 review are in *italics*. Responses to those comments are in **bold**. New comments are in standard typeface.



INNOVATIVE IDEAS
EXCEPTIONAL DESIGN
UNMATCHED CLIENT SERVICE

WLT- Oakland Weed Harvesters- PSP Review.02

May 26, 2021

Page 2 of 4

Preliminary Site Plan Comments-

General

1. *There is a Master Deed as part of the Prospectors Square overall plan. The requirements of this deed will need to be met. Our office will further review compliance with Master Deed requirements at the time of Final Site Plan/Final Engineering Plan submittal. **Comment remains as a notation.***
2. *Provide verification that the Old White Lake Road easement that previously ran through this property has been abandoned. **Comment addressed, design engineer indicated the property in question has been recorded as the "Prospectors Square" condominium back in 2001 and provided a copy of the Exhibit B to the Master Deed. The Exhibit B document does not show the Old White Lake Road easement.***

Grading/Paving

1. *The plan proposes gravel as the surface material for the parking and vehicle traffic areas in lieu of pavement material such as concrete or asphalt. Per White Lake Township Zoning Ordinance 5.11 Q. xi., all parking areas are required to be paved unless a variance is obtained. Should a variance not be approved, and the applicant required to pave the areas in question, would result in an increased area and volume required for the detention basin. **Comment addressed. All parking and vehicle traffic areas are now proposed to be paved. The detention basin calculations have now been updated to reflect this change; we are satisfied with the preliminary basin design calculations.***
2. *Maneuvering lane between parking spaces does not meet the required 24' width per Township Ordinance. **Comment addressed. Width of maneuvering lane is 24'.***
3. *ADA spaces and ramp will need to be provided per Township requirements. ADA parking spaces and ramps will need to be paved and meet all requirements of the Township and ADA. **Comment addressed. ADA parking spaces and ramps have now been provided.***
4. *Per Township Zoning Ordinance 5.11 Q. xvii. Concrete curbing or a raised sidewalk or parking bumpers shall be placed 3' off any building with adjacent parking. Please provide one of the above on plan. **A 4' wide raised sidewalk has been added between the building and the parking stalls, however Township Zoning Ordinance 5.11 Q. xv indicates a 7 foot wide sidewalk is required if the sidewalk is intended for pedestrian use to account for the subsequent vehicle overhang.***
5. *We note that Township Zoning Ordinance 5.19 B.V indicates that all required landscape areas which abut vehicular drives, parking, or other use areas shall be separated from the vehicular use area with a 6 inch minimum concrete curb. We defer to the Planning Department or Planning Commission on how this should be applied for this use. We note the plans propose sheet drainage to the sediment forebay which would not allow for continuous curb along the detention basin.*



INNOVATIVE IDEAS
EXCEPTIONAL DESIGN
UNMATCHED CLIENT SERVICE

WLT- Oakland Weed Harvesters- PSP Review.02

May 26, 2021

Page 3 of 4

- We note that the plans do not propose a sidewalk along the White Lake Road Frontage, we defer to the Planning Department regarding this as a requirement for this development.

Sanitary Sewer

- Oakland County Health Department will need to approve and permit septic field for this property. We defer to the Health department regarding the requirement for an oil and grease separator upstream of the septic tank for building floor drains due to the nature of the proposed use. **Comment remains as a notation.***

Watermain

- We defer to the Township Fire Department with regard to fire suppression and access requirements. **Comment remains as a notation.***
- A well is proposed as the source of water for this site. Per our files, there exists a Water Supply Agreement that states that wells are to be abandoned if water main becomes available for use. We defer to the Township as to whether this agreement was ever signed. Please note that our files indicate that this agreement was received by the Township on December 18, 2000. **Comment remains as a notation.***

Stormwater Management

- The discharge for the proposed detention basin is not taking the intended easement path toward the ultimate outlet in the rear of the overall Prospectors Square development. This is per the Prospectors Square plans, Master Deed and Exhibit B documents. Furthermore, the proposed point of the basin discharge suggests that flows will enter on to off site property located in Springfield Township which would not be allowed unless a drainage easement is secured. This also applies to future flows from proposed basin spillway location. **Comment addressed, design engineer has adjusted the outlet location and shown drainage flow lines within the drainage easement, this meets the requirements of PSP review. At the time of Final Site Plan/Final Engineering Plan submittal further detail will be required to demonstrate that the basin discharge will be confined within the drainage easement.***
- The proposed detention basin shall have a sediment forebay consistent with Township and Oakland County standards. **Comment addressed. A sediment forebay is now proposed.***

Recommendation-

The comments that remain outstanding are related to the sidewalk between the building and the parking area, sidewalk along the site frontage, and curbing around the paving limits. All of these items have been deferred to the Planning Department or Planning Commission for interpretation or discussion. The plan set



INNOVATIVE IDEAS
EXCEPTIONAL DESIGN
UNMATCHED CLIENT SERVICE

WLT- Oakland Weed Harvesters- PSP Review.02

May 26, 2021

Page 4 of 4

demonstrates engineering feasibility appropriate for this level of review. We recommend approval of the preliminary site plan subject to successful resolution of the above referenced items.

Please contact our office should you have any questions.

Sincerely,

DLZ Michigan

Michael Leuffgen, P.E.
Department Manager

Victoria Loemker, P.E.
Senior Engineer

Cc: Justin Quagliata, Community Development, *via email*
Hannah Micallef, Community Development, *via email*
Aaron Potter, DPS Director, White Lake Township, *via email*
John Holland, Fire Marshall, White Lake Township, *via email*

X:\Projects\GFL\2020\2045\714106 WLT Oakland Weed H\PSP Review.02\PSP- Review.02.docx

MCKENNA

June 24, 2021

Planning Commission
Charter Township of White Lake 7525 Highland Road
White Lake, MI 48383

Subject: Oakland Weed Harvesters
Preliminary Site Plan Review #2
Zoned: Light Manufacturing (LM) District

Applicant(s): Oakland Harvesters

Location: North side of White Lake Road, west of Old White Lake Road and east of Orr Banks

Dear Planning Commissioners:

We have received an application for preliminary site plan review for tax parcel 12-01-127-001, dated November 19, 2020 consisting of approximately 2.00 acres, currently zoned Light Manufacturing (LM). Currently vacant, the applicant has proposed a 9,000 square foot light manufacturing building, and associated parking lot and storage area for equipment, pallets, fleet vehicles and an 8' x 30' or 40' dumpster. Mack industries is located across the street.



Source: Oakland County Property Gateway

HEADQUARTERS

235 East Main Street
Suite 105
Northville, Michigan 48167

☎ 248.596.0920
☎ 248.596.0930
MCKA.COM

Communities for real life.

COMMENTS

1. **Existing Conditions.** The conditions of the site and the surrounding area are summarized below:

Location	Existing Land Use	Master Plan	Existing Zoning
Site	Vacant	Light Manufacturing	Planned Commerce
North	Commercial	Springfield Township	Springfield Township
East	Vacant	Light Manufacturing	Planned Commerce
South	Mack Industries	Light Manufacturing	Planned Commerce
West	Vacant	Light Manufacturing	Planned Commerce

2. **Proposed Use.** The applicant is proposing a one-story, 9,000 SF manufacturing use with associated office space (approximately 2,250 square feet). Manufacturing is permitted in the LM district and the applicant listed light manufacturing as the use on the application materials. However, several of the proposed uses require special land use approval. These uses include outdoor storage of pallets, materials and fleet vehicles as well as automobile heavy repair facilities. A special land use review is provided under separate cover. To facilitate the approval process, **the applicant should provide a narrative specifically outlining the scope of these uses.** The narrative should be included as an addendum to any site plan and/or special land use materials and any approvals should reference the addendum for clarity in the future.

3. **Building Placement; Architecture and Design.** The site is of a conforming size and the building complies with all of the setback requirements for the LM District as modified by the approved site condominium (Prospector’s Square) site condominium documents. **The petitioner needs to provide exact calculations of lot coverage and building heights on the plans for final site plan approval. Additionally, the Prospector’s Square site condominium documents should be provided and attached to the supporting plans prior to final site plan approval.**

Applicable Requirement	Required by the Zoning Ordinance in the LM District	Proposed
Front Yard Setback	30 feet **	45 feet
Side Yard Setback	20 feet	121 feet (west) 75 feet (east)
Rear Yard Setback	40 feet **	79 feet
Building Height	40 feet or two stories	Undetermined
Minimum Lot Area	1 acre	2 acres
Lot Coverage	30%	Undetermined – approx. 10.3%

Additionally, building elevations and floor plans were not provided with the second site plan submission package but are required as part of the preliminary site plan stage to confirm compliance with the building height requirement and general standards for special land uses. Finally, we note that the applicant has proposed a large amount of impervious surface in the form of a drive lane around the site. Unless it is necessary for large vehicle maneuvering, we recommend the applicant reduce the width of the drive lanes and decrease the total paving on site.

4. **Site Circulation and Parking.** Manufacturing uses are required to have five (5) parking spaces plus one (1) for every one and one half (1 1/2) employees. The petitioner states that he will have eight (8) employees. This should be noted on the site plan. A total of 11 spaces are required. The petitioner is proposing 16 spaces. However; a portion of the parking along the White Lake Road frontage is in the required front yard setback. **These spaces should be removed.**

5. **Pedestrian Circulation.** Per Section 5.21 of the Zoning Ordinance, a six (6) foot wide public sidewalk is required along White Lake Road. The applicant has not proposed such a pathway on the submitted site plan.

The addition of the required six-foot public sidewalk should be condition of approval for the site plan.

6. **Landscaping and Screening.** A landscape plan was not provided with the submitted application materials, and is required for final site plan review. At that time the landscape plan will be reviewed for compliance with therequirements in Section 5.19 of the ordinance, including a required A-1 greenbelt along the road right-of-way.
7. **Lighting.** Section 5.18(G) of the Zoning Ordinance includes the standards for outdoor lighting. Currently, the site plan does not indicate any lighting for the site. **If exterior lighting is planned for the site, a lighting plan showing compliance with the standards within section 5.18(G) should be submitted at the time of the final site plan.**
8. **Signs.** Section 5.9 of the Zoning Ordinance regulates signs. The site plan indicates one sign along the White Lake Road frontage. **A separate sign permit application would need to be submitted for administrative review for any future signage.**
9. **Trash Disposal.** The petitioner verbally indicated that they will have a refuse container, approximately 8' x 30' or 40'. No trash enclosure area is noted on the site plan. **If a dumpster or similar receptacle is planned for the site, the location and size should be noted on the site plan.** Dumpsters cannot be located closer to the front lot line than the principal building. Like building elevations, screening details should be provided and must comply with the standards insection 5.19(N) of the Zoning Ordinance for location, screening method, and enclosure standards.

RECOMMENDATION

As noted in our review letter, there are several outstanding issues. We recommend the project be tabled to allow the applicant to address these outstanding issues based on direction from the Planning Commission.

However, if the Planning Commission is comfortable with the proposed project, then we recommend that the Planning Commission approve the project subject to the issues identified above and the submission of revised plans for administrative review.

If you have any questions about this report or require additional information, please do not hesitate to contact us.

Respectfully submitted,

McKENNA

Kathleen Jackson

Kathleen Jackson
Senior Principal Planner

cc: Mr. Sean O'Neal, AICP
Mr. Justin Quagliata
Ms. Hannah Micallef

MCKENNA

June 24, 2021

Planning Commission
Charter Township of White
Lake 7525 Highland Road
White Lake, MI 48383

Subject: Oakland Harvesters
Special Use Review #1
Zoned: Light Manufacturing (LM) District

Applicant(s): Oakland Harvesters

Location: North side of White Lake Road, west of Old White Lake Road and east of Orr Banks

Dear Planning Commissioners:

We have received an application for a special land use for tax parcel 12-01-127-001, consisting of approximately 2.00 acres, currently zoned Light Manufacturing (LM) for outdoor storage of fleet vehicles (sec.4.37), pallets, containers, materials, and products (sec. 4.39). Currently vacant, the applicant has proposed a 9,000 square foot light manufacturing building, and associated parking lot. Mack industries is located across the street.



Source: Oakland County Property Gateway

HEADQUARTERS
235 East Main Street
Suite 105
Northville, Michigan 48167

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☎ 248.596.0930
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The applicant has also submitted an application for site plan approval which has been reviewed separately.

GENERAL STANDARDS FOR ALL SPECIAL LAND USES.

Section 6.10 of the Zoning Ordinance establishes general review standards for all uses requiring special use approval. We have reviewed the proposed project according to these standards and offer the following findings for your consideration:

1. The proposed special land use shall be of such location, size and character that it will be in harmony with the appropriate and orderly development of the surrounding neighborhood and/or vicinity and applicable regulations of the zoning district in which it is to be located.

We find that the proposed use is appropriate in location, size and character, and will be harmonious with the surrounding light manufacturing uses. This finding is subject to the applicant addressing the outstanding items in the site plan review letter dated June 24, 2021 and other relevant items identified during the review process and the Planning Commission's consideration.

2. The proposed use shall be of a nature that will make vehicular and pedestrian traffic no more hazardous than is normal for the district involved, taking into consideration vehicular turning movements in relation to routes of traffic flow, proximity and relation to intersections, adequacy of sight distances, location and access of off-street parking and provisions for pedestrian traffic, with particular attention to minimizing child-vehicle interfacing.

We find that the proposed use will not generate any traffic that is inconsistent with traffic generated from typical light manufacturing uses. This finding is subject to the applicant addressing the outstanding items addressed in our site plan review letter dated June 24, 2021 including the provision of appropriate sidewalks.

3. The proposed use shall be designed as to the location, size, intensity, site layout and periods of operation of any such proposed use to eliminate any possible nuisance emanating therefrom which might be noxious to the occupants of any other nearby permitted uses, whether by reason of dust, noise, fumes, vibration, smoke or lights.

We find that the proposed use is appropriate in location, size and intensity, and will be harmonious with the surrounding light manufacturing uses. This finding is subject to the applicant addressing the outstanding items in the site plan review letter dated June 24, 2021 and other relevant items identified during the review process and the Planning Commission's consideration.

4. The proposed use shall be such that the proposed location and height of buildings or structures and location, nature and height of walls, fences and landscaping will not interfere with or discourage the appropriate development and use of adjacent land and buildings or unreasonably affect their value.

Provided the applicant address the screening requirements identified in our site plan review letter dated June 24, 2021 and other relevant items identified during the review process and the Planning Commission's consideration we find that the proposed outdoor storage will not discourage the appropriate development of surrounding land.

5. The proposed use shall relate harmoniously with the physical and economic aspects of adjacent land uses as regards prevailing shopping habits, convenience of access by prospective patrons, continuity of development, and need for particular services and facilities in specific areas of the Township.

We find the proposed use to be appropriate provided they address the screening of outdoor storage to the satisfaction of the Planning Commission.

6. The standards of density and required open spaces for the proposed special land use shall be at least equal to those required by this Ordinance in the Zoning District in which the proposed special land use is to be located.

This standard does not apply to the proposed use.

7. The public services and facilities affected by a proposed special land use or activity shall be capable of accommodating increased service and facility loads caused by the land use or activity.

We find that the proposed use is consistent in demand for public services with other light industrial uses permitted in the LM district.

8. Protection of the natural environment and conservation of natural resources and energy.

The Township has designated the LM district in an area that is not likely to result in negative impacts on natural features.

9. The proposed use is necessary for the public convenience at the proposed location.

The proposed use of outdoor storage of fleet vehicles and other equipment relating to the applicant's business of aquatic weed removal is appropriate at this location based on the continuous demand for maintaining the water quality in and around the Township.

10. The proposed use is so designed, located, planned and to be operated that the public health, safety and welfare will be protected.

Provided the applicant address the screening requirements identified in our site plan review letter dated June 24, 2021 and other relevant items identified during the review process and the Planning Commission's consideration we find that the proposed outdoor storage can be operated in a manner that will protect the health, safety, and welfare of public.

11. The proposed use shall not cause substantial injury to the value of other property in the neighborhood in which it is to be located and will not be detrimental to existing and/or other permitted land uses in the zoning district.

We find that the proposed use will not cause any substantial injury to the value of other light industrial uses permitted in the LM district.

Recommendation

Based on our review of the Special Land Use application for Oakland Harvesters, we find the proposed use of outdoor storage of fleet vehicles (sec.4.37), and outdoor storage of pallets, containers, materials, and products (sec. 4.39) to be consistent with the standards contained in Section 6.10 of the White Lake Zoning Ordinance.

This finding is subject to the applicant addressing the outstanding issues identified in our site plan review letter dated June 24, 2021 and other relevant items identified during the review process to the satisfaction of the Planning Commission.

If you have any questions about this report or require additional information, please do not hesitate to contact us. Respectfully submitted,

McKENNA

Kathleen Jackson
Kathleen Jackson
Senior Principal Planner

cc: Mr. Sean O'Neal, AICP
Mr. Justin Quagliata
Ms. Hannah Micallef



Fire Department
Charter Township
of White Lake

Site / Construction Plan Review

To: Sean O'Neil, Planning Department Director

Date: 06/01/21

Project: Oakland Weed Harvesters

File #: Not Shown

Date on Plans:

The Fire Department has the following comments with regards to the 2nd review of preliminary site plans for the project known as Oakland Weed Harvesters:

1. The use description of this proposed building is primarily maintenance garage (S-1). Note an excerpt from the International Fire Code (IFC)
Section 903.2.9.1 Repair Garages. An automatic sprinkler system shall be provided throughout all buildings used as repair garages in accordance with section 406.8 of the International Building Code, as shown.

This applies to a group S-1 (repair garage) where the fire area exceeds 5,000 square feet (as shown under item #4 of this section).
With regards to this comment - **In order to provide a complete and accurate review, The applicant will need to submit additional information pertaining to the size of the repair garage, and separation between areas within the building.**
2. Hydrant Well. For new construction not providing a water distribution system, information regarding the building construction type, and size (including height) shall be submitted to the Fire Department during the site plan phase of the project. The fire Department will base its decision on flow requirements, and the proposed building location. If the calculated flow requirements exceed Fire Department capabilities, a Hydrant Well shall be required. If required, the Hydrant Well detail shall be shown on the site and construction plan submittals. **Pending**
3. Proposed access.
 - a. The access drive shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all weather driving capabilities.
 - b. The required turning radius shall accommodate the largest Fire Department apparatus (40').
 - c. The angle of approach / departure to and from White Lake Road shall not exceed 8 degrees.
Pending (Applicant written response needed).

John Holland
Fire Chief
Charter Township of White Lake
(248)698-3993
jholland@whitelaketwp.com

Assessing Department

Memo

To: Sean O'Neil, Planning

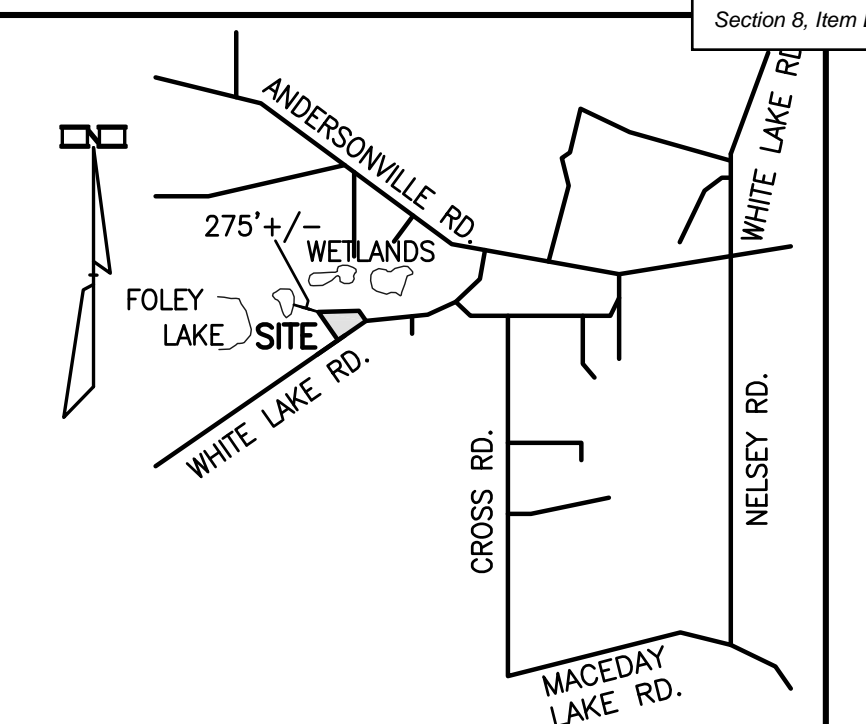
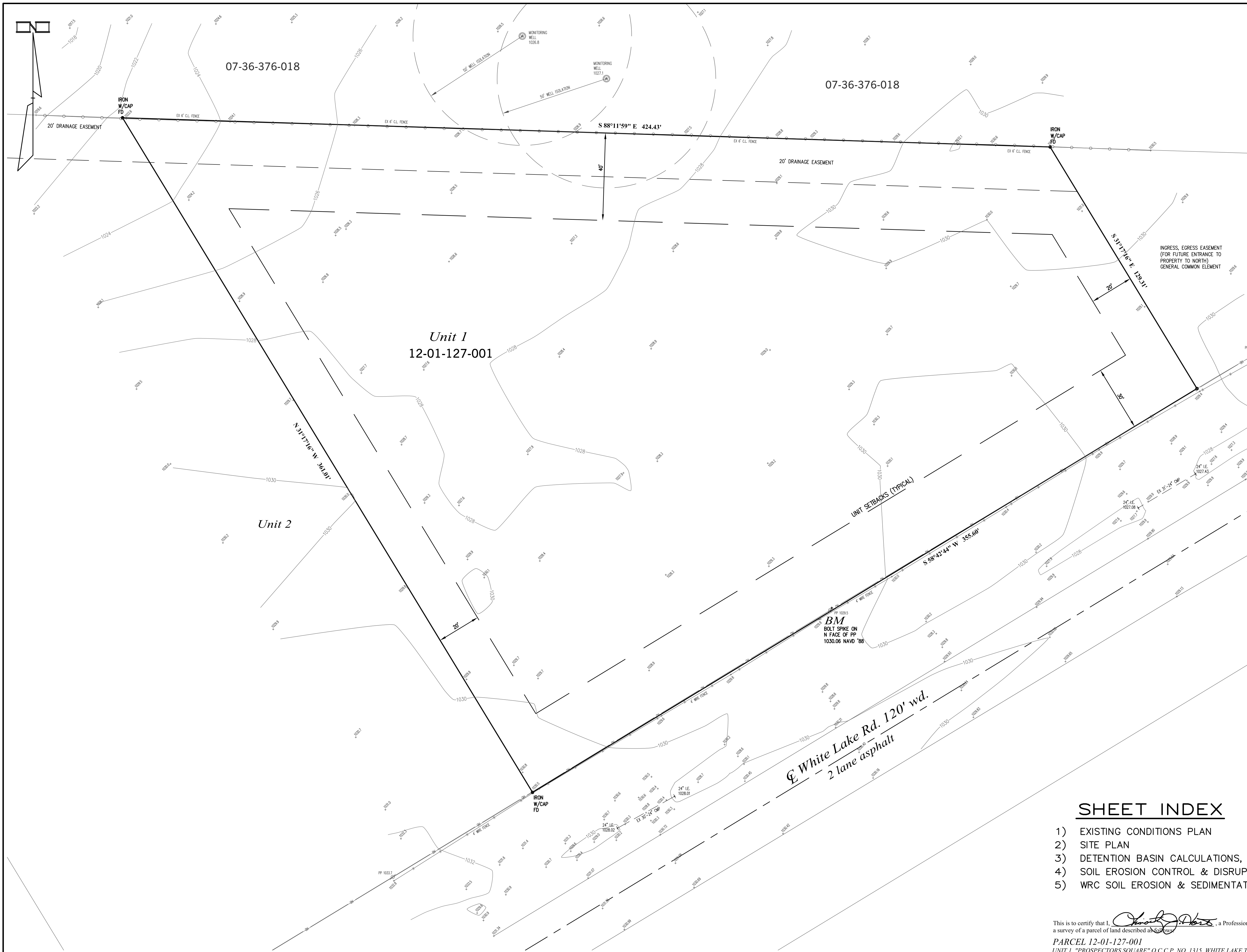
From: Jeanine A Smith

Date: May 17, 2021

Re: Project Name: Oakland Weed
Harvesters

Parcel Number: 12-01-127-001

Comments: No Comment



LOCATION MAP
SCALE 1" = 2000'

LEGEND

EXISTING	
	STORM SEWER
	SANITARY SEWER
	WATERMAIN
	GAS MAIN
	ELEC. TELE. CABLE
	STORM MANHOLE
	CATCH BASIN
	INLET
	REARYARD CATCH BASIN
	END SECTION
	SANITARY MANHOLE
	GATE VALVE AND WELL
	HYDRANT
	CONTOURS

- Notes:**
- ALL EXISTING UTILITIES SHOWN ON THIS TOPOGRAPHIC SURVEY HAVE BEEN TAKEN FROM VISUAL OBSERVATION, AND RECORD MAPPING WHERE AVAILABLE. NO GUARANTEE IS MADE, OR SHOULD BE ASSUMED, AS TO THE COMPLETENESS OR ACCURACY OF THE UTILITIES SHOWN ON THIS DRAWING. PARTIES UTILIZING THIS INFORMATION SHALL FIELD VERIFY THE ACCURACY AND COMPLETENESS OF OVERHEAD AND UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION ACTIVITIES.
 - ARCHITECT / BUILDER IS RESPONSIBLE FOR CONFIRMING BUILDING SETBACKS.

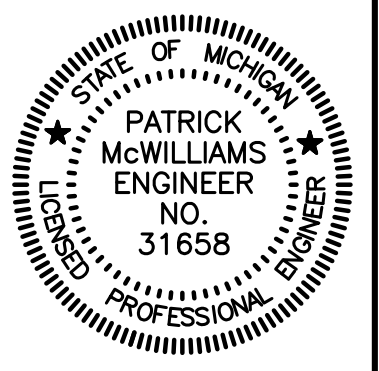
CONDO SETBACKS:
 SETBACKS:
 FRONT - 30 FEET
 SIDE - 20 FEET
 REAR - 40 FEET

BENCHMARK:
 BOLT SPIKE ON N FACE OF PP
 ELEVATION = 1030.06 NAVD '88

SHEET INDEX

- EXISTING CONDITIONS PLAN
- SITE PLAN
- DETENTION BASIN CALCULATIONS, DETAILS & NOTES
- SOIL EROSION CONTROL & DISRUPTION PLAN
- WRC SOIL EROSION & SEDIMENTATION CONTROL DETAILS (1 OF 1)

This is to certify that I, *Timothy J. Hart*, a Professional Land Surveyor, have this date made a survey of a parcel of land described as follows:
PARCEL 12-01-127-001
 UNIT 1, "PROSPECTORS SQUARE" O.C.C.P. NO. 1315, WHITE LAKE TOWNSHIP, OAKLAND COUNTY, MICHIGAN.



