



TOWNSHIP BOARD MEETING
LOCATION: 7527 HIGHLAND ROAD, WHITE LAKE - ANNEX BOARD ROOM
TUESDAY, MAY 21, 2024 – 6:30 PM

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

AGENDA

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. [DEPARTMENT REPORT - POLICE](#)
 - D. [DEPARTMENT REPORT - FIRE](#)
 - E. [DEPARTMENT REPORT - COMMUNITY DEVELOPMENT](#)
 - F. [DEPARTMENT REPORT - TREASURER](#)
 - G. [EVENT NOTICE - HURRICANE PENGUINS SWIM COMPETITION @ PONTIAC LAKE](#)
7. **MINUTES**
 - A. [APPROVAL OF MINUTES - SPECIAL BOARD MEETING, MARCH 7, 2024](#)
 - B. [APPROVAL OF MINUTES - REGULAR BOARD MEETING, APRIL 16, 2024](#)
8. **PRESENTATIONS**
 - A. POLICE DEPARTMENT - SWEARING IN OF OFFICER ANN DEMARAY AND OFFICER ISABELLA MCCRUM; AND AN INTRODUCTION OF NEW C.E.R.T. MEMBERS
 - B. [FIRE DEPARTMENT - SWEARING IN CEREMONY FOR ANDREW MORELLI AND CONNER JENSEN; AND RECOGNITION OF DEPARTMENT CHAPLIN APPOINTMENT OF PASTOR MARK POSPISIL](#)
 - C. [PROCLAMATION FOR MENTAL HEALTH AWARENESS MONTH - MAY 2024](#)
9. **NEW BUSINESS**
 - A. [FIRST READING; 9101 HIGHLAND ROAD/CALVARY LUTHERAN REZONING](#)
 - B. [REQUEST TO APPROVE PRELIMINARY SITE PLAN - CULVER'S](#)
 - C. [CONCEPTUAL PLAN PRESENTATION AND DISCUSSION RE: 8285 HIGHLAND ROAD](#)
 - D. [REQUEST TO APPROVE TENTATIVE AGREEMENT BETWEEN WHITE LAKE TOWNSHIP AND POLC PART-TIME FIREFIGHTERS' UNION](#)
 - E. [REQUEST TO APPROVE THE OAKLAND COUNTY TACTICAL CONSORTIUM AGREEMENT WITH WHITE LAKE TOWNSHIP](#)
 - F. [RESOLUTION #24-021; AUTHORIZING THE ADOPTION OF THE OAKLAND COUNTY MULTI-JURISDICTIONAL HAZARD MITIGATION PLAN](#)



- G. [FIRST READING; ORDINANCE AMENDMENT TO AMEND THE CODE OF ORDINANCES AND RESCIND THE FEE ORDINANCE #129](#)
- H. [RESOLUTION #24-022; APPROVING THE TAX SHARING AGREEMENT BETWEEN OAKLAND COUNTY, WHITE LAKE TOWNSHIP, AND THE WHITE LAKE TOWNSHIP CORRIDOR IMPROVEMENT AUTHORITY](#)
- I. [FIRST READING; AMENDMENT TO ZONING ORDINANCES - ARTICLES: 2.0 DEFINITIONS, 3.0 ZONING DISTRICTS, 4.0 USE STANDARDS, 5.0 SITE STANDARDS, 6.0 DEVELOPMENT PROCEDURES, AND 7.0 ADMINISTRATION, APPEALS, AND ENFORCEMENTS](#)
- J. [REQUEST TO APPROVE OPEB CONTRIBUTIONS - 2024](#)
- K. [RESOLUTION #24-024; TO APPROVE 123.NET, INC METRO ACT PERMIT CHANGE OF CONTROL, AND CORRECTION OF TYPOGRAPHICAL ERROR OF THE ORIGINAL RESOLUTION NUMBER FROM 17-022 TO 18-022](#)
- L. [RESOLUTION #24-025; LIMITED TAX LIABILITY BONDS - SERIES 2024 FOR STANLEY PARK AND TRIANGLE TRAIL](#)

10. FYI - CIVIC CENTER UPDATE

11. TRUSTEE COMMENTS

12. ADJOURNMENT

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-7 at least three days in advance of the meeting.** An attempt will be made to provide reasonable accommodations.

PERIOD ENDING 04/30/2024

Section 6, Item A.

GL NUMBER	DESCRIPTION	ACTIVITY FOR MONTH 04/30/2024	YTD BALANCE 04/30/2024	2024 AMENDED BUDGET	AVAILABLE BALANCE	% BGD USED
Fund 101 - GENERAL FUND						
Revenues						
TAX COLLECTIONS						
101-000-402.000	CURRENT PROPERTY TAX	1,342,234.69	1,342,234.69	1,337,320.00	(4,914.69)	100.37
101-000-403.001	SPECIAL ASSMT STREET LIGHTS	17,096.00	17,096.00	17,150.00	54.00	99.69
101-000-405.000	TRAILER PARK TAX	0.00	2,553.50	7,500.00	4,946.50	34.05
101-000-412.000	DELINQUENT PROPERTY TAX	0.00	1,235.56	0.00	(1,235.56)	100.00
101-000-445.000	PENALTIES	17,837.67	17,837.67	17,000.00	(837.67)	104.93
101-000-445.001	PRIN RESIDENCE DENIALS	0.00	966.45	2,000.00	1,033.55	48.32
TAX COLLECTIONS		1,377,168.36	1,381,923.87	1,380,970.00	(953.87)	100.07
OTHER LICENSE & PERMITS						
101-000-459.000	SOLICITOR PERMIT	160.00	370.00	500.00	130.00	74.00
101-000-481.000	DOG LICENSES	1,036.50	1,700.80	1,400.00	(300.80)	121.49
OTHER LICENSE & PERMITS		1,196.50	2,070.80	1,900.00	(170.80)	108.99
TRANSPORTATION						
101-000-651.000	SENIOR ACTIVITIES	2,125.00	8,137.00	20,000.00	11,863.00	40.69
101-000-652.001	SENIOR CENTER REVENUE	1,028.00	2,546.15	3,000.00	453.85	84.87
TRANSPORTATION		3,153.00	10,683.15	23,000.00	12,316.85	46.45
PLANNING REVENUE						
101-000-608.000	ZONING BOARD OF APPEALS	1,540.00	3,575.00	8,000.00	4,425.00	44.69
101-000-609.000	PLANNING COMMISSION FEES	1,580.00	4,360.00	4,500.00	140.00	96.89
101-000-622.000	RE-ZONING APPLICATION FEES	0.00	0.00	3,000.00	3,000.00	0.00
101-000-622.002	PLANNING DEPARTMENT REVIEWS	4,200.00	7,235.00	8,000.00	765.00	90.44
101-000-622.003	LANDSCAPING INSPECTION FEES	0.00	0.00	1,000.00	1,000.00	0.00
101-000-622.004	PUNCH LIST ADMIN FEES	0.00	6,916.69	2,500.00	(4,416.69)	276.67
101-000-622.005	FINAL BACK CHECK FEES	0.00	0.00	500.00	500.00	0.00
101-000-625.000	SPECIAL MEETING FEES	0.00	0.00	500.00	500.00	0.00
PLANNING REVENUE		7,320.00	22,086.69	28,000.00	5,913.31	78.88
STATE SHARED						
101-000-576.000	STATE SHARED REV-CONSTITUTIONA	542,588.00	1,113,972.00	3,000,000.00	1,886,028.00	37.13
STATE SHARED		542,588.00	1,113,972.00	3,000,000.00	1,886,028.00	37.13
FEES FOR SERVICES						
101-000-621.000	PLATTING & LOT SPLIT FEES	0.00	220.00	2,000.00	1,780.00	11.00
101-000-623.000	N S F FEE	0.00	75.00	200.00	125.00	37.50
101-000-627.000	DUPLICATING & PHOTOSTAT	24.00	24.00	500.00	476.00	4.80
101-000-643.000	CEMETERY LOTS	1,200.00	2,400.00	20,000.00	17,600.00	12.00
101-000-644.000	GRAVESITE OPENINGS/CLOSINGS	0.00	0.00	25,000.00	25,000.00	0.00
101-000-644.001	MONUMENT FOUNDATIONS/BRICK PAVERS	0.00	0.00	11,000.00	11,000.00	0.00
101-000-650.000	OTHER MAPS, CODES, ETC	0.00	5.00	50.00	45.00	10.00
101-000-654.000	OC ENHANCED REVENUE	4,036.84	6,873.12	4,000.00	(2,873.12)	171.83
101-000-689.000	SUMMER TAX COLLECTION REIMB	0.00	0.00	80,000.00	80,000.00	0.00
101-000-695.001	OTHER CABLE TV	0.00	119,296.83	500,000.00	380,703.17	23.86
101-000-695.003	ADMIN FEES - GARBAGE FUND	0.00	0.00	112,670.00	112,670.00	0.00
101-000-695.004	ADMIN FEES - TRUST & AGENCY	14,992.55	15,823.05	23,000.00	7,176.95	68.80
101-000-695.005	ADMIN FEES	591.56	1,239.12	5,000.00	3,760.88	24.78
101-000-695.007	ADMIN FEE SPECIAL ASSESSMENTS	0.00	0.00	5,000.00	5,000.00	0.00
FEES FOR SERVICES		20,844.95	145,956.12	788,420.00	642,463.88	18
ORDINANCE FINES						

PERIOD ENDING 04/30/2024

Section 6, Item A.

GL NUMBER	DESCRIPTION	ACTIVITY FOR MONTH 04/30/2024	YTD BALANCE 04/30/2024	2024 AMENDED BUDGET	AVAILABLE BALANCE	% BDGT USED
Fund 101 - GENERAL FUND						
Revenues						
101-000-656.000	ORDINANCE FINES	4,234.51	5,698.12	0.00	(5,698.12)	100.00
ORDINANCE FINES		4,234.51	5,698.12	0.00	(5,698.12)	100.00
MISCELLANEOUS						
101-000-393.000	FUND BALANCE - DESIGNATED	0.00	0.00	116,411.00	116,411.00	0.00
101-000-531.000	OTHER GRANTS	5,429.34	5,429.34	0.00	(5,429.34)	100.00
101-000-575.001	METRO ACT REVENUE	0.00	0.00	20,000.00	20,000.00	0.00
101-000-590.000	CASH BONDS CONTRIBUTIONS	0.00	0.00	600,000.00	600,000.00	0.00
101-000-590.001	GRINDERS-CONTRIBUTIONS	0.00	0.00	300,000.00	300,000.00	0.00
101-000-664.000	INTEREST INCOME	66,510.69	174,130.97	35,000.00	(139,130.97)	497.52
101-000-664.001	INTEREST - TRUST AND AGENCY	774.72	2,778.58	2,000.00	(778.58)	138.93
101-000-673.000	SALE OF FIXED ASSETS	0.00	325,390.00	0.00	(325,390.00)	100.00
101-000-676.000	ELECTION-REIMBURSEMENT	0.00	0.00	128,578.00	128,578.00	0.00
101-000-677.000	POSTAGE REVENUE	0.00	0.00	100.00	100.00	0.00
101-000-678.000	MISCELLANEOUS	12.36	2,887.36	10,000.00	7,112.64	28.87
101-000-695.000	OTHER SUNDRY	716.00	1,697.12	1,200.00	(497.12)	141.43
MISCELLANEOUS		73,443.11	512,313.37	1,213,289.00	700,975.63	42.23
RENTS						
101-000-667.001	RENT COMMUNITY HALL	275.00	1,300.00	2,000.00	700.00	65.00
101-000-667.005	RENT-ORMOND RD TOWER	1,291.71	5,070.29	14,000.00	8,929.71	36.22
RENTS		1,566.71	6,370.29	16,000.00	9,629.71	39.81
TOTAL REVENUES		2,031,515.14	3,201,074.41	6,451,579.00	3,250,504.59	49.62
Expenditures						
TOWNSHIP BOARD						
101-101-703.000	SALARIES TRUSTEES	4,463.36	17,853.44	49,440.00	31,586.56	36.11
101-101-710.000	FEES & PER DIEM	615.00	2,735.00	14,000.00	11,265.00	19.54
101-101-715.000	SOCIAL SECURITY	362.10	1,420.85	3,760.00	2,339.15	37.79
101-101-717.000	GROUP LIFE INSURANCE	27.48	109.92	500.00	390.08	21.98
101-101-719.000	WORKERS' COMP INSURANCE	0.00	28.75	110.00	81.25	26.14
101-101-801.000	PROFESSIONAL FEES - ACTUARIAL	2,850.00	5,700.00	12,000.00	6,300.00	47.50
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	10,120.00	50,000.00	39,880.00	20.24
101-101-860.000	CONFERENCES & MILEAGE	0.00	1,170.00	4,000.00	2,830.00	29.25
101-101-957.000	SUBSCRIPTIONS	0.00	0.00	500.00	500.00	0.00
101-101-958.000	MEMBERSHIPS & DUES	110.00	400.00	18,000.00	17,600.00	2.22
101-101-962.000	MISCELLANEOUS	0.00	0.00	13,000.00	13,000.00	0.00
TOWNSHIP BOARD		8,427.94	39,537.96	175,310.00	135,772.04	22.55
SUPERVISOR						
101-171-703.000	SALARIES SUPERVISOR	8,316.46	37,302.94	108,115.00	70,812.06	34.50
101-171-704.000	SALARIES, DEPUTY SUPERVISOR	6,715.51	30,122.00	87,300.00	57,178.00	34.50
101-171-706.000	SALARIES CLERICAL	4,600.96	20,637.27	59,820.00	39,182.73	34.50
101-171-708.000	SALARIES HR WAGES	6,773.40	34,897.20	92,570.00	57,672.80	37.70
101-171-709.000	OVERTIME	0.00	0.00	2,000.00	2,000.00	0.00
101-171-715.000	SOCIAL SECURITY	1,956.64	9,135.79	26,800.00	17,664.21	34.09
101-171-716.000	HOSP & OPTICAL INSURANCE	5,172.72	21,460.64	73,350.00	51,889.36	29.26
101-171-717.000	GROUP LIFE INSURANCE	31.40	125.60	435.00	309.40	28.44
101-171-718.000	PENSION	14,892.31	63,737.54	170,500.00	106,762.46	37.40

PERIOD ENDING 04/30/2024

Section 6, Item A.

GL NUMBER	DESCRIPTION	ACTIVITY FOR MONTH 04/30/2024	YTD BALANCE 04/30/2024	2024 AMENDED BUDGET	AVAILABLE BALANCE	% BDGT USED
Fund 101 - GENERAL FUND						
Expenditures						
101-171-718.001	HEALTH CARE SAVINGS PROGRAM	335.05	1,473.35	4,300.00	2,826.65	34.26
101-171-719.000	WORKERS COMP INSURANCE	0.00	206.00	715.00	509.00	28.81
101-171-722.000	UNEMPLOYMENT INSURANCE	0.00	495.44	810.00	314.56	61.17
101-171-724.000	DENTAL INSURANCE	308.72	1,342.72	4,600.00	3,257.28	29.19
101-171-853.000	CELLULAR PHONE	43.25	129.81	800.00	670.19	16.23
101-171-864.000	CONFERENCES & MEETINGS	0.00	390.00	1,500.00	1,110.00	26.00
101-171-931.000	HR SERVICES ALLOCATION	0.00	0.00	(130,000.00)	(130,000.00)	0.00
101-171-957.000	SUBSCRIPTIONS	0.00	0.00	100.00	100.00	0.00
101-171-958.000	MEMBERSHIPS & DUES	0.00	0.00	500.00	500.00	0.00
101-171-959.000	COMMUNITY COMMUNICATIONS	0.00	0.00	20,000.00	20,000.00	0.00
101-171-960.000	TRAINING	0.00	0.00	300.00	300.00	0.00
101-171-960.001	TRAINING-HR	0.00	0.00	2,000.00	2,000.00	0.00
101-171-962.000	MISCELLANEOUS	0.00	0.00	650.00	650.00	0.00
SUPERVISOR		49,146.42	221,456.30	527,165.00	305,708.70	42.01
ELECTIONS						
101-191-706.000	PART TIME ELECTIONS	1,337.50	8,502.50	16,600.00	8,097.50	51.22
101-191-709.001	OVERTIME ELECTIONS	1,326.06	23,442.71	33,000.00	9,557.29	71.04
101-191-710.000	FEES & PER DIEM	250.00	26,825.00	103,779.00	76,954.00	25.85
101-191-715.000	SOCIAL SECURITY	121.46	2,661.93	2,000.00	(661.93)	133.10
101-191-722.000	UNEMPLOYMENT INSURANCE	28.61	625.59	400.00	(225.59)	156.40
101-191-730.000	POSTAGE-ELECTIONS	9,213.23	14,667.71	64,030.00	49,362.29	22.91
101-191-740.000	OPERATING SUPPLIES	2,772.52	18,247.36	13,185.00	(5,062.36)	138.39
101-191-860.000	MILEAGE	0.00	0.00	600.00	600.00	0.00
101-191-903.000	LEGAL NOTICES	97.00	550.00	6,900.00	6,350.00	7.97
101-191-934.000	EQUIPMENT MAINTENANCE	0.00	19,786.20	29,925.00	10,138.80	66.12
101-191-962.000	MISCELLANEOUS	0.00	0.00	4,000.00	4,000.00	0.00
ELECTIONS		15,146.38	115,309.00	274,419.00	159,110.00	42.02
ACCOUNTING						
101-192-701.000	SALARIES FINANCE DIRECTOR	8,030.25	36,019.51	109,220.00	73,200.49	32.98
101-192-702.000	SALARIES ASST FINANCE DIRECTOR	6,528.60	29,283.60	88,790.00	59,506.40	32.98
101-192-709.000	OVERTIME	0.00	130.57	1,500.00	1,369.43	8.70
101-192-715.000	SOCIAL SECURITY	1,106.12	4,988.78	15,265.00	10,276.22	32.68
101-192-716.000	HOSP & OPTICAL INSURANCE	1,216.37	4,794.56	15,800.00	11,005.44	30.35
101-192-717.000	GROUP LIFE INSURANCE	15.70	62.80	220.00	157.20	28.55
101-192-718.000	PENSION	1,490.91	5,963.64	18,120.00	12,156.36	32.91
101-192-719.000	WORKERS COMP INSURANCE	0.00	158.50	660.00	501.50	24.02
101-192-722.000	UNEMPLOYMENT INSURANCE	0.00	327.87	540.00	212.13	60.72
101-192-724.000	DENTAL INSURANCE	77.06	385.30	1,000.00	614.70	38.53
101-192-957.000	SUBSCRIPTIONS	0.00	0.00	50.00	50.00	0.00
101-192-958.000	MEMBERSHIPS & DUES	0.00	0.00	550.00	550.00	0.00
101-192-960.000	TRAINING	0.00	0.00	300.00	300.00	0.00
101-192-962.000	MISCELLANEOUS	0.00	0.00	200.00	200.00	0.00
ACCOUNTING		18,465.01	82,115.13	252,215.00	170,099.87	32.56
ASSESSING						
101-209-706.001	SALARIES ASSESSOR	7,803.91	35,003.88	101,455.00	66,451.12	34.50
101-209-706.002	SALARIES PROPERTY APPRAISER	10,743.45	48,189.09	139,700.00	91,510.91	34.49
101-209-706.003	SALARIES CLERICAL	4,600.96	20,323.06	57,735.00	37,411.94	35.20
101-209-707.000	SALARIES PART TIME	1,493.91	7,703.89	30,000.00	22,296.11	25.68
101-209-709.000	OVERTIME	0.00	0.00	1,500.00	1,500.00	0.00
101-209-715.000	SOCIAL SECURITY	1,841.34	8,328.84	25,300.00	16,971.16	32.00
101-209-716.000	HOSP & OPTICAL INSURANCE	8,819.31	29,458.76	93,280.00	63,821.24	31.00