DATE	ISSUE
10-12-2020	INCREASED BUILDING SIZE PER CLIENT (10-8-2020)
11-19-2020	REVISIONS PER TWP-DLZ (10-29-2020)

PROPRIETOR:
 OAKLAND HARVESTERS LLC,
 9589 MANDON ROAD
 WHITE LAKE, MI 48386
 (248) 595-3247

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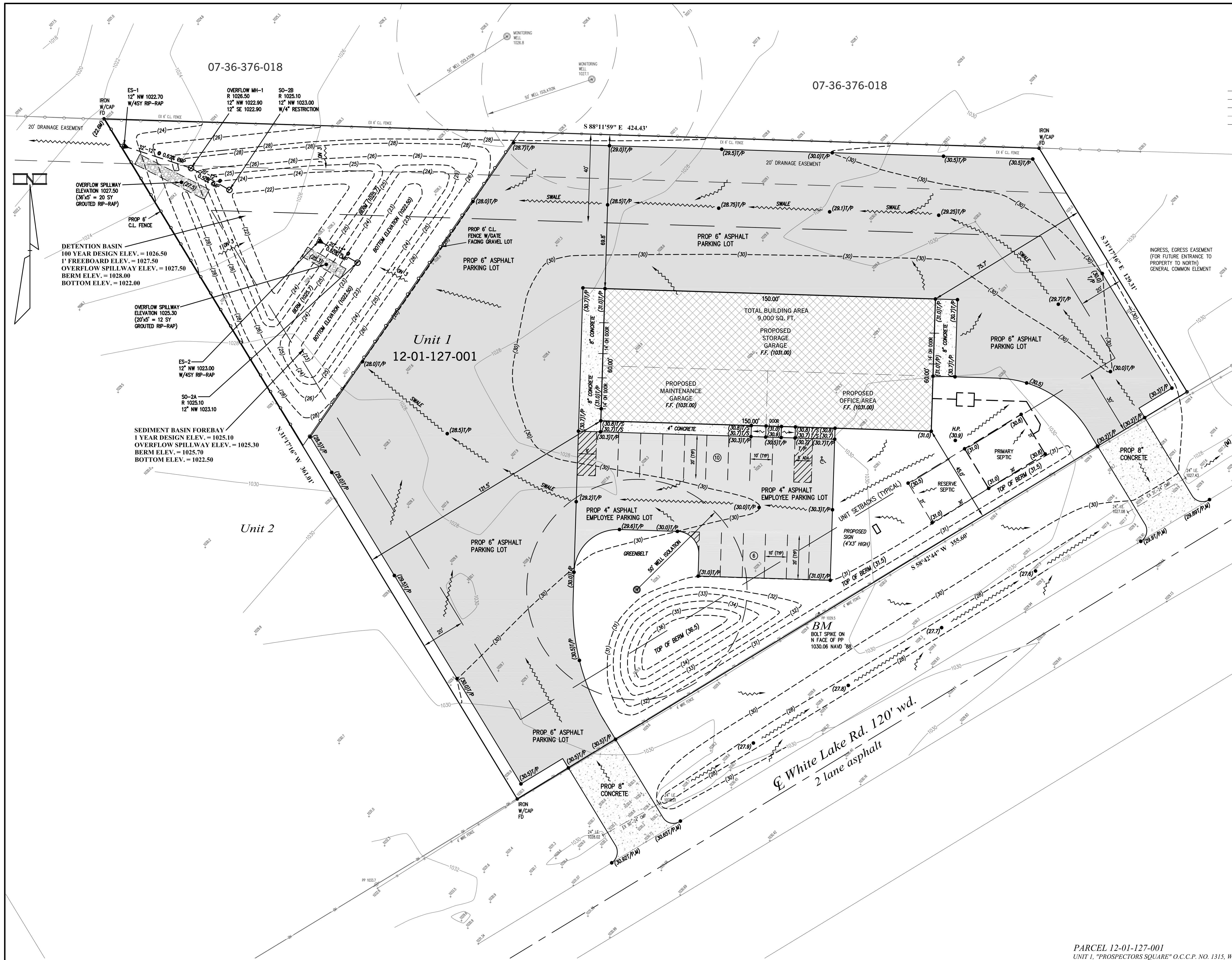
DATE	CKD. BY	DATE
2-20-2020		



EXISTING CONDITIONS PLAN
 PARCEL NO. 12-01-127-001
 WHITE LAKE TOWNSHIP, OAKLAND COUNTY, MICHIGAN

SCALE	1" = 20'
SHEET	1 OF 5
KE	2019.352

OAKLAND HARVESTERS SITE PLAN



EXISTING	LEGEND	PROPOSED
---	STORM SEWER	---
---	SANITARY SEWER	---
---	WATERMAIN	---
---	GAS MAIN	---
---	ELEC. TELE. CABLE	---
---	GRADES	(99.0)
---	STORM MANHOLE	■
---	CATCH BASIN	□
---	INLET	▽
---	REARYARD CATCH BASIN	▽
---	END SECTION	▽
---	SANITARY MANHOLE	○
---	GATE VALVE AND WELL	⊗
---	HYDRANT	⊕
---	CONTOURS	---
---	POWER POLE	⊙
---	LIGHT POLE	⊙
---	SAVE TREE	(S)
---	TOP OF PAVEMENT	T/P
---	TOP OF CURB ELEVATION	T/C
---	TOP OF SIDEWALK ELEVATION	T/S
---	MATCH EXISTING ELEVATION	(M)
---	WETLANDS BOUNDARY	---
---	25' WETLANDS BUFFER	---
---	STANDARD CURB	---
---	REVERSE CURB	---

- Notes:**
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 - ARCHITECT / BUILDER IS RESPONSIBLE FOR CONFIRMING BUILDING SETBACKS.

CONDO SETBACKS:
 SETBACKS:
 FRONT - 30 FEET
 SIDE - 20 FEET
 REAR - 40 FEET

BENCHMARK:
 BOLT SPIKE ON N FACE OF PP
 ELEVATION = 1030.06 NAVD '88

PARCEL 12-01-127-001
 UNIT 1, "PROSPECTORS SQUARE" O.C.C.P. NO. 1315, WHITE LAKE TOWNSHIP, OAKLAND COUNTY, MICHIGAN.

DATE	ISSUE
10-12-2020	INCREASED BUILDING SIZE PER CLIENT (10-8-2020)
11-19-2020	REVISIONS PER TWP-DLZ (10-29-2020)

PROPRIETOR:
 OAKLAND HARVESTERS LLC.
 9589 MANDON ROAD
 WHITE LAKE, MI 48386
 (248) 595-3247

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 PHONE (248) 625-5251 www.kiefteng.com FAX (248) 625-7110

DATE	CKD. BY	DATE
2-20-2020		



72 HOURS (3 WORKING DAYS) BEFORE YOU DIG CALL MISS DIG 800-482-7171 (TOLL FREE)

SITE PLAN
 PARCEL NO. 12-01-127-001
 WHITE LAKE TOWNSHIP, OAKLAND COUNTY, MICHIGAN

SCALE	1" = 20'
SHEET	2 OF 5
KE	2019.352

1 YEAR SEDIMENT FOREBAY CALCULATIONS (i.e. WITH OUTLET)

ONSITE CONTRIBUTING AREA = 2.00 ACRES
 OFFSITE CONTRIBUTING AREA = 0 ACRES
 TOTAL CONTRIBUTING AREA = 2.00 ACRES
 RUNOFF COEFFICIENT (C) = 0.71

$Q_A = (0.20)(2.00 \text{ ACRES}) = 0.40 \text{ C.F.S.}$

$Q_0 = \frac{Q_A}{(A)(C)} = \frac{0.40}{(2.00)(0.71)} = 0.28169$

$T = -25 + \sqrt{\frac{2,700}{Q_0}} = 72.90 \text{ MINUTES}$

$V_S = \frac{4,320 T}{T + 25} - 40 Q_0 T = 2,396 \text{ C.F./ACRE}$

$V_T \text{ REQ'D} = V_S (C)(A) = (2,396)(0.71)(2.00) = 3,403 \text{ C.F. REQ'D.}$

VOLUME PROVIDED:

- 1023.10: 400 SF
 - 1024.00: 1,800 SF
 - 1025.10: 2,700 SF
 - 1026.50: 3,600 SF
- 1,100 SF_{AV} x 0.90' DEPTH = 990 CF
 2,250 SF_{AV} x 1.1' DEPTH = 2,475 CF
 3,150 SF_{AV} x 1.4' DEPTH = 4,410 CF (EXTRA STORAGE)
- SUB-TOTAL VOLUME = 3,465 CF PROVIDED (•1025.0), OK!
 TOTAL VOLUME = 7,875 CF PROVIDED (•1026.5), OK!

1 YEAR SEDIMENT BASIN

1 YEAR REQUIRED VOLUME = 3,403 CF
 1 YEAR STORM LEVEL = 1025.10

ORIFICE AREA REQUIRED $A_o = \frac{(0.3988)(\text{AREA})(\sqrt{\text{HEIGHT}})}{172,800} = 0.0056 \text{ FT}^2$

THUS, IF AREA = 1,702 SF, HEIGHT = 2.02'; THEN A = 0.0056 FT²
 0.0056 FT²/0.00545 FT² PER 1" DIA. HOLE = 1 HOLES
 USE (4) 1" DIAMETER HOLES TO OFFSET FOR CLOGGING

100 YEAR DETENTION BASIN CALCULATIONS (i.e. WITH OUTLET)

ONSITE CONTRIBUTING AREA = 2.00 Acres
 OFFSITE CONTRIBUTING AREA = 0.00
 TOTAL CONTRIBUTING AREA = 2.00 Acres
 RUNOFF COEFFICIENT (C) = 0.71

$Q_A = (0.20)(2.00 \text{ ACRES}) = 0.40 \text{ C.F.S.}$

$Q_0 = \frac{Q_A}{(A)(C)} = \frac{0.40}{(2.00)(0.71)} = 0.28169$

$T = -25 + \sqrt{\frac{10,562.50}{Q_0}} = 168.64 \text{ MINUTES}$

$V_S = \frac{16,500 T}{T + 25} - 40 Q_0 T = 12,470 \text{ C.F./ACRE}$

$V_T \text{ REQ'D} = V_S (C)(A) = (12,470)(0.71)(2.00) = 17,708 \text{ C.F. REQ'D.}$

VOLUME PROVIDED:

- 1023.00: 1,900 SF
 - 1025.00: 3,300 SF
 - 1026.50: 4,400 SF
- 2,600 SF_{AV} x 2' DEPTH = 5,200 CF
 3,850 SF_{AV} x 1.5' DEPTH = 5,775 CF
- TOTAL VOLUME = 10,975 CF PROVIDED!
 OVERALL TOTAL = 7,875 CF (FOREBAY) + 10,975 CF (BASIN) = 18,850 CF PROVIDED, OK!

ORIFICE FORMULA

$Q_A = 0.62 (A_o)(2gh)^{1/2}$
 A_o = AREA OF ORIFICE PIPE
 g = 32.2 FT./SEC²
 H = DEPTH OF BASIN ABOVE CENTERLINE OUTLET PIPE = 1025.00 - [1023.00 + $\frac{4''}{2}$] = 1.83'
 $A_o = \frac{Q_A}{0.62 (2gh)^{1/2}} = \frac{0.40}{0.62 [(2)(32.2)(1.83)]^{1/2}} = 0.0594 \text{ S.F.}$
 DIAMETER ORIFICE (D_o): $D_o = \sqrt{\frac{4(A_o)}{\pi}} = \sqrt{\frac{4(0.0594)}{\pi}} = 0.275 \text{ FT.} = 3.30 \text{ INCH}$
 USE 4" RESTRICTION

DETENTION BASIN

EXISTING WATER ELEVATION = NONE
 100 YEAR DESIGN HIGH WATER ELEVATION = 1026.50
 1' FREEBOARD ELEVATION = 1027.50
 STORAGE REQUIRED = 17,708 C.F.
 STORAGE PROVIDED = 18,850 C.F.
 STANDPIPE RIM = 1025.10
 OVERFLOW MANHOLE RIM = 1026.50
 EMERGENCY OVERFLOW SPILLWAY = 1027.50
 TOP OF BERM = 1028.00
 BOTTOM = 1022.00

General Notes:

1. DEVELOPER: OAKLAND HARVESTERS, LLC
 9589 MANDON ROAD
 WHITE LAKE, MICHIGAN 48386
 (248) 595-3247 - ADAM KIRK
2. PROPERTY DESCRIPTION: PARCEL 12-01-127-001
 UNIT 1, "PROSPECTORS SQUARE" O.C.C.P. NO. 1315, WHITE LAKE TOWNSHIP, OAKLAND COUNTY, MICHIGAN.
3. EXISTING ZONING: LM (LIGHT MANUFACTURING)
4. PROPOSED ZONING: LM (LIGHT MANUFACTURING)
5. PROPOSED USE: MAINTENANCE GARAGE & OUTDOOR STORAGE - TRUCKS/TRAILORS
6. SITE AREA: 2.00 ACRES
7. SETBACKS: EXISTING (PER CONDOMINIUM): PROVIDED SETBACKS:
 FRONT 30 FEET 45.0 FEET
 SIDES 20 FEET 121.5 FEET (WEST SIDE), 75.7 FEET (EAST SIDE)
 REAR 40 FEET 69.8 FEET
8. WATER SUPPLY: INDIVIDUAL WELL (PER OAKLAND COUNTY HEALTH DEPARTMENT).
9. SEWAGE DISPOSAL: SEPTIC FIELD (PER OCHD)
10. SIGNAGE: PROPOSED PROJECT SIGNAGE ALONG WHITE LAKE ROAD PER TOWNSHIP REQUIREMENTS.
11. LANDSCAPE PLAN WILL BE SUBMITTED BY OTHERS, IF REQUIRED.
12. NO DUMPSTER IS PROPOSED
13. THIS PROJECT DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN.
14. BUILDING SIZE = 9,000 SF; LOT COVERAGE = 10.33%
15. PROPOSED # EMPLOYEES = 8
 # PARKING SPACES = 16 (INCLUDES 1 ADA)

QUANTITIES

DISRUPTION AREA - 2.0 ACRES +/-

CLEARING: - ISOLATED TREES AND MINIMAL BRUSH

GRADING: CUTS/FILLS - 1,200 CY
 IMPORT - 1,500 CY

SOIL EROSION CONTROLS:

SEED & MULCH - 0.80 ACRES
 SILT FENCING - 880 LF
 SILT FENCE GRAVEL FILTER - 1 EA
 CONSTRUCTION STONE ACCESS - 120 SY

SEPTIC FIELD - 1 EA

WATER SERVICE - WELL - 1 EA

STORM SEWER:

12" CMP - 72 LF
 12" END SECTION, CMP - 2 EA
 OVERFLOW MANHOLE, 4" DIA., BAR GRATE COVER - 1 EA
 SO-2 STAND PIPE, 3" DIA., BAR GRATE COVER - 2 EA
 GROUTED RIP-RAP - 40 SY

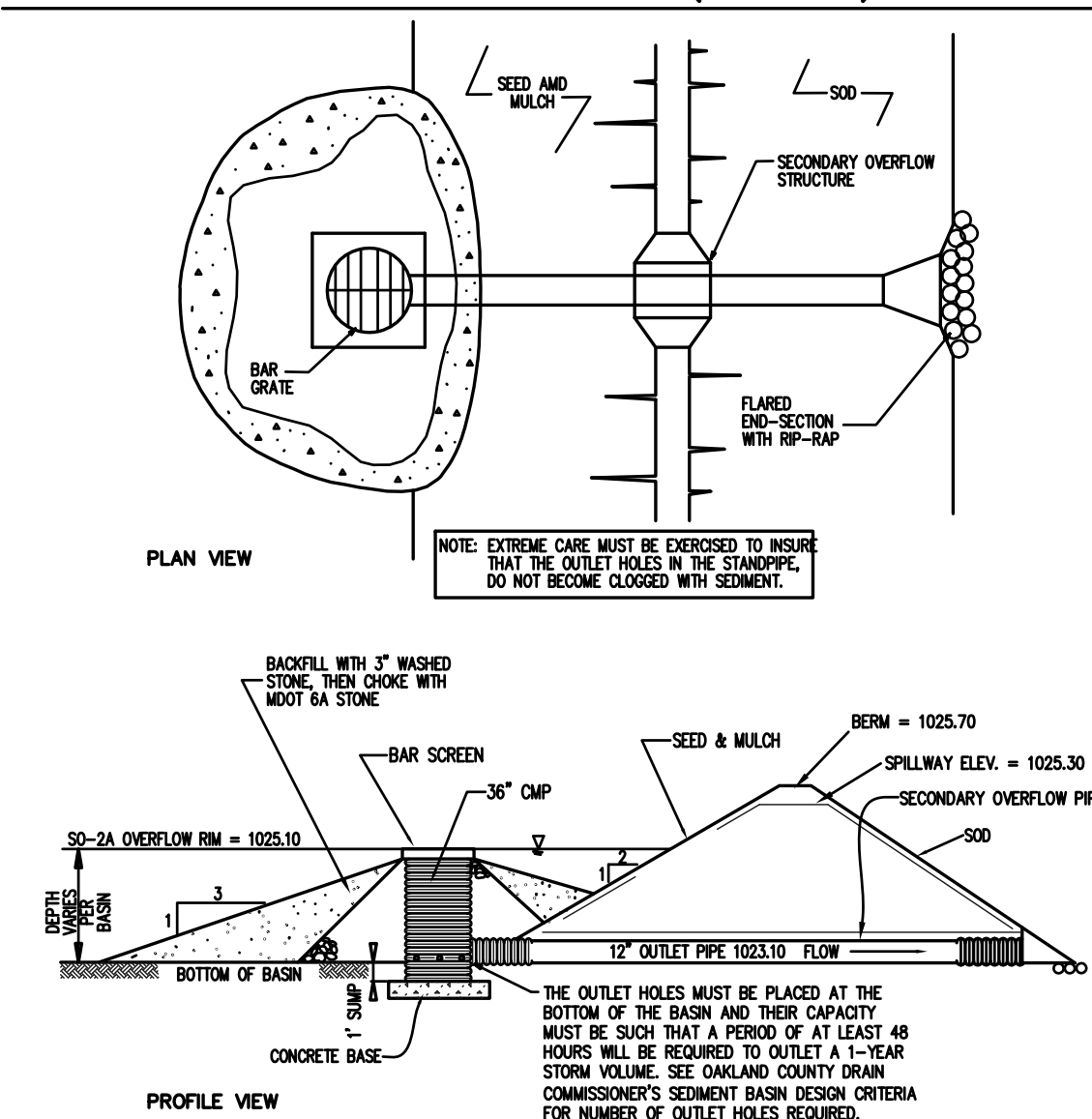
PAVEMENT & WALKS (ON-SITE):

4" CONCRETE SIDEWALK ON 4" C.S.B. (VARIABLE WIDTH) - 60 SY
 8" CONCRETE APRON ON 4" CSB - 114 SY
 4" ASPHALT ON 6" 21AA (PARKING LOT) - 715 SY
 6" ASPHALT ON 8" 21AA - 4,490 SY

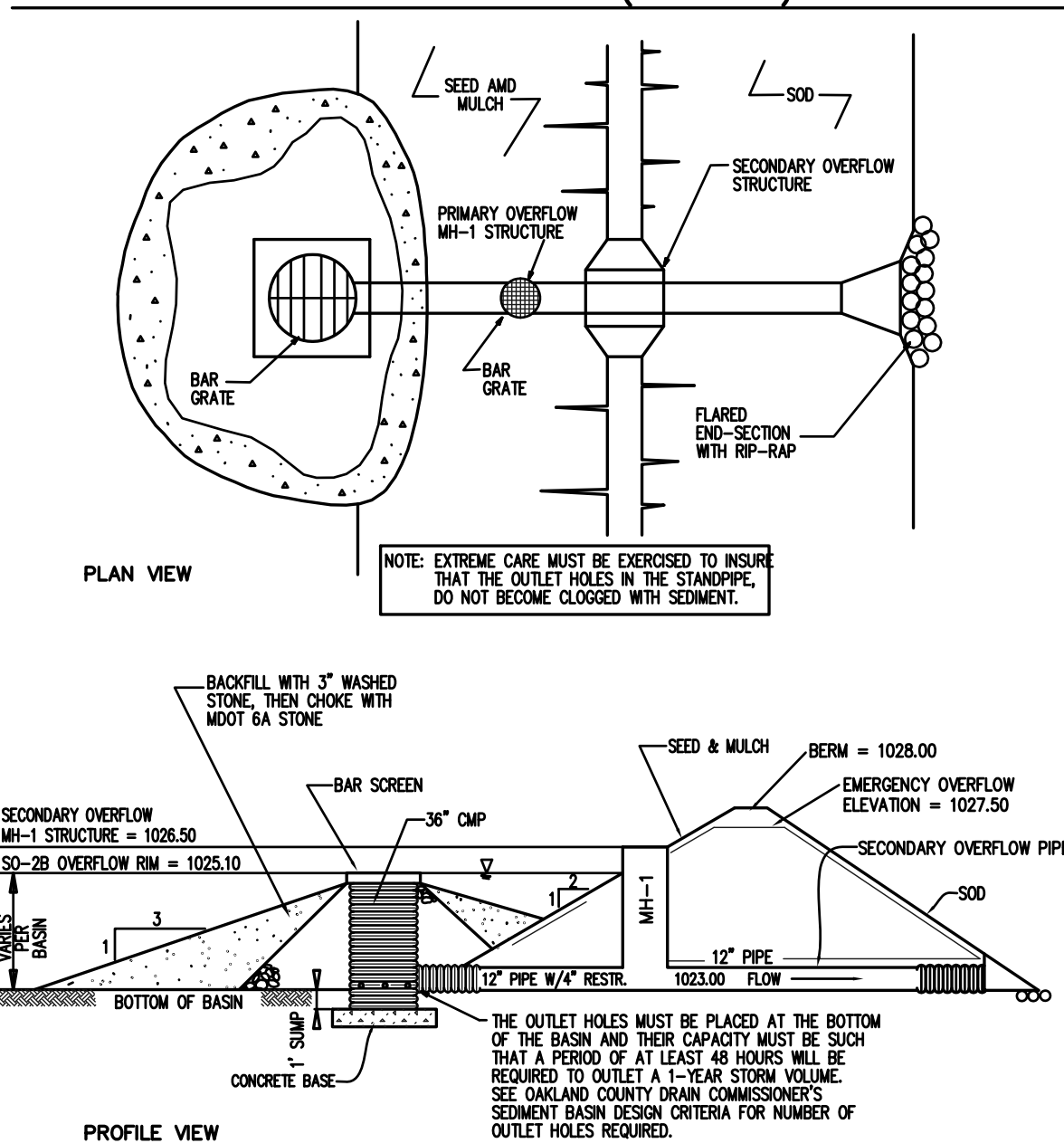
WHITE LAKE ROAD R.O.W.:

8" CONCRETE APPROACH (PER R00C) - 270 SY

SEDIMENT FOREBAY OUTLET FILTER (36" CMP) SO-2A STANDPIPE



DETENTION BASIN OUTLET FILTER (36" CMP) SO-2B STANDPIPE



"C" Calculation

TOTAL SITE AREA = 2.00 ACRES

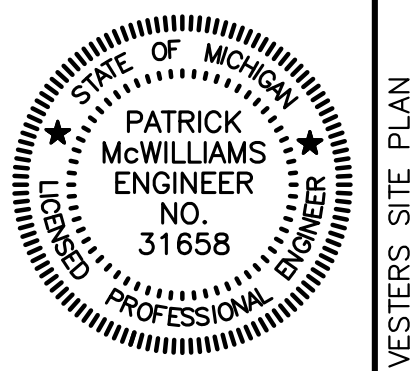
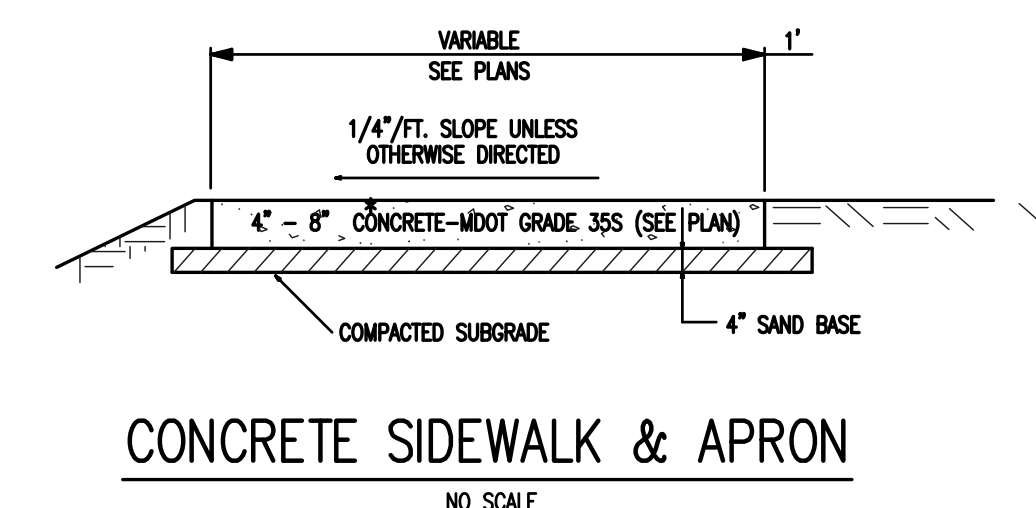
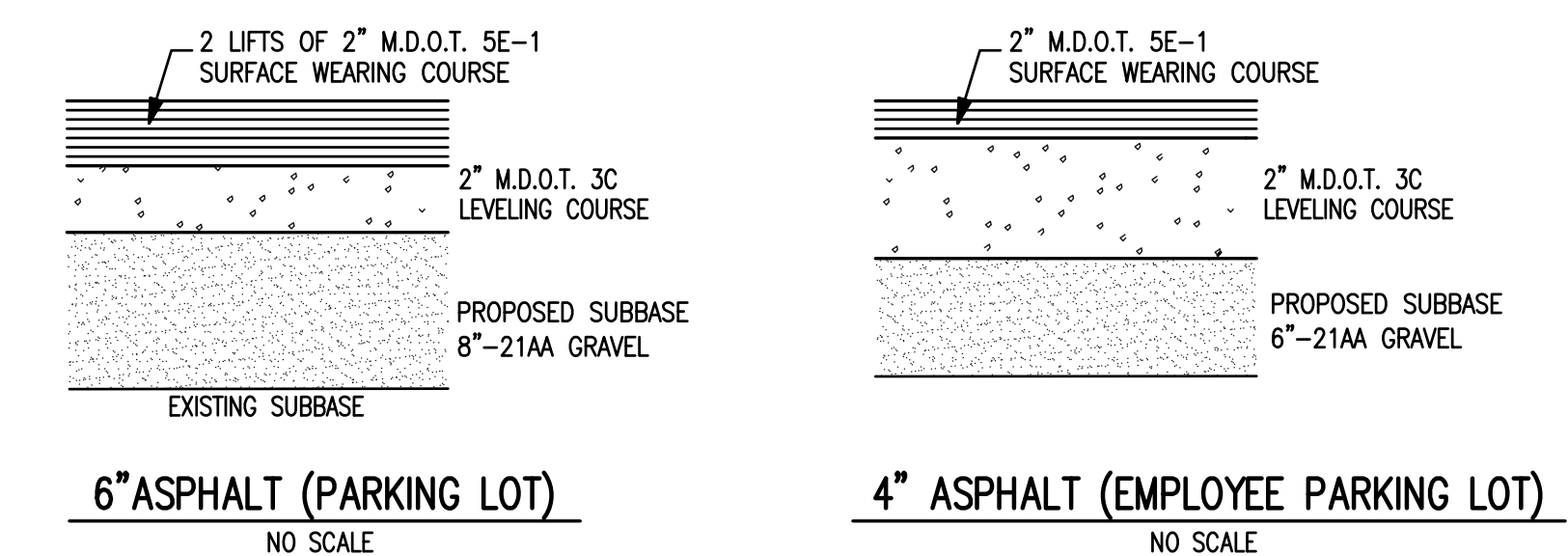
PAVEMENT: = 1.20 ACRES @ C = 0.80

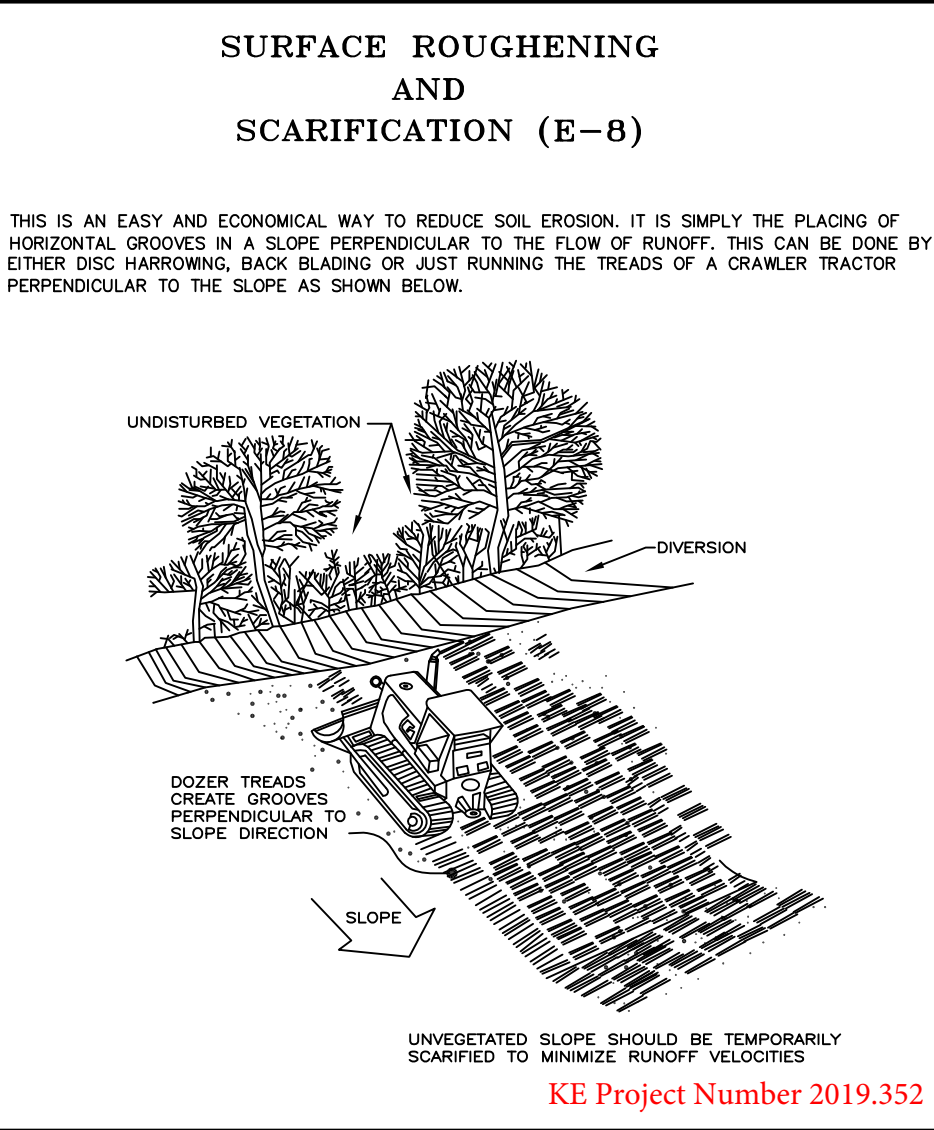
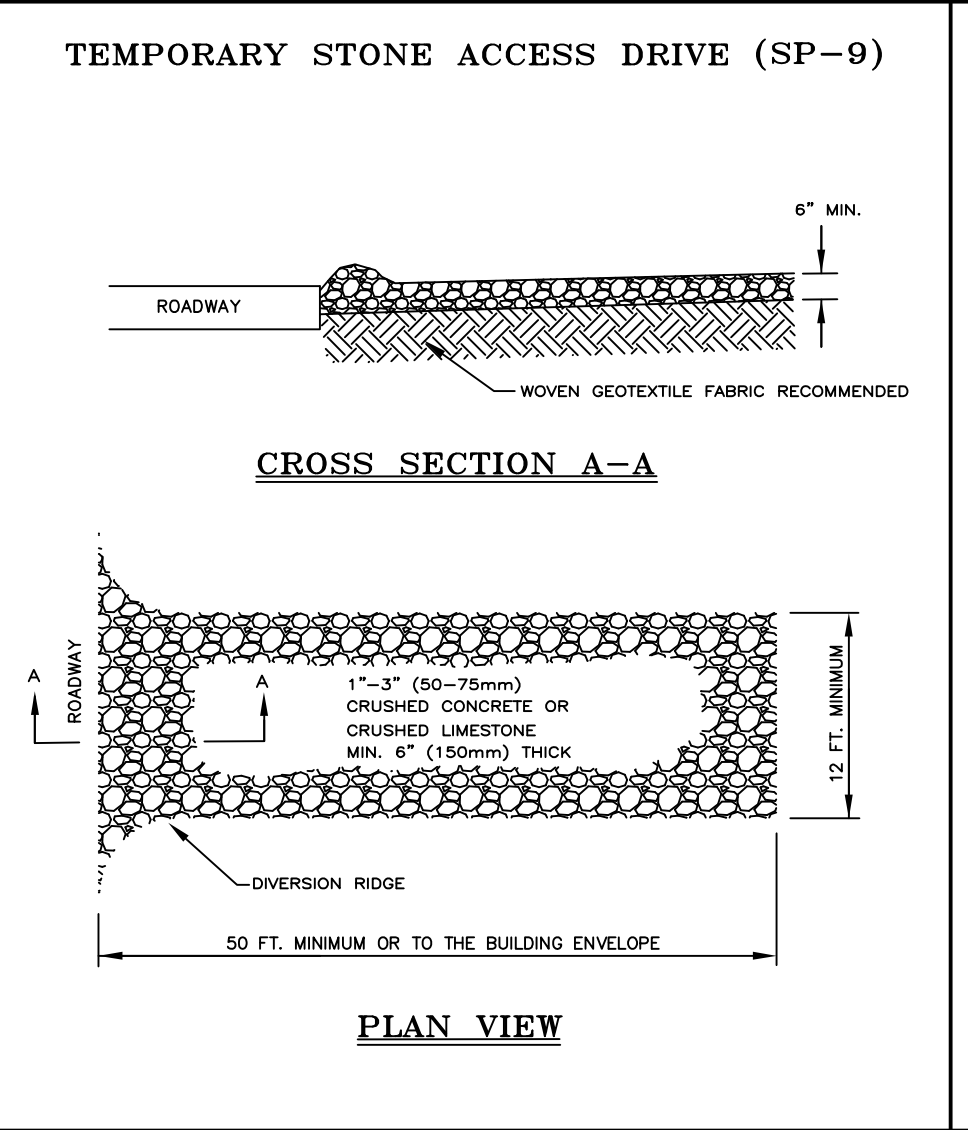
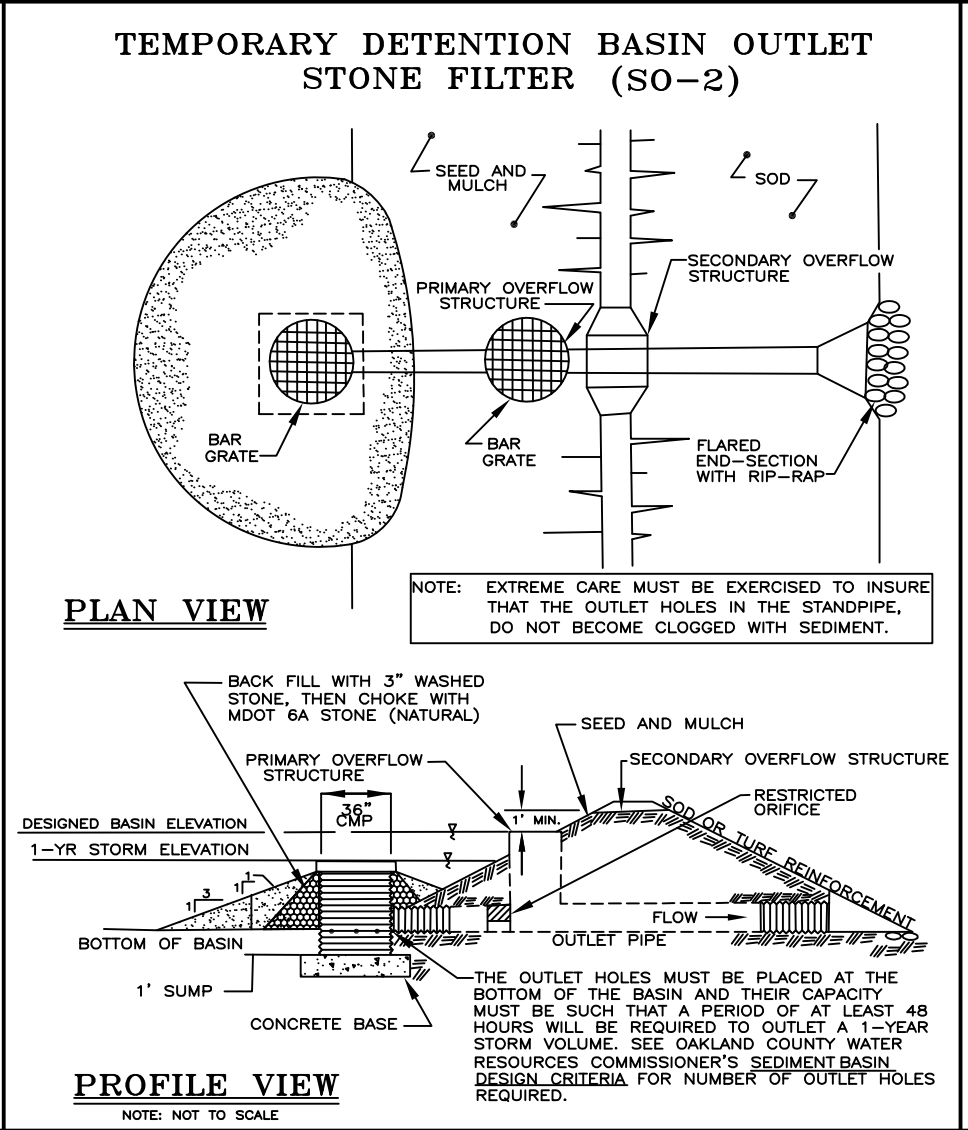
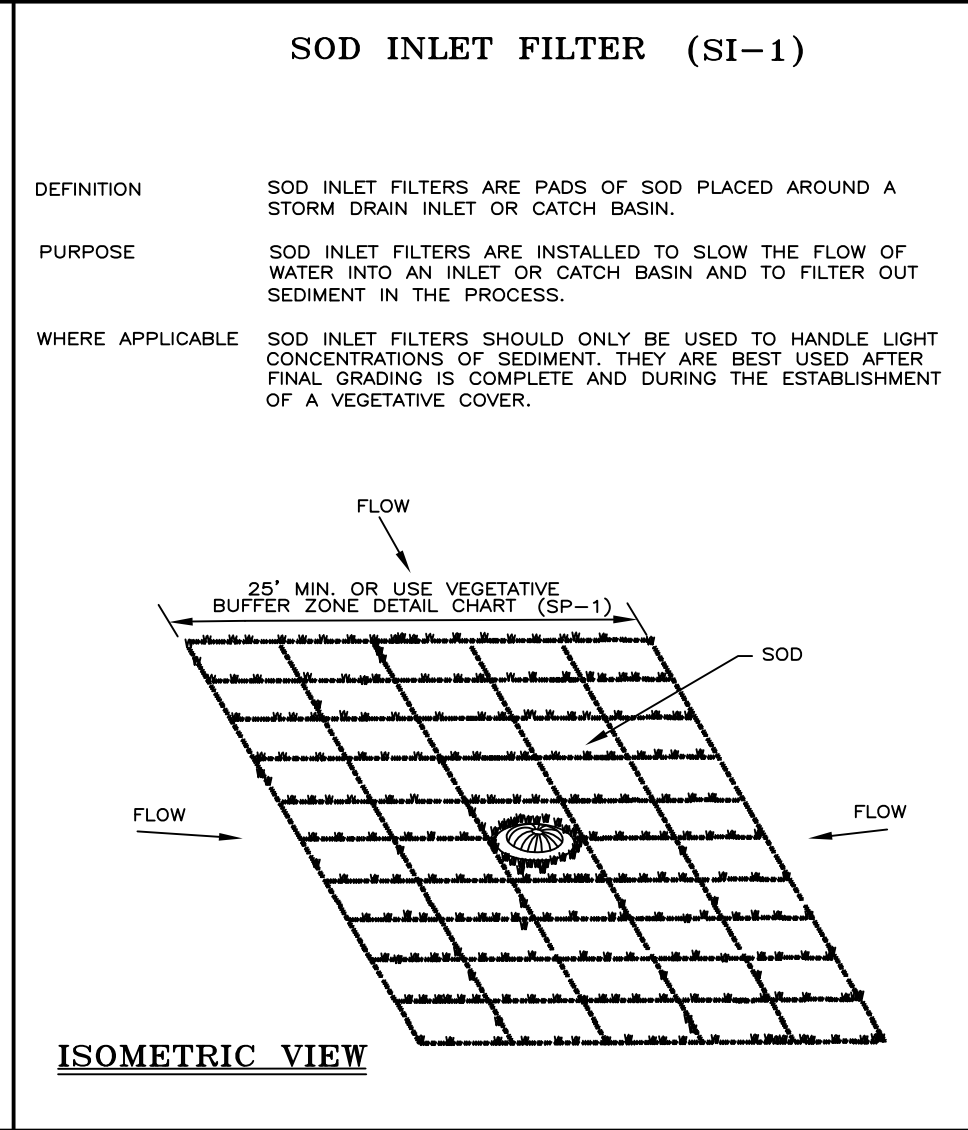
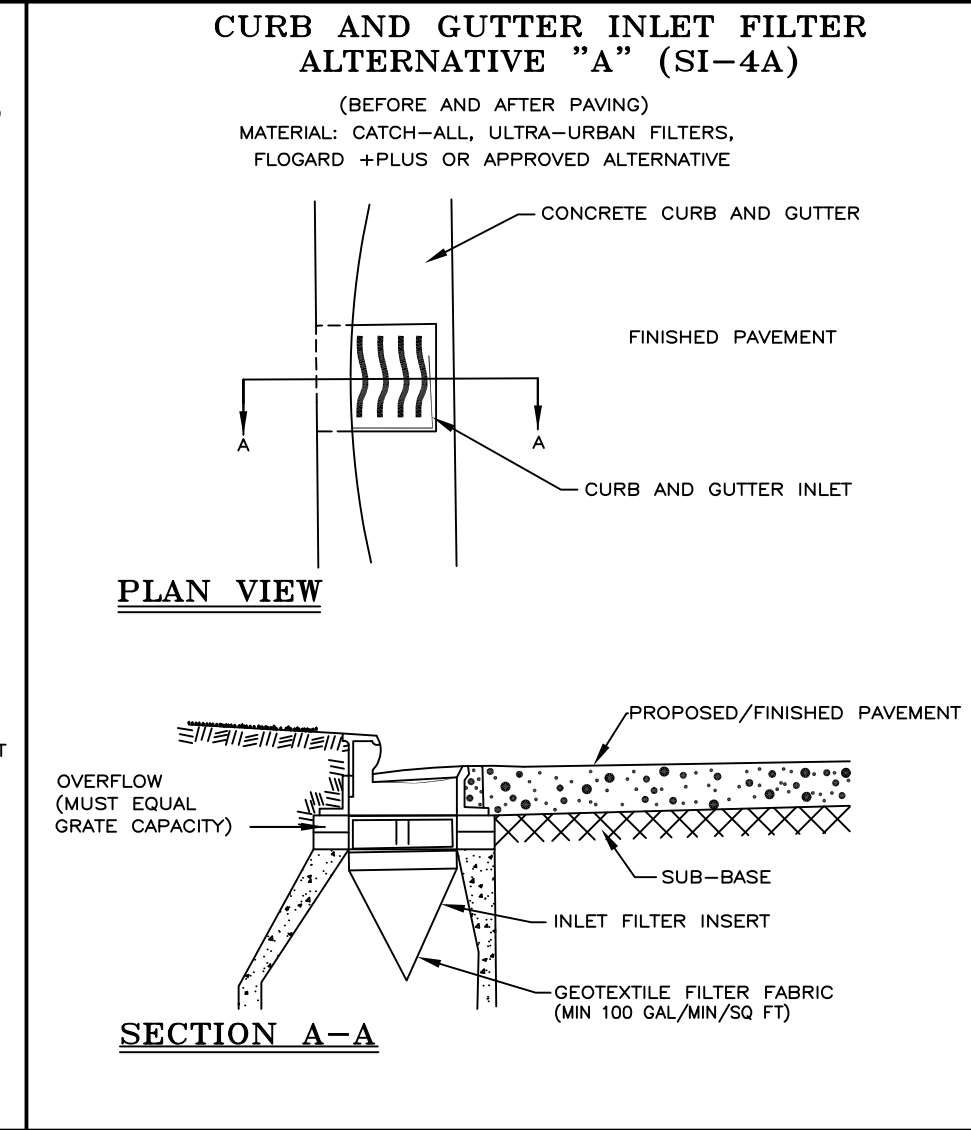
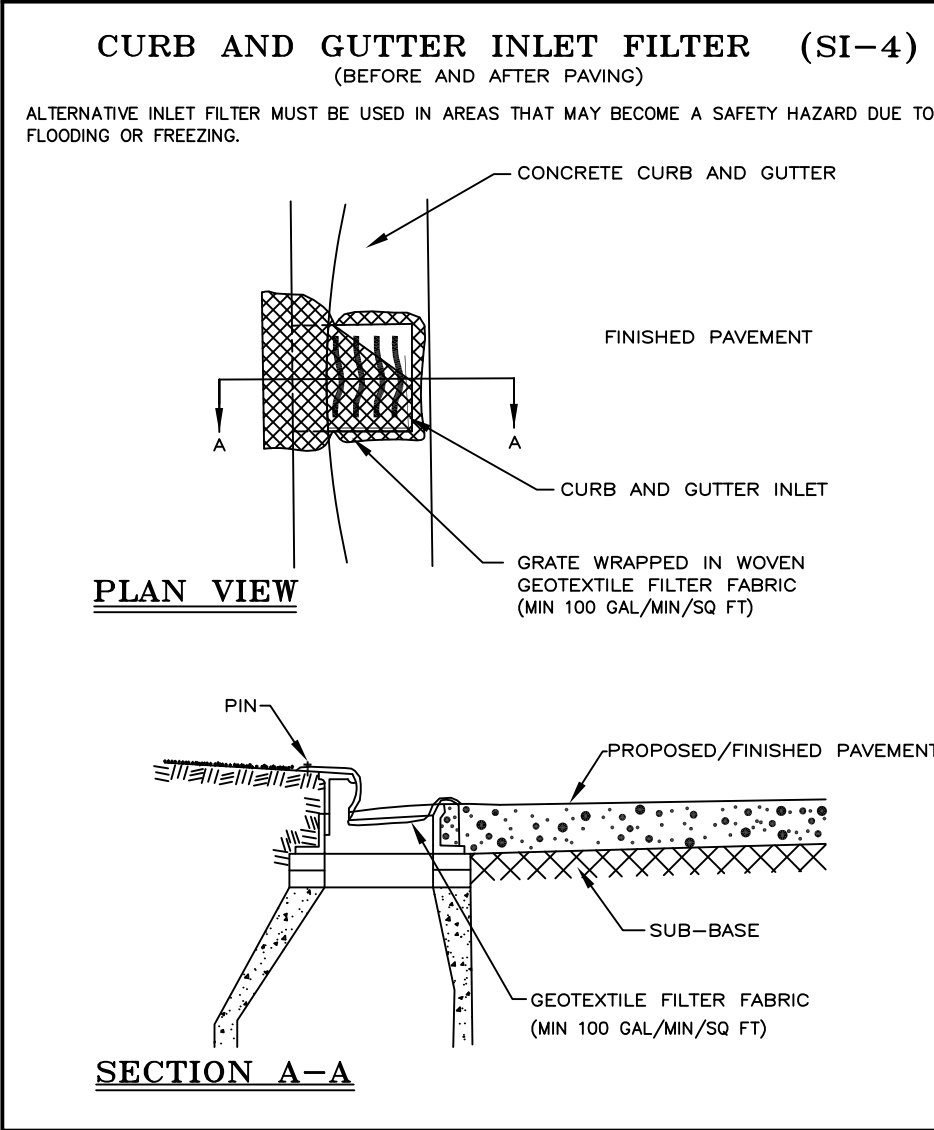
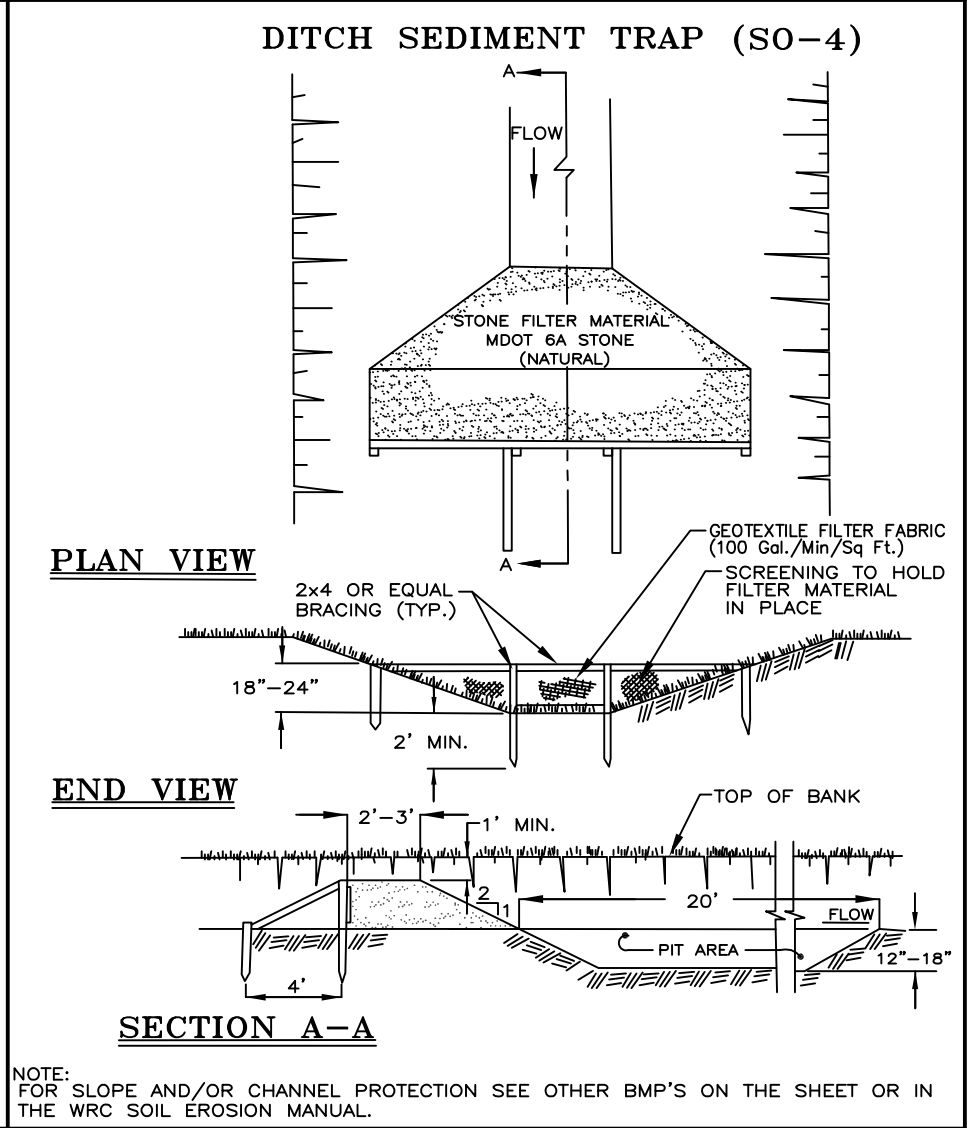
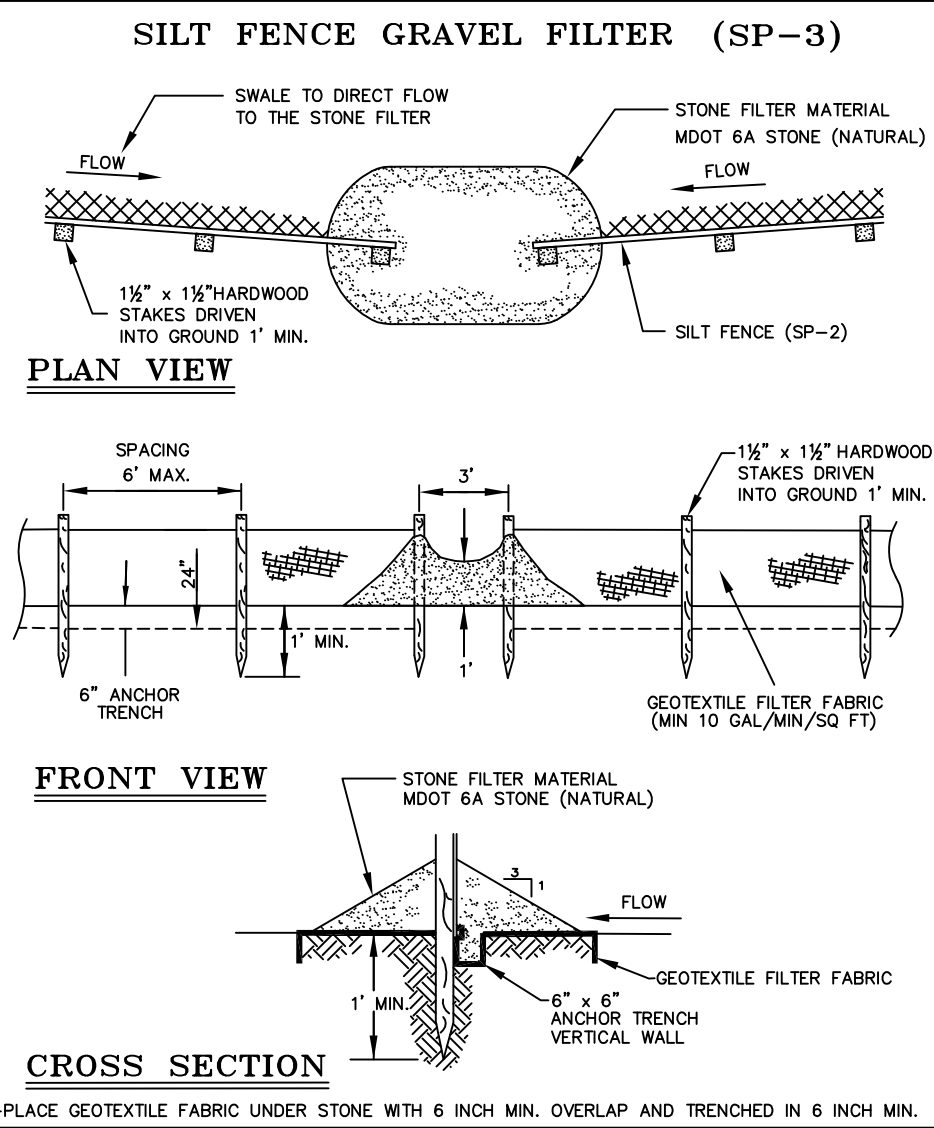
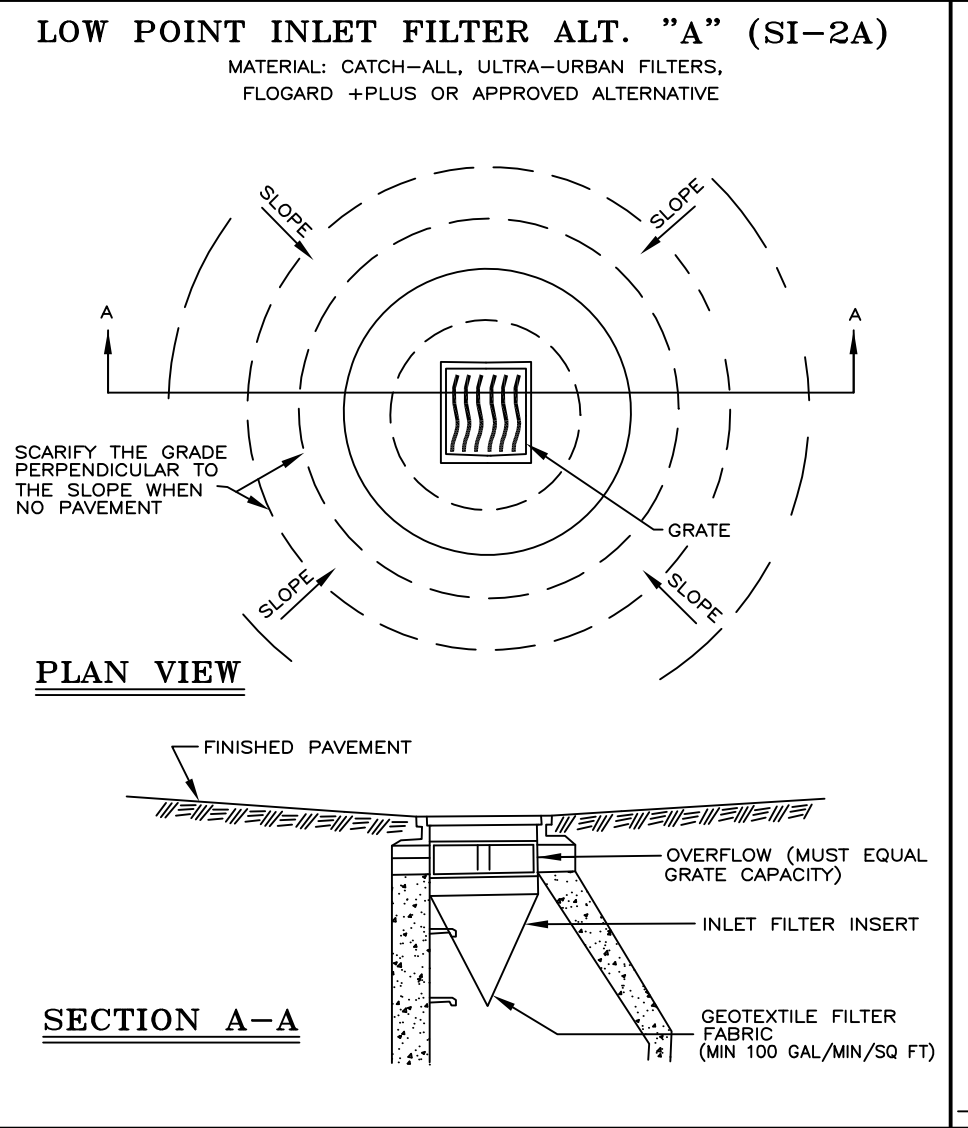