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Fund 101 - GENERAL FUND						
Expenditures						
101-209-717.000	GROUP LIFE INSURANCE	31.40	125.60	435.00	309.40	28.87
101-209-718.000	PENSION	3,712.51	15,389.04	50,500.00	35,110.96	30.47
101-209-718.001	HEALTH CARE SAVINGS PROGRAM	300.00	1,200.00	3,600.00	2,400.00	33.33
101-209-719.000	WORKERS COMP INSURANCE	0.00	411.50	2,455.00	2,043.50	16.76
101-209-722.000	UNEMPLOYMENT INSURANCE	26.89	799.50	1,350.00	550.50	59.22
101-209-724.000	DENTAL INSURANCE	504.68	2,523.40	6,400.00	3,876.60	39.43
101-209-801.000	PROFESSIONAL SERVICES	0.00	0.00	25,000.00	25,000.00	0.00
101-209-818.000	SOFTWARE SUPPORT FEES	0.00	1,858.10	4,500.00	2,641.90	41.29
101-209-820.000	LEGAL FEES	432.00	1,729.19	7,000.00	5,270.81	24.70
101-209-864.000	CONFERENCES & MEETINGS	0.00	0.00	3,200.00	3,200.00	0.00
101-209-903.000	LEGAL NOTICES	0.00	223.00	1,500.00	1,277.00	14.87
101-209-957.000	SUBSCRIPTIONS	0.00	0.00	200.00	200.00	0.00
101-209-958.000	MEMBERSHIPS & DUES	0.00	(350.00)	1,500.00	1,850.00	(23.33)
101-209-960.000	TRAINING	0.00	65.00	3,500.00	3,435.00	1.86
101-209-962.000	MISCELLANEOUS	0.00	0.00	2,000.00	2,000.00	0.00
ASSESSING		40,310.36	172,981.85	562,110.00	389,128.15	30.77
LEGAL FEES						
101-210-826.000	LEGAL FEES	6,469.50	14,521.00	80,000.00	65,479.00	18.15
101-210-826.001	TAX TRIBUNAL REFUNDS	0.00	0.00	2,000.00	2,000.00	0.00
101-210-826.002	LEGAL FEES-ORDINANCE	0.00	0.00	15,000.00	15,000.00	0.00
LEGAL FEES		6,469.50	14,521.00	97,000.00	82,479.00	14.97
CLERK						
101-215-703.000	SALARIES CLERK	7,900.66	35,437.92	102,710.00	67,272.08	34.50
101-215-704.000	SALARIES DEPUTY CLERK	6,715.50	30,121.96	87,305.00	57,183.04	34.50
101-215-706.001	SALARIES CLERICAL	9,529.82	42,745.40	123,920.00	81,174.60	34.49
101-215-709.000	OVERTIME	0.00	0.00	5,000.00	5,000.00	0.00
101-215-715.000	SOCIAL SECURITY	1,897.66	9,754.72	24,400.00	14,645.28	39.98
101-215-716.000	HOSP & OPTICAL INSURANCE	4,389.69	17,409.81	57,440.00	40,030.19	30.31
101-215-717.000	GROUP LIFE INSURANCE	7.85	125.60	435.00	309.40	28.87
101-215-718.000	PENSION	10,604.39	49,480.13	111,855.00	62,374.87	44.24
101-215-718.001	HEALTH CARE SAVINGS PROGRAM	711.58	3,136.04	9,050.00	5,913.96	34.65
101-215-719.000	WORKERS COMP INSURANCE	0.00	188.50	700.00	511.50	26.93
101-215-722.000	UNEMPLOYMENT INSURANCE	0.00	494.85	810.00	315.15	61.09
101-215-724.000	DENTAL INSURANCE	362.88	1,814.40	4,600.00	2,785.60	39.44
101-215-853.000	CELLULAR PHONE	63.60	191.04	1,200.00	1,008.96	15.92
101-215-860.000	MILEAGE	0.00	0.00	400.00	400.00	0.00
101-215-864.000	CONFERENCES & MEETINGS	1,308.80	1,803.80	6,000.00	4,196.20	30.06
101-215-903.000	LEGAL NOTICES	1,297.25	1,835.25	12,000.00	10,164.75	15.29
101-215-957.000	SUBSCRIPTIONS	0.00	0.00	300.00	300.00	0.00
101-215-958.000	MEMBERSHIPS & DUES	140.00	185.00	500.00	315.00	37.00
101-215-960.000	TRAINING	55.75	105.75	3,000.00	2,894.25	3.53
101-215-962.000	MISCELLANEOUS	140.00	160.00	700.00	540.00	22.86
CLERK		45,125.43	194,990.17	552,325.00	357,334.83	35.30
BOARD OF REVIEW						
101-247-710.000	FEES & PER DIEM	0.00	1,900.00	2,600.00	700.00	73.08
101-247-864.000	CONFERENCES & MEETINGS	0.00	0.00	150.00	150.00	0.00
101-247-903.000	LEGAL PUBLICATIONS	0.00	0.00	750.00	750.00	0.00
BOARD OF REVIEW		0.00	1,900.00	3,500.00	1,600.00	54.29
POSTAGE & MAILING						

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GL NUMBER	DESCRIPTION	ACTIVITY FOR MONTH 04/30/2024	YTD BALANCE 04/30/2024	2024 AMENDED BUDGET	AVAILABLE BALANCE	% BDGT USED
Fund 101 - GENERAL FUND						
Expenditures						
101-248-730.000	POSTAGE	(398.37)	6,592.70	30,000.00	23,407.30	21.98
101-248-934.000	EQUIPMENT MAINTENANCE-POSTAGE METER	283.66	283.66	2,000.00	1,716.34	14.18
101-248-946.000	POSTAGE METER RENTAL	0.00	0.00	500.00	500.00	0.00
	POSTAGE & MAILING	(114.71)	6,876.36	32,500.00	25,623.64	21.16
OFFICE SUPPLIES						
101-249-727.000	OFFICE SUPPLIES	7,939.49	11,165.02	41,000.00	29,834.98	27.23
	OFFICE SUPPLIES	7,939.49	11,165.02	41,000.00	29,834.98	27.23
TREASURER						
101-253-703.000	SALARIES TREASURER	7,900.66	35,437.92	102,710.00	67,272.08	34.50
101-253-704.000	SALARIES DEPUTY TREASURER	6,715.51	30,122.00	87,305.00	57,183.00	34.50
101-253-706.001	SALARIES CLERICAL FT	10,414.82	46,535.08	140,470.00	93,934.92	33.13
101-253-709.000	OVERTIME	0.00	131.14	500.00	368.86	26.23
101-253-715.000	SOCIAL SECURITY	1,854.48	8,357.42	25,325.00	16,967.58	33.00
101-253-716.000	HOSP & OPTICAL INSURANCE	7,766.85	25,536.65	73,350.00	47,813.35	34.81
101-253-717.000	GROUP LIFE INSURANCE	31.40	125.60	435.00	309.40	28.87
101-253-718.000	PENSION	10,881.82	46,638.40	121,325.00	74,686.60	38.44
101-253-718.001	HEALTH CARE SAVINGS PROGRAM	435.07	1,873.39	5,500.00	3,626.61	34.06
101-253-719.000	WORKERS COMP INSURANCE	0.00	196.75	710.00	513.25	27.71
101-253-722.000	UNEMPLOYMENT INSURANCE	0.00	496.42	810.00	313.58	61.29
101-253-724.000	DENTAL INSURANCE	362.88	1,814.40	4,600.00	2,785.60	39.44
101-253-818.000	OC SOFTWARE SUPPORT FEES	0.00	2,326.36	2,500.00	173.64	93.05
101-253-860.000	MILEAGE	0.00	0.00	400.00	400.00	0.00
101-253-864.000	CONFERENCES & MEETINGS	20.00	789.00	2,500.00	1,711.00	31.56
101-253-903.000	LEGAL NOTICES	0.00	0.00	100.00	100.00	0.00
101-253-958.000	MEMBERSHIPS & DUES	0.00	0.00	900.00	900.00	0.00
101-253-960.000	TRAINING	0.00	0.00	400.00	400.00	0.00
101-253-962.000	MISCELLANEOUS	0.00	0.00	1,100.00	1,100.00	0.00
	TREASURER	46,383.49	200,380.53	570,940.00	370,559.47	35.10
TOWNSHIP HALL & GROUNDS						
101-265-706.000	SALARIES MAINTENANCE	4,258.66	19,101.94	55,375.00	36,273.06	34.50
101-265-708.000	PART TIME MAINTENANCE	2,802.11	3,851.79	35,000.00	31,148.21	11.01
101-265-709.000	OVERTIME	546.53	3,368.61	8,000.00	4,631.39	42.11
101-265-715.000	SOCIAL SECURITY	582.34	2,015.39	8,125.00	6,109.61	24.80
101-265-716.000	HOSP & OPTICAL INSURANCE	1,408.36	5,543.84	18,800.00	13,256.16	29.49
101-265-717.000	GROUP LIFE INSURANCE	7.85	31.40	110.00	78.60	28.55
101-265-718.000	PENSION	1,140.22	4,662.18	15,125.00	10,462.82	30.82
101-265-718.001	HEALTH CARE SAVINGS PROGRAM	100.00	520.00	1,200.00	680.00	43.33
101-265-719.000	WORKERS COMP INSURANCE	0.00	619.50	4,465.00	3,845.50	13.87
101-265-722.000	UNEMPLOYMENT INSURANCE	50.43	234.23	600.00	365.77	39.04
101-265-724.000	DENTAL INSURANCE	72.01	360.05	900.00	539.95	40.01
101-265-853.000	TELEPHONE	340.92	4,173.49	12,000.00	7,826.51	34.78
101-265-863.000	VEHICLE MAINTENANCE	43.64	1,846.09	8,000.00	6,153.91	23.08
101-265-867.000	GASOLINE	491.00	2,052.76	10,000.00	7,947.24	20.53
101-265-910.000	INSURANCE	16,048.56	47,985.83	65,000.00	17,014.17	73.82
101-265-921.001	ELECTRIC TWP HALL	2,975.04	9,589.74	35,000.00	25,410.26	27.40
101-265-922.000	UTILITIES-TWP HALL	124.45	1,802.39	7,200.00	5,397.61	25.03
101-265-923.000	HEAT TWP HALL	982.45	2,608.57	7,200.00	4,591.43	36.23
101-265-931.001	BLDG MAINTENANCE & SUPPLIES	3,621.27	18,715.58	60,000.00	41,284.42	31.19
101-265-931.002	GROUNDS MAINTENANCE	1,805.00	9,175.00	20,000.00	10,825.00	45.00
101-265-931.003	BLDG EQUIP MAINTENANCE	694.95	2,011.43	9,000.00	6,988.57	22.00
101-265-933.000	GROUNDS EQUIP MAINTENANCE	344.45	344.45	5,000.00	4,655.55	6.00

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GL NUMBER	DESCRIPTION	ACTIVITY FOR MONTH 04/30/2024	YTD BALANCE 04/30/2024	2024 AMENDED BUDGET	AVAILABLE BALANCE	% BDGT USED
Fund 101 - GENERAL FUND						
Expenditures						
101-265-934.000	OFFICE EQUIP MAINTENANCE	0.00	0.00	1,500.00	1,500.00	0.00
101-265-940.000	TOWNSHIP RECORD RETENTION COSTS	200.90	1,107.71	1,600.00	492.29	69.23
101-265-971.000	TECHNOLOGY EQUIPMENT	3,472.32	31,050.88	110,000.00	78,949.12	28.23
101-265-974.000	IMPROVEMENTS & BETTERMENTS	0.00	0.00	165,000.00	165,000.00	0.00
101-265-977.000	EQUIPMENT ACQUISITIONS	0.00	6,000.00	125,000.00	119,000.00	4.80
TOWNSHIP HALL & GROUNDS		42,113.46	178,772.85	789,200.00	610,427.15	22.65
CEMETERY						
101-276-910.000	INSURANCE	15.76	47.43	150.00	102.57	31.62
101-276-921.000	ELECTRIC OXBOW	0.00	20.82	200.00	179.18	10.41
101-276-921.001	ELECTRIC WHITE LAKE	56.91	183.81	380.00	196.19	48.37
101-276-932.000	CEMETERY MAINT	1,660.00	2,060.00	30,000.00	27,940.00	6.87
101-276-935.000	CEMETERY-GRAVESITE OPENING/CLOSINGS	0.00	3,668.80	21,000.00	17,331.20	17.47
101-276-936.000	CEMETERY FOUNDATIONS/MONUMENTS EXPENSE	0.00	268.80	8,000.00	7,731.20	3.36
101-276-962.000	MISCELLANEOUS	0.00	0.00	600.00	600.00	0.00
101-276-974.000	LAND IMPROVEMENTS	0.00	0.00	5,000.00	5,000.00	0.00
CEMETERY		1,732.67	6,249.66	65,330.00	59,080.34	9.57
OTHER TOWNSHIP PROPERTIES						
101-269-853.000	TELEPHONE DUBLIN	0.00	0.00	250.00	250.00	0.00
101-269-910.001	INSURANCE COMM HALL	143.79	432.35	800.00	367.65	54.04
101-269-910.004	INSURANCE FISK	482.80	1,451.71	3,000.00	1,548.29	48.39
101-269-910.008	INSURANCE-ANNEX	1,544.90	4,645.29	7,000.00	2,354.71	66.36
101-269-921.001	ELECTRIC COMM HALL	64.55	124.23	700.00	575.77	17.75
101-269-921.004	ELECTRIC FISK	130.28	578.25	1,800.00	1,221.75	32.13
101-269-921.005	ELECTRIC JUDY HAWLEY PARK	0.00	0.00	2,100.00	2,100.00	0.00
101-269-921.006	M59/BOGIE PROP STREET LIGHT	143.03	385.29	0.00	(385.29)	100.00
101-269-921.011	ELECTRIC-TWP ANNEX	906.73	3,039.67	12,000.00	8,960.33	25.33
101-269-922.004	UTILITIES FISK	57.24	487.48	1,900.00	1,412.52	25.66
101-269-922.010	UTILITIES-TWP ANNEX	57.24	57.24	2,000.00	1,942.76	2.86
101-269-923.001	HEAT COMM HALL	334.78	841.09	2,000.00	1,158.91	42.05
101-269-923.004	HEAT FISK	301.68	772.76	2,000.00	1,227.24	38.64
101-269-923.011	GAS-TWP ANNEX	536.64	2,222.79	8,000.00	5,777.21	27.78
101-269-931.001	BLDG MAINT COMM HALL	0.00	650.56	3,000.00	2,349.44	21.69
101-269-931.004	BLDG EQUIPMENT MAINT COMM HALL	0.00	205.41	500.00	294.59	41.08
101-269-931.007	BLDG MAINT FISK	0.00	4,790.55	25,000.00	20,209.45	19.16
101-269-931.008	EQUIP MAINT FISK	0.00	666.75	1,100.00	433.25	60.61
101-269-931.013	BUILDING MAINTENANCE-TWP ANNEX	475.56	975.73	10,000.00	9,024.27	9.76
101-269-931.014	10895 ELIZABETH LK PROPERTY MAINTENANCE	0.00	0.00	5,000.00	5,000.00	0.00
101-269-932.000	ANNEX GROUND MAINTENANCE	0.00	0.00	1,500.00	1,500.00	0.00
101-269-962.000	MISCELLANEOUS	0.00	0.00	750.00	750.00	0.00
OTHER TOWNSHIP PROPERTIES		5,179.22	22,327.15	90,400.00	68,072.85	24.70
HEALTH & WELFARE						
101-285-801.000	ENVIRONMENTAL PROFESSIONAL SERVICES	7,116.89	7,116.89	12,000.00	4,883.11	59.31
HEALTH & WELFARE		7,116.89	7,116.89	12,000.00	4,883.11	59.31
PLANNING						
101-402-706.001	COMMUNITY DEVELOPMENT DIRECTOR	8,358.45	37,490.57	108,660.00	71,169.43	34.50
101-402-706.002	SALARIES CLERICAL	5,009.11	22,468.11	65,120.00	42,651.89	34.50
101-402-707.000	SALARIES STAFF PLANNER	6,492.60	29,122.20	84,450.00	55,327.80	34.48
101-402-709.000	OVERTIME	292.17	449.76	4,000.00	3,550.24	11.48
101-402-710.000	PLANNING/ZBA BOARD FEES	2,390.00	8,185.00	11,000.00	2,815.00	74.8