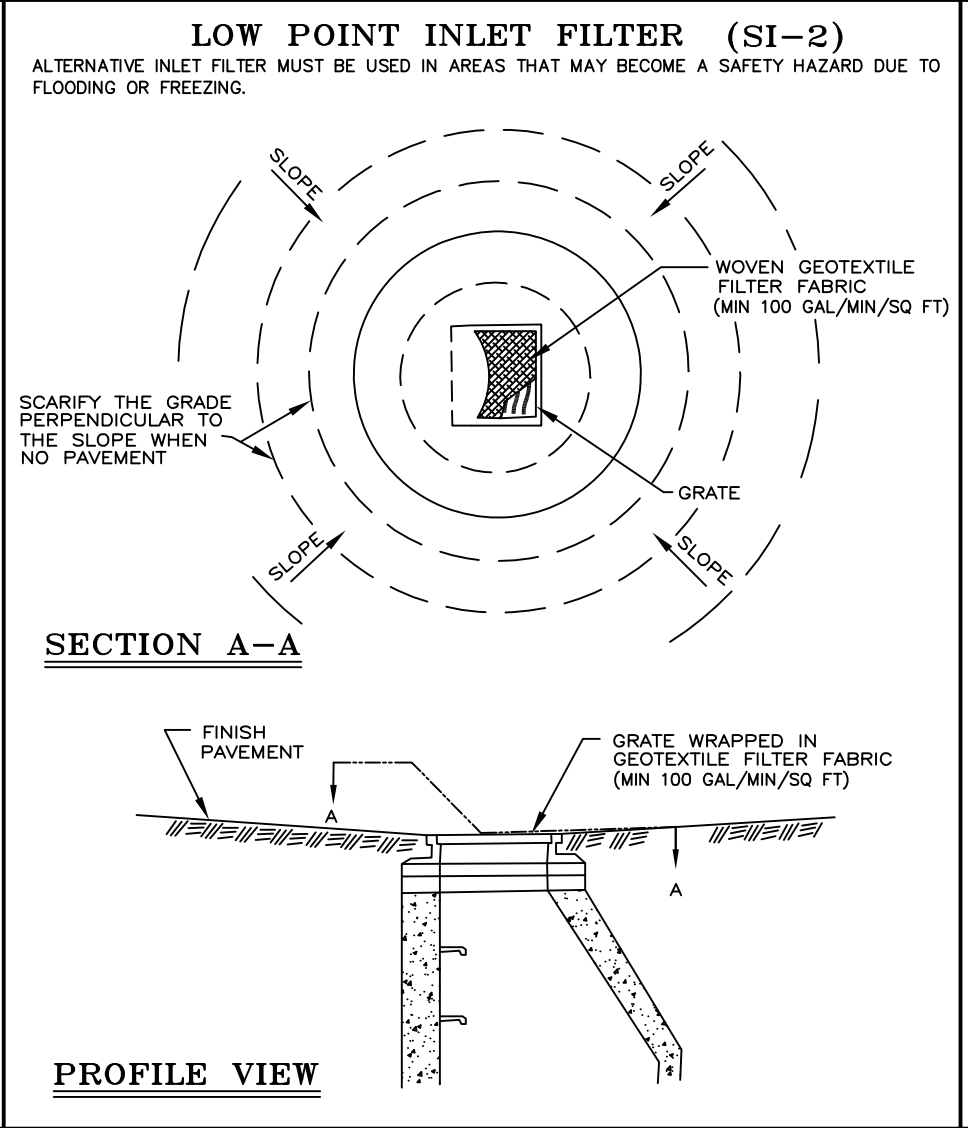
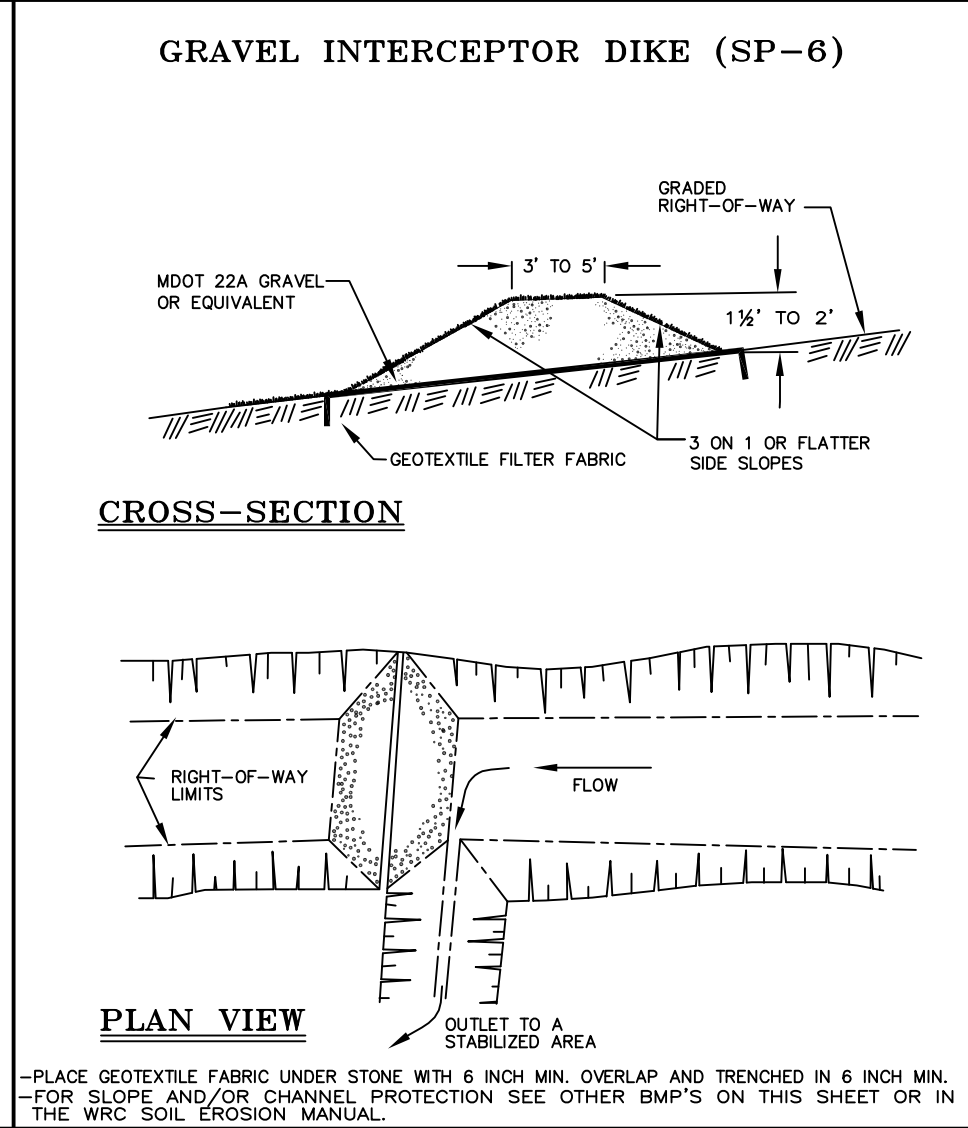
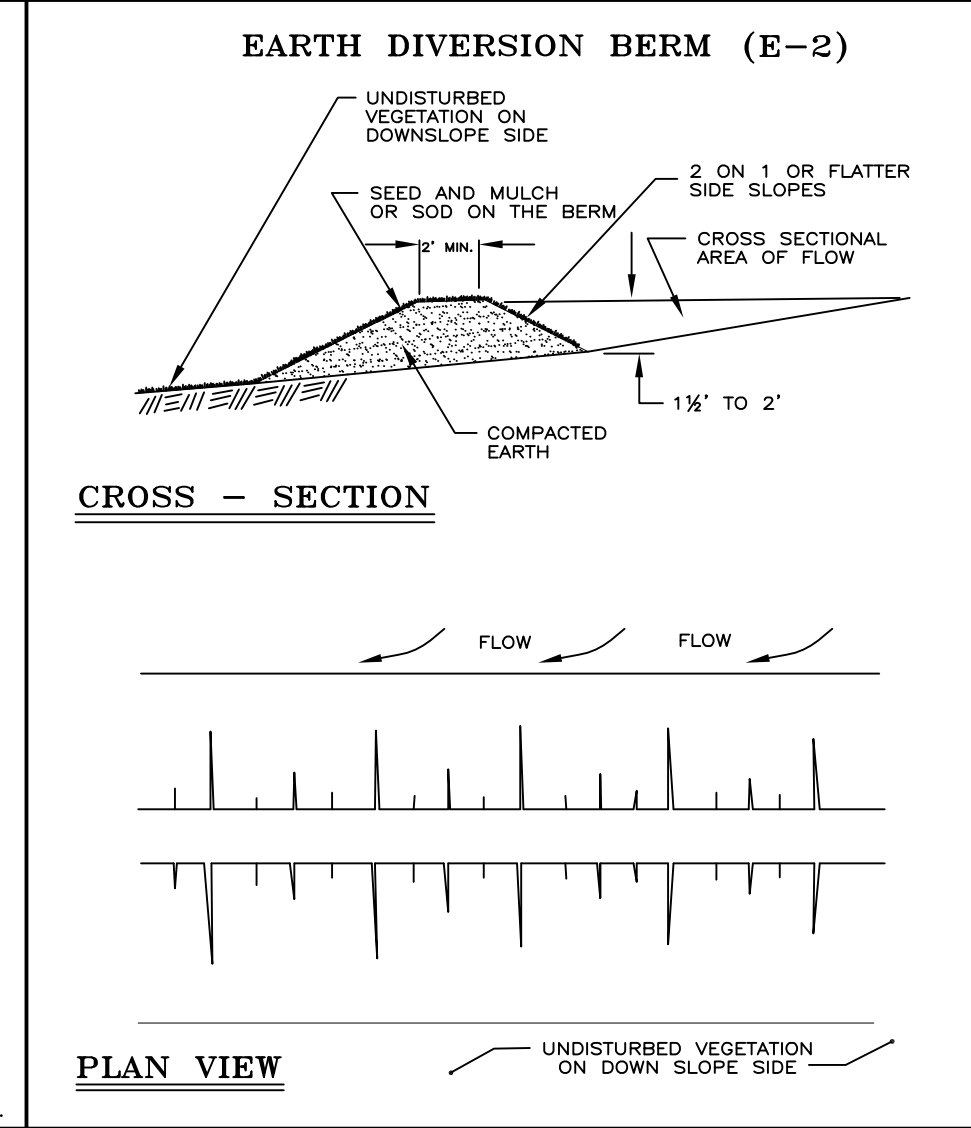
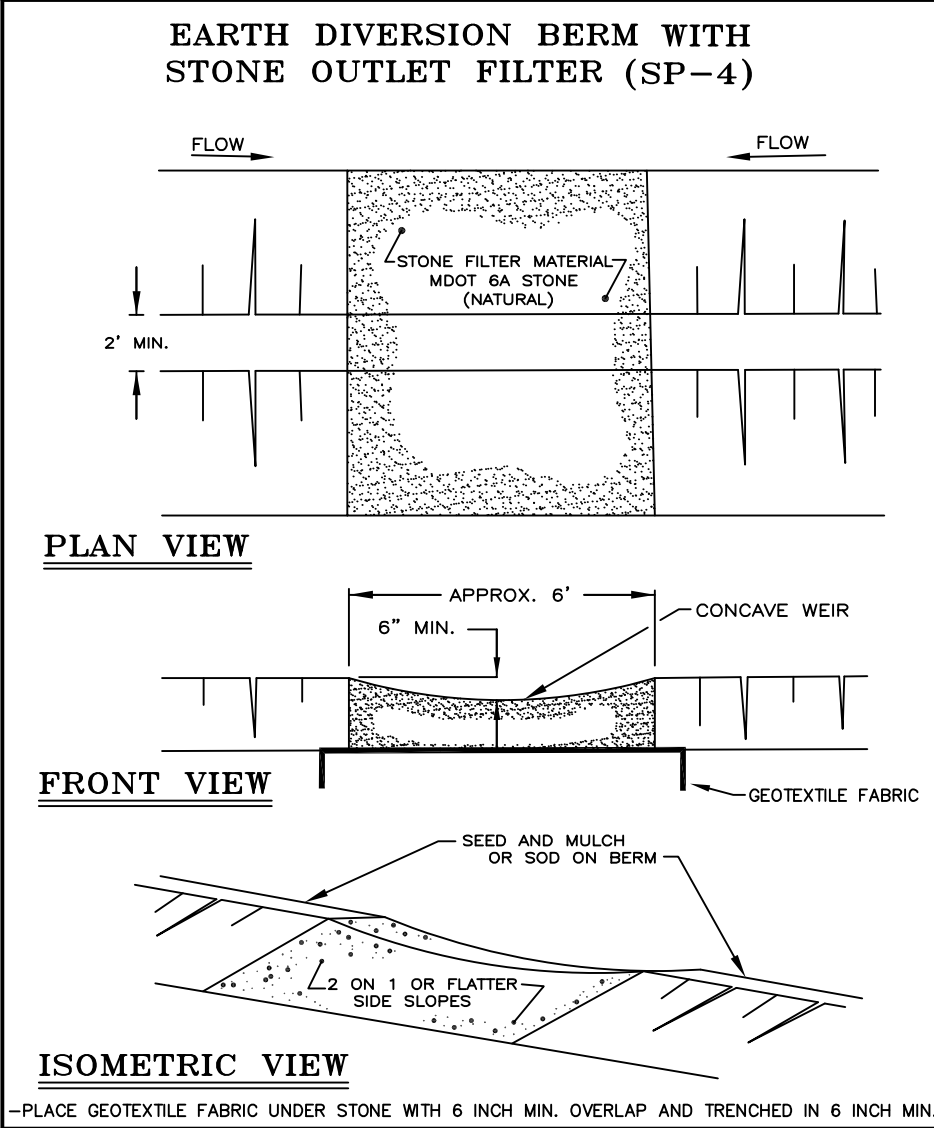
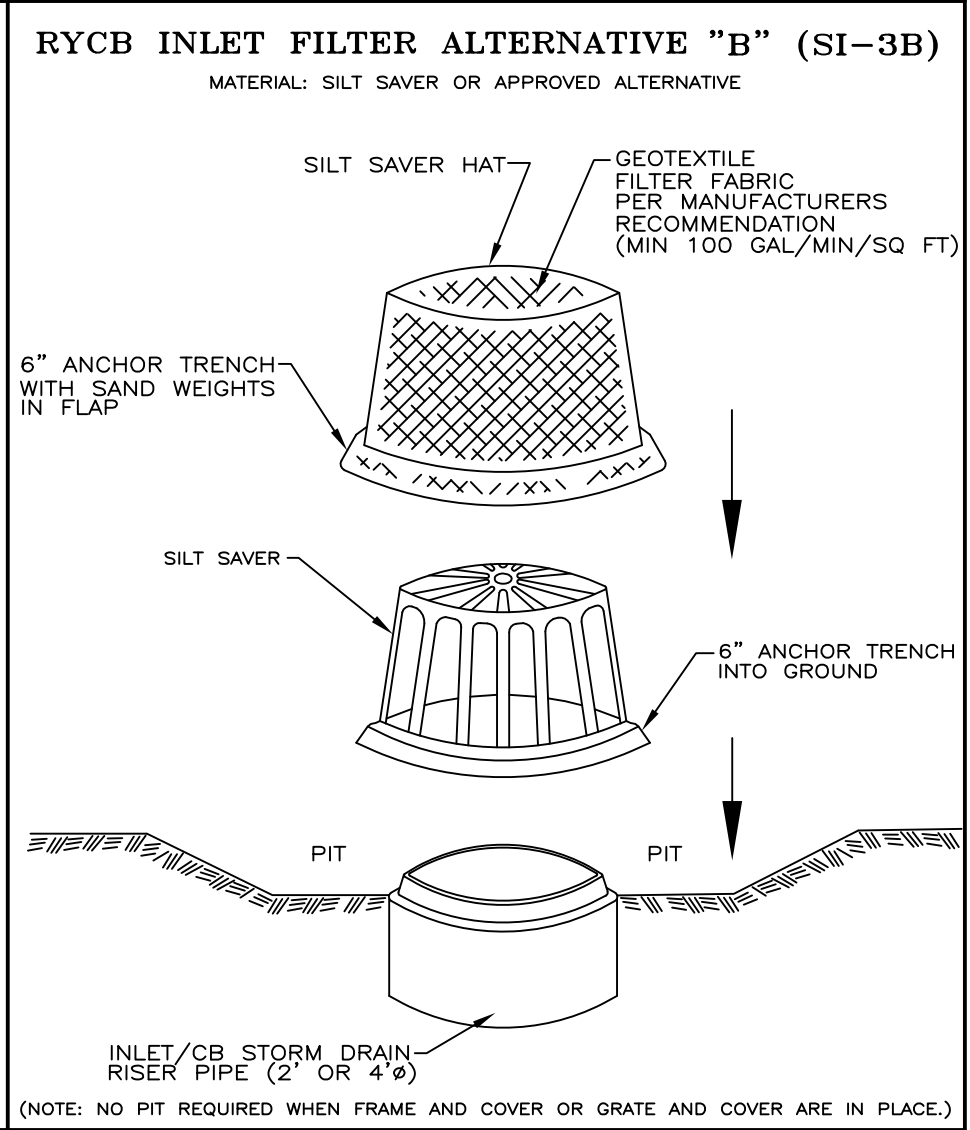
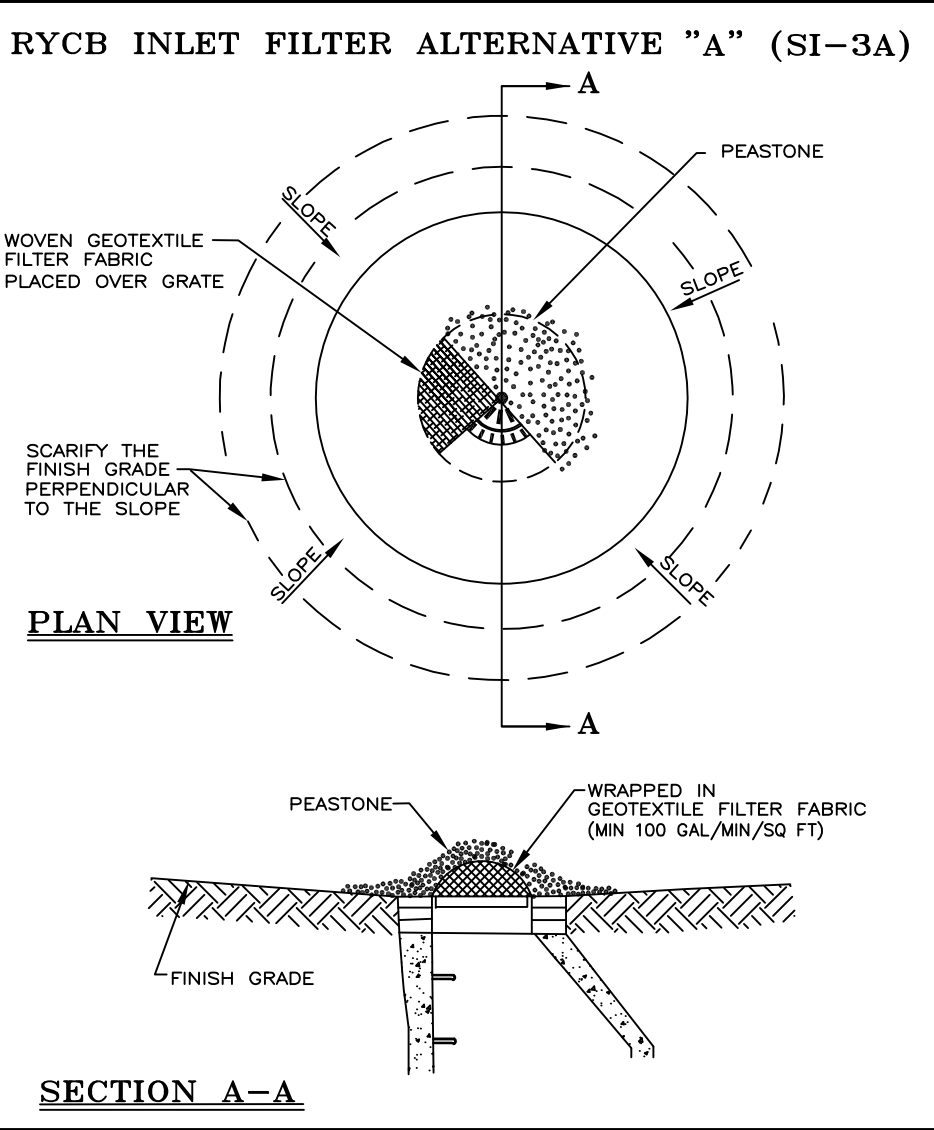
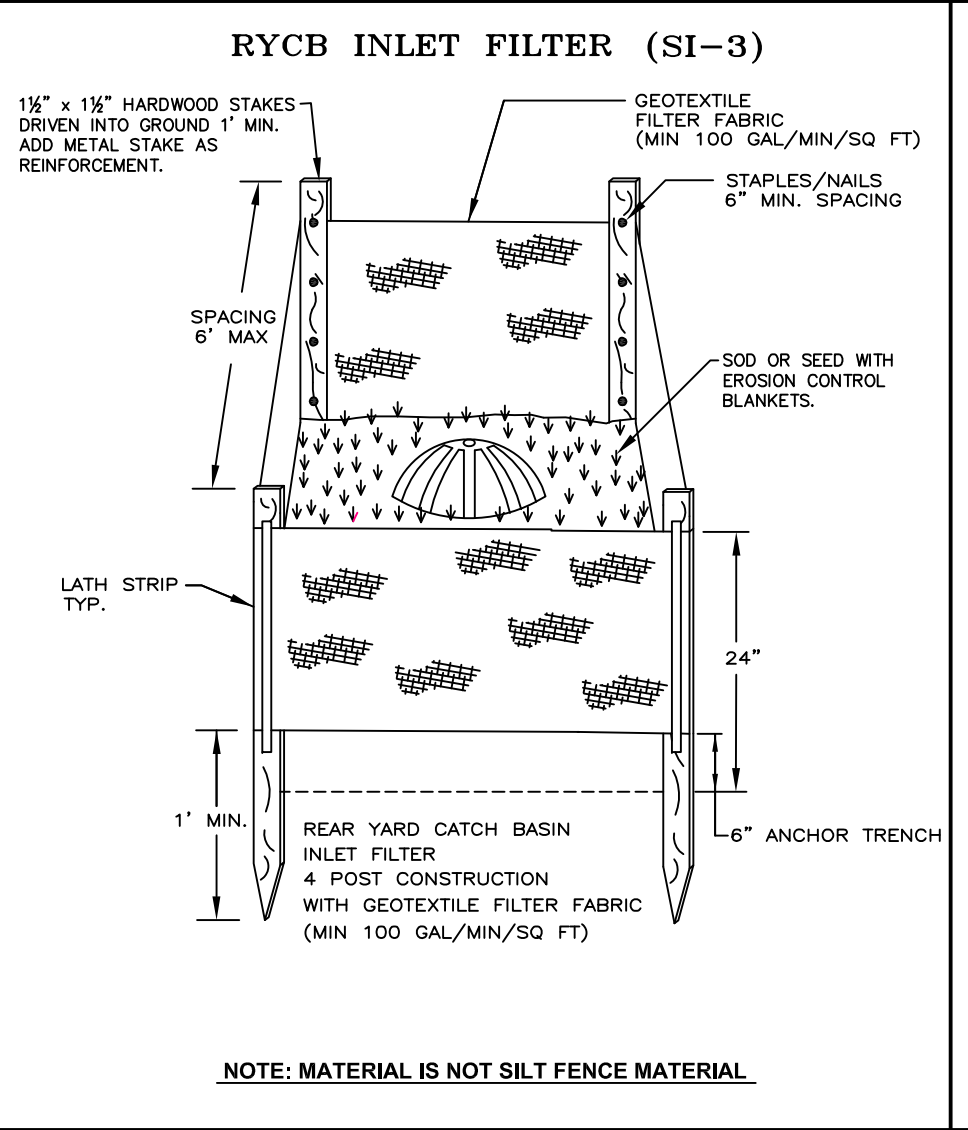
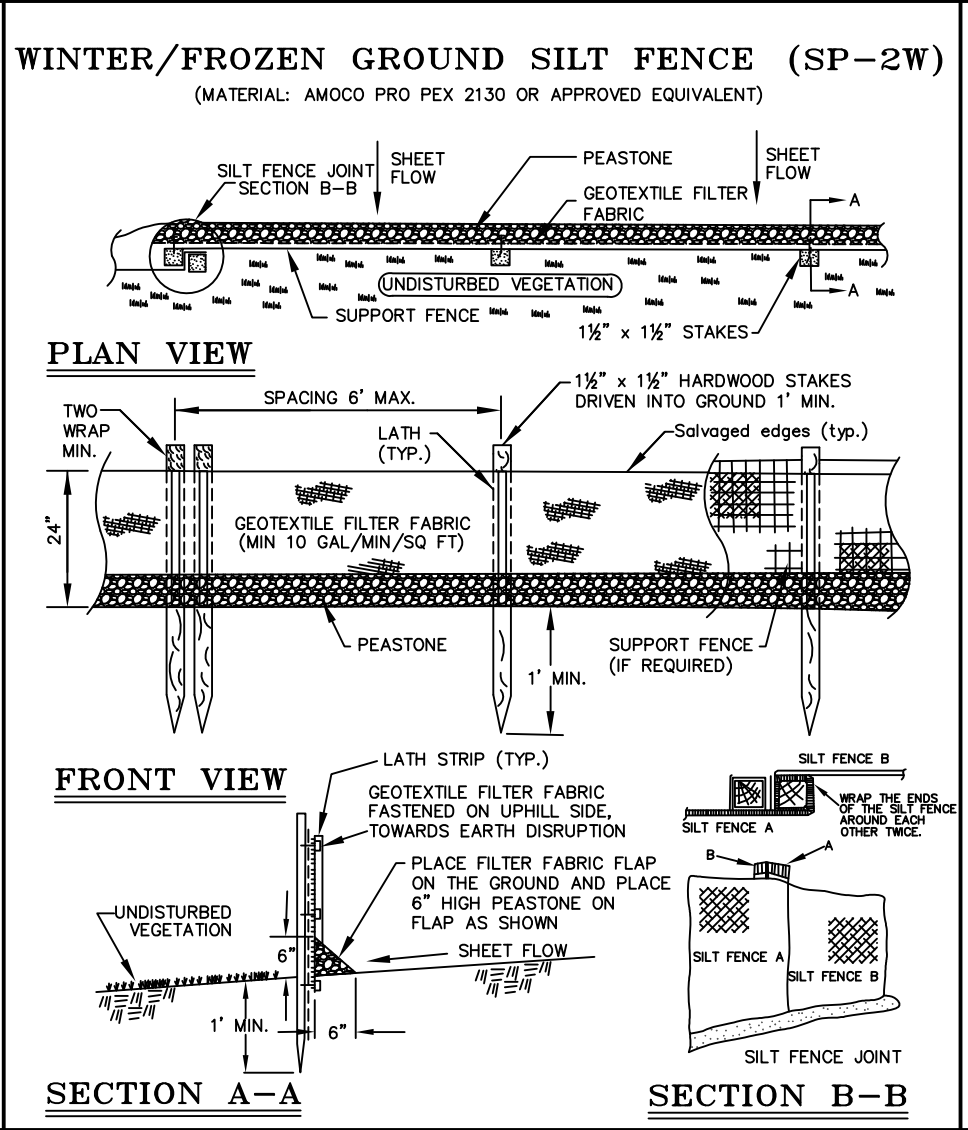
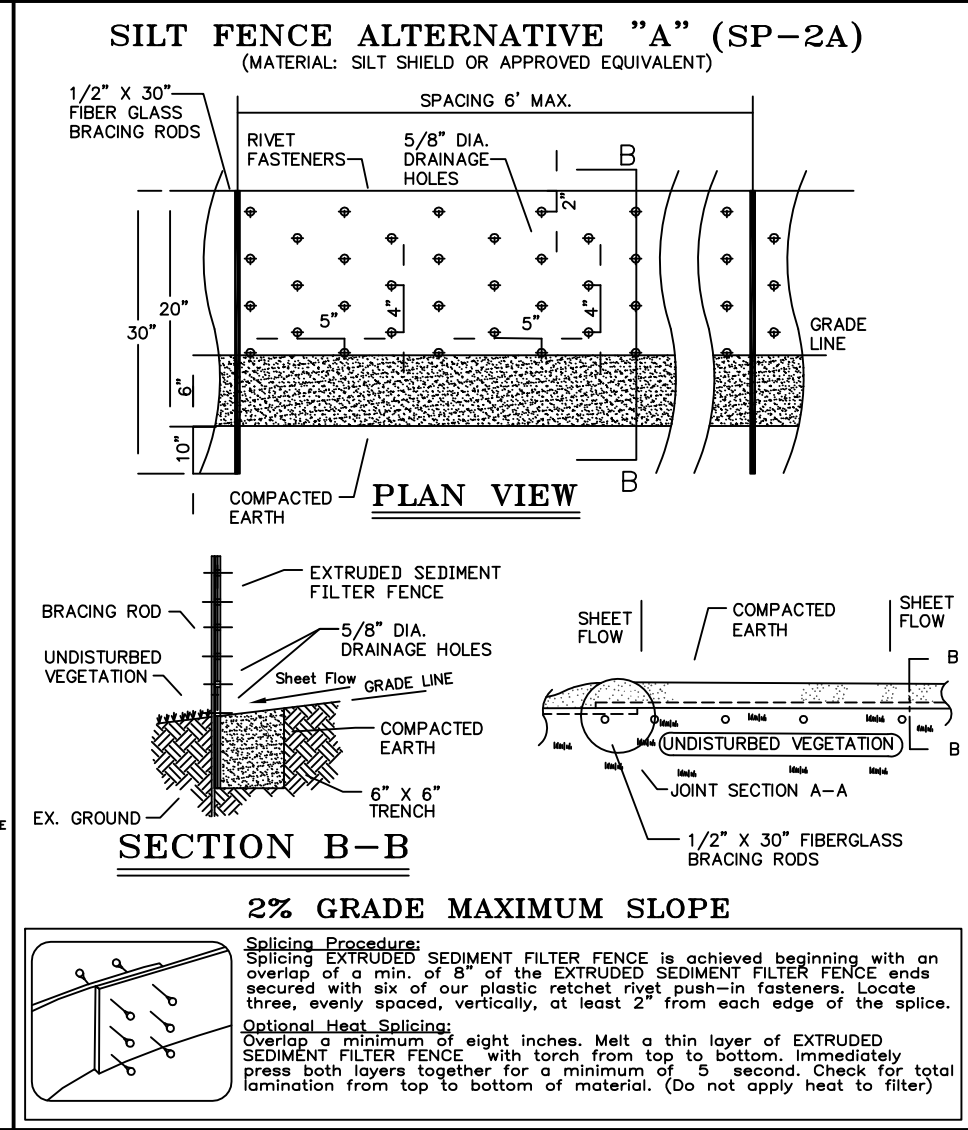
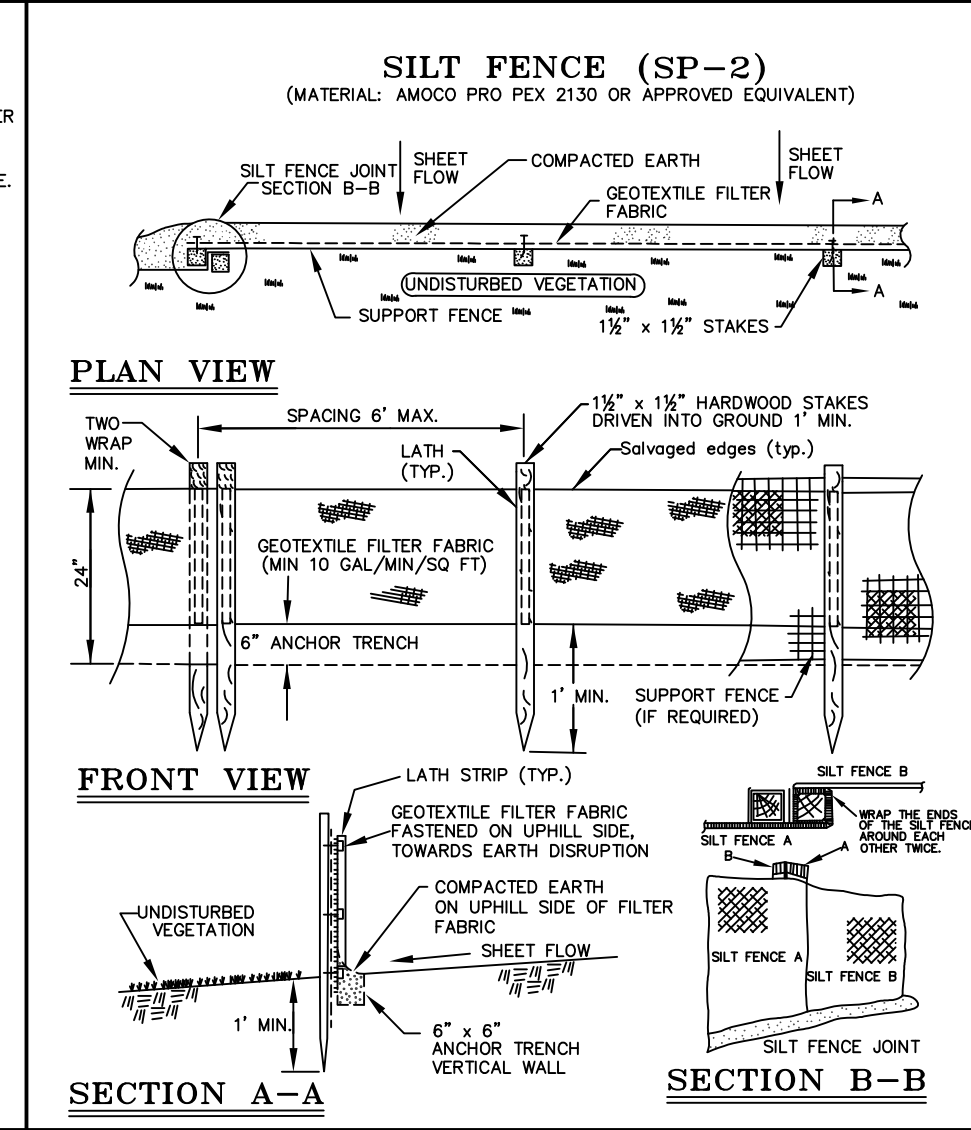