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GL NUMBER	DESCRIPTION	ACTIVITY FOR	YTD BALANCE	2024	AVAILABLE	% BDGT
		MONTH 04/30/2024	04/30/2024	AMENDED BUDGET	BALANCE	USED
Fund 101 - GENERAL FUND						
Expenditures						
101-402-715.000	SOCIAL SECURITY	1,716.10	7,566.61	20,900.00	13,333.39	36.20
101-402-716.000	HOSP & OPTICAL INSURANCE	2,574.65	10,154.80	30,650.00	20,495.20	33.13
101-402-717.000	GROUP LIFE INSURANCE	23.55	94.20	325.00	230.80	28.98
101-402-718.000	PENSION	1,877.80	7,977.68	23,310.00	15,332.32	34.22
101-402-718.001	HEALTH CARE SAVINGS PROGRAM	200.00	800.00	2,400.00	1,600.00	33.33
101-402-719.000	WORKERS COMP INSURANCE	0.00	332.25	1,320.00	987.75	25.17
101-402-722.000	UNEMPLOYMENT INSURANCE	3.24	495.95	810.00	314.05	61.23
101-402-724.000	DENTAL INSURANCE	290.87	1,454.35	3,000.00	1,545.65	48.48
101-402-729.000	PRINTING	0.00	0.00	1,500.00	1,500.00	0.00
101-402-757.000	OPERATING SUPPLIES	0.00	0.00	600.00	600.00	0.00
101-402-801.000	PROFESSIONAL FEES	1,325.00	6,740.00	44,000.00	37,260.00	15.32
101-402-853.000	CELLULAR PHONE	81.49	244.55	1,300.00	1,055.45	18.81
101-402-864.000	CONFERENCES & MEETINGS	0.00	0.00	3,900.00	3,900.00	0.00
101-402-903.000	LEGAL NOTICES	1,093.00	2,005.00	6,000.00	3,995.00	33.42
101-402-910.000	INSURANCE	1,246.10	2,739.36	5,700.00	2,960.64	48.06
101-402-957.000	SUBSCRIPTIONS	0.00	0.00	700.00	700.00	0.00
101-402-958.000	MEMBERSHIPS & DUES	725.00	1,453.00	2,200.00	747.00	66.05
101-402-960.000	TRAINING	0.00	339.00	4,100.00	3,761.00	8.27
101-402-962.000	MISCELLANEOUS	0.00	0.00	500.00	500.00	0.00
PLANNING		33,699.13	140,112.39	426,445.00	286,332.61	32.86
HIGHWAYS & STREETS						
101-446-930.000	TRAFFIC SIGNAL MAINTENANCE	72.26	266.00	1,000.00	734.00	26.60
101-448-926.000	STREET LIGHTING	4,733.19	14,332.35	52,000.00	37,667.65	27.56
101-451-970.000	ROAD CONSTRUCTION/TRI PARTY	57,203.00	57,203.00	180,000.00	122,797.00	31.78
HIGHWAYS & STREETS		62,008.45	71,801.35	233,000.00	161,198.65	30.82
SENIOR CENTER						
101-757-703.000	SALARIES SENIOR DIRECTOR	5,740.36	25,747.96	74,625.00	48,877.04	34.50
101-757-704.000	SALARIES PROGRAM DEVELOPER	4,510.80	20,232.90	58,650.00	38,417.10	34.50
101-757-707.000	PART-TIME CLERICAL	1,403.38	6,558.52	25,000.00	18,441.48	26.23
101-757-709.000	OVERTIME	0.00	111.46	500.00	388.54	22.29
101-757-715.000	SOCIAL SECURITY	882.00	3,984.72	12,150.00	8,165.28	32.80
101-757-716.000	HOSP & OPTICAL INSURANCE	2,010.19	7,946.96	37,400.00	29,453.04	21.25
101-757-717.000	GROUP LIFE INSURANCE	15.70	62.80	220.00	157.20	28.55
101-757-718.000	PENSION	956.37	3,932.78	9,655.00	5,722.22	40.73
101-757-718.001	HEALTH CARE SAVINGS PROGRAM	100.00	400.00	1,200.00	800.00	33.33
101-757-719.000	WORKERS COMP INSURANCE	0.00	111.50	600.00	488.50	18.58
101-757-722.000	UNEMPLOYMENT INSURANCE	25.26	448.51	810.00	361.49	55.37
101-757-724.000	DENTAL INSURANCE	110.54	552.70	1,800.00	1,247.30	30.71
101-757-751.000	SENIOR ACTIVITIES	2,454.92	9,757.50	30,000.00	20,242.50	32.53
101-757-757.000	OPERATING SUPPLIES	176.33	1,081.71	2,000.00	918.29	54.09
101-757-853.000	TELEPHONE	113.88	455.52	3,000.00	2,544.48	15.18
101-757-860.000	MILEAGE	40.20	119.26	1,200.00	1,080.74	9.94
101-757-864.000	CONFERENCES & MEETINGS	0.00	0.00	500.00	500.00	0.00
101-757-910.000	INSURANCE	636.87	1,914.99	3,350.00	1,435.01	57.16
101-757-921.000	ELECTRIC	504.45	2,167.39	4,800.00	2,632.61	45.15
101-757-922.000	UTILITIES	120.52	550.76	2,000.00	1,449.24	27.54
101-757-923.000	HEAT	362.25	961.70	2,200.00	1,238.30	43.71
101-757-931.000	BUILDING MAINTENANCE	772.61	4,270.38	10,000.00	5,729.62	42.70
101-757-957.000	SUBSCRIPTIONS	0.00	0.00	150.00	150.00	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	0.00	2,000.00	2,000.00	0.00
101-757-976.000	ADD & IMPROVEMENTS	0.00	0.00	8,000.00	8,000.00	0.00

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GL NUMBER	DESCRIPTION	ACTIVITY FOR MONTH 04/30/2024	YTD BALANCE 04/30/2024	2024 AMENDED BUDGET	AVAILABLE BALANCE	% BDGT USED
Fund 101 - GENERAL FUND						
Expenditures						
SENIOR CENTER		20,936.63	91,370.02	291,960.00	200,589.98	31.30
RETIREE BENEFITS						
101-863-730.000	RETIREE HEALTH INSURANCE	5,953.41	26,702.58	110,000.00	83,297.42	24.28
101-863-730.003	OPEB FUNDING	0.00	0.00	135,000.00	135,000.00	0.00
RETIREE BENEFITS		5,953.41	26,702.58	245,000.00	218,297.42	10.90
OTHER						
101-299-956.000	UNALLOCATED MISCELLANEOUS	1,530.85	8,533.59	15,000.00	6,466.41	56.89
101-863-801.000	PAYROLL SERVICE	1,824.55	7,053.27	20,000.00	12,946.73	35.27
101-965-999.003	TRANSFER TO IMPROV REVOLVING	0.00	332,470.00	135,000.00	(197,470.00)	246.27
OTHER		3,355.40	348,056.86	170,000.00	(178,056.86)	32.53
ORDINANCE						
101-372-706.001	SALARIES ORDINANCE OFFICER	5,180.85	23,238.39	67,355.00	44,116.61	34.50
101-372-706.002	PART-TIME ORDINANCE	0.00	0.00	1,250.00	1,250.00	0.00
101-372-709.000	OVERTIME	0.00	0.00	1,000.00	1,000.00	0.00
101-372-715.000	SOCIAL SECURITY	379.12	1,705.06	5,325.00	3,619.94	32.02
101-372-716.000	HOSP & OPTICAL INSURANCE	2,336.57	8,679.46	23,350.00	14,670.54	37.17
101-372-717.000	GROUP LIFE INSURANCE	7.85	31.40	110.00	78.60	28.55
101-372-718.000	PENSION	1,110.61	4,442.44	13,500.00	9,057.56	32.91
101-372-719.000	WORKERS COMP INSURANCE	0.00	96.25	450.00	353.75	21.39
101-372-722.000	UNEMPLOYMENT INSURANCE	0.00	165.97	270.00	104.03	61.47
101-372-724.000	DENTAL INSURANCE	126.17	630.85	1,600.00	969.15	39.43
101-372-744.000	UNIFORMS-ORDINANCE	0.00	0.00	500.00	500.00	0.00
101-372-757.000	OPERATING SUPPLIES	0.00	0.00	200.00	200.00	0.00
101-372-853.000	CELLULAR PHONE	31.80	95.42	700.00	604.58	13.63
101-372-863.000	VEHICLE MAINTENANCE	0.00	12.00	2,500.00	2,488.00	0.48
101-372-864.000	CONFERENCE & MEETINGS	0.00	0.00	750.00	750.00	0.00
101-372-867.000	GASOLINE	84.38	196.81	1,500.00	1,303.19	13.12
101-372-910.000	INSURANCE	295.89	1,789.18	950.00	(839.18)	188.33
101-372-955.000	ORDINANCE ENFORCEMENTS COSTS	1,193.50	3,409.00	7,500.00	4,091.00	45.45
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	0.00	300.00	300.00	0.00
101-372-963.000	DANGEROUS BLDG DEMOLITIONS	0.00	0.00	10,000.00	10,000.00	0.00
ORDINANCE		10,746.74	44,492.23	139,760.00	95,267.77	31.83
OTHER						
101-000-934.000	CASH BONDS DEDUCTIONS	0.00	0.00	600,000.00	600,000.00	0.00
101-000-934.001	GRINDERS-DEDUCTIONS	0.00	0.00	300,000.00	300,000.00	0.00
OTHER		0.00	0.00	900,000.00	900,000.00	32.53
TOTAL EXPENDITURES						
		430,141.31	1,998,235.30	6,451,579.00	4,453,343.70	30.97
Fund 101 - GENERAL FUND:						
TOTAL REVENUES		2,031,515.14	3,201,074.41	6,451,579.00	3,250,504.59	49.62
TOTAL EXPENDITURES		430,141.31	1,998,235.30	6,451,579.00	4,453,343.70	30.97
NET OF REVENUES & EXPENDITURES		1,601,373.83	1,202,839.11	0.00	(1,202,839.11)	10

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GL NUMBER	DESCRIPTION	ACTIVITY FOR MONTH 04/30/2024	YTD BALANCE 04/30/2024	2024 AMENDED BUDGET	AVAILABLE BALANCE	% BDGT USED
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GL NUMBER	DESCRIPTION	ACTIVITY FOR MONTH 04/30/2024	YTD BALANCE 04/30/2024	2024 AMENDED BUDGET	AVAILABLE BALANCE	% BDGT USED
Fund 206 - FIRE						
Revenues						
REVENUES						
206-000-393.000	FUND BALANCE - DESIGNATED	0.00	0.00	630,725.00	630,725.00	0.00
206-000-402.000	TAX COLLECTIONS	4,311,098.30	4,311,098.30	4,295,285.00	(15,813.30)	100.37
206-000-607.000	PERMIT AND INSPECTION FEES	178.00	178.00	1,000.00	822.00	17.80
206-000-630.000	AMBULANCE TRANSPORTATION REVENUE	2,919.65	4,994.56	0.00	(4,994.56)	100.00
206-000-665.000	INTEREST	(2,418.39)	76,746.57	25,000.00	(51,746.57)	306.99
206-000-695.000	MISC REVENUE	194.00	1,949.96	1,000.00	(949.96)	195.00
206-336-977.002	USE OF FUND BALANCE	0.00	0.00	94,400.00	94,400.00	0.00
REVENUES		4,311,971.56	4,394,967.39	5,047,410.00	652,442.61	87.07
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TOTAL REVENUES		4,311,971.56	4,394,967.39	5,047,410.00	652,442.61	87.07
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Expenditures						
OTHER						
206-336-801.001	HR SERVICES	0.00	0.00	43,500.00	43,500.00	0.00
OTHER		0.00	0.00	43,500.00	43,500.00	14.34
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CIVIL SERVICE						
206-220-710.000	FEES & PER DIEM	450.00	450.00	1,000.00	550.00	45.00
206-220-727.000	SUPPLIES	895.00	895.00	500.00	(395.00)	179.00
206-220-903.000	LEGAL NOTICES	0.00	0.00	500.00	500.00	0.00
CIVIL SERVICE		1,345.00	1,345.00	2,000.00	655.00	67.25
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SALARIES						
206-336-705.000	SALARIES CHIEF	8,595.04	38,552.48	111,735.00	73,182.52	34.50
206-336-705.001	SALARIES CAPTAIN	27,169.03	111,257.65	308,000.00	196,742.35	36.12
206-336-706.001	SALARIES FIRE SERGEANT	34,070.40	153,121.35	531,315.00	378,193.65	28.82
206-336-706.003	SALARIES CLERICAL	5,009.11	22,468.08	65,120.00	42,651.92	34.50
206-336-706.005	SALARIES FIREFIGHTERS	67,980.55	284,697.67	882,340.00	597,642.33	32.27
206-336-706.007	FIRE MARSHAL	8,026.94	34,629.28	101,500.00	66,870.72	34.12
206-336-709.000	OVERTIME	9,192.89	44,095.71	70,000.00	25,904.29	62.99
206-336-710.000	PART TIME STAFF	1,987.16	13,960.50	75,000.00	61,039.50	18.61
206-336-720.000	HOLIDAY/PERSONAL PAY	91,698.54	91,698.54	270,500.00	178,801.46	33.90
SALARIES		253,729.66	794,481.26	2,415,510.00	1,621,028.74	32.89
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PAYROLL BENEFITS						
206-336-715.000	SOCIAL SECURITY	19,501.36	60,148.03	186,850.00	126,701.97	32.19
206-336-716.000	HOSP & OPTICAL INSURANCE	34,169.01	120,394.84	417,900.00	297,505.16	28.81
206-336-716.002	RETIREE HEALTH CARE PREMIUMS	6,404.95	36,188.70	60,000.00	23,811.30	60.31
206-336-717.000	GROUP LIFE INSURANCE	251.20	816.40	2,700.00	1,883.60	30.24
206-336-718.000	PENSION	33,313.35	142,596.72	436,200.00	293,603.28	32.69
206-336-718.002	HEALTH CARE SAVINGS PLAN	3,105.84	12,760.04	37,150.00	24,389.96	34.35
206-336-718.003	OPEB FUNDING	0.00	0.00	150,000.00	150,000.00	0.00
206-336-718.004	457 - EMPLOYER PORTION	1,184.14	3,735.90	1,200.00	(2,535.90)	311.33
206-336-719.000	WORKERS COMP INSURANCE	0.00	28,376.16	90,000.00	61,623.84	31.53
206-336-722.000	UNEMPLOYMENT INSURANCE	126.29	4,131.01	7,050.00	2,918.99	58.60
206-336-724.000	DENTAL INSURANCE	1,907.09	9,775.95	26,500.00	16,724.05	36.89
PAYROLL BENEFITS		99,963.23	418,923.75	1,415,550.00	996,626.25	29.59
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OTHER						

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GL NUMBER	DESCRIPTION	ACTIVITY FOR MONTH 04/30/2024	YTD BALANCE 04/30/2024	2024 AMENDED BUDGET	AVAILABLE BALANCE	% BDGT USED
Fund 206 - FIRE						
Expenditures						
206-336-727.000	OFFICE SUPPLIES	296.83	844.36	6,000.00	5,155.64	14.07
206-336-730.000	POSTAGE, SHIPPING	7.20	18.56	200.00	181.44	9.28
206-336-744.000	UNIFORMS	2,552.63	3,949.56	23,000.00	19,050.44	17.17
206-336-744.002	FOOD ALLOWANCE	4,161.45	4,161.45	19,600.00	15,438.55	21.23
206-336-757.000	OPERATING SUPPLIES	7,366.78	26,167.21	43,000.00	16,832.79	60.85
206-336-758.000	OXYGEN & AIR	295.00	631.00	2,600.00	1,969.00	24.27
206-336-767.000	MEDICAL SUPPLIES	2,686.92	10,468.87	40,000.00	29,531.13	26.17
206-336-801.000	CONSULTANT/PROFESSIONAL SERVICES	995.10	995.10	500.00	(495.10)	199.02
206-336-807.000	AUDIT FEES	0.00	0.00	6,000.00	6,000.00	0.00
206-336-826.000	LEGAL FEES	0.00	276.00	10,000.00	9,724.00	2.76
206-336-826.002	TAX TRIBUNAL REFUNDS	0.00	0.00	4,000.00	4,000.00	0.00
206-336-835.000	MEDICAL SERVICES	0.00	711.62	5,000.00	4,288.38	14.23
206-336-851.000	RADIO MAINTENANCE	0.00	0.00	2,000.00	2,000.00	0.00
206-336-853.000	CELL PHONES	274.08	822.24	4,500.00	3,677.76	18.27
206-336-853.001	TELEPHONE STATION 1	704.05	1,240.03	500.00	(740.03)	248.01
206-336-853.002	TELEPHONE STATION 2	67.34	269.36	500.00	230.64	53.87
206-336-853.003	TELEPHONE STATION 3	67.34	269.36	500.00	230.64	53.87
206-336-863.001	VEHICLE MAINTENANCE	960.15	22,078.28	62,000.00	39,921.72	35.61
206-336-863.002	TIRES	0.00	0.00	10,000.00	10,000.00	0.00
206-336-864.000	CONFERENCES & MEETINGS	0.00	1,262.25	14,500.00	13,237.75	8.71
206-336-867.000	GASOLINE	1,819.74	6,495.77	36,000.00	29,504.23	18.04
206-336-903.000	LEGAL NOTICES	0.00	0.00	200.00	200.00	0.00
206-336-910.000	INSURANCE	12,858.95	38,611.04	60,000.00	21,388.96	64.35
206-336-921.001	ELECTRIC STATION 1	1,068.97	4,610.51	15,750.00	11,139.49	29.27
206-336-921.002	ELECTRIC STATION 2	433.43	1,428.42	5,500.00	4,071.58	25.97
206-336-921.003	ELECTRIC STATION 3	273.48	1,511.06	5,500.00	3,988.94	27.47
206-336-922.001	UTILITIES - STATION 1	221.12	436.24	0.00	(436.24)	100.00
206-336-923.001	HEAT STATION 1	847.92	2,079.39	6,700.00	4,620.61	31.04
206-336-923.002	HEAT STATION 2	316.46	958.73	3,000.00	2,041.27	31.96
206-336-923.003	HEAT STATION 3	326.11	943.98	3,000.00	2,056.02	31.47
206-336-931.001	MAINTENANCE STATION 1	2,382.01	4,934.48	45,000.00	40,065.52	10.97
206-336-931.002	MAINTENANCE STATION 2	273.18	803.67	25,000.00	24,196.33	3.21
206-336-931.003	MAINTENANCE STATION 3	1,495.57	3,950.76	25,000.00	21,049.24	15.80
206-336-933.000	EQUIPMENT MAINTENANCE	2,874.30	3,844.30	21,900.00	18,055.70	17.55
206-336-957.000	SUBSCRIPTIONS	0.00	0.00	15,000.00	15,000.00	0.00
206-336-958.000	MEMBERSHIPS & DUES	1,172.00	1,869.62	5,000.00	3,130.38	37.39
206-336-960.000	TRAINING	237.94	8,002.81	44,500.00	36,497.19	17.98
206-336-962.000	MISCELLANEOUS	1,918.68	5,924.16	5,000.00	(924.16)	118.48
206-336-976.000	TRANSFER TO OTHER FUNDS	0.00	0.00	500,000.00	500,000.00	0.00
OTHER		48,954.73	160,570.19	1,076,450.00	915,879.81	14.34
AQUISTITIONS						
206-336-977.000	EQUIPMENT ACQUISITIONS 04M	3,836.70	6,570.03	51,900.00	45,329.97	12.66
206-336-977.001	SUPPLY ACQUISITIONS 04M	8,757.73	39,157.30	42,500.00	3,342.70	92.13
AQUISTITIONS		12,594.43	45,727.33	94,400.00	48,672.67	48.44
TOTAL EXPENDITURES						
		416,587.05	1,421,047.53	5,047,410.00	3,626,362.47	28.15
Fund 206 - FIRE:						
TOTAL REVENUES		4,311,971.56	4,394,967.39	5,047,410.00	652,442.61	8
TOTAL EXPENDITURES		416,587.05	1,421,047.53	5,047,410.00	3,626,362.47	2

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GL NUMBER	DESCRIPTION	ACTIVITY FOR MONTH 04/30/2024	YTD BALANCE 04/30/2024	2024 AMENDED BUDGET	AVAILABLE BALANCE	% BDGT USED
Fund 206 - FIRE						
NET OF REVENUES & EXPENDITURES		3,895,384.51	2,973,919.86	0.00	(2,973,919.86)	100.00

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GL NUMBER	DESCRIPTION	ACTIVITY FOR MONTH 04/30/2024	YTD BALANCE 04/30/2024	2024 AMENDED BUDGET	AVAILABLE BALANCE	% BDGT USED
Fund 207 - POLICE						
Revenues						
REVENUES						
207-000-393.000	DESIGNATED FUND BALANCE	0.00	0.00	668,075.00	668,075.00	0.00
207-000-402.000	TAX COLLECTIONS	6,960,230.19	6,960,230.19	6,934,565.00	(25,665.19)	100.37
207-000-530.001	GRANTS - OTHER	1,966.08	5,285.52	0.00	(5,285.52)	100.00
207-000-546.000	CRIMINAL JUSTICE TRNG 302 FUNDS	4,650.80	4,650.80	4,400.00	(250.80)	105.70
207-000-577.000	LIQUOR LICENSES	0.00	577.50	11,000.00	10,422.50	5.25
207-000-601.000	LIAISON OFFICER REIMBURSEMENT	0.00	0.00	45,000.00	45,000.00	0.00
207-000-607.000	SEX OFFENDERS REGISTRY FEE	100.00	700.00	1,500.00	800.00	46.67
207-000-608.001	WARRANT PROCESSING FEES	140.00	360.00	800.00	440.00	45.00
207-000-608.002	IMPOUND FEES	580.00	2,440.00	3,000.00	560.00	81.33
207-000-626.000	COST RECOVERY REVENUE	0.00	254.56	0.00	(254.56)	100.00
207-000-627.000	DUPLICATING & PHOTOSTAT	444.42	1,723.75	2,000.00	276.25	86.19
207-000-656.000	ORDINANCE FINES & COSTS	14,783.79	52,987.93	120,000.00	67,012.07	44.16
207-000-665.000	INTEREST	(3,904.48)	53,674.04	25,000.00	(28,674.04)	214.70
207-000-665.002	INTEREST INCOME-TAX FUND	0.00	0.00	1,500.00	1,500.00	0.00
207-000-673.000	SALE OF FIXED ASSETS	0.00	0.00	20,000.00	20,000.00	0.00
207-000-684.000	CROSSING GUARDS REIMBURSEMENT	0.00	0.00	35,000.00	35,000.00	0.00
207-000-690.000	INSURANCE REBATES	250.00	250.00	0.00	(250.00)	100.00
207-000-695.000	MISCELLANEOUS REVENUE	581.25	1,741.50	1,000.00	(741.50)	174.15
REVENUES		6,979,822.05	7,084,875.79	7,872,840.00	787,964.21	89.99
TOTAL REVENUES						
		6,979,822.05	7,084,875.79	7,872,840.00	787,964.21	89.99
Expenditures						
OTHER						
207-301-730.000	POSTAGE	196.63	196.63	800.00	603.37	24.58
207-301-801.001	HR SERVICES	0.00	0.00	70,000.00	70,000.00	0.00
OTHER		196.63	196.63	70,800.00	70,603.37	21.69
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	269.00	1,000.00	731.00	26.90
207-220-903.000	LEGAL NOTICES-CIVIL SVC	0.00	0.00	1,000.00	1,000.00	0.00
CIVIL SERVICE		0.00	269.00	3,000.00	2,731.00	8.97
SALARIES						
207-301-705.000	SALARIES CHIEF	8,595.00	38,552.04	111,735.00	73,182.96	34.50
207-301-706.001	SALARIES LIEUTENANTS	24,813.28	117,989.60	341,152.00	223,162.40	34.59
207-301-706.002	SALARIES SERGEANTS	23,367.78	137,991.09	415,623.00	277,631.91	33.20
207-301-706.003	SALARIES POLICE OFFICERS	143,688.73	634,737.92	1,854,100.00	1,219,362.08	34.23
207-301-706.004	SALARIES DISPATCHERS	27,737.73	124,026.84	351,770.00	227,743.16	35.26
207-301-706.005	SALARIES CLERICAL	13,053.72	58,331.45	159,025.00	100,693.55	36.68
207-301-706.006	SALARIES CADET	1,575.00	6,637.50	46,800.00	40,162.50	14.18
207-301-709.001	OVERTIME	10,470.63	48,201.16	180,000.00	131,798.84	26.78
207-301-709.002	COURT TIME	882.13	2,908.10	30,000.00	27,091.90	9.69
207-301-709.003	SHIFT PREMIUM	0.00	0.00	40,000.00	40,000.00	0.00
207-301-720.000	HOLIDAY PAY	0.00	0.00	140,000.00	140,000.00	0.00
SALARIES		254,184.00	1,169,375.70	3,670,205.00	2,500,829.30	31.86
PAYROLL BENEFITS						
207-301-715.000	SOCIAL SECURITY	19,049.91	89,674.37	280,165.00	190,490.63	3

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Fund 207 - POLICE						
Expenditures						
207-301-716.000	HOSP & OPTICAL INSURANCE	54,215.83	218,759.73	700,000.00	481,240.27	31.25
207-301-716.001	RETIREE HOSP & OPTICAL INSURANCE	25,402.94	98,684.15	323,500.00	224,815.85	30.51
207-301-717.000	GROUP LIFE INSURANCE	298.30	1,193.20	4,320.00	3,126.80	27.62
207-301-718.000	PENSION	64,101.93	286,714.12	861,000.00	574,285.88	33.30
207-301-718.001	HEALTH CARE SAVINGS PROGRAM	5,661.78	26,493.91	78,000.00	51,506.09	33.97
207-301-718.003	OPEB FUNDING	0.00	0.00	250,000.00	250,000.00	0.00
207-301-719.000	WORKERS COMP INSURANCE	0.00	16,954.58	68,420.00	51,465.42	24.78
207-301-722.000	UNEMPLOYMENT INSURANCE	28.35	6,539.46	11,900.00	5,360.54	54.95
207-301-724.000	DENTAL INSURANCE	3,849.79	18,057.61	45,900.00	27,842.39	39.34
		<u>172,608.83</u>	<u>763,071.13</u>	<u>2,623,205.00</u>	<u>1,860,133.87</u>	<u>29.09</u>
PAYROLL BENEFITS						
OTHER						
207-301-727.000	OFFICE SUPPLIES	816.29	3,610.21	11,000.00	7,389.79	32.82
207-301-741.000	FIRE ARMS, TRNG & RANGE SUPPLIES	0.00	2,550.24	10,000.00	7,449.76	25.50
207-301-744.000	UNIFORMS	383.93	765.67	10,000.00	9,234.33	7.66
207-301-744.004	UNIFORM ALLOWANCE PAYOUT	0.00	31,000.00	35,000.00	4,000.00	88.57
207-301-757.000	OPERATING SUPPLIES	221.56	2,057.81	12,000.00	9,942.19	17.15
207-301-805.000	SEX OFFENDERS REGISTRY FEE	60.00	330.00	1,500.00	1,170.00	22.00
207-301-807.000	AUDIT FEES	0.00	0.00	6,000.00	6,000.00	0.00
207-301-818.000	COMPUTER SERVICES	271.00	5,791.79	12,000.00	6,208.21	48.26
207-301-826.000	LEGAL FEES-PROSECUTIONS	8,333.33	24,999.99	101,000.00	76,000.01	24.75
207-301-826.001	TAX TRIBUNAL REFUNDS	0.00	0.00	5,000.00	5,000.00	0.00
207-301-826.002	LEGAL FEES - LABOR RELATED	0.00	375.00	30,000.00	29,625.00	1.25
207-301-851.000	EQUIPMENT REPAIRS	0.00	0.00	3,000.00	3,000.00	0.00
207-301-853.000	TELEPHONE	1,168.41	3,347.81	15,000.00	11,652.19	22.32
207-301-860.000	MILEAGE	0.00	0.00	1,000.00	1,000.00	0.00
207-301-861.000	WITNESS FEES	0.00	10.50	1,000.00	989.50	1.05
207-301-863.001	VEHICLE MAINTENANCE	1,381.61	9,511.07	45,000.00	35,488.93	21.14
207-301-863.002	TIRES	0.00	1,083.96	5,000.00	3,916.04	21.68
207-301-864.000	CONFERENCES	489.17	3,511.58	7,000.00	3,488.42	50.17
207-301-867.000	GASOLINE	5,526.88	16,423.26	90,000.00	73,576.74	18.25
207-301-903.000	LEGAL NOTICES	0.00	0.00	500.00	500.00	0.00
207-301-910.000	INSURANCE	34,542.45	103,810.23	165,000.00	61,189.77	62.92
207-301-931.001	BLDG MAINTENANCE & SUPPLIES	538.39	6,578.81	15,000.00	8,421.19	43.86
207-301-933.000	EQUIP LEASE/ MAINT CONTRACTS	6,882.16	60,237.02	105,000.00	44,762.98	57.37
207-301-934.000	OFFICE EQUIP MAINTENANCE	0.00	1,108.99	6,000.00	4,891.01	18.48
207-301-958.000	MEMBERSHIPS & DUES	0.00	1,855.00	2,000.00	145.00	92.75
207-301-960.000	TRAINING	2,122.66	3,568.16	16,000.00	12,431.84	22.30
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	0.00	1,643.26	5,400.00	3,756.74	30.43
207-301-960.003	TUITION REIMBURSEMENT	0.00	955.50	15,000.00	14,044.50	6.37
207-301-961.000	CERT EXPENDITURES	0.00	0.00	2,000.00	2,000.00	0.00
207-301-962.001	MISCELLANEOUS	277.47	509.39	8,000.00	7,490.61	6.37
207-301-962.003	EVIDENCE COLLECTION	100.00	656.40	4,000.00	3,343.60	16.41
207-301-976.000	TRANSFER TO OTHER FUNDS	0.00	0.00	500,000.00	500,000.00	0.00
		<u>63,115.31</u>	<u>286,291.65</u>	<u>1,250,100.00</u>	<u>963,808.35</u>	<u>21.69</u>
OTHER						
AQUISTITIONS						
207-301-977.000	EQUIPMENT ACQUISITIONS	9,761.69	71,615.84	225,000.00	153,384.16	31.83
207-301-977.003	ACCREDITATION, SOFTWARE, MTCE	0.00	189.36	8,000.00	7,810.64	2.37
		<u>9,761.69</u>	<u>71,805.20</u>	<u>233,000.00</u>	<u>161,194.80</u>	<u>30.82</u>
AQUISTITIONS						
CROSSING GUARDS						
207-316-707.000	SALARIES PT - CROSSING GUARDS	1,869.00	7,347.00	20,000.00	12,653.00	3

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GL NUMBER	DESCRIPTION	ACTIVITY FOR MONTH 04/30/2024	YTD BALANCE 04/30/2024	2024 AMENDED BUDGET	AVAILABLE BALANCE	% BDGT USED
Fund 207 - POLICE						
Expenditures						
207-316-715.000	SOCIAL SECURITY-CROSSING GUARDS	143.02	562.10	1,530.00	967.90	36.74
207-316-719.000	WORKERS COMP -CROSSING GUARDS	0.00	156.00	500.00	344.00	31.20
207-316-722.000	UNEMPLOYMENT INSUR CROSSING GUARDS	33.64	130.80	500.00	369.20	26.16
CROSSING GUARDS		<u>2,045.66</u>	<u>8,195.90</u>	<u>22,530.00</u>	<u>14,334.10</u>	<u>36.38</u>
TOTAL EXPENDITURES		<u>501,912.12</u>	<u>2,299,205.21</u>	<u>7,872,840.00</u>	<u>5,573,634.79</u>	<u>29.20</u>
Fund 207 - POLICE:						
TOTAL REVENUES		6,979,822.05	7,084,875.79	7,872,840.00	787,964.21	89.99
TOTAL EXPENDITURES		<u>501,912.12</u>	<u>2,299,205.21</u>	<u>7,872,840.00</u>	<u>5,573,634.79</u>	<u>29.20</u>
NET OF REVENUES & EXPENDITURES		<u>6,477,909.93</u>	<u>4,785,670.58</u>	<u>0.00</u>	<u>(4,785,670.58)</u>	<u>100.00</u>