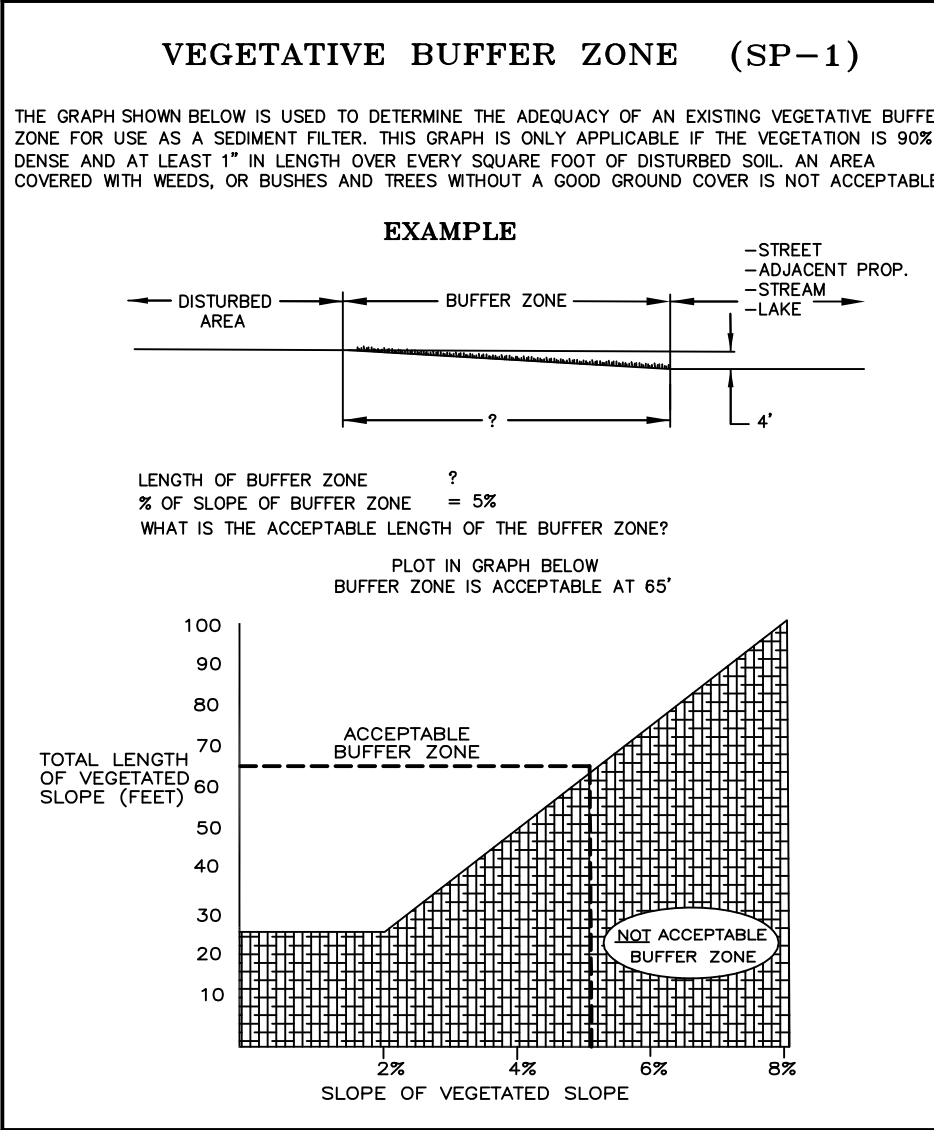
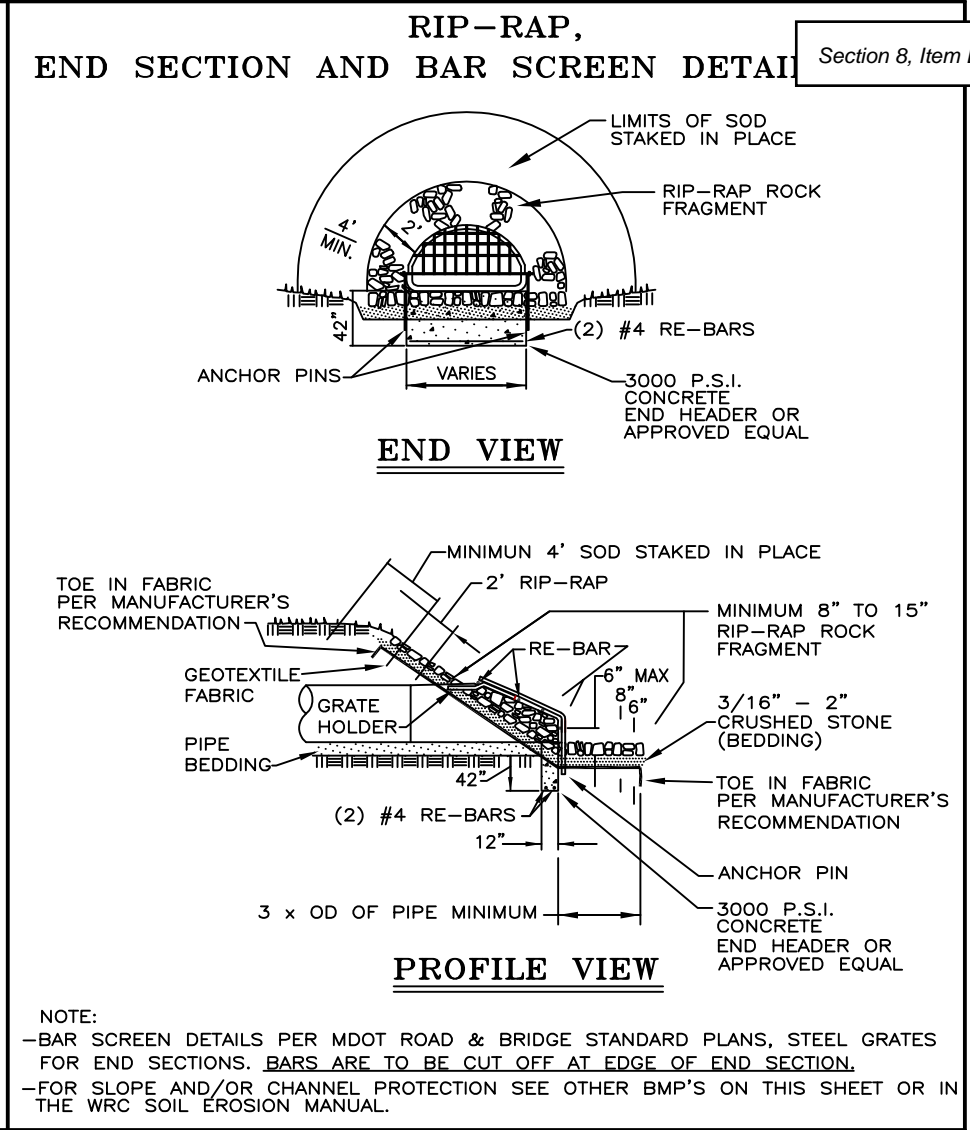
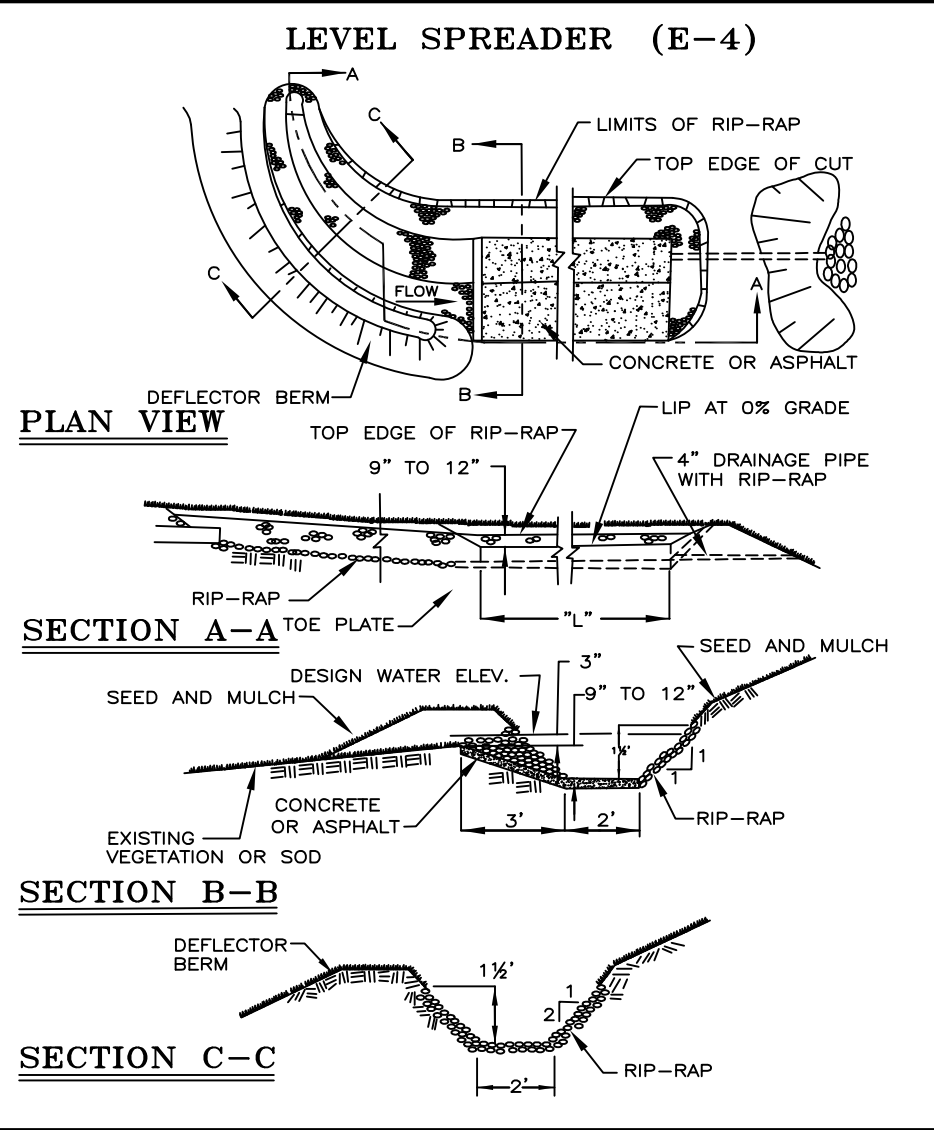
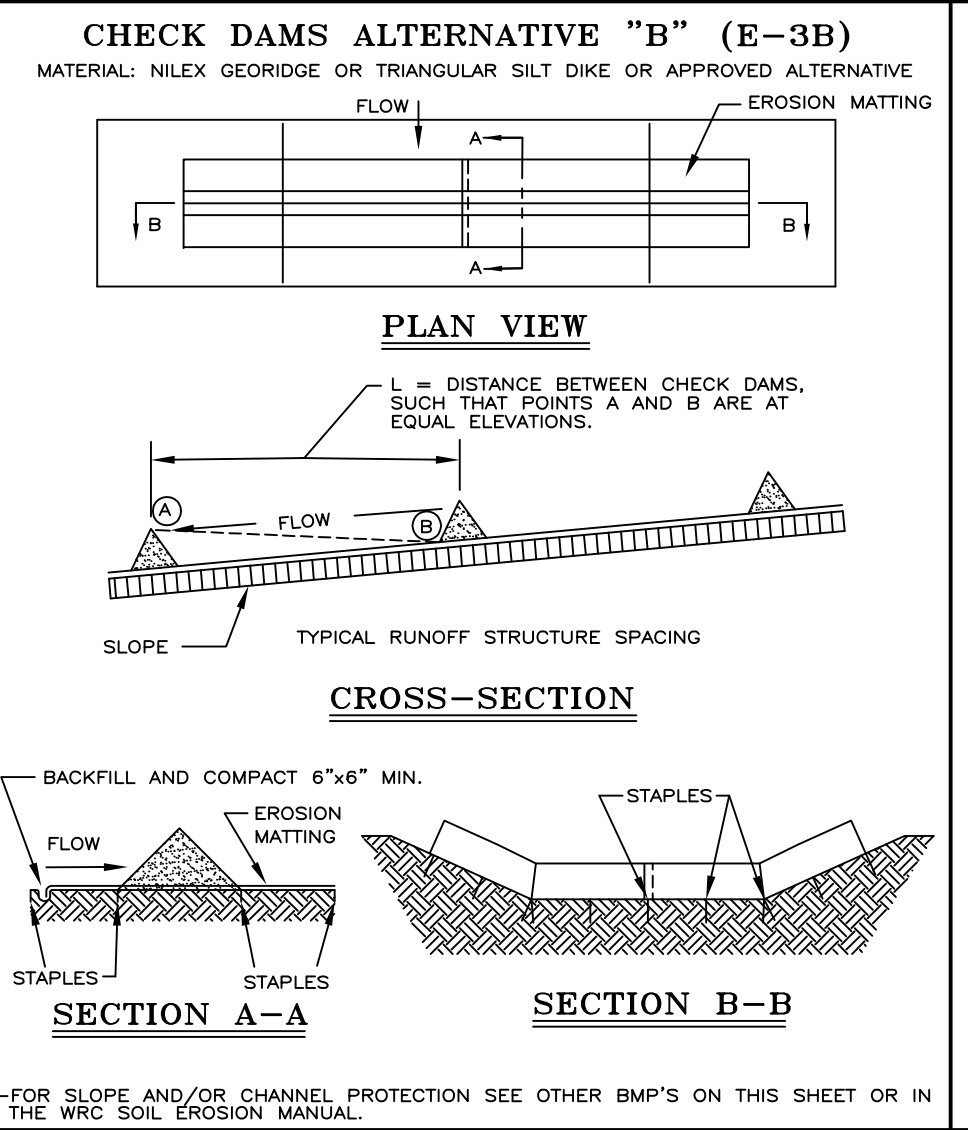
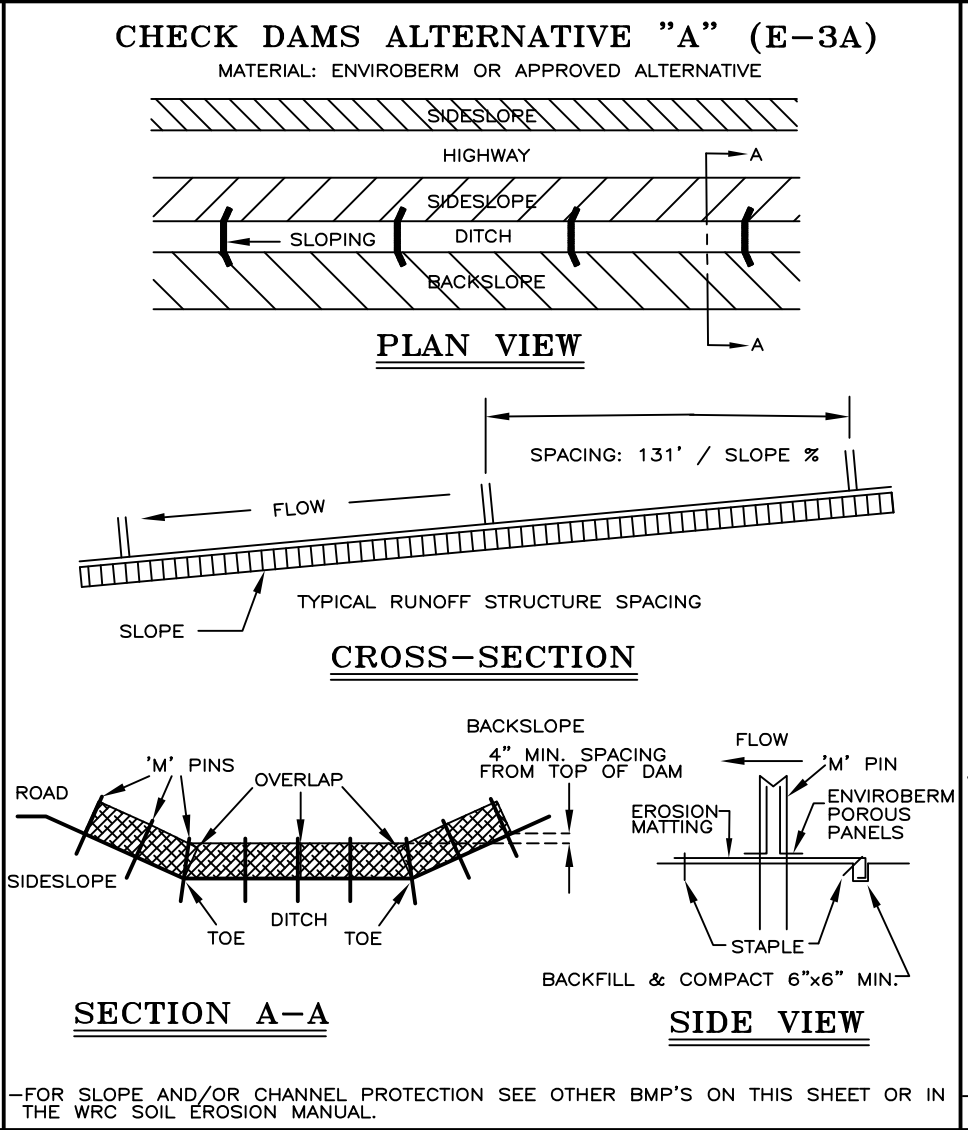
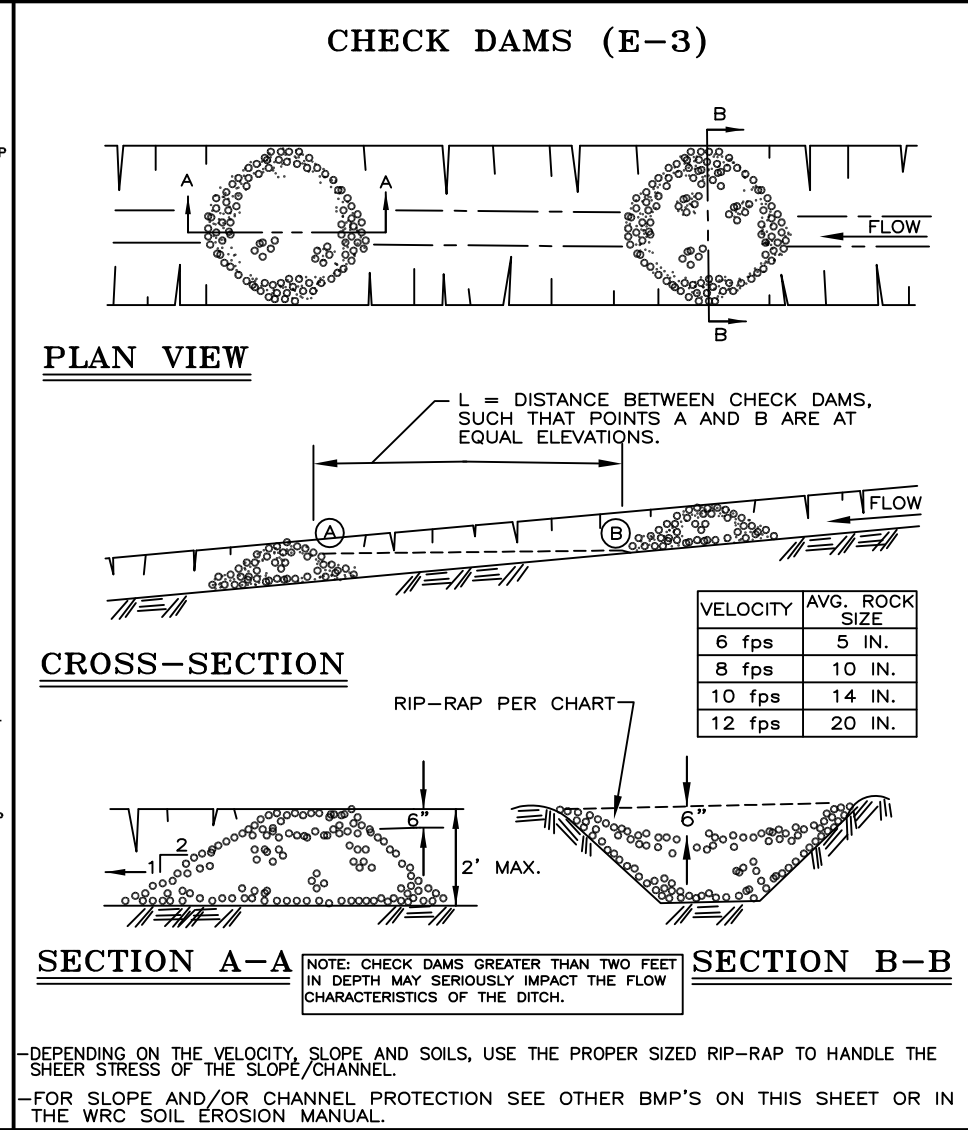
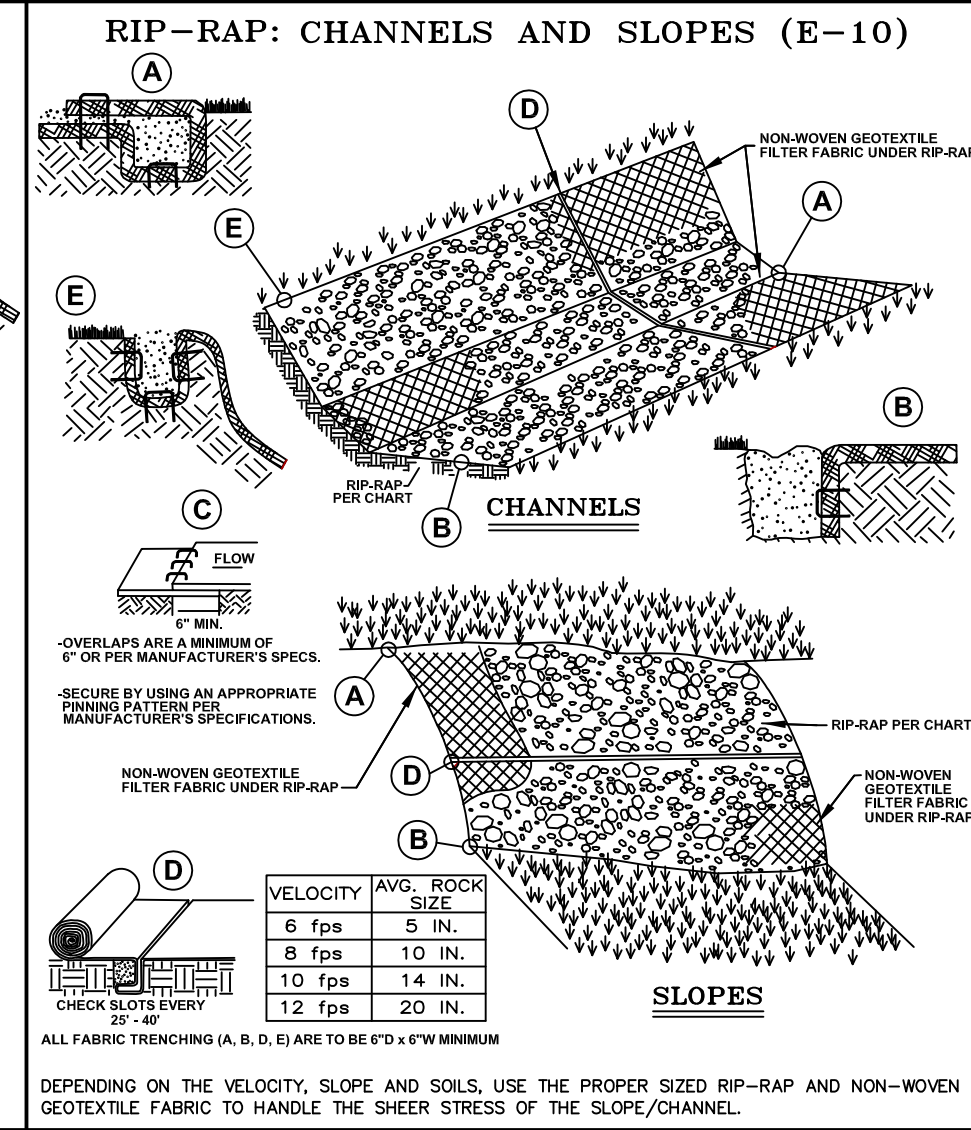
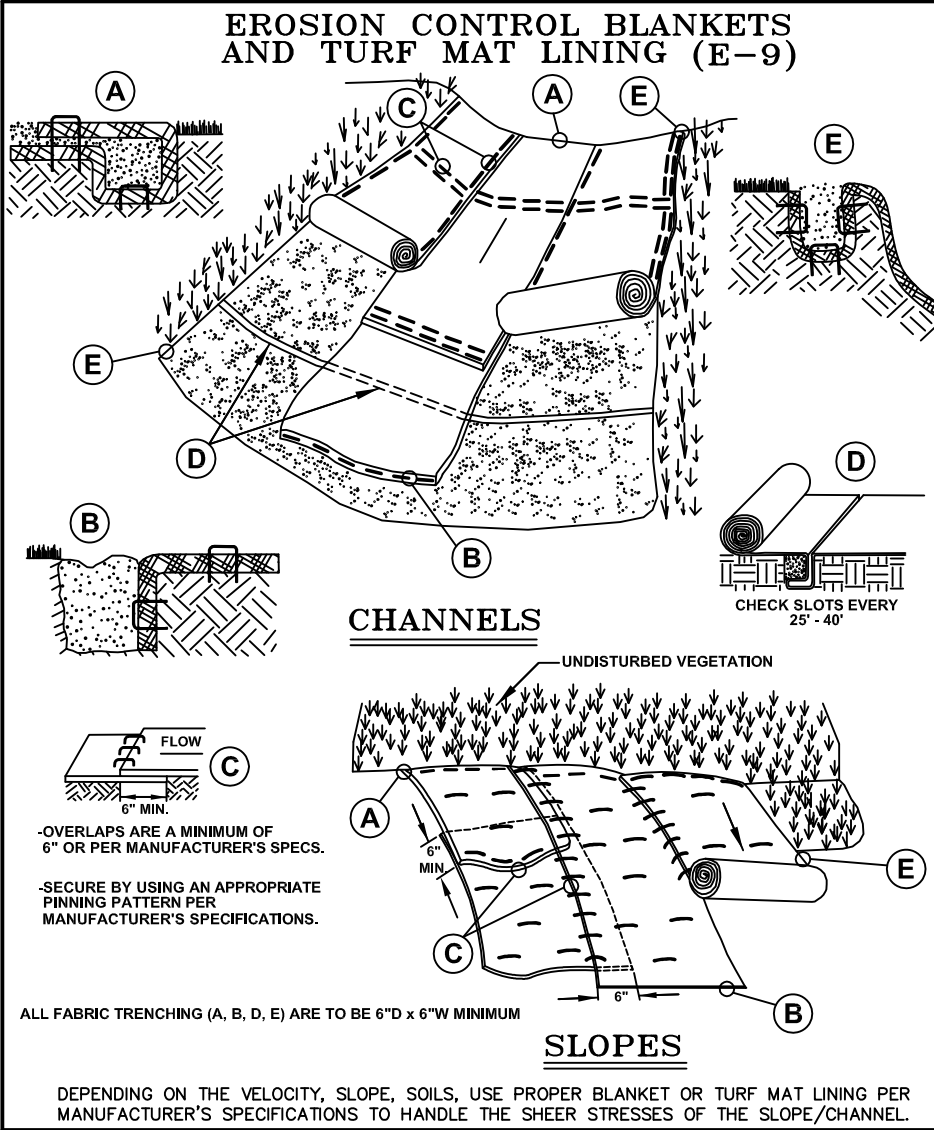
GREENBELTS: 0.41 ACRES @ C = 0.20