GL NUMBER	DESCRIPTION	ACTIVITY FOR	YTD BALANCE	2024	AVAILABLE	% BDGT
		MONTH	04/30/2024	AMENDED BUDGET	BALANCE	USED
Fund 208 - PARKS AND RECREATION FUND						
Revenues						
REVENUES						
208-000-393.000	FUND BALANCE - DESIGNATED	0.00	0.00	869,082.00	869,082.00	0.00
208-000-402.000	PARKS AND RECREATION TAX COLLECTIONS	422,418.14	422,418.14	420,918.00	(1,500.14)	100.36
208-000-652.000	FIELD RENTAL	185.00	715.00	6,000.00	5,285.00	11.92
208-000-665.000	INTEREST	2,063.22	7,896.30	4,000.00	(3,896.30)	197.41
REVENUES		424,666.36	431,029.44	1,300,000.00	868,970.56	33.16
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TOTAL REVENUES		424,666.36	431,029.44	1,300,000.00	868,970.56	33.16
Expenditures						
EXPENSES						
208-000-710.000	FEE'S AND PER DIEM	125.00	250.00	3,400.00	3,150.00	7.35
208-000-715.000	SOC SEC & MEDICARE TAX	0.00	0.00	250.00	250.00	0.00
208-000-720.000	EVENT EXPENSES	0.00	550.00	10,000.00	9,450.00	5.50
208-000-722.000	MI UNEMPLOYMENT TAX	0.00	0.00	50.00	50.00	0.00
208-000-801.000	PROFESSIONAL SERVICES	0.00	0.00	20,000.00	20,000.00	0.00
208-000-903.000	LEGAL PUBLICATIONS	403.00	403.00	300.00	(103.00)	134.33
208-000-910.000	INSURANCE	1,210.40	3,639.50	5,200.00	1,560.50	69.99
208-000-921.000	ELECTRIC JUDY HAWLEY PARK	19.85	59.60	900.00	840.40	6.62
208-000-921.001	ELECTRIC - VETTER PARK	68.20	242.74	900.00	657.26	26.97
208-000-922.000	UTILITIES- PARKS	400.00	1,595.00	4,000.00	2,405.00	39.88
208-000-931.001	GROUNDS MAINTENANCE	2,595.00	3,144.95	43,000.00	39,855.05	7.31
208-000-932.000	PARK EQUIPMENT	0.00	0.00	5,000.00	5,000.00	0.00
208-000-958.000	MEMBERSHIPS AND DUES	0.00	0.00	500.00	500.00	0.00
208-000-962.000	MISCELLANEOUS	0.00	0.00	1,500.00	1,500.00	0.00
208-000-972.000	PATHWAY PROJECTS	136,209.20	137,414.20	600,000.00	462,585.80	22.90
208-000-973.000	BLOOMER PARK IMPROVEMENTS	0.00	0.00	5,000.00	5,000.00	0.00
208-000-974.000	PARK IMPROVEMENTS	0.00	1,050.00	600,000.00	598,950.00	0.18
EXPENSES		141,030.65	148,348.99	1,300,000.00	1,151,651.01	11.41
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TOTAL EXPENDITURES		141,030.65	148,348.99	1,300,000.00	1,151,651.01	11.41
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Fund 208 - PARKS AND RECREATION FUND:						
TOTAL REVENUES		424,666.36	431,029.44	1,300,000.00	868,970.56	33.16
TOTAL EXPENDITURES		141,030.65	148,348.99	1,300,000.00	1,151,651.01	11.41
NET OF REVENUES & EXPENDITURES		283,635.71	282,680.45	0.00	(282,680.45)	100.00

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GL NUMBER	DESCRIPTION	ACTIVITY FOR MONTH 04/30/2024	YTD BALANCE 04/30/2024	2024 AMENDED BUDGET	AVAILABLE BALANCE	% BDGT USED
Fund 249 - BUILDING DEPARTMENT FUND						
Revenues						
REVENUES						
249-000-393.000	FUND BALANCE - DESIGNATED	0.00	0.00	126,910.00	126,910.00	0.00
REVENUES						
		0.00	0.00	126,910.00	126,910.00	0.00
BUILDING REVENUE						
249-000-452.000	CONTRACTORS GENERAL LICENSES	520.00	1,700.00	4,500.00	2,800.00	37.78
249-000-453.000	ELECTRICAL LICENSES	200.00	1,120.00	2,500.00	1,380.00	44.80
249-000-454.000	HEATING LICENSES	105.00	555.00	1,400.00	845.00	39.64
249-000-455.000	PLUMBING LICENSES	7.00	34.00	250.00	216.00	13.60
249-000-477.000	BUILDING PERMITS	25,368.00	83,606.20	380,000.00	296,393.80	22.00
249-000-478.000	ELECTRICAL PERMITS	5,995.00	24,214.00	80,000.00	55,786.00	30.27
249-000-479.000	HEATING PERMITS	7,115.00	27,855.00	110,000.00	82,145.00	25.32
249-000-480.000	PLUMBING PERMITS	3,205.00	12,174.00	48,000.00	35,826.00	25.36
249-000-482.000	PLOT PLAN REVIEWS	0.00	0.00	12,000.00	12,000.00	0.00
249-000-484.000	BUILDING PLAN REVIEWS	0.00	0.00	18,000.00	18,000.00	0.00
249-000-484.001	FIRE SAFETY REVIEWS	426.00	852.00	5,000.00	4,148.00	17.04
249-000-622.000	RENTAL REGISTRATION FEE	4,000.00	6,550.00	20,000.00	13,450.00	32.75
249-000-665.000	INTEREST	0.00	24,703.25	18,000.00	(6,703.25)	137.24
249-000-695.000	MISCELLANEOUS REVENUE	3,500.00	9,800.00	5,000.00	(4,800.00)	196.00
BUILDING REVENUE						
		50,441.00	193,163.45	704,650.00	511,486.55	27.41
TOTAL REVENUES						
		50,441.00	193,163.45	831,560.00	638,396.55	23.23
Expenditures						
SALARIES						
249-000-706.001	SALARIES BLDG OFFICIAL	7,336.66	32,908.09	95,400.00	62,491.91	34.49
249-000-706.002	SALARIES CLERICAL	8,219.33	30,114.09	130,760.00	100,645.91	23.03
249-000-706.003	CONTRACT BLDG INSPECTORS	4,200.00	13,680.00	65,000.00	51,320.00	21.05
249-000-706.005	BUILDING INSPECTOR	0.00	2,400.00	60,000.00	57,600.00	4.00
249-000-707.000	ELECTRICAL INSPECTOR	3,115.50	13,686.20	75,000.00	61,313.80	18.25
249-000-707.001	PLUMBING/MECHANICAL INSPECTOR	6,820.50	25,290.10	125,000.00	99,709.90	20.23
249-000-709.000	OVERTIME	0.00	0.00	2,000.00	2,000.00	0.00
SALARIES						
		29,691.99	118,078.48	553,160.00	435,081.52	21.35
PAYROLL BENEFITS						
249-000-715.000	SOCIAL SECURITY	1,396.07	5,215.29	22,050.00	16,834.71	23.65
249-000-716.000	HOSP & OPTICAL INSURANCE	7,281.06	20,365.88	78,550.00	58,184.12	25.93
249-000-717.000	GROUP LIFE INSURANCE	23.55	94.20	435.00	340.80	21.66
249-000-718.000	PENSION	2,306.38	9,366.78	32,800.00	23,433.22	28.56
249-000-718.001	HEALTH CARE SAVINGS PROGRAM	300.00	1,200.00	4,800.00	3,600.00	25.00
249-000-718.002	OPEB FUNDING	123.37	616.85	50,000.00	49,383.15	1.23
249-000-719.000	WORKERS COMP INSURANCE	0.00	740.75	2,830.00	2,089.25	26.17
249-000-722.000	UNEMPLOYMENT INSURANCE	3.99	501.40	685.00	183.60	73.20
249-000-724.000	DENTAL INSURANCE	324.35	1,621.75	5,000.00	3,378.25	32.44
PAYROLL BENEFITS						
		11,758.77	39,722.90	197,150.00	157,427.10	20.15
EXPENSES						
249-000-727.000	OFFICE SUPPLIES	33.68	188.83	3,500.00	3,311.17	5.40
249-000-730.000	POSTAGE	263.77	263.77	750.00	486.23	35.17
249-000-757.000	OPERATING SUPPLIES	0.00	264.00	1,500.00	1,236.00	16.27
249-000-801.000	PROFESSIONAL FEES	4,965.28	6,585.28	30,000.00	23,414.72	25.28

GL NUMBER	DESCRIPTION	ACTIVITY FOR MONTH 04/30/2024	YTD BALANCE 04/30/2024	2024 AMENDED BUDGET	AVAILABLE BALANCE	% BDGT USED
Fund 249 - BUILDING DEPARTMENT FUND						
Expenditures						
249-000-801.001	HR SERVICES	0.00	0.00	4,000.00	4,000.00	0.00
249-000-801.002	RENTAL INSPECTIONS	1,000.00	2,440.00	6,000.00	3,560.00	40.67
249-000-807.000	AUDIT FEES	0.00	0.00	4,000.00	4,000.00	0.00
249-000-853.000	CELLULAR PHONE	289.43	935.67	2,500.00	1,564.33	37.43
249-000-863.000	VEHICLE MAINTENANCE	109.97	121.97	1,500.00	1,378.03	8.13
249-000-864.000	CONFERENCES & MEETINGS	0.00	0.00	2,000.00	2,000.00	0.00
249-000-867.000	GASOLINE	62.14	225.89	1,000.00	774.11	22.59
249-000-910.000	INSURANCE	1,246.10	3,692.86	5,500.00	1,807.14	67.14
249-000-957.000	SUBSCRIPTIONS	0.00	0.00	500.00	500.00	0.00
249-000-958.000	MEMBERSHIPS & DUES	0.00	520.00	800.00	280.00	65.00
249-000-960.000	TRAINING	0.00	0.00	2,000.00	2,000.00	0.00
249-000-962.000	MISCELLANEOUS	0.00	0.00	700.00	700.00	0.00
249-000-971.000	TECHNOLOGY EQUIPMENT	816.38	2,243.78	15,000.00	12,756.22	14.96
EXPENSES		8,786.75	17,482.05	81,250.00	63,767.95	21.52
TOTAL EXPENDITURES		50,237.51	175,283.43	831,560.00	656,276.57	21.08
Fund 249 - BUILDING DEPARTMENT FUND:						
TOTAL REVENUES		50,441.00	193,163.45	831,560.00	638,396.55	23.23
TOTAL EXPENDITURES		50,237.51	175,283.43	831,560.00	656,276.57	21.08
NET OF REVENUES & EXPENDITURES		203.49	17,880.02	0.00	(17,880.02)	100.00

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GL NUMBER	DESCRIPTION	ACTIVITY FOR MONTH 04/30/2024	YTD BALANCE 04/30/2024	2024 AMENDED BUDGET	AVAILABLE BALANCE	% BDGT USED
Fund 591 - WATER						
Revenues						
REVENUES						
591-000-393.000	FUND BALANCE - DESIGNATED	0.00	0.00	461,292.00	461,292.00	0.00
591-000-445.000	PENALTIES	0.00	2,134.38	10,412.00	8,277.62	20.50
591-000-530.000	GRANT REVENUE	0.00	0.00	15,000.00	15,000.00	0.00
591-000-626.000	METERS	3,162.16	9,091.21	20,500.00	11,408.79	44.35
591-000-627.000	METER INSTALLATIONS	600.00	1,725.00	5,000.00	3,275.00	34.50
591-000-642.000	WATER	250,572.78	527,145.63	1,103,297.00	576,151.37	47.78
591-000-650.000	MISC SERVICE CHARGES	650.00	1,900.00	6,751.00	4,851.00	28.14
591-000-650.001	SPRINKLER SYSTEM	400.00	1,150.00	2,080.00	930.00	55.29
591-000-665.000	INTEREST EARNED	983.97	4,440.65	10,000.00	5,559.35	44.41
591-000-665.004	INTEREST - CAPITAL FUND	5,376.81	21,396.58	10,000.00	(11,396.58)	213.97
591-000-665.011	INTEREST INCOME M59 EAST (7)	0.00	199.42	2,500.00	2,300.58	7.98
591-000-665.014	INTEREST INCOME NORDIC DRIVE WAT MAIN	0.00	0.00	2,000.00	2,000.00	0.00
591-000-665.015	INTEREST INCOME SIGNED AGREEMENTS	0.00	0.00	2,000.00	2,000.00	0.00
591-000-673.000	SALE OF FIXED ASSETS	0.00	0.00	20,000.00	20,000.00	0.00
591-000-674.001	CONNECTION FEES	18,200.00	52,325.00	130,000.00	77,675.00	40.25
591-000-674.004	WATERMAIN RECOVERY COSTS	0.00	19,970.00	0.00	(19,970.00)	100.00
591-000-674.010	NEW RESIDENTIAL CONST WATER USE FEE	832.00	2,392.00	8,000.00	5,608.00	29.90
591-000-695.000	MISCELLANEOUS INCOME	0.00	7,693.57	6,569.00	(1,124.57)	117.12
591-000-699.000	SEWER ADMIN FEES	0.00	0.00	240,000.00	240,000.00	0.00
591-000-699.001	GEN TWP SERVICE FEES	0.00	0.00	25,000.00	25,000.00	0.00
REVENUES		280,777.72	651,563.44	2,080,401.00	1,428,837.56	31.32
TOTAL REVENUES		280,777.72	651,563.44	2,080,401.00	1,428,837.56	31.32
Expenditures						
OFFICE SUPPLIES						
591-000-727.000	OFFICE SUPPLIES	169.73	928.32	10,102.00	9,173.68	9.19
591-000-730.000	POSTAGE	226.29	1,337.79	5,115.00	3,777.21	26.15
OFFICE SUPPLIES		396.02	2,266.11	15,217.00	12,950.89	14.89
OTHER						
591-000-958.000	DUES & MISC	95.00	2,638.22	7,632.00	4,993.78	34.57
591-000-960.000	EDUCATION & TRAINING	185.00	390.00	4,500.00	4,110.00	8.67
591-000-962.000	MISCELLANEOUS	0.00	50.00	12,000.00	11,950.00	0.42
591-000-968.000	DEPRECIATION WATER SYSTEM	0.00	0.00	365,000.00	365,000.00	0.00
591-000-969.000	DEPRECIATION & AMORTIZATION	0.00	0.00	90,000.00	90,000.00	0.00
591-000-976.000	BOND INTEREST-DWRF	0.00	5,937.50	14,000.00	8,062.50	42.41
591-000-977.000	VEHICLES	0.00	0.00	10,000.00	10,000.00	0.00
591-000-991.001	PRINCIPAL COPIER LEASE	0.00	0.00	1,700.00	1,700.00	0.00
591-000-995.000	MISC SERVICE CHARGES	326.50	799.80	0.00	(799.80)	100.00
591-000-995.001	WELL HEAD PROTECTION PROGRAM	0.00	1,252.49	13,138.00	11,885.51	9.53
591-000-995.002	INTEREST COPIER LEASE	0.00	0.00	200.00	200.00	0.00
OTHER		606.50	11,068.01	518,170.00	507,101.99	12.94
SALARIES						
591-000-703.000	DPS DIRECTOR	8,356.80	37,483.96	108,640.00	71,156.04	34.50
591-000-706.000	WAGES CLERICAL	9,374.10	41,889.33	121,975.00	80,085.67	34.34
591-000-707.000	WAGES MAINTENANCE	11,982.18	53,745.28	210,345.00	156,599.72	25.55
591-000-707.001	WAGES PART TIME	0.00	772.10	15,000.00	14,227.90	94.85
591-000-707.002	WEEKEND ON CALL WATER OPERATOR	77.01	554.07	4,000.00	3,445.93	86.15
591-000-709.000	WAGES OVERTIME	2,341.85	6,365.69	8,000.00	1,634.31	20.56

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GL NUMBER	DESCRIPTION	ACTIVITY FOR MONTH 04/30/2024	YTD BALANCE 04/30/2024	2024 AMENDED BUDGET	AVAILABLE BALANCE	% BDGT USED
Fund 591 - WATER						
Expenditures						
SALARIES		32,131.94	140,810.43	467,960.00	327,149.57	30.09
PAYROLL BENEFITS						
591-000-715.000	SOCIAL SECURITY	2,422.56	10,605.84	35,800.00	25,194.16	29.63
591-000-716.000	HOSP & OPTICAL INSURANCE	7,964.18	31,625.49	118,170.00	86,544.51	26.76
591-000-717.000	GROUP LIFE INSURANCE	47.10	188.40	760.00	571.60	24.79
591-000-718.000	PENSION	4,133.77	17,400.79	52,050.00	34,649.21	33.43
591-000-718.001	HEALTH CARE SAVINGS PLAN	600.00	2,400.00	8,400.00	6,000.00	28.57
591-000-719.000	WORKERS COMP INSURANCE	0.00	2,120.01	9,300.00	7,179.99	22.80
591-000-720.000	OTHER POST RETIREMENT BENEFITS	0.00	0.00	70,000.00	70,000.00	0.00
591-000-722.000	UNEMPLOYMENT INSURANCE	0.00	1,009.51	2,160.00	1,150.49	46.74
591-000-724.000	DENTAL INSURANCE	494.10	2,509.03	7,200.00	4,690.97	34.85
PAYROLL BENEFITS		15,661.71	67,859.07	303,840.00	235,980.93	22.33
OTHER						
591-000-976.005	BOND INTEREST NORDIC DR MAIN	0.00	344.25	750.00	405.75	45.90
591-000-976.006	2022 DWRP BOND INTEREST	0.00	62,200.20	50,000.00	(12,200.20)	124.40
OTHER		0.00	62,544.45	50,750.00	(11,794.45)	12.94
OPERATING EXPENSES						
591-000-740.000	OPERATING SUPPLIES	(1,450.44)	4,207.01	10,368.00	6,160.99	40.58
591-000-744.000	SAFETY GEAR AND CLOTHING	122.16	1,010.70	10,424.00	9,413.30	9.70
591-000-745.000	SYSTEM CHEMICALS	7,465.00	11,002.00	58,751.00	47,749.00	18.73
591-000-748.000	TESTING WATER SYSTEMS	1,504.09	8,995.73	18,494.00	9,498.27	48.64
591-000-750.000	OPERATING SUPPLIES METERS	0.00	0.00	38,183.00	38,183.00	0.00
591-000-750.001	OPERATING SUPP METER TRANSMITT	0.00	0.00	22,878.00	22,878.00	0.00
591-000-755.000	OPERATING SUPPLIES TOOLS	0.00	205.09	10,000.00	9,794.91	2.05
591-000-801.000	FINANCIAL CONSULT FEES	0.00	0.00	5,500.00	5,500.00	0.00
591-000-801.001	HR SERVICES	0.00	0.00	10,500.00	10,500.00	0.00
591-000-802.000	ENG & ARCH FEES	3,090.00	3,090.00	50,000.00	46,910.00	6.18
591-000-803.000	IRON FILTRATION EXPENSES	1,526.78	6,533.82	40,377.00	33,843.18	16.18
591-000-807.000	ACCOUNTING & AUDITING	0.00	0.00	5,000.00	5,000.00	0.00
591-000-818.000	CONTRACTED SERVICES	3,315.79	12,138.66	50,000.00	37,861.34	24.28
591-000-826.000	ATTORNEY FEES	0.00	0.00	10,000.00	10,000.00	0.00
591-000-853.000	TELEPHONE/CELL PHONE SERVICES	482.55	1,537.12	8,000.00	6,462.88	19.21
591-000-867.000	GASOLINE/FUEL	860.49	2,486.84	6,926.00	4,439.16	35.91
591-000-903.000	LEGAL NOTICES	0.00	0.00	2,500.00	2,500.00	0.00
591-000-911.000	GENERAL LIAB INSURANCE	7,518.87	22,608.17	36,000.00	13,391.83	62.80
OPERATING EXPENSES		24,435.29	73,815.14	393,901.00	320,085.86	18.74
MAINTENANCE						
591-000-863.000	REPAIRS & MAINT VEHICLES	2,619.82	2,929.40	5,863.00	2,933.60	49.96
591-000-931.000	REPAIR & MAINT BLDG & EQUIP	1,966.02	17,379.11	100,000.00	82,620.89	17.38
591-000-931.001	GROUND MAINTENANCE	0.00	0.00	15,000.00	15,000.00	0.00
591-000-934.000	REPAIR & MAINT WATER SYSTEM	12,302.05	18,787.17	40,000.00	21,212.83	46.97
591-000-934.001	REPAIR & MAINT TOWER 1	0.00	810.98	5,500.00	4,689.02	14.75
591-000-934.002	REPAIR & MAINT TOWER 2	0.00	775.00	5,500.00	4,725.00	14.09
591-000-935.000	REPAIR METERS	0.00	0.00	1,200.00	1,200.00	0.00
MAINTENANCE		16,887.89	40,681.66	173,063.00	132,381.34	23.51
UTILITIES						
591-000-921.000	ELECTRICITY TOWER	44.83	208.32	1,000.00	791.68	2

PERIOD ENDING 04/30/2024

Section 6, Item A.

GL NUMBER	DESCRIPTION	ACTIVITY FOR MONTH 04/30/2024	YTD BALANCE 04/30/2024	2024 AMENDED BUDGET	AVAILABLE BALANCE	% BDGT USED
Fund 591 - WATER						
Expenditures						
591-000-921.001	ELECTRICITY TL	181.80	2,456.13	16,000.00	13,543.87	15.35
591-000-921.002	ELECTRICITY HILLVIEW	1,535.47	2,840.68	18,000.00	15,159.32	15.78
591-000-921.004	ELECTRICITY VILLAGE ACRES	2,289.85	11,402.14	55,000.00	43,597.86	20.73
591-000-921.006	ELECTRICITY GRASS LAKE	1,958.46	6,961.84	52,000.00	45,038.16	13.39
591-000-921.007	ELECTRICITY TOWER #2	136.02	881.10	2,000.00	1,118.90	44.06
591-000-921.008	ELECTRICITY-HURONDALE	254.00	1,246.15	4,000.00	2,753.85	31.15
591-000-921.010	ELECTRICITY 933 WILLIAMS-HURONDALE	32.71	140.51	400.00	259.49	35.13
591-000-923.001	GAS TWIN LAKES	106.55	379.63	1,100.00	720.37	34.51
591-000-923.002	GAS HILLVIEW	87.78	352.55	1,000.00	647.45	35.26
591-000-923.004	GAS GRASS LAKE	132.66	304.80	1,200.00	895.20	25.40
591-000-923.005	GAS VILLAGE ACRES-SATELITE RD	255.82	1,076.40	5,800.00	4,723.60	18.56
UTILITIES		7,015.95	28,250.25	157,500.00	129,249.75	17.94
TOTAL EXPENDITURES		97,135.30	427,295.12	2,080,401.00	1,653,105.88	20.54
Fund 591 - WATER:						
TOTAL REVENUES		280,777.72	651,563.44	2,080,401.00	1,428,837.56	31.32
TOTAL EXPENDITURES		97,135.30	427,295.12	2,080,401.00	1,653,105.88	20.54
NET OF REVENUES & EXPENDITURES		183,642.42	224,268.32	0.00	(224,268.32)	100.00
TOTAL REVENUES - ALL FUNDS		14,079,193.83	15,956,673.92	23,583,790.00	7,627,116.08	67.66
TOTAL EXPENDITURES - ALL FUNDS		1,637,043.94	6,469,415.58	23,583,790.00	17,114,374.42	27.43
NET OF REVENUES & EXPENDITURES		12,442,149.89	9,487,258.34	0.00	(9,487,258.34)	100.00

WHITE LAKE TWP
 APRIL 2024 CHECK DISBURSEMENTS

Check Date	Bank	Check #	Payee	Description	GL #	Account Name	Amount
04/04/2024	FLEX	2644	FLEXIBLE SPENDING ACCT	FLEXIBLE SPENDING ACCOUNT	101-000-282.000	FLEXIBLE SPENDING ACCOUNT	326.48
04/05/2024	FLEX	2645	FLEXIBLE SPENDING ACCT	FLEXIBLE SPENDING ACCOUNT	101-000-282.000	FLEXIBLE SPENDING ACCOUNT	60.00
04/08/2024	FLEX	2646	FLEXIBLE SPENDING ACCT	FLEXIBLE SPENDING ACCOUNT	101-000-282.000	FLEXIBLE SPENDING ACCOUNT	186.01
04/15/2024	FLEX	2647	FLEXIBLE SPENDING ACCT	FLEXIBLE SPENDING ACCOUNT	101-000-282.000	FLEXIBLE SPENDING ACCOUNT	609.59
04/19/2024	FLEX	2648	FLEXIBLE SPENDING ACCT	FLEXIBLE SPENDING ACCOUNT	101-000-282.000	FLEXIBLE SPENDING ACCOUNT	79.72
04/22/2024	FLEX	2649	FLEXIBLE SPENDING ACCT	FLEXIBLE SPENDING ACCOUNT	101-000-282.000	FLEXIBLE SPENDING ACCOUNT	194.60
04/25/2024	FLEX	2650	FLEXIBLE SPENDING ACCT	FLEXIBLE SPENDING ACCOUNT	101-000-282.000	FLEXIBLE SPENDING ACCOUNT	104.92
04/29/2024	FLEX	2651	FLEXIBLE SPENDING ACCT	FLEXIBLE SPENDING ACCOUNT	101-000-282.000	FLEXIBLE SPENDING ACCOUNT	114.09
04/30/2024	FLEX	2652	FLEXIBLE SPENDING ACCT	FLEXIBLE SPENDING ACCOUNT	101-000-282.000	FLEXIBLE SPENDING ACCOUNT	42.16
FLEX Total							1,717.57
04/01/2024	GEN	94239	THE HUNTINGTON NATIONAL BAI	CASTLEWOOD/NORDIC INT/PRIN	101-000-087.590	DUE FROM SEWER DEBT FUND	52,250.00
04/01/2024	GEN	94240	THE HUNTINGTON NATIONAL BAI	TWIN LAKES RD SAD PRIN/INT	852-000-991.000	PRINCIPAL-SAD BOND	95,000.00
04/01/2024	GEN	94240	THE HUNTINGTON NATIONAL BAI	TWIN LAKES RD SAD PRIN/INT	852-000-992.000	TWIN LAKES BOND INTEREST	7,426.50
04/04/2024	GEN	94241	AMAZON	ELECTIONS BARCODE READERS	101-191-740.000	OPERATING SUPPLIES	589.90
04/04/2024	GEN	94241	AMAZON	CLERK STAMPS, ASSESSING NAMEPLATE	101-249-727.000	OFFICE SUPPLIES	22.97
04/04/2024	GEN	94241	AMAZON	CLEAR HANING STRIPS	101-249-727.000	OFFICE SUPPLIES	11.48
04/04/2024	GEN	94241	AMAZON	PRINTER CABLES, GAFFERS TAPE	101-249-727.000	OFFICE SUPPLIES	49.52
04/04/2024	GEN	94241	AMAZON	ORD, NEW DESK CHAIR	101-249-727.000	OFFICE SUPPLIES	151.99
04/04/2024	GEN	94241	AMAZON	PLANNING, NOTARY STAMP, SEALS AND SUPP	101-249-727.000	OFFICE SUPPLIES	78.46
04/04/2024	GEN	94241	AMAZON	CANDY, BATTERIES, SOLAR ECLIPSE GLASSES,	101-757-751.000	SENIOR ACTIVITIES	159.93
04/04/2024	GEN	94241	AMAZON	SITLER, FLASHLIGHT	206-336-744.000	UNIFORMS	59.99
04/04/2024	GEN	94241	AMAZON	COMBS, NIKE SHOES, HEY DUDE SHOES	206-336-744.000	UNIFORMS	136.90
04/04/2024	GEN	94241	AMAZON	STA #1, STENCIL SETS	206-336-757.000	OPERATING SUPPLIES	12.21
04/04/2024	GEN	94241	AMAZON	STA #3 STRUT CHANNEL ANGLE BRACKET	206-336-931.003	MAINTENANCE STATION 3	39.88
04/04/2024	GEN	94241	AMAZON	STA #3 VAC BAGS	206-336-931.003	MAINTENANCE STATION 3	20.01
04/04/2024	GEN	94241	AMAZON	PD, CLIPS, RECIEPT BOOK	207-301-727.000	OFFICE SUPPLIES	57.25
04/04/2024	GEN	94241	AMAZON	NOTARY STAMP-MICHIGAN	207-301-727.000	OFFICE SUPPLIES	16.99
04/04/2024	GEN	94241	AMAZON	PD,TONER	207-301-727.000	OFFICE SUPPLIES	117.99
04/04/2024	GEN	94242	ASCENSUS	2023 GASB 75 REPORT BALANCE	101-101-801.000	PROFESSIONAL FEES - ACTUARI	2,850.00
04/04/2024	GEN	94243	AT & T	02/20/24-03/19/24 ELEVATRO MONTHLY CHF	101-265-853.000	TELEPHONE	138.93
04/04/2024	GEN	94244	AUTO-TECH COLLISION CENTER IN	PD, REFINISH 4 CTR CAPS	207-301-863.001	VEHICLE MAINTENANCE	100.00
04/04/2024	GEN	94245	AUTOZONE	ELECTRICAL CONN FOR PWR WASHER	206-336-933.000	EQUIPMENT MAINTENANCE	7.98
04/04/2024	GEN	94246	CINTAS	UNIFORM MONTHLY CHARGES	101-000-080.962	DUE FROM WATER MISCELLAN	30.54
04/04/2024	GEN	94246	CINTAS	UNIFORM MONTHLY CHARGES	101-265-931.001	BLDG MAINTENANCE & SUPPLI	8.02
04/04/2024	GEN	94247	CLARKE MOSQUITO CONTROL PR	NATULAR XRT TABLETS	101-285-801.000	ENVIRONMENTAL PROFESSION	2,949.41
04/04/2024	GEN	94248	COMCAST	04/01/24-04/30/24 DUBLIN MONTHLY CHARC	101-757-751.000	SENIOR ACTIVITIES	424.69
04/04/2024	GEN	94249	COMCAST	STA #2 MONTHLY CHARGES	206-336-757.000	OPERATING SUPPLIES	357.90
04/04/2024	GEN	94250	COMCAST	STA #1 MONTHLY CHARGES	206-336-757.000	OPERATING SUPPLIES	219.64

WHITE LAKE TWP
 APRIL 2024 CHECK DISBURSEMENTS

Section 6, Item B.

Check Date	Bank	Check #	Payee	Description	GL #	Account Name	Amount
04/04/2024	GEN	94251	CONSUMERS ENERGY	02/23/24-03/20/2024 TWP HALL	101-265-923.000	HEAT TWP HALL	512.29
04/04/2024	GEN	94251	CONSUMERS ENERGY	02/22/24-03/20/2024 COMM HALL	101-269-923.001	HEAT COMM HALL	176.70
04/04/2024	GEN	94251	CONSUMERS ENERGY	02/22/24-03/20/24 FISK FARM	101-269-923.004	HEAT FISK	155.62
04/04/2024	GEN	94251	CONSUMERS ENERGY	02/22/24-03/20/24 ANNEX	101-269-923.011	GAS-TWP ANNEX	536.64
04/04/2024	GEN	94251	CONSUMERS ENERGY	02/23/24-03/21/24 DUBLIN	101-757-923.000	HEAT	191.38
04/04/2024	GEN	94251	CONSUMERS ENERGY	02/22/24-03/20/2024 STA 1	206-336-923.001	HEAT STATION 1	431.79
04/04/2024	GEN	94251	CONSUMERS ENERGY	02/23/24-03/20/24 STA 2	206-336-923.002	HEAT STATION 2	178.33
04/04/2024	GEN	94251	CONSUMERS ENERGY	02/22/24-03/21/24 STA 3	206-336-923.003	HEAT STATION 3	181.59
04/04/2024	GEN	94252	DLZ MICHIGAN, INC.	358 QUARTZ WAY/UNIT 58 TRAILSIDE MEADC	249-000-801.000	PROFESSIONAL FEES	250.00
04/04/2024	GEN	94252	DLZ MICHIGAN, INC.	356 SANDHILL CT/UNIT 105 PLOT PLAN REVIE	249-000-801.000	PROFESSIONAL FEES	250.00
04/04/2024	GEN	94252	DLZ MICHIGAN, INC.	5600 OAKVIEW DR PLOT PLAN REVIEW	249-000-801.000	PROFESSIONAL FEES	250.00
04/04/2024	GEN	94252	DLZ MICHIGAN, INC.	9303 NORTHEASTER ST PLOT PLAN REVIEW	249-000-801.000	PROFESSIONAL FEES	250.00
04/04/2024	GEN	94252	DLZ MICHIGAN, INC.	368 QUARTZ WAY/UNIT 59 PLOT PLAN REVIE	249-000-801.000	PROFESSIONAL FEES	250.00
04/04/2024	GEN	94252	DLZ MICHIGAN, INC.	2080 CRESTED BUTTE DR/UNIT 82 PLOT PLAN	249-000-801.000	PROFESSIONAL FEES	250.00
04/04/2024	GEN	94252	DLZ MICHIGAN, INC.	6300 TELURIDE DR/UNIT 18 PLOT PLAN REVIE	249-000-801.000	PROFESSIONAL FEES	250.00
04/04/2024	GEN	94252	DLZ MICHIGAN, INC.	346 SANDHILL CT/UNIT 104	249-000-801.000	PROFESSIONAL FEES	250.00
04/04/2024	GEN	94252	DLZ MICHIGAN, INC.	326 SANDHILL CT/UNIT 102 PLOT PLAN REVIE	249-000-801.000	PROFESSIONAL FEES	250.00
04/04/2024	GEN	94252	DLZ MICHIGAN, INC.	291 QUARTZ WAY/UNIT 66 PLOT PLAN REVIE	249-000-801.000	PROFESSIONAL FEES	250.00
04/04/2024	GEN	94252	DLZ MICHIGAN, INC.	357 QUARTZ WAY/UNIT 61 PLOT PLAN REVIE	249-000-801.000	PROFESSIONAL FEES	250.00
04/04/2024	GEN	94253	EMERGENCY VEHICLES PLUS	EVALUATION OF FOAM SYSTEM & REPAIRS	206-336-863.001	VEHICLE MAINTENANCE	798.25
04/04/2024	GEN	94254	FIDELITY SECURITY LIFE INS/EYEM	APRIL PREMIUMS	101-000-080.716	DUE FROM WATER HOSPITALIZ	69.45
04/04/2024	GEN	94254	FIDELITY SECURITY LIFE INS/EYEM	APRIL PREMIUMS	101-171-716.000	HOSP & OPTICAL INSURANCE	44.06
04/04/2024	GEN	94254	FIDELITY SECURITY LIFE INS/EYEM	APRIL PREMIUMS	101-192-716.000	HOSP & OPTICAL INSURANCE	10.38
04/04/2024	GEN	94254	FIDELITY SECURITY LIFE INS/EYEM	APRIL PREMIUMS	101-209-716.000	HOSP & OPTICAL INSURANCE	58.00
04/04/2024	GEN	94254	FIDELITY SECURITY LIFE INS/EYEM	APRIL PREMIUMS	101-215-716.000	HOSP & OPTICAL INSURANCE	44.06
04/04/2024	GEN	94254	FIDELITY SECURITY LIFE INS/EYEM	APRIL PREMIUMS	101-253-716.000	HOSP & OPTICAL INSURANCE	44.06
04/04/2024	GEN	94254	FIDELITY SECURITY LIFE INS/EYEM	APRIL PREMIUMS	101-265-716.000	HOSP & OPTICAL INSURANCE	9.87
04/04/2024	GEN	94254	FIDELITY SECURITY LIFE INS/EYEM	APRIL PREMIUMS	101-372-716.000	HOSP & OPTICAL INSURANCE	14.50
04/04/2024	GEN	94254	FIDELITY SECURITY LIFE INS/EYEM	APRIL PREMIUMS	101-402-716.000	HOSP & OPTICAL INSURANCE	34.19
04/04/2024	GEN	94254	FIDELITY SECURITY LIFE INS/EYEM	APRIL PREMIUMS	101-757-716.000	HOSP & OPTICAL INSURANCE	15.06
04/04/2024	GEN	94254	FIDELITY SECURITY LIFE INS/EYEM	APRIL PREMIUMS	101-863-730.000	RETIREE HEALTH INSURANCE	72.15
04/04/2024	GEN	94254	FIDELITY SECURITY LIFE INS/EYEM	APRIL PREMIUMS	206-336-716.000	HOSP & OPTICAL INSURANCE	220.20
04/04/2024	GEN	94254	FIDELITY SECURITY LIFE INS/EYEM	APRIL PREMIUMS	206-336-716.002	RETIREE HEALTH CARE PREMIU	69.60
04/04/2024	GEN	94254	FIDELITY SECURITY LIFE INS/EYEM	APRIL PREMIUMS	207-301-716.000	HOSP & OPTICAL INSURANCE	430.73
04/04/2024	GEN	94254	FIDELITY SECURITY LIFE INS/EYEM	APRIL PREMIUMS	207-301-716.001	RETIREE HOSP & OPTICAL INSU	268.94
04/04/2024	GEN	94255	FIRE SAVVY CONSULTANTS	SAROKI CHICKEN, PLAN REVIEW	249-000-801.000	PROFESSIONAL FEES	400.00
04/04/2024	GEN	94256	FIRST CHOICE COFFEE SERVICES	STA #1 PURITY KITS, FILTERS	206-336-931.001	MAINTENANCE STATION 1	234.18
04/04/2024	GEN	94256	FIRST CHOICE COFFEE SERVICES	STA #1 & STA #2, WATER PURIFIER FILTERS	206-336-931.001	MAINTENANCE STATION 1	39.00