ROOF AREA: 9,000 SF = 0.21 ACRES @ C = 0.90

BASIN AREA: 8,000 SF = 0.18 ACRES @ C = 1.00

$C = \left(\frac{1.20 \text{ ACRES}}{2.00 \text{ AC}} \times 0.80 \right) + \left(\frac{0.21 \text{ ACRES}}{2.00 \text{ AC}} \times 0.90 \right) + \left(\frac{0.41 \text{ ACRES}}{2.00 \text{ AC}} \times 0.20 \right) + \left(\frac{0.18 \text{ ACRES}}{2.00 \text{ AC}} \times 1.00 \right) = 0.705 \approx 0.71 \text{ OK!}$





NOTE:

WHILE PERFORMING WORK INVOLVING GROUNDS MAINTENANCE AND/OR THE CONSTRUCTION/MAINTENANCE OF ANY INFRASTRUCTURE, INCLUDING ROADS, WATER MAINS, SANITARY SEWERS, STORM DRAINS AND STORM WATER BEST MANAGEMENT PRACTICES (BMPs), CONTRACTORS SHALL MINIMIZE POLLUTION FROM STORM WATER RUNOFF THAT CAN AFFECT WATER QUALITY RELATED TO WORK ACTIVITIES. POLLUTANTS THAT COULD IMPAIR WATER QUALITY MAY INCLUDE FUEL, GREASE AND OIL, NUTRIENTS, BACTERIA AND PATHOGENS, LITTER AND DEBRIS, AND SOIL EROSION AND SEDIMENTATION. APPLICABLE BMPs SHALL BE IMPLEMENTED BY THE CONTRACTOR TO THE MAXIMUM EXTENT PRACTICABLE TO PROTECT WATER QUALITY AND WILDLIFE HABITAT.

SOIL EROSION AND SEDIMENTATION CONTROL DETAILS

REV.	DATE	DESCRIPTION
1	01/01/01	PROPOSED DETAIL
2	03/08/07	FOR CONSTRUCTION APPROVAL, NAME CHANGES
3	03/08/07	FOR CONSTRUCTION APPROVAL, NAME CHANGES
4	03/08/07	FOR CONSTRUCTION APPROVAL, NAME CHANGES
5	03/08/07	FOR CONSTRUCTION APPROVAL, NAME CHANGES

ORIG. DATE: 01/01/01

SCALE: NONE

DESIGNED BY: WRC

DRAWN BY: Mapping

WRC WATER RESOURCES COMMISSION

ONE PUBLIC WORKS DRIVE, BLDG 95 WEST WATERFORD, MICHIGAN 48328-1907

KE Project Number 2019.352

SHEET NO.: 5 OF 5

**WHITE LAKE TOWNSHIP
INTER-OFFICE MEMORANDUM**

COMMUNITY DEVELOPMENT DEPARTMENT

DATE: June 9, 2023

TO: Rik Kowall, Supervisor
Township Board Members

FROM: Sean O'Neil, AICP
Planning Director

SUBJECT: Rqpvkce'Ncnxlg' Cr ct w gpw'(Preliminary Site Plan)

Located on the uqwj y guv" ukf g" qh' Rqpvkce" Tqcf." pqtj " qh' J ki j rcpf " Tqcf0 Consisting of approximately 50; "acres. Currently zoned O wnr ng/ Hco kf "T gukf gpvkn"*TO /4+"qp"vj g"r qt vkp"qh"vj g"ukg"nf kpi "uqwj "qh'Rqpvkce" Ncnx' Tqcf "cpf "Ukpi ng/Hco kf "T gukf gpvkn"*T3/F +"qp"vj g"rcpf "pqtj "qh"vj g" tqcf 0 Identified as parcel 12-35/54: /2250

The above request is now ready for Township Board Consideration. The matter was considered by the Planning Commission at their regular meeting on June 17, 2023 at which time the **Planning Commission recommended approval** of the proposed preliminary site plan. Vj ku'o cvgt'y cu'cnx'eqpukf gtgf "d{ "vj g"\ qplpi "Dqctf "qh' Cr r gcn' "cv'vj gk'tgi wrct"o ggkpi "qp'Lxpg'46."4243"cv'y j lej "ko g"vj g"\ qplpi 'Dqctf 'qh' Cr r gcn' t cpvgf 'vj g'rr r dcpv'ut gs wguvf 'xct kpegu'

Please find enclosed the following related documents:

- ❑ Draft minutes from the Planning Commission meeting held on June 17, 2023.
- ❑ F tch' O kpwgu'htqo "vj g"\ qplpi "Dqctf "qh'Cr r gcn'o ggkpi "j grf "qp'Lxpg'46."4243.
- ❑ Review letter prepared by the Township Engineering Consultant, Mr. Mike" Leuffgen, dated 28 125 42430
- ❑ Review letter prepared by the Township Planning Consultant, Mr. E j tku' O cf ki cp," dated 28 125 4243.
- ❑ T gxlgy "rgwt "r tgr ctgf "d{ "vj g"Y j kg'Ncnx'Vqy puj kr "Hktg'F gr ct w gpvf cvgf "28 125 42430
- ❑ Review memo prepared by the White Lake Township Assessor dated 12/18/2020.
- ❑ Rt grko kpcf {"ukg'r rpu" f cvgf "27 134 42430

Please place this matter on the next available Township Board agenda. Contact me should you require additional information.

**WHITE LAKE TOWNSHIP
PLANNING COMMISSION**
7525 Highland Road
White Lake, MI 48383
JULY 1, 2021 @ 7:00 p.m.
Electronic Meeting

Chairperson Anderson called the meeting to order at 7:00 p.m. and led the Pledge of Allegiance. Roll was called.

ROLL CALL: Steve Anderson, White Lake, MI
Peter Meagher, White Lake, MI
Rhonda Grubb, White Lake, MI
Debbie Dehart, White Lake, MI
Joe Seward, White Lake, MI
Matt Slicker, White Lake, MI
Scott Ruggles, White Lake, MI

Absent: Merrie Carlock
Mark Fine

Also Present: Sean O’Neil, WLT Planning Director
Sherri Barber, Recording Secretary

Visitors: Michael Leuffgen, DLZ
Yadong Dong, DLZ
John Jackson, McKenna
Kathleen Jackson, McKenna

Approval of Agenda

Commissioner Meagher moved to approve the agenda as presented. Commissioner Seward supported and the MOTION CARRIED with a roll call vote: (Dehart – yes; Meagher – yes; Anderson – yes; Grubb – yes; Seward – yes; Slicker – yes; Ruggles -- yes). 7 yes votes.

Approval of Minutes

- a. June 17, 2021

Commissioner Meagher moved to approve the minutes of June 17, 2021 as presented. Commissioner Dehart supported and the MOTION CARRIED with a roll call vote: (Dehart – yes;

Meagher – yes; Anderson – yes; Grubb – yes; Seward – yes; Slicker – yes; Ruggles -- yes). 7 yes votes.

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

No callers were waiting to speak at the Call to the Public.

Public Hearing:

a) Oakland Harvesters

Location: Located on the north side of White Lake Road, west of Old White Lake Road and east of Orr Road, consisting of 2 acres. Currently zoned Light Manufacturing (LM). Identified as vacant parcel 12-01-127-001

Request: **Preliminary Site Plan Approval**
Special Land Use Approval

Applicant: Oakland Harvesters
840 Sherbrooke St
Commerce Township, MI 48382

Mr. Leuffgen presented his letter dated May 26, 2021. The project is part of a master deeded unit. We'll look into the master deed further at a later date. The original proposal was mainly gravel parking and now it is proposed as pavement. 6" curbing will be required on the site. The site will be served by a well and septic. DLZ will recommend approval after the applicant addresses the outstanding items in his letter.

Commissioner Slicker wanted to verify that there are no curbs shown on the project currently, and Mr. Leuffgen said that is correct. The septic field looks small on the plans. Mr. Leuffgen noted that they have a lot of room on the space if needed, but it could change the pavement limits.

Kathleen Jackson from McKenna presented their review letter. The proposed use is appropriate. The landscape plan was not submitted. Commissioner Anderson asked why the landscape plan wasn't addressed. The applicant didn't address that with McKenna although McKenna did request it. Commissioner Dehart asked about weed storage and chemicals for the site. Planning Director O'Neil stated that there should be a condition that they won't be storing weeds on the property due to odor etc. Commissioner Ruggles is guessing whoever regulates the use of the lake treatment chemicals would also regulate the storage of those chemicals. This is the 2nd preliminary site plan. They did not receive elevations or exterior lighting plans. No signage has been proposed. There are several outstanding issues. McKenna recommends tabling or making the approval subject to planning review and approval of outstanding items.

Planning Director O'Neil stated that there are Fire Department comments to be addressed. The applicant is not in attendance for the meeting.

Planning Commissioner Anderson opened the public hearing at 7:29 pm.

No one raised their hand from the public to discuss this item.

Planning Commissioner Anderson closed the public hearing at 7:32 pm.

Commissioner Seward moved to table the Preliminary Site Plan Approval and Special Land Use Approval for Oakland Harvesters located on the north side of White Lake Road, west of Old White Lake Road and east of Orr Road, consisting of 2 acres. Currently zoned Light Manufacturing (LM). Identified as vacant parcel 12-01-127-001. The applicant needs to address the issues raised and provide the information requested and be present at the meeting to answer any questions. Commissioner Ruggles supported and the MOTION CARRIED with a roll call vote: (Dehart – yes; Meagher – yes; Anderson – yes; Grubb – yes; Seward – yes; Slicker – yes; Ruggles -- yes). 7 yes votes.

b) Elizabeth Lake Retail

Location: Property described as vacant parcel number 12-21-426-004, located on the southwest corner of Elizabeth Lake Road and Highland Road (M-59), consisting of approximately 69 acres. Applicant would like to rezone approximately 8.61 acres of the northeast portion of the parcel, from **(AG) Agricultural to (PB) Planned Business District** or any other appropriate zoning district.

Requests: **Rezoning Approval**
Preliminary Site Plan Approval

Applicant: MA Archmaster
40500 Ann Arbor #105

Commissioner Ruggles asked to be recused from this agenda item. The Planning Commissioner will let him know when he can come back into the meeting.

Commissioner Dehart moved to recuse Commissioner Ruggles from the discussion about Elizabeth Lake Retail. Commissioner Grubb supported and the MOTION CARRIED with a roll call vote: (Dehart – yes; Meagher – yes; Anderson – yes; Grubb – yes; Seward – yes; Slicker – yes). 6 yes votes. Commissioner Ruggles was moved into a waiting room at 7:38 p.m.

Planning Director O’Neil sent out an email earlier this week explaining the current status of this project. His recommendation is to hold a public hearing tonight but then to have a discussion about the plan and then table any action on the site plan. There is a new site plan under review and we don’t have a complete picture yet. Any discussion would be based on review letters from the prior plans that may have been addressed already with the new plans.

Kathleen Jackson presented the McKenna report on the rezoning portion. McKenna did not get the traffic impact study for review. Planning Commissioner O’Neil noted that WLT received one today for review. The petitioner needs to give a written statement for the public benefit and they haven’t given that. The site layout has not changed from the initial layout and the Planning Commissioner would like to see it face Elizabeth Lake Road. The drive-through detracts from the walkable nature of the project.

Commissioner Seward stated that this is planned community and a focus area. Planning Director O’Neil stated that there are 4 areas in the master plan. One is the Lakes District. Ms. Jackson was referencing the future land use map. This is mixed use at higher residential, the Town Center of White Lake that gives the community an identifiable center of space.

John Jackson from McKenna noted that there is a section of their plan that goes into more detail. Planning Commissioner O’Neil stated that there are other planning areas and it gets a little confusing.

He would focus on the Lakes Town Center language, that is where the vision is focused. The master plan should be updated in 2022. They are proposing planned business for planned development. Commissioner Seward asked if they have sought planned development. Planning Director O'Neil noted that the business fits within planned community. Commissioner Seward isn't understanding this and is trying to clarify. Planning Director O'Neil noted that it's a guide and he would focus on Lakes Town Center. The only residential component at the site could be assisted living, hospital or health care. The Master Plan is wish list, and the zoning ordinance is the rule book.

Commissioner Anderson opened the public hearing at 8:06 p.m.

No one from the public raised their hand to discuss the public hearing for Elizabeth Lake Retail.

Commissioner Anderson closed the public hearing at 8:10 p.m.

Planning Director O'Neil wanted to mention that diving into the previous reviews wouldn't make sense due to the updated plans that have not been reviewed fully. The applicants need to give the community benefit statement and traffic impact study. The traffic impact study was given to WLT Planning on Monday and it is under review.

Mr. Leuffgen had a few preliminary comments. The traffic impact study was prepared by Rowe, and it dated in spring 2020 and that plan was substantially different than the plan we have before us now. We will look for conflict with the roundabouts.

Richard Shapak was in attendance on behalf of the developer and has been working on the plan for approximately 2 years. He wanted to address some of the comments. They do not have any signed contracts for drive-throughs but they have parties interested. Starbucks may have some interest and they will not go anywhere without a drive-through. You will see a finished façade along Elizabeth Lake Road and the rear of the buildings. The center will be kept in prime condition. They are open minded about the outdoor seating and walking around the center. They are preparing the community impact statement to be delivered probably at the end of next week.

Commissioner Anderson stated that we need a full blown presentation to move forward. It's important to know exactly what we are looking at. We want to make a decision on what we can see.

Commission Seward asked if The Town Center designation would let the applicant build what they are proposing. Planning Director O'Neil noted that we haven't applied those standards to this case yet. His concern with Planned Business is that it's not as aligned with the Civic Center area, it has uses that don't fit with a walkable town center. This is the center of White Lake Township. Would it permit office buildings or car repair? If it is zoned a certain way and we change the zoning could it open it up to other business that we may not want in that area? He thinks the Town Center is a better zoning designation. Commissioner Anderson understands this, but one small development can't meet all these, you may have one aspect that is part of the Town Center.

Planning Director O'Neil wants to clarify and asked Commissioner Seward if you want a plan nearer to the Civic Center Development. You have the ability to pull the best of those items. Those are permitted uses but that's not what is proposed here, we would not approve that. They are bound by their site plan approval. It opens the door, but not without going through the approval process. They are locked in to their site plan. Commissioner Seward noted that they don't always materialize, they could walk away from it. Planning Commissioner O'Neil stated that if it fails to materialize it would revert back. Commissioner Meagher would like a point of clarification. These are both recommendations to the

Township board. The Township board won't approve zoning until they have the preliminary site plan in front of them. Planning Director O'Neil stated that we only moved ahead due to the public hearing.

Commissioner Anderson would suggest tabling the rezoning and preliminary site approval until the applicant spends more time addressing the review comment from DLZ and McKenna and presents a formal visual plan for us. Planning Director O'Neil would throw the idea out for up to four planning commission members meeting with a workshop or subcommittee to discuss this so they can move this along. Then the applicant could come back in two weeks. Commissioner Anderson stated that we don't want to spend a lot of time unless the applicant is prepared to have the necessary information.

Mr. Shapack thinks it's the most valuable land in WLT. It's limited and we're using every acre to make it feasible.

Planning Director O'Neil noted that we would like a subcommittee and then a very brief recap of the meeting. His fear is the meeting on Monday would be too close for review. He sees the value of slowing down and putting a good package together and he's trying to be realistic. We should follow up on it tomorrow to set up the meeting date and time and Planning Director O'Neil will ask for interest and available dates. Preferably during the day at the Township or annex. Planning Commissioner Anderson asked that you please send Planning Director O'Neil your availability by noon tomorrow.

Commissioner Seward moved to table the Rezoning Approval and Preliminary Site Plan Approval for Elizabeth Lake Retail, vacant parcel number 12-21-426-004, located on the southwest corner of Elizabeth Lake Road and Highland Road (M-59), consisting of approximately 69 acres. Applicant would like to rezone approximately 8.61 acres of the northeast portion of the parcel, from (AG) Agricultural to (PB) Planned Business District or any other appropriate zoning district. Commissioner Meagher supported and the MOTION CARRIED with a roll call vote: (Dehart – yes; Meagher – yes; Anderson – yes; Grubb – yes; Seward – yes; Slicker – yes). 6 yes votes.

Continuing Business

None

Old Business:

No old business.

New Business

No new business.

Liaison's Report

Commissioner Grubb reported that the next Park and Recreation meeting is July 14 at Bloomer Park.

Commission Dehart reported that they approved the variances for the multiple family apartment building on Pontiac Lake Road. One other case was approved and one was denied.

Mr. Leuffgen reported that the White Lake Township board approved the contract for the Aspen Meadows Wellhouse and the Bogie Lake Watermain extension. New Hope is coming along really well and it's a great use of the property.

Planning Consultant's Report

No report.

Director's Report:

Planning Director O'Neil reported that we may be back together in two weeks. We will begin the annual update of the Capital Improvement Plan and a public hearing will be needed. One of the things we address is the township building and that will be moving in the direction of the Civic Center. New Hope had \$ 25,000. worth of vandalism in their building. It is a beautiful site. The Civic Center Development Committee will start meeting again in a few weeks and discuss a timeline for the project. There is a lot of enthusiasm for the Civic Center.

Other Business:

None.

Communications:

None.

Next Meeting Dates: July 15, 2021
August 5, 2021

Adjournment:

Commissioner Meagher moved to adjourn the meeting at 8:58 p.m. Commissioner Grubb supported and the MOTION CARRIED with a roll call vote: Commissioner Ruggles supported and the MOTION CARRIED with a roll call vote: (Dehart – yes; Meagher – yes; Anderson – yes; Grubb – yes; Seward – yes; Slicker – yes). 6 yes votes.

**WHITE LAKE TOWNSHIP
ZONING BOARD OF APPEALS
REGULAR VIRTUAL MEETING**
June 24, 2021

CALL TO ORDER

Chairperson Spencer called the meeting to order at 7:00 P.M. She then led the Pledge of Allegiance.

ROLL CALL

Present:

Kathleen Aseltyne, present in White Lake, MI
Nik Schillack, present in White Lake, MI
Debby Dehart- Planning Commission Liaison, present in White Lake, MI
Jo Spencer- Chairperson, present in White Lake, MI
Michael Powell, Township Board Liaison, present in Cincinnati, OH

Absent:

Dave Walz, Vice Chairperson

Others:

Justin Quagliata, Staff Planner
Hannah Micallef, Recording Secretary

APPROVAL OF AGENDA

MOVED by Member Schillack, **SUPPORTED** Member Aseltyne by Member to approved the agenda as presented. The motion **CARRIED** with a voice vote (5 yes votes).

APPROVAL OF MINUTES:

- a. Zoning Board of Appeals Regular Meeting of May 27, 2021

MOVED by Member Dehart, **SUPPORTED** by Member Aseltyne to approve the Zoning Board of Appeals Regular Meeting Minutes of May 27, 2021 as presented. The motion **CARRIED** with a voice vote (5 yes votes).

CONTINUING BUSINESS:

There was no continuing business.

NEW BUSINESS:

- a. Applicant: John Rozanski
2704 Wabum Road
White Lake, MI 48386
- Location: **8565 Pontiac Lake Road**
White Lake, MI 48386 identified as 12-13-328-003
- Request: The applicant requests to construct an apartment building and associated parking lot, requiring variances from Article 3.1.9.E, RM-2 Multiple Family Residential Side-Yard Setback and Minimum Lot Width. A variance from Article 5.11.A, Off-Street Parking is required due to the parking setbacks. A variance from Article 5.19.N.i.c, Dumpsters and Trash Storage Enclosures is required for the dumpster projection in front of a principal building. A variance from Article 5, Section 11.Q.xviii is required to waive the installation of parking area curbing.

Chairperson Spencer noted for the record that 13 owners within 300 feet were notified. 0 letters were received in favor, 0 letters were received in opposition, and 0 letters were returned undeliverable from the US Postal Service.

Staff Planner Quagliata gave his staff report.

Member Schillack asked staff if the units were reduced from 12 units to 14 units. Staff Planner Quagliata confirmed. Member Schillack asked staff if curbs were added. Staff Planner Quagliata said no. Member Schillack asked staff if landscaping fell into the ZBA's purview. Staff Planner Quagliata said yes, screening was required per the Zoning Ordinance since the property is adjacent to residential zoning.

Mr. Brian Howard, architect for the project, was present to speak on behalf of the applicant. He said when he reduced two units from the original plan, he was able to reduce the parking dramatically. He was able to reduce four spaces in total. By reducing the building footprint, he was able to pull it out of the natural features setback. He added more landscaping around the parking areas. He said there was no intent to eliminate curbing, and he didn't notice it on the plans. Perimeter curbing and gutters would be planned for the parking lot.

Chairperson Spencer asked staff if the plans showed the screening material for the dumpster. Staff Planner Quagliata said the plans showed a 6' concrete wall with an 8' metal gate, which the ordinance did not allow. Chairperson Spencer asked staff what materials the building would be built with. Staff Planner Quagliata said it would be a combination of brick, brick veneer and composite siding.

Chairperson Spencer asked Mr. Howard if the dumpster enclosure could be designed to have the same material that the building would have. Mr. Howard said yes, the enclosure could be created with brick veneer.

Member Powell asked staff if there was a way to prevent the dumpster gates of being open all day. Staff Planner Quagliata said the only way to ensure that would be a self-closing or electronic gate.

Chairperson Spencer opened the public hearing at 7:36 P.M. Seeing no public comment, she closed the public hearing at 7:36 P.M.

John Rozanski, applicant, was also present. He said he would beautify the enclosure as much as possible due to the location. He added he planned on isolating the building with landscaping. Mr. Howard said the idea was to soften the building from the parking, and there would be landscaping lining the walkways.

Staff Planner Quagliata stated that any condition regarding landscaping would have to be specific.

Member Dehart asked staff if irrigation was necessary. Staff Planner Quagliata said yes, and that an irrigation plan was a requirement for final site plan approval.

Staff Planner Quagliata went through the standards from Article 7, Section 37 from the ClearZoning Ordinance:

A. Practical Difficulty

In regards to the side yard setback:

- Member Powell said the site itself had a number of built-in hardships. There were drawbacks to the site in order to make the site in conformance with its zoning. The applicant was working with the Township.

In regards to minimum lot width

- Chairperson Spencer said the lot was not 200' wide

In regards to parking setbacks on the side yards

- Chairperson Spencer said the applicant reduced the amount of setback variance requested since coming before the ZBA in February.
- Member Dehart said the front parking setback was due to the natural feature setback.
- Member Schillack said it would be better to keep cars away from the river due to potential car oil/car fluid run off into the river. He saw a practical difficulty in regards to this variance.

In regards to the setback of the dumpster enclosure

- Member Dehart said there was no other place for a dumpster.

B. Unique Situation

- Chairperson Spencer said the lot was non-conforming. Mr. Schillack added the river makes the lot unique as well. The ZBA concurred this applied to all requested variances.

C. Not A Self-Created Hardship

- Member Schillack said the river was an existing feature and not created by the applicant. The ZBA concurred this applied to all requested variances.

D. Substantial Justice

- Member Schillack said allowing the applicant to construct will grant him substantial justice. Chairperson Spencer agreed. The ZBA concurred this applied to all requested variances.

E. Minimum Variance Necessary.

- Chairperson Spencer said the applicant had been working with Township staff regarding the needed variances and believed these variances were the minimum necessary. Member Schillack agreed. The ZBA concurred this applied to all requested variances.