WHITE LAKE TWP
 APRIL 2024 CHECK DISBURSEMENTS

Check Date	Bank	Check #	Payee	Description	GL #	Account Name	Amount
04/04/2024	GEN	94256	FIRST CHOICE COFFEE SERVICES	STA #2, PURITY KITS/FILTERS	206-336-931.002	MAINTENANCE STATION 2	234.18
04/04/2024	GEN	94256	FIRST CHOICE COFFEE SERVICES	STA #1 & STA #2, WATER PURIFIER FILTERS	206-336-931.002	MAINTENANCE STATION 2	39.00
04/04/2024	GEN	94256	FIRST CHOICE COFFEE SERVICES	STA #3, MONTHLY CHARGES	206-336-931.003	MAINTENANCE STATION 3	39.00
04/04/2024	GEN	94257	HOME DEPOT CREDIT SERVICES	02/19/24-03/18/24 MONTHLY CHARGES	206-336-863.001	VEHICLE MAINTENANCE	38.13
04/04/2024	GEN	94257	HOME DEPOT CREDIT SERVICES	02/19/24-03/18/24 MONTHLY CHARGES	206-336-931.001	MAINTENANCE STATION 1	554.88
04/04/2024	GEN	94258	HOUSTON'S LAWN SERVICE	SPRING CLEANUP	101-276-932.000	CEMETERY MAINT	1,660.00
04/04/2024	GEN	94259	KATHLEEN GORDINEAR	MILEAGE REIMBURSEMENT	101-757-860.000	MILEAGE	40.20
04/04/2024	GEN	94260	MACNLOW ASSOCIATES	PAYNE, STAYING ONTOP OF YOUR PROFESSIO	207-301-960.000	TRAINING	275.00
04/04/2024	GEN	94261	MI ASSOC OF MUNICIPAL CLERKS	SANTIAGO MAMC CERT APPLICATION	101-215-958.000	MEMBERSHIPS & DUES	140.00
04/04/2024	GEN	94262	MOTOROLA SOLUTIONS CREDIT C	MOTOROLA MULTIUNIT CHARGER	206-336-977.000	EQUIPMENT ACQUISITIONS 04I	3,836.70
04/04/2024	GEN	94263	OAKLAND COUNTY LEGAL NEWS	SPECIAL BOARD MTG CIVIC CTR	101-215-903.000	LEGAL NOTICES	79.00
04/04/2024	GEN	94263	OAKLAND COUNTY LEGAL NEWS	PLANNING-PUBLIC HEARING COMMENTS ON	101-402-903.000	LEGAL NOTICES	217.00
04/04/2024	GEN	94263	OAKLAND COUNTY LEGAL NEWS	PLANNING PUBLIC HEARING BOGIE/M59 ZON	101-402-903.000	LEGAL NOTICES	121.00
04/04/2024	GEN	94264	OAKLAND COUNTY TREASURERS	ROMAN, PATTON OCTA LUNCHEON	101-253-864.000	CONFERENCES & MEETINGS	20.00
04/04/2024	GEN	94265	PHOENIX SAFETY OUTFITTERS	HELMETS	206-336-977.001	SUPPLY ACQUISITIONS 04M	1,253.00
04/04/2024	GEN	94266	PREMIER SAFETY	CALGAS, 50PPM	206-336-757.000	OPERATING SUPPLIES	353.25
04/04/2024	GEN	94267	PRESSURE VESSEL TESTING	ANNUAL SERVICE ON SCBA COMPRESSOR	206-336-933.000	EQUIPMENT MAINTENANCE	1,731.50
04/04/2024	GEN	94267	PRESSURE VESSEL TESTING	SCBA COMPRESSOR MTCE	206-336-933.000	EQUIPMENT MAINTENANCE	1,120.00
04/04/2024	GEN	94268	PRINTING SYSTEMS INC	ELECTIONS, BALLOT PAPER	101-191-740.000	OPERATING SUPPLIES	99.74
04/04/2024	GEN	94268	PRINTING SYSTEMS INC	ELECTION, KIT PRODUCTS	101-191-740.000	OPERATING SUPPLIES	87.40
04/04/2024	GEN	94268	PRINTING SYSTEMS INC	ELECTIONS, AV BALLOT RETURN ENVELOPES	101-191-740.000	OPERATING SUPPLIES	907.16
04/04/2024	GEN	94268	PRINTING SYSTEMS INC	ELECTIONS, SECRECY ENVELOPES	101-191-740.000	OPERATING SUPPLIES	997.78
04/04/2024	GEN	94269	PRIORITY ONE EMERGENCY	21-7 #558808 UPFITTING	207-301-977.000	EQUIPMENT ACQUISITIONS	9,761.69
04/04/2024	GEN	94270	SAFEWAY SHREDDING	GEN, MONTHLY CHARGES	101-249-727.000	OFFICE SUPPLIES	79.95
04/04/2024	GEN	94270	SAFEWAY SHREDDING	PD, SHREDDING	207-301-727.000	OFFICE SUPPLIES	59.95
04/04/2024	GEN	94271	SMART BUSINESS SOURCE	ELECTIONS, GUIDE, INDX, 1/3CUT	101-191-740.000	OPERATING SUPPLIES	35.67
04/04/2024	GEN	94271	SMART BUSINESS SOURCE	DUBLIN, FABRIC BOARD	101-757-757.000	OPERATING SUPPLIES	78.05
04/04/2024	GEN	94271	SMART BUSINESS SOURCE	DUBLIN, MISC OFFICE SUPPLIES	101-757-757.000	OPERATING SUPPLIES	14.79
04/04/2024	GEN	94272	STANARD & ASSOCIATES INC.	DEVELOPMENT OF SEMI-CUSTOM WRITTEN JI	206-220-727.000	SUPPLIES	895.00
04/04/2024	GEN	94273	STINE TURF & SNOW INC.	TWP, SPRING APPLICATION	101-265-931.002	GROUNDS MAINTENANCE	140.00
04/04/2024	GEN	94273	STINE TURF & SNOW INC.	DUBLIN, SPRING APPLICATION	101-265-933.000	GROUNDS EQUIP MAINTENANC	133.00
04/04/2024	GEN	94274	LITHIA MOTORS	#46577, 2018 EXPLORER NEW BATTERY	207-301-863.001	VEHICLE MAINTENANCE	565.63
04/04/2024	GEN	94275	TENDER CORPORATION	INSECT/TICK REPELLENT	101-285-801.000	ENVIRONMENTAL PROFESSION	4,167.48
04/04/2024	GEN	94276	TRACTOR SUPPLY CO.	MONTHLY CHARGES	206-336-757.000	OPERATING SUPPLIES	699.99
04/04/2024	GEN	94276	TRACTOR SUPPLY CO.	MONTHLY CHARGES	206-336-931.001	MAINTENANCE STATION 1	189.62
04/04/2024	GEN	94277	TRANSUNION RISK AND ALTERNA	0301/24-03/31/24 - MONTHLY CHARGES	207-301-962.001	MISCELLANEOUS	75.00
04/04/2024	GEN	94278	TRUSTMARK VOLUNTARY BENEFIT	03/01/24-03/31/24 MONTHLY CHARGES	101-000-232.002	PAY DEDUCT ACC/CRIT/STD	425.70
04/04/2024	GEN	94278	TRUSTMARK VOLUNTARY BENEFIT	03/01/24-03/31/24 MONTHLY CHARGES	206-000-232.002	PAY DEDUCT ACC/CRIT/STD	354.20

WHITE LAKE TWP
 APRIL 2024 CHECK DISBURSEMENTS

Section 6, Item B.

Check Date	Bank	Check #	Payee	Description	GL #	Account Name	Amount
04/04/2024	GEN	94278	TRUSTMARK VOLUNTARY BENEFIT	03/01/24-03/31/24 MONTHLY CHARGES	207-000-232.002	PAY DEDUCT ACC/CRIT/STD	534.24
04/04/2024	GEN	94278	TRUSTMARK VOLUNTARY BENEFIT	03/01/24-03/31/24 MONTHLY CHARGES	249-000-232.008	PAY DEDUCT VOL INS	114.88
04/04/2024	GEN	94279	U.S. BANK EQUIPMENT FINANCE	COPIER MONTHLY CHARGES	101-757-931.000	BUILDING MAINTENANCE	227.55
04/04/2024	GEN	94280	U.S. BANK EQUIPMENT FINANCE	COPIER AND PRINTER MONTHLY CHARGES	101-265-971.000	TECHNOLOGY EQUIPMENT	1,583.55
04/04/2024	GEN	94280	U.S. BANK EQUIPMENT FINANCE	COPIER AND PRINTER MONTHLY CHARGES	206-336-727.000	OFFICE SUPPLIES	48.00
04/04/2024	GEN	94280	U.S. BANK EQUIPMENT FINANCE	COPIER AND PRINTER MONTHLY CHARGES	249-000-971.000	TECHNOLOGY EQUIPMENT	296.00
04/04/2024	GEN	94281	ULLIANCE, INC	2ND QUARTERLY LIFE ADVISOR EMP ASST PLA	101-000-080.716	DUE FROM WATER HOSPITALIZ	51.30
04/04/2024	GEN	94281	ULLIANCE, INC	2ND QUARTERLY LIFE ADVISOR EMP ASST PLA	101-171-716.000	HOSP & OPTICAL INSURANCE	34.20
04/04/2024	GEN	94281	ULLIANCE, INC	2ND QUARTERLY LIFE ADVISOR EMP ASST PLA	101-192-716.000	HOSP & OPTICAL INSURANCE	17.10
04/04/2024	GEN	94281	ULLIANCE, INC	2ND QUARTERLY LIFE ADVISOR EMP ASST PLA	101-209-716.000	HOSP & OPTICAL INSURANCE	42.75
04/04/2024	GEN	94281	ULLIANCE, INC	2ND QUARTERLY LIFE ADVISOR EMP ASST PLA	101-215-716.000	HOSP & OPTICAL INSURANCE	34.20
04/04/2024	GEN	94281	ULLIANCE, INC	2ND QUARTERLY LIFE ADVISOR EMP ASST PLA	101-253-716.000	HOSP & OPTICAL INSURANCE	42.75
04/04/2024	GEN	94281	ULLIANCE, INC	2ND QUARTERLY LIFE ADVISOR EMP ASST PLA	101-265-716.000	HOSP & OPTICAL INSURANCE	8.55
04/04/2024	GEN	94281	ULLIANCE, INC	2ND QUARTERLY LIFE ADVISOR EMP ASST PLA	101-372-716.000	HOSP & OPTICAL INSURANCE	8.55
04/04/2024	GEN	94281	ULLIANCE, INC	2ND QUARTERLY LIFE ADVISOR EMP ASST PLA	101-402-716.000	HOSP & OPTICAL INSURANCE	25.65
04/04/2024	GEN	94281	ULLIANCE, INC	2ND QUARTERLY LIFE ADVISOR EMP ASST PLA	101-757-716.000	HOSP & OPTICAL INSURANCE	25.65
04/04/2024	GEN	94281	ULLIANCE, INC	2ND QUARTERLY LIFE ADVISOR EMP ASST PLA	206-336-716.000	HOSP & OPTICAL INSURANCE	239.40
04/04/2024	GEN	94281	ULLIANCE, INC	2ND QUARTERLY LIFE ADVISOR EMP ASST PLA	207-301-716.000	HOSP & OPTICAL INSURANCE	342.00
04/04/2024	GEN	94281	ULLIANCE, INC	2ND QUARTERLY LIFE ADVISOR EMP ASST PLA	249-000-716.000	HOSP & OPTICAL INSURANCE	25.65
04/04/2024	GEN	94282	UNITED PARCEL SERVICE	STANARD & ASSOCIATES POSTAGE	206-336-730.000	POSTAGE, SHIPPING	5.68
04/04/2024	GEN	94283	VC3 INC	FD LAPTOP STA #3 MICROSOFT HOME AND BI	207-301-818.000	COMPUTER SERVICES	271.00
04/04/2024	GEN	94284	WALMART - CAPITAL ONE	FD. STATION SUPPLIES	206-336-931.001	MAINTENANCE STATION 1	182.77
04/04/2024	GEN	94285	WATERFORD TWP. POLICE DEPT	REIMBURSE WATERFORD PD 50% OF CERT TR	207-301-962.001	MISCELLANEOUS	202.47
04/04/2024	GEN	94286	WEINGARTZ	SNOW BLOWER STARTER	101-265-933.000	GROUPS EQUIP MAINTENANC	43.99
04/04/2024	GEN	94287	WEX BANK	03/01/24-03/31/24 FUEL CHARGES	101-000-080.867	DUE FROM WATER GASOLINE	860.49
04/04/2024	GEN	94287	WEX BANK	03/01/24-03/31/24 FUEL CHARGES	101-265-867.000	GASOLINE	491.00
04/04/2024	GEN	94287	WEX BANK	03/01/24-03/31/24 FUEL CHARGES	101-372-867.000	GASOLINE	84.38
04/04/2024	GEN	94287	WEX BANK	03/01/24-03/31/24 FUEL CHARGES	206-336-867.000	GASOLINE	1,819.74
04/04/2024	GEN	94287	WEX BANK	03/01/24-03/31/24 FUEL CHARGES	207-301-867.000	GASOLINE	5,526.88
04/04/2024	GEN	94287	WEX BANK	03/01/24-03/31/24 FUEL CHARGES	249-000-867.000	GASOLINE	62.14
04/04/2024	GEN	94288	OAKLAND COUNTY LEGAL NEWS	NOTICE OF INTENT TO ISSUE BONDS-PARKS	208-000-903.000	LEGAL PUBLICATIONS	403.00
04/04/2024	GEN	94289	STINE TURF & SNOW INC.	P/R-VETTER SPRING APPLICATION	208-000-931.001	GROUPS MAINTENANCE	336.00
04/04/2024	GEN	94289	STINE TURF & SNOW INC.	P/R-HAWLEY, SPRING APPLICATION	208-000-931.001	GROUPS MAINTENANCE	1,004.00
04/04/2024	GEN	94289	STINE TURF & SNOW INC.	P/R-HIDDEN PINES, SPRING APPLICATION	208-000-931.001	GROUPS MAINTENANCE	1,255.00
04/04/2024	GEN	94290	JEANNE EAGEN	INSTRUCTOR FEES	101-757-751.000	SENIOR ACTIVITIES	92.00
04/04/2024	GEN	94291	LEISURE UNLIMITED LLC	INSTRUCTOR'S FEE	101-757-751.000	SENIOR ACTIVITIES	145.00
04/04/2024	GEN	94292	MARLENE TURNER	INSTRUCTOR'S FEE	101-757-751.000	SENIOR ACTIVITIES	105.00
04/04/2024	GEN	94293	NICOLE GRUBBS	INSTRUCTOR'S FEE	101-757-751.000	SENIOR ACTIVITIES	255.00