Member Schillack **MOVED** to approve the variances requested by John Rozanski from Articles 3.1.9.E, 5.11.A.iii, 5.11.A.iv, and 5.19.N.i.C of the Zoning Ordinance for Parcel Number 12-13-328-003, identified as 8565 Pontiac Lake Road, in order to construct an apartment building that would encroach 30 feet into the required west side yard setback. Parking setback variances are granted to encroach 30 feet into the required front yard setback, 65 feet into the required west side yard setback, and 16.5 feet into the required east side yard setback. A 2.5-foot variance and 38-foot variance are granted to allow the dumpster enclosure to encroach into the required front yard setback and project in front of the principal building. A 30-foot variance from the required lot width is also granted. This approval will have the following conditions:

- The Applicant shall obtain all necessary permits from the White Lake Township Building Department.
- The Applicant shall receive preliminary site plan approval from the Township Board and final site plan approval from the Planning Commission.
- A permit from the Road Commission for Oakland County (RCOC) shall be required for all work within the Pontiac Lake Road right-of-way.
- A permit from the Michigan Department of Environment, Great Lakes, and Energy (EGLE) shall be required for stormwater discharge into the Huron River/wetland.
- A landscape plan will be approved by the Planning Department with the following requirements:
 - 3' brick screen wall along the north and west property lines.
 - 10 Arborvitaes 6' in height along the west side of the parking lot.
 - Dumpster enclosure shall match the same brick as the façade of the building with a metal backed wooden gate painted white.
 - A continuous juniper or like tree border around the dumpster enclosure with a minimum of 8' in height.
 - Minimum of 4-5 shady trees along Pontiac Lake Road.

SUPPORTED by Member Dehart, and the motion **CARRIED** with a roll call vote(5 yes votes):
(Schillack/yes, Dehart/yes, Powell/yes, Aseityne/yes, Spencer/yes)

- b.** Applicant: Scott A. Summers
7032 Biscayne Avenue
White Lake, MI 48383
- Location: **7032 Biscayne Avenue**
White Lake, MI 48383 identified as 12-28-102-003
- Request: The applicant requests to construct an addition to a single-family house, requiring variances from Article 3.1.5.E, R1-C Single Family Residential Side-Yard Setback and Minimum Lot Width. A variance from Article 7.28.A, Repairs and Maintenance to Nonconforming Structures will be required due to both the value of improvements and the increase in cubic content.

Chairperson Spencer noted for the record that 21 owners within 300 feet were notified. 0 letters were received in favor, 0 letters were received in opposition, and 0 letters were returned undeliverable from the US Postal Service.

Staff Planner Quagliata gave his staff report.

Member Schillack asked staff if the side yard setback variance requested was due to wanting to keep a window. Staff Planner Quagliata confirmed.

Member Dehart asked staff what year the home was built. Staff Planner Quagliata said the house was built in 1960.

Mr. Scott Summers, applicant, was present to speak on his case. He spoke with staff in the Planning Department regarding his plans. He wanted to construct the addition to keep consistency with the rest of the home. He originally wanted to build a lake room off the back, but after speaking with staff, he revised the plans to modify the overhang. He said the estimate of the value of work was due to the increase in lumber prices.

Member Schillack asked staff the length needed for the roof overhang. Staff Planner Quagliata said 5.3'.

Member Aselyne asked the applicant what the practical difficulty was in his situation. Mr. Summers said the property is oddly shaped, and on an angle.

Chairperson Spencer opened the public hearing at 8:50 P.M. Seeing no public comment, she closed the public hearing at 8:51 P.M.

Staff Planner Quagliata went through the standards from Article 7, Section 37 from the ClearZoning Ordinance:

- A. Practical Difficulty
 - Member Powell said the shape of the lot was not in the applicant's control, and he appreciated the addition being jogged to lessen the variance needed.
- B. Unique Situation
 - Member Schillack said the house was built in 1960's, and the standards have changed since
- C. Not Self-Created
 - Chairperson Spencer said the applicant did not build the home and bought it as it was.
- D. Substantial Justice
 - Member Schillack said the addition would not block neighbor's views.
- E. Minimum Variances Necessary
 - Chairperson Spencer said the applicant chose to jog the addition and not put it directly on the footpath.

Member Aselyne MOVED to approve the variances requested by Scott Summers from Article 3.1.5.E and Article 7.28.A of the Zoning Ordinance for Parcel Number 12-28-102-003, identified as 7032 Biscayne Avenue, in order to construct an addition that would encroach 3.4 feet into the required east side yard setback and exceed the allowed value of improvements to a nonconforming structure by 193%. An 18.3-foot variance from the required lot width is also granted from Article 3.1.5.E. This approval will have the following conditions:

- **The Applicant shall obtain all necessary permits from the White Lake Township Building Department.**
- **An as-built survey shall be required to verify the roof overhang setback from the east side lot line.**
- **The plans shall be revised for consistency to clarify the roof overhang setback.**

**Member Dehart SECONDED, and the motion carried with a roll call vote (5 yes votes):
(Aselyne/yes, Dehart/yes, Schillack/yes, Powell/yes, Spencer/yes)**

- c. Applicant: David Nemshick
9323 Gale Road
White Lake, MI 48386
- Location: **9323 Gale Road**
White Lake, MI 48386 identified as 12-11-451-019
- Request: The applicant requests to construct an addition to a single-family house, requiring variances from Article 3.1.6.E, R1-D Single Family Residential Side-Yard Setback, Front-Yard Setback, and Minimum Lot Width. A variance from Article 7.28.A, Repairs and Maintenance to Nonconforming Structures will be required due to both the value of improvements and the increase in cubic content.

Chairperson Spencer noted for the record that 19 owners within 300 feet were notified. 0 letters were received in favor, 0 letters were received in opposition, and 0 letters were returned undeliverable from the US Postal Service.

Staff Planner Quagliata gave his staff report.

Member Powell asked staff if the floorplan for the existing structure was submitted. Staff Planner Quagliata said renderings were submitted, but not floor plans. The existing home had two bedrooms, and the addition would propose two more, bringing the total bedrooms after the addition to four.

Member Schillack asked staff if the value of the project was determined after the project was complete. Staff Planner Quagliata said applicants are required to give an estimate to the value of the work being done, as that was what the building permit fees were based off of. The International Code Council, based on current construction costs, estimated the value of the addition at \$160,000.

Member Aselyne asked staff what the percentage over SEV the proposed value of work would be. Staff Planner Quagliata said it would be over 846%.

Mr. Nemschick, the applicant, was present to speak on his case. He said he request a 3' variance to allow for a large distance or fire lane on the east side of the house. He would also be able to add a third bay on the east side. He said he would sign paperwork to certify the living space over the garage would not be used as a second dwelling. He said the addition would be connected to the current home, and not separated from the existing structure.

Member Powell asked the applicant how the proposed bedrooms in the addition would be used. Mr. Nemschick said the one of the existing bedrooms would be eliminated and made into an office, and the other could be eliminated to widen the living room area. The new bedrooms would be made into a master and a potential nursery.

Member Aselyne asked the applicant why he didn't want to tear the current home down since the addition was almost the size of a new home. Mr. Nemschick said it would be inconvenient to tear the entire house down during this time, and he works from home.

Member Powell stated that the applicant could have torn down the existing home and build a new home that would not require as many variances. The variances, if granted, would run with the land. Mr. Nemschick said his lot was only 70' wide and he wanted the requested variances for the side yard for neighbors and himself to get access to the area behind/the back of the house.

Member Dehart said if the house was centered, there would be room on the east side, and lessen the variances requested. Mr. Nemschick said without the garage, there would be 21'.

Chairperson Spencer opened the public hearing at 9:29 P.M. Seeing no public comment, she closed the public hearing at 9:29 P.M.

Staff Planner Quagliata went through the standards from Article 7, Section 37 from the ClearZoning Ordinance:

- A. Practical Difficulty
 - Member Powell did not see a practical difficulty. A garage could be constructed closed to the existing structure, and there could be architectural changes that could lessen the variances needed. Chairperson Spencer and Member Aselyne agreed.
 - Member Dehart said the lot was non-conforming. Member Schillack agreed, and saw the practical difficulty regarding the SEV as well.
- B. Unique Situation
 - Chairperson Spencer said the lot had room to shift the house.
- C. Not Self-Created
- D. Substantial Justice
- E. Minimum Variance Necessary
 - Member Schillack said the side yard setback provides room.

Member Dehart MOVED to approve the variances requested by David Nemshick from Article 3.1.6.E and Article 7.28.A of the Zoning Ordinance for Parcel Number 12-11-451-019, identified as 9323 Gale Road, in order to construct an addition that would encroach 3 feet into the required west side yard setback and 12.6 feet into the required front yard setback, and exceed the allowed value of

improvements to a nonconforming structure by 860%. A 10-foot variance from the required lot width is also granted from Article 3.1.6.E. This approval will have the following conditions:

- The Oakland County Health Division shall certify the on-site water system is properly designed to handle the anticipated additional load prior to issuance of a building permit.
- The addition plans shall be reviewed by the Township's Department of Public Services prior to issuance of a building permit.
- The Applicant shall obtain all necessary permits from the White Lake Township Building Department.
- The addition shall not be rented separately from the principal dwelling unit.
- This approval shall not be interpreted to permit creation of a for-rent apartment, or the conversion of the existing single-family unit into a duplex or the like.
- The second-story addition shall not exceed 550 square feet in size.
- The second-story addition shall not include more than one (1) bedroom.
- The addition shall not exceed the maximum building height of the R1-D zoning district. Architectural plans, drawn to scale, shall be submitted at the time of reapplication for a building permit.
- Access to the addition shall be provided from the enclosed connection on the north side of the house. Any other exterior entrance to the addition shall be prohibited.
- Exterior alteration/renovation shall not change the overall single-family character of the dwelling unit or the surrounding neighborhood, as determined by the Planning Department.
- Prior to issuance of a building permit, the Applicant shall submit a revised floor plan for the addition, which shall be subject to the approval of the Planning Department.
- No new street address shall be assigned to the addition.
- All utility connections and services shall be shared between the principal dwelling unit and addition. No new meters (electric, gas, or otherwise) shall be installed to serve the addition.
- The addition shall not have its own cooking facilities.
- Prior to issuance of a building permit, an agreement shall be prepared by the Township Attorney, to be signed by the Applicant and recorded with the Oakland County Register of Deeds, stating the addition shall not be used as a secondary dwelling unit. The agreement shall be binding on the Applicant and all future owners of the property. The Applicant shall be billed the cost of the Township Attorney's fees to draft the agreement.
- Any future enlargement or alteration of the addition shall require approval of the Zoning Board of Appeals.

**SUPPORTED by Member Aseltyne, and the motion FAILED with a roll call vote (4 no votes):
(Dehart/yes, Aseltyne/no, Schillack/no, Powell/no, Spencer/no)**

Member Aseltyne MOVED to deny the variances requested by David Nemshick for Parcel Number 12-11-451-019, identified as 9323 Gale Road, due to the following reason(s):

Failure to meet the variance standard outlined in Article 7, Section 37 of the ClearZoning Ordinance

**Member Powell SUPPORTED, and the motion CARRIED with a roll call vote (4 yes votes):
(Aseltyne/yes, Powell/yes, Dehart/no, Schillack/yes, Spencer/yes)**

The ZBA recessed at 10:05 P.M. The ZBA returned from recess at 10:11 P.M.

- d. Applicant: Todd Hammerick
26204 Barrington Circle
Commerce, MI 48390
- Location: **8414 Cascade Street**
White Lake, MI 48386 identified as 12-36-453-012
- Request: The applicant requests to construct a single-family house, requiring variances from Article 3.1.6.E, R1-D Single Family Residential Front-Yard Setback, Side-Yard Setback, Lot Coverage, Minimum Lot Area, and Minimum Lot Width.

Chairperson Spencer noted for the record that 30 owners within 300 feet were notified. 0 letters were received in favor, 0 letters were received in opposition, and 0 letters were returned undeliverable from the US Postal Service.

Staff Planner Quagliata gave his staff report.

Member Schillack asked staff how close the neighboring house to the west was to the applicant's property. Staff Planner Quagliata said it was 3.8'. Member Schillack said there was a tree on the west side yard property line.

Member Aseltyne asked staff if the house were smaller, would it be in conformance. Staff Planner Quagliata said in order to do that, the house would only be 20' wide.

Ghassan Abdelnour, 24001 Orchard Lake, Farmington, MI, architect, was present to speak on behalf of the applicant. He was the architect for the previous homeowner when this home was brought in front of the ZBA in October, 2020. He said he reduced the home to...

Todd Hammerick, applicant, was present to speak on his case. He said he spoke to his neighbor and the fence on the west would be taken down.

Member Powell asked Mr. Abdelnour where the HVAC system would be placed. Mr. Abdelnour said the HVAC would be in the rear of the house and hidden. Member Powell asked Mr. Abdelnour how gutter drainage would be dealt with. Mr. Abdelnour said a gutter system would be installed. Mr. Powell asked Mr. Abdelnour if adding the dormer created a building height problem. Mr. Abdelnour said no, and Mr. Hammerick said the dormer would be extending laterally, not vertically.

Chairperson Spencer opened the public hearing at 10:30 P.M. Seeing no public comment, she closed the public hearing at 10:30 P.M.

Staff Planner Quagliata went through the standards from Article 7, Article 37, from the ClearZoning Ordinance:

- A. Practical Difficulty
 - Chairperson Spencer said the lot was a practical difficulty. Members Dehart and Schillack agreed.
- B. Unique Situation
 - Member Dehart said the lot size posed a unique situation
- C. Not Self Created
 - Chairperson Spencer said the applicant did not have anything to do with the shape of the lot.
- D. Substantial Justice
 - Member Schillack said most of the surrounding homes had similar view lines
- E. Minimum Variance Necessary
 - Chairperson Spencer said the applicant was requesting....

Member Schillack MOVED to approve the variances requested by Todd Hammerick from Article 3.1.6.E of the Zoning Ordinance for Parcel Number 12-36-453-012, identified as 8414 Cascade Street, in order to construct a new house that would exceed the allowed lot coverage by 26.86%, encroach 10 feet into the required front yard setback, and 5 feet into the required side yard setback from both the east and west property lines. This approval will have the following conditions:

- **The Applicant shall obtain all necessary permits from the White Lake Township Building Department.**
- **A foundation certificate shall be required prior to the backfill inspection by the Building Department.**
- **In no event shall the projection of the roof overhang be closer than five (5) feet to the east and west side lot lines, including the gutters.**
- **No mechanical units, including HVAC system or generator, shall be placed closer than five (5) feet to any side yard property line.**
- **All roof drainage will be picked up in downspouts and pipes to pick up surface drainage...**

**Member Powell SUPPORTED, and the motion CARRIED with a roll call vote (5 yes votes):
(Schillack/yes, Powell/yes, Spencer/yes, Dehart/yes, Aseltyne/yes)**

OTHER BUSINESS
No other business.

ADJOURNMENT
MOVED by Member Aseltyne, SUPPORTED by Member Schillack to adjourn the meeting at 10:41 P.M. the motion CARRIED with a voice vote (5 yes votes).

NEXT MEETING DATE: July 22, 2021 Regular Meeting



INNOVATIVE IDEAS
EXCEPTIONAL DESIGN
UNMATCHED CLIENT SERVICE

June 3, 2021

Sean O' Neil
Community Development Department
Charter Township of White Lake
7525 Highland Road
White Lake, Michigan 48383

RE: Pontiac Lake Overlook (FKA Pontiac Lakeview Apartments)- Preliminary Site Plan Review – 4th Review

Ref: DLZ No. 1945-7030-00

Design Professional: Kieft Engineering, Inc.

Dear Mr. O' Neil,

Our office has performed a revised Preliminary Site Plan review for the above-mentioned revised plans which were prepared by Kieft Engineering, Inc. and dated May 12, 2021. The plans were reviewed for feasibility based on general conformance with the Township Engineering Design Standards.

General Site Information

This site is approximately 3.19 acres and is located in Section 13 on the south side of Pontiac Lake Road and north of M-59. There are currently two (2) existing one story buildings on the site which are proposed to be razed.

Site Improvement Information:

- A 3,997 square foot one- and two- bedroom unit apartment building. 12 units total.
- Associated paved parking area.
- One point of access off Pontiac Lake Road.
- Site to be serviced by proposed Type III domestic well. Existing site is served by an existing sanitary sewer grinder pump station which, with upgrades will service the proposed building.
- Stormwater is proposed to be detained via installation of underground detention with a pre-treatment structure at appropriate location.



INNOVATIVE IDEAS
EXCEPTIONAL DESIGN
UNMATCHED CLIENT SERVICE

WLT- Pontiac Lake Overlook-PSP Review.04

June 3, 2021

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We offer the following comments with respect to the revised preliminary site plan review:

Please note that our previous comments from our February 9, 2021 review are in italics. Responses to those comments are in bold. New comments are in standard typeface.

Preliminary Site Plan Comments-

General

1. *The plans have been sealed by a Licensed Professional Engineer. However, a signature on the seal has not been provided and is required.* **Comment outstanding. A signature in addition to the engineer's seal is required. The design engineer has indicated in their response letter that a signature has been added to their seal on Sheet 1. We are unable to locate signature on the electronic submittal.**
2. *Indicate if there are any wetlands on site and delineate wetland boundaries. A permit from the MDEQ may be required. Comment partially addressed. Wetlands and their delineation have now been shown on the plan. Comment remains as a notation with regard to a permit from the MDEQ that may be required.* **Comment remains as a notation. Design engineer has indicated a permit from EGLE will be obtained for storm discharge.**
3. *It appears that a portion of the proposed building is within the 25' Natural Features Setback. The balcony scales approximately 17 feet from the wetland line at its closest point. We defer to the Township regarding which features of the proposed facility count towards the setback requirement.* **Comment addressed, the plan has been updated and provides the minimum setback or greater, even to the balconies.**

Grading/Paving

1. *A permit from RCOC will be required for all work within the Pontiac Lake Road right-of-way.* **Comment remains as a notation with regard to a permit from RCOC.**
2. *A 6' wide public sidewalk located 1' inside the Pontiac Lake Road right of way is required (Ord. 5.21). Proposed sidewalk has been provided outside the Pontiac Lake Road Right-of-Way. If the Township is accepting of this configuration, we note that owner/ applicant will either need to dedicate right of way or provide an easement for proposed sidewalk based on proposed location of sidewalk (outside*



INNOVATIVE IDEAS
EXCEPTIONAL DESIGN
UNMATCHED CLIENT SERVICE

WLT- Pontiac Lake Overlook-PSP Review.04

June 3, 2021

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the existing Pontiac Lake Road right of way). **Comment addressed; the proposed sidewalk has been relocated within the Pontiac Lake Road Right-of-Way.**

3. *Additional details regarding the proposed retaining wall will be required at time of FSP/FEP submittal. The impact of the wall footings on the proposed storm outlet and the proposed depth of the storm outlet will need to be addressed. Additionally, a railing will need to be provided for all wall sections that are greater than 30" in height. The proposed wall is no longer in proximity to the proposed storm outlet so above comment regarding this is no longer a concern. Comment remains regarding requirement for a railing.* **Comment addressed. Design engineer has indicated on plans that a railing will be provided at top of wall. A more detailed review of the railing in terms of height required will be done at time of Final Engineering Plan submittal.**
4. Comments were made at the January 18, 2021 Planning Commission Meeting regarding the lack of curbing on the proposed site. We offer the following in regard to curbing required by the Township Ordinance:
 - a. Township Zoning Ordinance Article 5.11 Q.xviii indicates that concrete curbing shall be provided at the end of all parking areas and stalls.
 - b. Township Zoning Ordinance Article 5.19 B.v indicates that all required landscape areas which abut vehicular drives, parking, or other use areas shall be separated from the vehicular use area with a 6 inch minimum concrete curb.

Watermain

1. *We defer comment regarding required fire hydrant coverage or required fire suppression measures as well as fire lane to the Township Fire Department.* **Comment remains.**
2. *The plans propose a Type III domestic well with reserve tank. We question if this will need to be a Class II No transient well. Ultimately Oakland County will need to review and approve the well system for this development.* **Comment remains as a notation.**

Sanitary Sewer

1. Our Previous comments have been addressed, no further comment.

Stormwater Management

1. *A permit may be required from the State or Oakland County for discharge into the Huron River.* **Comment remains as a notation. Engineer has noted a permit from EGLE will be obtained for storm discharge.**



INNOVATIVE IDEAS
EXCEPTIONAL DESIGN
UNMATCHED CLIENT SERVICE

WLT- Pontiac Lake Overlook-PSP Review.04

June 3, 2021

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Recommendation

We recommend approval of the Preliminary Site Plan subject to any remaining comments being addressed on the Final Engineering Plan and inclusion of any required curbing as referenced in Grading/Paving #4 above, or successful variance from the requirement.

Please feel free to contact our office should you have any questions.

Sincerely,

DLZ Michigan

Michael Leuffgen, P.E.
Project Engineer

Victoria Loemker, P.E.
Senior Engineer

Cc: Justin Quagliata, Community Development, *via email*
Hannah Micallef, Community Development, *via email*
Aaron Potter, DPS Director, White Lake Township, *via email*
John Holland, Fire Marshall, White Lake Township, *via email*

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MCKENNA

June 3, 2021

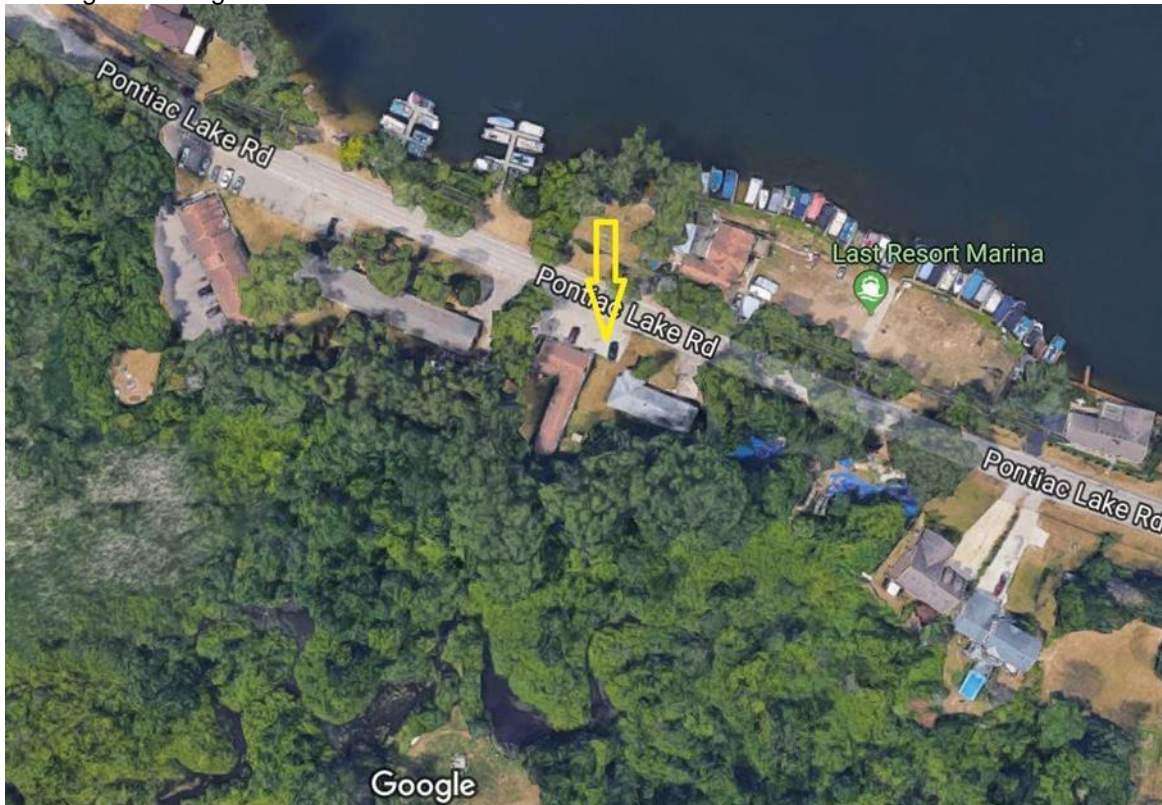
Planning Commission
Charter Township of White Lake
7525 Highland Road
White Lake, MI 48383

Subject: Pontiac Lakeview Apartments Preliminary Site Plan Review #4
Tax Parcel No. 12-13-328-001

Location: Southwest side of Pontiac Lake Road, north of Highland Road

Dear Planning Commissioners:

This 3.19-acre site is zoned Multiple-Family Residential (RM-2) as to the site lying south of Pontiac Lake Road and Single-Family District (R-1D) as to the land north of the road. The site currently contains two residential structures. The applicant has proposed to remove these existing structures and replace them with one apartment building containing 12 units.



Source: Google Maps

HEADQUARTERS
235 East Main Street
Suite 105
Northville, Michigan 48167

☎ 248.596.0920
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Review Comments

1. **Zoning, Land Use, and Future Land Use:** The current Zoning District, current land use, and future land use of the site, as well as the surrounding areas, are as follows:

	Zoning Districts	Current Land Uses	Future Land Use
Site	RM-2	Residential	Residential Resort
North	R1-D	Vacant/Marina	Residential Resort
East	R1-C	Single Family/Vacant	Residential Resort
South	GB	Vacant/Residential	Planned Business
West	RM-2	Residential	Residential Resort

Multiple-family dwellings are a permitted use in the RM-2 District.

2. **Dimensional Standards:**

Applicable Requirement	Required by the Zoning Ordinance in the RM-2 District	Proposed
Front Yard Setback	40 feet	40+ feet Building, <u>10-foot parking</u>
Side Yard Setback	70 feet	<u>30 feet</u>
Rear Yard Setback	45 feet	45+ feet
Wetland Setback	25 eet	>25 feet
Building Height	35 feet or two stories	35-foot
Minimum Lot Width	200 feet	<u>170 feet</u>
Minimum Lot Area	10,000 SF + 3,500 SF each for 4 one-bedroom units and 4,000 SF each for 9 two-bedroom units, totaling 60,000 SF (1.38 A).	3.19 acres
Lot Coverage	20%	3%
Recreation Space	6,300 SF	8,235 square feet
Wetland setbacks	25-feet	25+ feet
Minimum Floor Area	400 SF per 1-bedroom unit; 700 per 2-bedroom	560 SF per 1-bedroom; 830 per 2-bedroom.

There are at least three deficiencies noted in the proposed dimensional standards. The applicant has identified two of these on the site plan and noted that they intend to pursue variances for both the parking and building setback deficiencies. A third dimensional deficiency is related to lot width. At 170-feet wide, the lot falls 30-feet short of the required minimum lot width in the RM-2 district. Because the proposed building does not comply with the applicable setbacks, a variance must be sought from this standard in section 3.1.9.E.

In addition to the setback and lot width deficiencies related to the principal building and parking, the proposed trash enclosure does not comply with the standards in the Zoning Ordinance. Section 5.19.N.i.C states that

trash enclosures may not be located in the required front yard and may not be located closer to Pontiac Lake Road than the principal building. The applicant may resolve this by proposing a new location for the trash enclosure on the side or rear of the building. The applicant has indicated that they do not believe there is a viable space to place the trash enclosure which complies with the standards of section 5.19. In which case a variance must be requested from the standards, in addition to setback deficiencies noted above.

3. **Landscaping and Screening:** A landscaping plan will be required for final site plan approval.
4. **Layout and Open Space:** Section 3.11(C) of the Zoning Ordinance requires multi-family residential developments to include 5,000 sq. ft. of recreation space for the first unit plus 100 sq. ft. for each additional unit. Based on the proposed 14 units, 6,300 sq. ft. of recreation space is required. The plan's site data table proposes 8,235 square feet of recreation space, split between two areas. The first is labeled as an active recreation area in the rear of the principal building. It will feature a six-foot wide walking trail which will lead from the building and loop around near the river. The site plan notes that the path will feature wood chips where the path is closest to the building, but those wood chips will not be present on the path within the wetland area. The second area is a proposed passive recreation area to the north of Pontiac Lake Road, which the site plan notes is intended for "lake viewing." If new grass or plant material is planned for the space to better ensure the space is utilized, it should be included on the landscape plan included in the final site plan submittal.
5. **Sidewalks and Non-Motorized Pathway:** Section 6.7(C)(i) recommends sidewalks along all frontage streets and sidewalk connections to all major rights-of-way. The plan depicts a six-foot-wide walk in the Pontiac Lake Road right-of-way. While there is no sidewalk connection to the interior of the site, there is a limited interior sidewalk network which connects the proposed building to both the east and west sections of the proposed parking lot.
6. **Building Architecture and Design:** Elevation drawings have been included in the application materials; At two stories and 35-feet the building complies with the dimensional standards. The applicant has proposed a building largely comprised of dark grey brick veneer on the front elevation, with an ash colored composite siding and a standing-seam metal roof. The building will also feature a significant amount of glazing (windows) on the front and rear elevations, in addition to small patios attached to several of the units. Though the patios are shown on the elevation page, proposed materials have not been labeled. Because there are limited number of comments on the preliminary plan and the patio a small portion of the overall elevations, we believe it is appropriate for the revision to occur when the final site plan is submitted.

Finally, details for a proposed eight-foot poured concrete trash enclosure with a lockable metal gate are provided on sheet three of the site plan submittal. The applicant has proposed a poured concrete wall to screen the trash enclosure on three sides, with a metal gate on the fourth. In item two of this review, we noted deficiencies with the proposed location for the enclosure, which will require a variance.

7. **Roads and Access:** The proposed development has one, 24-foot wide access point onto Pontiac Lake Road. Road Commission approval is needed for the driveway location.
8. **Off-Street Parking:** Two parking spaces per unit are required for residents, plus an additional six guest parking spaces. The site plan proposes 23 parking spaces to satisfy these requirements plus two accessible spaces to fulfil the ADA requirements for a parking lot of this size.

9. **Lighting:** Section 5.18(G) of the Zoning Ordinance includes standards for outdoor lighting. No information on exterior lighting has been provided, but should be with a final site plan.

Recommendation

At this time there are a few minor issues noted which we believe can be addressed at the final site plan stage. There are also several issues which will require variances, but do not need to delay preliminary approval. If the Planning Commission finds it appropriate, then we would suggest that the project could be recommended for approval.

If you have any questions about this report or require additional information, please do not hesitate to contact us.

Respectfully submitted,

McKENNA



Chris Madigan, AICP
Associate Planner

cc: Mr. Sean O'Neal, AICP
Ms. Hannah Micallef



Site / Construction Plan Review

To: Sean O’Neil, Planning Department Director

Date: 06/03/21

Project: Pontiac Lakeview Apartments

File #: Not Shown

Date on Plans: 01/30/20

The Fire Department has the following comments with regards to the Revised Site Plans for the project known as Pontiac Lakeview Apartments :

1. Turning Radius. The required turning radius shall accommodate the largest Fire Department Apparatus (40 feet). Provide an apparatus movement profile on future submittals. **Pending**
2. Angle of approach/departure. The angles of approach and departure for fire apparatus access shall not exceed 8 degrees. **Pending**
3. Knox Box. Will be required for building and Riser Room access. The location shall be on the street side of the building in an area to be determined by the Fire Marshal. **Pending**
4. Fire Protection. The proposed building will require an automatic sprinkler and alarm system in accordance with the IFC and NFPA.
 - A. Three sets of plans shall be submitted to the Building Department for review.
 - B. The Fire Department Connection (FDC) shall be 5 inch Storz on a 30-45 degree downturn. The location shall be on the street side of the building in an area that provides unobstructed access, and shall be shown on both the elevation, and fire protection plans.
 - C. A red rotating “flow indication” beacon shall be mounted on the exterior wall surface, at a minimum height of 15 feet from finished grade. The location shall be directly above the FDC, and shall be shown on both the elevation, and fire protection plans.
 - D. Note. Suppression and alarm plans are sent out for third party review.
Pending

John Holland
Fire Chief
Charter Township of White Lake
(248)698-3993
jholland@whitelaketwp.com

Plans are reviewed using the International Fire Code (IFC), 2015 Edition and Referenced NFPA Standards.

Assessing Department

Memo

To: Sean O'Neil, Planning
From: Jeanine A Smith
Date: December 18, 2020
Re: Project Name: Pontiac Lakeview Apartments Parcel Number: 12-13-328-001

Comments: No comment.

Rik Kowall, Supervisor
Anthony L. Noble, Clerk
Mike Roman, Treasurer



Trustees
Scott Ruggles
Liz Fessler Smith
Andrea C. Voorheis
Michael Powell

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MEMORANDUM

To: Rik Kowall, WLT Supervisor
From: Nick Spencer, WLT Building Official
Date: July 1, 2021
Subject: Show Cause Hearing for 9910 Highland Road, 288 Tower Road, 11142 Windhurst Dr.

Rik,

We would like to place 9910 Highland Road, 288 Tower Road, 11142 Windhurst Dr. on the July, 2021 Township Board Meeting Agenda for a Show Cause Hearing for Dangerous Buildings.

Attached you will find a Notice of Noncompliance for each of the properties.

The Dangerous Buildings Hearing Officer and the Building Department recommend that the WLT Board of Trustees approve the order of the Dangerous Buildings Hearing Officer. We will need a resolution or written order for the approval, which will result in the demolition of the dangerous structures.

We have three bids for the demolition for each of the properties.

**BRUCE R. JOHNSON
DANGEROUS BUILDING HEARING OFFICER**

May 9, 2021

Mr. Rik Kowall, Supervisor
White Lake Township
7525 Highland Rd
White Lake, MI 48383

RE: 288 Tower Road, Parcel ID: 12-26-256-047
Notice of Noncompliance

Dear Mr. Kowall:

A Dangerous Building Hearing was held on January 19, 2021 regarding the property referenced above. The hearing resulted in a determination that the structure at the location is dangerous and the property owner was ordered to demolish by May 1, 2021. As of this date the owner of the property owner has failed to comply with the order.

I am providing this report to you to in accordance with Chapter 8, Article V, Section 109 (c) of the White Lake Charter Township Code to forward to the Township Board. In consideration of the dangerous condition of the building at this property, I urge the Township Board to continue the proceedings outlined in the ordinance and take the necessary action to enforce the demolition order.

A copy of the proceeding and order for the property is attached for your use. Please do not hesitate contacting me if you have any questions or require additional information.

Best regards,



Bruce R. Johnson
Dangerous Building Hearing Officer

**Dangerous Building Hearing
January 19, 2021**

**288 Tower Road
Property ID: 12-26-256-047**

Proceedings:

Building Official:

Building Official Nick Spencer testified that the property owner was removed from the home in 2019 and that it has been vacant since that time. The house has remained open to the elements during this time. The house meets several of the conditions listed in Section 8.107 of the ordinance making it a dangerous building. Mr. Spencer confirmed that a title search was conducted and notices of this hearing were sent to all interested parties and posted on the building in accordance with the ordinance.

Mr. Spencer noted that there are several holes in the roof and fascia where animals appear to be entering the structure. Power is on at the location and there are open electrical devices exposed to the weather.

Code Enforcement Officer Jason Hudson testified that the property owner was removed from the home for medical reasons. The house has been infested with fleas and numerous dead animals had been found inside and outside of the house. The department is receiving numerous complaints from residents about the vacant structure and overgrown property. Mr. Hudson stated the property owner is living with a relative at another location and has spoken with that individual about the property. He has not been able to speak with the owner.

Property Owner:

There were no interested parties present.

Public Comments:

There were no comments from the public.

Findings:

As a result of the house being vacant and open to the elements since July of 2019, and the lack of repairs or maintenance since that time, the house meets the Township's definition of a dangerous building as cited by the building official.

An unoccupied building without light, power and adequate ventilation will experience accelerated deterioration, especially when exposed to the elements. Demolition soon becomes the only viable option.

After a careful review of the record, inspection of the exterior structure, and testimony presented during the public hearing, it is my determination that the structure at this property is dangerous per the White Lake Township Ordinance and will pose risk to the public if corrective measures are not taken immediately.

Decision and Order:

It is my decision and order that the structures be demolished, all debris hauled away and properly disposed of, and the property be graded, seeded and mulched to the satisfaction of the Township Building Official by May 1, 2021. Further, the structures are secured and maintained secured to prevent entry until demolition.

**BRUCE R. JOHNSON
DANGEROUS BUILDING HEARING OFFICER**

June 12, 2021

Mr. Ric Kowall, Supervisor
White Lake Township
7525 Highland Rd
White Lake, MI 48383

RE: Notice of Noncompliance

Dear Mr. Kowall:

A Dangerous Building Hearing was held on February 25, 2021 regarding the properties listed below. The hearing resulted in determinations that the structures at each location are dangerous and the property owners were ordered to demolish them by June 1, 2021. As of this date the owners of each of the properties have failed to comply with the orders to demolish.

1.	9910 Highland Road	Parcel ID: 12-23-101-011, 012
2.	11142 Windhurst Drive	Parcel ID: 12-33-476-013

I am providing this report to you to in accordance with Chapter 8, Article V, Section 109 (c) of the White Lake Charter Township Code to forward to the Township Board. In consideration of the dangerous conditions of these properties, I urge the Township Board to continue the proceedings outlined in the ordinance and take the necessary action to enforce the demolition orders.

A copy of the proceedings and orders for each property are attached for your reference. Please do not hesitate contacting me if you have any questions or require additional information.

Best regards,

Bruce R. Johnson
Dangerous Building Hearing Officer

**Dangerous Building Hearing
February 25, 2021**

**9910 Highland Rd.
Property ID: 12-23-101-011 & 012**

Proceedings:

Building Official:

Building Official Nick Spencer testified that the house was damaged by fire in September of 2016, and this is the second Dangerous Building Hearing for this property. The first hearing was on June 26, 2019. In accordance with the order from the first hearing, a structural engineering report was provided and a building permit to repair the home was issued. However, other than securing the hole in the roof with plywood and a tarp, the property owner did not proceed with repairing the house. The tarp has deteriorated and along with other openings the structure remains open to the elements. The building permit became invalid after 180-days days without any work being completed. The house still meets several of the of the conditions listed in Section 8.107 of the ordinance making it a dangerous building.

Property Owner:

The property owner Steven Hutch was present and spoke at the hearing. He explained that he intending to get started on the project after the building permit was issued, however he did not have the funds. He stated that it has been difficult financially to find the funds to repair the house while maintaining another residence. Further, he stated that injuries he sustained in an auto accident and restrictions surrounding the COVID-19 pandemic has prevented him from working harder to secure the funds necessary to begin construction. Mr. Hutch stated that he now has the money necessary for Chase Bank to release the first draw of funds for him to begin reconstruction.

Mr. Hutch's brother Michael was in attendance and spoke in support of his brother. He stated that at this time last year he was prepared to get the money together to help his brother with the project and then COVID hit and was not able to do so. He stated that he and his brother have experienced hardships and setbacks, but are now ready to proceed with the rebuilding of the house. He stated that he sent proof of funds available to Nick Spencer. Mr. Spencer stated that he did receive a computer screenshot that was not very specific.

I stated that I appreciated the statements of Mr. Hutch and his brother. However, the structure has existed in a dangerous condition for several years and they did not comply with the first order. I explained that I have to base my decision on the past history of this case. If my order resulting from this hearing is to demolish the structure and they choose to pursue rebuilding the house they will still have an opportunity to present their case to the Township Board.

Public Comment:

There were no comments from the public.

Findings:

As a result of the fire in September of 2016 and the lack of repairs or protection since that time the house meets the Township's definition of a dangerous building as cited by the Building Official. The Building Official has tried working with the owner by issuing a building permit after the first Dangerous Building Hearing to make the necessary repairs. However, the property owner failed to act on that permit which became invalid in accordance with the building code due to lack of progress.

The first dangerous building hearing was on June 26, 2019, almost three years after the fire that severely damaged the house. The hearing officer at that time ordered the owner to obtain a permit to rebuild the house or to demolish it within a specified time period. The property owner did what was necessary to obtain the building permit, but did not have the necessary funds to actually make the required repairs. The structure was not rebuilt or demolished in accordance with the order.

An unoccupied building left open and exposed to the elements will soon experience accelerated deterioration. The fire-damaged house at this location has existed in its current open and exposed state for over four years. Based on this Hearing Officers experience with similar cases, demolition is most likely the only viable option at this time.

The property owner's claim that he has secured the funds necessary to rebuild the home is not verified by the screenshot provided to the Building Official. Further, there was no evidence provided at the hearing that the property owner or his brother had been activity communicating their intentions to the Building Official regarding the expired building permit until just before the hearing date.

After a careful review of the record, inspection of the exterior structure, and testimony presented during the public hearing, it is my determination that the structure at this property is dangerous per the White Lake Township Ordinance and that it should be demolished within a reasonable period.

Decision and Order:

It is my decision and order that the structures be demolished, all debris hauled away and properly disposed of, and the property be graded, seeded and mulched to the satisfaction of the Township Building Official by June 1, 2021. Further, the structures are secured and maintained secured to prevent entry until demolition.

**Dangerous Building Hearing
February 25, 2021**

**11142 Windhurst
Property ID: 12-33-476-013**

Proceedings:

Building Official:

Building Official Nick Spencer testified that the house has been vacant for several years. There is no gas service to the building. The electrical service is deteriorated and DTE is in the process of disconnecting the power. The roof structure is in very poor condition and the trusses appear to be failing. There are several broken windows, the front door has been boarded up for years and back door to the lower level is rotten. The interior of the house is in disarray and it appears that wood stanchions are in place holding up portions of the structure. The Township has received many complaints/calls from residents about the poor condition of the house and property.

Code Enforcement Officer Jason Hudson stated that he was at the building in 2016 regarding a fuel oil smell coming from the lower level. He entered the lower level at that time to address the complaint and noted that the lower level is accessed at the rear of the home and there is no interior stair connecting the two levels of the house. He has sent several violation letters over the years to the owners without receiving a response.

Property Owner:

Attorney John Munger spoke on behalf of the Slabiak estate. He stated that Walter Slabiak who is deceased owned the property. The property has been in probate without any progress. The heirs to the estate are now motivated to resolve this matter after receiving notice of this hearing. Mr. Munger stated that he understands the Townships concern. He has contacted a local builder to inspect and access the existing house to determine if it is worth repairing or if demolition is the best option for the estate. He said he would have estimates to review within two weeks.

I noted that it was good the estate matters are being resolved and it appears that there is motivation to get this matter resolved. I recommended that Mr. Munger provide the names and contact information for all interested parties in the estate to the Building Department so they can provide further communications to them as well.

Public Comments:

Trina Slabiak spoke to provide her name and address for the record.
Corky Lederer (11136 Windhurst) spoke as a representative of his side of the lake and stated they are excited to finally see movement on this property.

Findings:

As a result of the of the house being vacant for several years and the lack of repairs or maintenance during that time, the house meets the Township's definition of a dangerous building as cited by the building official.

An unoccupied building without light, power and adequate ventilation will experience accelerated deterioration, especially when exposed to the elements. While a layer of rolled roofing was recently installed over the existing roofing, pictures in the Building Department file show a severely deteriorated roof with several hole that were allowing rain, snow and animals to enter the structure. This condition apparently existed for a long time.

The property owner's representative is actively seeking expert advice to determine if the building can still be restored or if demolition is the best alternative.

After a careful review of the record, inspection of the exterior structure, and testimony presented during the public hearing, it is my determination that the structure at this property is dangerous per the White Lake Township Ordinance and is a risk to the public if corrective measures are not taken immediately.

Decision and Order:

It is my decision and order based on the findings in this case that the property owner restore the property and building or demolish the structures as directed below.

1. The property owner restores the building and property in accordance with the following schedule:
 - a) The property owner actively pursues a building permit to make the necessary repairs to the structure. In seeking this permit, the owner must hire an engineer to inspect the building and provide an acceptable report to the building official detailing the necessary repairs. The application for building permit along with the report from the engineer must be submitted to the building official by April 16, 2021. The building official will review the application and report within three business days and, if acceptable, issue the permit. If not acceptable, the building official will inform the owner what must be done for the permit to be issued.
 - b) The property owner will diligently work to ensure the building permit can be issued no later than May 1, 2021. The work must begin immediately upon permit issuance and actively continue until completed. Work not commencing within 30-days of permit issuance or work ceasing for a period of 30-days is a violation of this order.
2. If the property owner fails to receive a new building permit by May 1, 2021, the structures be demolished, all debris hauled away and properly disposed of, and the property be graded, seeded and mulched to the satisfaction of the Township Building Official by June 1, 2021. Further, the structure is secured and maintained secured to prevent entry until demolition.



INTER OFFICE MEMO

Date: July 14, 2021

To: Board of Trustees

Subject: Streetlight Conversion of DTE Mercury Vapor Streetlights to LED Streetlights

Dear Board of Trustees,

A while back I was working with my contact at DTE to resolve an issue with a streetlight for a resident. During our conversation, he mentioned the possibility of White Lake Township considering converting our old Mercury Vapor streetlights to more energy efficient and cost-effective LED streetlights. After hearing the potential savings, I asked him to perform a formal field analysis to bring a realistic proposal to the Board and that proposal is attached.

This conversion would save the Township a considerable amount of money annually. While there is an upfront cost to the Township, we will recoup those monies within approximately 1.23 years' time. After which, the Township will realize an annual savings in our streetlight bills of \$15,270.12.

In addition to energy and cost savings, the LED lights would be much brighter offering better vision at night for residents driving and increased pedestrian safety.

Thank you for your consideration of this proposal.

Sincerely,

Trish Pergament



July 12, 2021

White Lake Township
7525 Highland Rd.
White Lake, MI 48383
Attn: Rik Kowall

Re: White Lake Twp- DTE Mercury Vapor to LED Streetlight Conversion

Based on your request, I have attached a cost estimate for the proposed 2021/2022 streetlight conversion project. The total light count is 112 streetlights and reflects the following descriptions:

Overhead Fed Streetlights on Wood Poles:

- 101-175w Mercury Vapor to 58w LED
- 8-175w Mercury Vapor Span Light to 80w LED Span Light
- 1 - 250w Mercury Vapor to 136w LED
- 1 - 400w Mercury Vapor to 136w LED

Underground Fed Streetlights on Fiberglass or Metal Posts:

- 1-175w Mercury Vapor to 58w LED

Below please find the estimate breakdown for this project. The costs are based on the Option 1 Municipal Street Light rate - DTE Energy owned and maintained. The rate requires the customer pay a portion of the construction cost. The following information outlines the street lighting installation.

Estimate Breakdown

Project Cost	\$29,492.00
Less DTE Contribution	(\$7,280.00)
Total Upfront Cost	\$22,212.00
Est. Rebate Issued After Construction	\$3,366.00
Final Cost to Convert after Rebate	\$18,846.00
Current Annual Invoice	\$34,981.08
Future Annual Invoice	\$19,710.96
Annual Savings	\$15,270.12
Payback	1.23 years

An authorized signature on the Municipal Street Lighting Purchase Agreement and the payment contribution will be our notification to begin final design and construction scheduling.

Sincerely,

Brandon R. Faron

Brandon R. Faron
Account Manager
DTE Community Lighting



July 13, 2021

White Lake Township
7525 Highland Rd.
White Lake, MI 48383
Attn: Rik Kowall

Re: White Lake Township- DTE LED Streetlight Conversion

Attached is the Master Purchase Agreement for the LED streetlight conversion project. A detailed description of the project is outlined in the agreements. Please print **two** copies. Please sign **both** copies in the designated areas. A check in the amount of **\$22,212.00** is also required at this time. Please **return both** signed agreements (as well as check made payable to **DTE Energy**) to the following address:

DTE Energy
8001 Haggerty Rd.
Belleville, MI 48111
140 WWSC-Brandon Faron

Please call if you have questions, 734-309-2937.

Sincerely,
Brandon R. Faron
Brandon R. Faron
Account Manager
Community Lighting

MASTER AGREEMENT FOR MUNICIPAL STREET LIGHTING

This Master Agreement For Municipal Street Lighting ("Master Agreement") is made between DTE Electric Company ("Company") and White Lake Township ("Customer") (collectively referred to as the "Parties") as of July 13, 2021.

RECITALS

A. Customer may, from time to time, request Company to furnish, install, operate and/or maintain street lighting equipment for Customer.

B. Company may provide such services, subject to the terms of this Master Agreement.

Therefore, in consideration of the foregoing, Company and Customer hereby agree as follows:

AGREEMENT

1. Master Agreement. This Master Agreement sets forth the basic terms and conditions under which Company may furnish, install, operate and/or maintain street lighting equipment for Customer. Upon the Parties' agreement as to the terms of a specific street lighting transaction, the Parties shall execute and deliver a Purchase Agreement in the form of the attached Exhibit A (a "Purchase Agreement"). In the event of an inconsistency between this Agreement and any Purchase Agreement, the terms of the Purchase Agreement shall control.

2. Rules Governing Installation of Equipment and Electric Service. Installation of street light facilities and the extension of electric service to serve those facilities are subject to the provisions of Company's Rate Book for Electric Service (the "Tariff"), Rule C 6.1, Extension of Service (or any other successor provision), as approved by the Michigan Public Service Commission ("MPSC") from time to time.

3. Contribution in Aid of Construction. In connection with each Purchase Agreement and in accordance with the applicable Orders of the MPSC, Customer shall pay to Company a contribution in aid of construction ("CIAC") for the cost of installing Equipment (as defined in the applicable Purchase Agreement) and recovery of costs associated with the removal of existing equipment, if any. The amount of the CIAC (the "CIAC Amount") shall be an amount equal to the total construction cost (including all labor, materials and overhead charges), less an amount less than or equal to three (3) years' revenue expected from such Equipment, and less an amount equal to the Post Charge revenue if selected by Customer. The CIAC Amount will be as set forth on the applicable Purchase Agreement. The CIAC Amount does not include charges for any additional cost or expense for unforeseen underground objects, or unusual conditions encountered in the construction and installation of Equipment. If Company encounters any such unforeseen or unusual conditions, which would increase the CIAC Amount, it will suspend the construction and installation of Equipment and give notice of such conditions to the Customer. The Customer will either pay additional costs or modify the work to be performed. If the work is modified, the CIAC Amount will be adjusted to account for such modification. Upon any such

shall continue on a month-to-month basis until terminated by mutual written consent of the parties or by either party with thirty (30) calendar days' prior written notice to the other party. Upon termination of this Master Agreement for any reason, before or after the expiration of the initial term, Company shall have the right to disconnect the Equipment and/or remove any Company-owned equipment and a portion of the Equipment corresponding to the extent to which Customer has not paid in full for the Equipment; provided, however, that Company shall not withdraw service, and Customer shall not substitute another source of service, without at least twelve (12) months' written notice to the other party. If the optional Post Charge is selected, and this Master Agreement is terminated prior to the expiration of the initial 10-year term, then the aggregate amount of all current and future Post Charge monthly installment payments that would have been made over the course such 10-year term shall automatically become immediately due and payable, without presentment, demand, protest or further notice, all of which are hereby expressly waived by Customer.

10. Design Responsibility for Street Light Installation. Company installs municipal street lighting installations following Illuminating Engineering Society of North America ("IESNA") recommended practices. If the Customer submits its own street lighting design for the street light installation or if the street lighting installation requested by Customer does not meet the IESNA recommended practices, Customer acknowledges Company is not responsible for any compliance or noncompliance with IESNA standards or any issues arising therefrom.

11. New Subdivisions. Company agrees to install street lights in new subdivisions when subdivision occupancy reaches a minimum of 80%, pursuant to a Purchase Agreement. If Customer wishes to have installation occur prior to 80% occupancy pursuant to a Purchase Agreement, then Customer acknowledges that Customer will be financially responsible for all damages (knockdowns, etc.) and requests for modifications (movements due to modified curb cuts from original design, etc.), and that the CIAC Amount and schedule for completion of the work shall be appropriately modified.

12. Force Majeure. The obligation of Company to perform this Master Agreement shall be suspended or excused to the extent such performance is prevented or delayed because of acts beyond Company's reasonable control, including without limitation acts of God, fires, adverse weather conditions (including severe storms and blizzards), malicious mischief, strikes and other labor disturbances, compliance with any directives of any government authority, including but not limited to obtaining permits, and force majeure events affecting suppliers or subcontractors.

13. Subcontractors. Company may sub-contract, in whole or in part, any of its obligations under this Master Agreement.

14. Waiver; Limitation of Liability. To the maximum extent allowed by law, Customer hereby waives, releases and fully discharges Company from and against any and all claims, causes of action, rights, liabilities or damages whatsoever, including attorney's fees, arising out of the installation of the Equipment and/or any replacement Equipment, including claims for bodily injury or death and property damage, unless such matter is caused by or arises as a result of the sole negligence of Company and/or its subcontractors. Company shall not be liable under this Master Agreement for any special, incidental or consequential damages, including loss of

action with respect to this Master Agreement shall be brought in the courts of the State of Michigan and each party hereby submits itself to the exclusive jurisdiction of such courts.

f. This Master Agreement may be executed in one or more counterparts, each of which shall be deemed an original but all of which together will constitute one and the same instrument.

g. The invalidity of any provision of this Master Agreement shall not invalidate the remaining provisions of the Master Agreement.

Company and Customer have executed this Master Agreement as of the date first written above.

Company:

Customer:

DTE Electric Company

White Lake Township

By: _____

By: _____


SIGN HERE

Name: _____

Name: _____

Title: _____

Title: _____

	written consent of the parties or by either party with thirty (30) days prior written notice to the other party.
10. Does the requested Customer lighting design meet IESNA recommended practices?	(Check One) <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO If "No", Customer must sign below and acknowledge that the lighting design does not meet IESNA recommended practices Sign here _____ 
11. Customer Address for Notices:	White Lake Township 7525 Highland Rd White Lake, MI 48383 Attn: Rik Kowall

F. Should Customer experience, in Company's reasonable judgment, excessive LED equipment failures that are not supported by LED manufacturer warranties, Company will replace the LED equipment with other Company supported Solid State or High Intensity Discharge luminaires at Company's discretion. The full cost to complete these replacements to standard street lighting equipment will be the responsibility of Customer.

Company and Customer have executed this Purchase Agreement as of the date first written above.

Company:

DTE Electric Company

By: _____

Name: _____

Title: _____

Customer:

White Lake Township

By: _____

Name: _____

Title: _____

SIGN HERE



TO: Board of Trustees

FROM: Cathy Derocher; Human Resources Manager

RE: Amendment to Personnel Policies and Procedures Section 13.1a and 13.2a
Vacation Leave and Schedules for Employees

DATE: July 1, 2021

Members of the township board have requested changes to the existing accrual of vacation time for new employees. After listening to your suggestions and feedback to provide a greater work life balance for our employees, the Township Supervisor and I recommend several changes to the existing way vacation time is earned for a new employee.

- a) The changes provide a new employee with 5 vacation days at date of hire.
- b) It eliminates the 6-month restriction before the time can be used.
- c) And it provides the first-year employee with another 5 days after 6 months of service. With this recommendation, the employee no longer has to wait 12 months before earning their full two (2) weeks or ten (10) days of vacation.

In summary, a new employee is provided with the same 10 days they would have normally earned in their first 12 months of employment. However, they can now use those days earlier.

The attached redlined document applies to the Personnel Policies and Procedures Section 13.1a and 12.2 a. These changes apply to employees not covered by a collective bargaining agreement or other employment agreements.

Please consider the amendments as red-lined in the attached document. Feel free to contact me if you have any questions.

Attachment

13.1 a - Eligibility for Employees Hired After 09/15/98
(Added 09/15/98)

Vacation leave is authorized absence from duty, with pay. The vacation year is the calendar year (January 1 through December 31) applies to all employees not otherwise covered under a collective bargaining agreement except as otherwise provided herein. Full time employees will be granted vacation leave according to the following schedule:

Full time employees hired after 09/15/98 will be granted vacation leave within the vacation year in which the Length of Service anniversary date occurs according to the following schedule:

<u>LENGTH OF SERVICE</u>		<u>Vacation Days</u>
<u>At Least</u>	<u>Less Than</u>	
<u>Date of Hire</u>	<u>6 mos.</u>	<u>5</u>
<u>6 mo.</u>	<u>1 yr.</u>	<u>35</u>
1	5	10
5	10	15
10	15	17
15	20	20
<u>20</u>		<u>22</u>

An employee who terminates before 6 months employment is not eligible for vacation reimbursement.

~~An employee who terminates before (6) months of service is not eligible for vacation~~

13.2 a - Schedules ~~For~~ Employees Hired After 09/15/98
(Added 09/15/98)

~~After six (6) months of service, vacations may be taken at any time during the calendar year in which they are accumulated. Vacation time must be taken in the same year it is earned.~~

If both the six (6) month and the one (1) year service anniversary dates fall within the same calendar year, only ten (10) days of vacation leave will be granted within that calendar year as follows:

At date of hire After six (6) months of service	<u>35</u> days
after one (1) year <u>6 months</u> of service	<u>75</u> days

If an employee becomes eligible for ~~seven (7)~~ five (5) additional days vacation in December per the above paragraph, such vacation may be taken in the following calendar year prior to April 1, and prior to the taking of any current year's vacation.

Vacations must be arranged by the individual with his or her department head with at least 30 days notice preceding the beginning date of the vacation.

An employee's vacation pay shall be calculated by reference to the number of regular hours scheduled for that non union employee per week (i.e. 37 1/2 or 40).

The scheduling of vacation time should be ~~by seniority and~~ in accord with departmental need or seasonal work load.

Vacation time can be taken in (2) two-hour increments.

13.3 - Unused Vacation

A maximum of 7.5 hours of unused vacation time can be carried over through March 31, of the next year with department supervisor approval.

An employee who is laid off, quits, retires, or is terminated, will receive any unused vacation credit including that accrued in the current year. A recalled or re-hired employee who received credit for the current year at the time of leaving for any of the foregoing reasons will have such credit deducted from his or her vacation the following year.