WHITE LAKE TWP
 APRIL 2024 CHECK DISBURSEMENTS

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Check Date	Bank	Check #	Payee	Description	GL #	Account Name	Amount
04/11/2024	GEN	94294	1ST HEATING & COOLING CO	MOVED HEATING UNIT	206-336-931.003	MAINTENANCE STATION 3	1,162.50
04/11/2024	GEN	94295	ABC PRINTING	(3000) LETTERHEAD	101-249-727.000	OFFICE SUPPLIES	418.00
04/11/2024	GEN	94296	ALERUS FINANCIAL	04/10/24 MERS 457 CONTRIBUTIONS	101-000-080.720	DUE FROM WATER 457 EMPLO	79.17
04/11/2024	GEN	94296	ALERUS FINANCIAL	04/10/24 MERS 457 CONTRIBUTIONS	101-000-231.001	PAY DEDUCT PENSION	2,063.49
04/11/2024	GEN	94296	ALERUS FINANCIAL	04/10/24 MERS 457 CONTRIBUTIONS	101-171-718.002	457-EMPLOYER PORTION	46.01
04/11/2024	GEN	94296	ALERUS FINANCIAL	04/10/24 MERS 457 CONTRIBUTIONS	101-209-718.002	457-EMPLOYER PORTION	153.55
04/11/2024	GEN	94296	ALERUS FINANCIAL	04/10/24 MERS 457 CONTRIBUTIONS	101-265-718.002	457-EMPLOYER PORTION	40.00
04/11/2024	GEN	94296	ALERUS FINANCIAL	04/10/24 MERS 457 CONTRIBUTIONS	101-402-718.002	457-EMPLOYER PORTION	64.93
04/11/2024	GEN	94296	ALERUS FINANCIAL	04/10/24 MERS 457 CONTRIBUTIONS	206-000-231.001	PAY DEDUCT PENSION	3,537.37
04/11/2024	GEN	94296	ALERUS FINANCIAL	04/10/24 MERS 457 CONTRIBUTIONS	206-336-718.004	457 - EMPLOYER PORTION	592.07
04/11/2024	GEN	94296	ALERUS FINANCIAL	04/10/24 MERS 457 CONTRIBUTIONS	207-000-231.001	PAY DEDUCT PENSION	3,777.79
04/11/2024	GEN	94296	ALERUS FINANCIAL	04/10/24 MERS 457 CONTRIBUTIONS	207-301-718.002	457-EMPLOYER PORTION	1,563.08
04/11/2024	GEN	94296	ALERUS FINANCIAL	04/10/24 MERS 457 CONTRIBUTIONS	249-000-231.001	PAY DEDUCT PENSION	350.00
04/11/2024	GEN	94296	ALERUS FINANCIAL	04/10/24 MERS 457 CONTRIBUTIONS	249-000-718.003	457-EMPLOYER PORTION	46.01
04/11/2024	GEN	94297	ANTHONY SORGE INSPECTIONS, I	03/25/24-04/05/24 BUILDING INSPECTIONS	249-000-706.003	CONTRACT BLDG INSPECTORS	1,960.00
04/11/2024	GEN	94297	ANTHONY SORGE INSPECTIONS, I	03/25/24-04/05/24 BUILDING INSPECTIONS	249-000-801.002	RENTAL INSPECTIONS	160.00
04/11/2024	GEN	94298	AUTOZONE	OIL FILTER	101-265-863.000	VEHICLE MAINTENANCE	12.34
04/11/2024	GEN	94299	BASIC	(90) COBRA ADMIN FEES	101-299-956.000	UNALLOCATED MISCELLANEOU	77.40
04/11/2024	GEN	94300	BOUND TREE MEDICAL LLC.	ARS NEEDLE DECOMPRESSION KIT	206-336-767.000	MEDICAL SUPPLIES	28.72
04/11/2024	GEN	94300	BOUND TREE MEDICAL LLC.	CATHETERS, CURAPLEX	206-336-767.000	MEDICAL SUPPLIES	273.07
04/11/2024	GEN	94300	BOUND TREE MEDICAL LLC.	IV START KITS, CURAPLEX	206-336-767.000	MEDICAL SUPPLIES	207.90
04/11/2024	GEN	94301	CARL WALLACE	24 SGT PROMOTION ORAL INTERVIEW	206-220-710.000	FEES & PER DIEM	150.00
04/11/2024	GEN	94302	CARLISLE WORTMAN ASSOCIATES	CIA - AGREEMENT WITH COUNTY	101-402-801.000	PROFESSIONAL FEES	1,325.00
04/11/2024	GEN	94303	COMCAST	04/22/24-05/21/24 GEN MONTHLY SERVICES	101-000-080.962	DUE FROM WATER MISCELLAN	77.84
04/11/2024	GEN	94303	COMCAST	04/22/24-05/21/24 GEN MONTHLY SERVICES	101-265-971.000	TECHNOLOGY EQUIPMENT	113.43
04/11/2024	GEN	94303	COMCAST	04/22/24-05/21/24 GEN MONTHLY SERVICES	206-336-757.000	OPERATING SUPPLIES	149.01
04/11/2024	GEN	94303	COMCAST	04/22/24-05/21/24 GEN MONTHLY SERVICES	207-301-757.000	OPERATING SUPPLIES	101.56
04/11/2024	GEN	94303	COMCAST	04/22/24-05/21/24 GEN MONTHLY SERVICES	249-000-971.000	TECHNOLOGY EQUIPMENT	89.70
04/11/2024	GEN	94304	DARWEL ENTERPRISES LLC	PD, MONTHLY CHARGES	207-301-931.001	BLDG MAINTENANCE & SUPPLI	115.78
04/11/2024	GEN	94304	DARWEL ENTERPRISES LLC	PD, MONTHLY CHARGES	207-301-931.001	BLDG MAINTENANCE & SUPPLI	115.78
04/11/2024	GEN	94305	DAVE PICHE'	24 SGT PROMOTION ORAL INTERVIEW	206-220-710.000	FEES & PER DIEM	150.00
04/11/2024	GEN	94306	DTE ENERGY	MONTHLY STREET LIGHTING	101-448-926.000	STREET LIGHTING	4,733.19
04/11/2024	GEN	94307	EMPLOYEE HEALTH INSURANCE N	03/01/24-03/31/24 CLAIMS FUNDING	101-000-080.716	DUE FROM WATER HOSPITALIZ	20.00
04/11/2024	GEN	94307	EMPLOYEE HEALTH INSURANCE N	MAY ADMIN FEES	101-000-080.716	DUE FROM WATER HOSPITALIZ	72.00
04/11/2024	GEN	94307	EMPLOYEE HEALTH INSURANCE N	03/01/24-03/31/24 CLAIMS FUNDING	101-171-716.000	HOSP & OPTICAL INSURANCE	30.00
04/11/2024	GEN	94307	EMPLOYEE HEALTH INSURANCE N	MAY ADMIN FEES	101-171-716.000	HOSP & OPTICAL INSURANCE	72.00
04/11/2024	GEN	94307	EMPLOYEE HEALTH INSURANCE N	MAY ADMIN FEES	101-192-716.000	HOSP & OPTICAL INSURANCE	36.00
04/11/2024	GEN	94307	EMPLOYEE HEALTH INSURANCE N	03/01/24-03/31/24 CLAIMS FUNDING	101-209-716.000	HOSP & OPTICAL INSURANCE	1,914.32

WHITE LAKE TWP
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Check Date	Bank	Check #	Payee	Description	GL #	Account Name	Amount
04/11/2024	GEN	94307	EMPLOYEE HEALTH INSURANCE	MAY ADMIN FEES	101-209-716.000	HOSP & OPTICAL INSURANCE	72.00
04/11/2024	GEN	94307	EMPLOYEE HEALTH INSURANCE	03/01/24-03/31/24 CLAIMS FUNDING	101-215-716.000	HOSP & OPTICAL INSURANCE	10.00
04/11/2024	GEN	94307	EMPLOYEE HEALTH INSURANCE	MAY ADMIN FEES	101-215-716.000	HOSP & OPTICAL INSURANCE	18.00
04/11/2024	GEN	94307	EMPLOYEE HEALTH INSURANCE	03/01/24-03/31/24 CLAIMS FUNDING	101-253-716.000	HOSP & OPTICAL INSURANCE	2,301.48
04/11/2024	GEN	94307	EMPLOYEE HEALTH INSURANCE	MAY ADMIN FEES	101-253-716.000	HOSP & OPTICAL INSURANCE	72.00
04/11/2024	GEN	94307	EMPLOYEE HEALTH INSURANCE	03/01/24-03/31/24 CLAIMS FUNDING	101-265-716.000	HOSP & OPTICAL INSURANCE	20.00
04/11/2024	GEN	94307	EMPLOYEE HEALTH INSURANCE	MAY ADMIN FEES	101-265-716.000	HOSP & OPTICAL INSURANCE	18.00
04/11/2024	GEN	94307	EMPLOYEE HEALTH INSURANCE	03/01/24-03/31/24 CLAIMS FUNDING	101-372-716.000	HOSP & OPTICAL INSURANCE	614.25
04/11/2024	GEN	94307	EMPLOYEE HEALTH INSURANCE	MAY ADMIN FEES	101-372-716.000	HOSP & OPTICAL INSURANCE	18.00
04/11/2024	GEN	94307	EMPLOYEE HEALTH INSURANCE	03/01/24-03/31/24 CLAIMS FUNDING	101-402-716.000	HOSP & OPTICAL INSURANCE	30.00
04/11/2024	GEN	94307	EMPLOYEE HEALTH INSURANCE	MAY ADMIN FEES	101-402-716.000	HOSP & OPTICAL INSURANCE	18.00
04/11/2024	GEN	94307	EMPLOYEE HEALTH INSURANCE	03/01/24-03/31/24 CLAIMS FUNDING	101-757-716.000	HOSP & OPTICAL INSURANCE	10.00
04/11/2024	GEN	94307	EMPLOYEE HEALTH INSURANCE	MAY ADMIN FEES	101-757-716.000	HOSP & OPTICAL INSURANCE	36.00
04/11/2024	GEN	94307	EMPLOYEE HEALTH INSURANCE	MAY ADMIN FEES	101-863-730.000	RETIREE HEALTH INSURANCE	72.00
04/11/2024	GEN	94307	EMPLOYEE HEALTH INSURANCE	03/01/24-03/31/24 CLAIMS FUNDING	206-336-716.000	HOSP & OPTICAL INSURANCE	5,384.55
04/11/2024	GEN	94307	EMPLOYEE HEALTH INSURANCE	MAY ADMIN FEES	206-336-716.000	HOSP & OPTICAL INSURANCE	198.00
04/11/2024	GEN	94307	EMPLOYEE HEALTH INSURANCE	03/01/24-03/31/24 CLAIMS FUNDING	206-336-716.002	RETIREE HEALTH CARE PREMIU	469.66
04/11/2024	GEN	94307	EMPLOYEE HEALTH INSURANCE	MAY ADMIN FEES	206-336-716.002	RETIREE HEALTH CARE PREMIU	54.00
04/11/2024	GEN	94307	EMPLOYEE HEALTH INSURANCE	03/01/24-03/31/24 CLAIMS FUNDING	207-301-716.000	HOSP & OPTICAL INSURANCE	1,520.91
04/11/2024	GEN	94307	EMPLOYEE HEALTH INSURANCE	MAY ADMIN FEES	207-301-716.000	HOSP & OPTICAL INSURANCE	540.00
04/11/2024	GEN	94307	EMPLOYEE HEALTH INSURANCE	03/01/24-03/31/24 CLAIMS FUNDING	207-301-716.001	RETIREE HOSP & OPTICAL INSU	1,653.23
04/11/2024	GEN	94307	EMPLOYEE HEALTH INSURANCE	MAY ADMIN FEES	207-301-716.001	RETIREE HOSP & OPTICAL INSU	288.00
04/11/2024	GEN	94307	EMPLOYEE HEALTH INSURANCE	03/01/24-03/31/24 CLAIMS FUNDING	249-000-716.000	HOSP & OPTICAL INSURANCE	3,538.60
04/11/2024	GEN	94307	EMPLOYEE HEALTH INSURANCE	MAY ADMIN FEES	249-000-716.000	HOSP & OPTICAL INSURANCE	54.00
04/11/2024	GEN	94308	FLINT WELDING SUPPLY COMPAN	OXYGEN AND AIR	206-336-758.000	OXYGEN & AIR	162.50
04/11/2024	GEN	94309	MACQUEEN EMERGENCY	SNAP TITE SUPRE HOSE	206-336-977.001	SUPPLY ACQUISITIONS 04M	7,362.73
04/11/2024	GEN	94310	MARCUS LEECE	24 SGT PROMOTION ORAL INTERVIEW	206-220-710.000	FEES & PER DIEM	150.00
04/11/2024	GEN	94311	MARK CARLSON	03/25/24-04/05/24 ELECTRICAL INSPECTIONS	249-000-707.000	ELECTRICAL INSPECTOR	1,852.50
04/11/2024	GEN	94311	MARK CARLSON	03/25/24-04/05/24 ELECTRICAL INSPECTIONS	249-000-801.002	RENTAL INSPECTIONS	160.00
04/11/2024	GEN	94312	MI ASSOC OF MUNICIPAL CLERKS	NOBLE, CLERK CERTIFICATION	101-215-962.000	MISCELLANEOUS	140.00
04/11/2024	GEN	94313	OAKLAND COMMERCIAL CLEANIN	APRIL CLEANING SERVICES	101-265-931.001	BLDG MAINTENANCE & SUPPLI	3,300.00
04/11/2024	GEN	94314	OAKLAND COMMUNITY COLLEGE	WELLING, EVIDENCE TECHNICIAN 2024 03/11	207-301-960.000	TRAINING	350.00
04/11/2024	GEN	94315	OAKLAND COUNTY	CLEMIS USAGE FEES JAN-MAR 2024	207-301-933.000	EQUIP LEASE/ MAINT CONTRAC	6,595.00
04/11/2024	GEN	94316	OAKLAND COUNTY LEGAL NEWS	03/26/24-ELECTIONS COMMISSION NOTICE	101-191-903.000	LEGAL NOTICES	97.00
04/11/2024	GEN	94316	OAKLAND COUNTY LEGAL NEWS	03/26/24-NOXIOUS WEED NOTICE	101-215-903.000	LEGAL NOTICES	175.00
04/11/2024	GEN	94316	OAKLAND COUNTY LEGAL NEWS	03/26/24-TWP BOARD MEETING SYNOPSIS	101-215-903.000	LEGAL NOTICES	151.00
04/11/2024	GEN	94316	OAKLAND COUNTY LEGAL NEWS	PLANNING PUBLIC HEARING BOGIE/M59 ZON	101-402-903.000	LEGAL NOTICES	133.00
04/11/2024	GEN	94316	OAKLAND COUNTY LEGAL NEWS	03/26/24-ADOPTION OF AMENDMENT TO ZO	101-402-903.000	LEGAL NOTICES	109.00

WHITE LAKE TWP
 APRIL 2024 CHECK DISBURSEMENTS

Check Date	Bank	Check #	Payee	Description	GL #	Account Name	Amount
04/11/2024	GEN	94317	PARAMOUNT SIGNS & GRAPHIX L	CADET SHIRTS	206-336-744.000	UNIFORMS	66.00
04/11/2024	GEN	94318	PURCHASE POWER	POSTAGE/MAINT SERVICES	101-248-730.000	POSTAGE	3,300.00
04/11/2024	GEN	94318	PURCHASE POWER	POSTAGE/MAINT SERVICES	101-248-934.000	EQUIPMENT MAINTENANCE-PC	200.67
04/11/2024	GEN	94319	RICHARD FISCHER	FISCHER, RETURN MONIES DUE FOR CREDIT C	206-336-744.000	UNIFORMS	81.61
04/11/2024	GEN	94320	RICOH USA INC.	PD, MONTHLY CHARGES	207-301-933.000	EQUIP LEASE/ MAINT CONTRAC	287.16
04/11/2024	GEN	94321	ROSATI, SCHULTZ, JOPPICH	PROSECUTIONS, SERVICES THRU MARCH 31, 2	207-301-826.000	LEGAL FEES-PROSECUTIONS	8,333.33
04/11/2024	GEN	94322	SCOTT HERZBERG	03/25/24-04/05/24 MECHANICAL INSPECTION	249-000-707.001	PLUMBING/MECHANICAL INSPI	3,365.70
04/11/2024	GEN	94322	SCOTT HERZBERG	03/25/24-04/05/24 MECHANICAL INSPECTION	249-000-801.002	RENTAL INSPECTIONS	40.00
04/11/2024	GEN	94323	SMART BUSINESS SOURCE	STAMPS, PAPER, SHARPIES	101-249-727.000	OFFICE SUPPLIES	92.55
04/11/2024	GEN	94324	JESSICA SNOW	SNOW, REIMBURSE FOR FOOD	207-301-960.000	TRAINING	26.91
04/11/2024	GEN	94325	STATE OF MICHIGAN (FEDERAL ID	ENDING REGISTRATION DATE 03/31/24	207-301-805.000	SEX OFFENDERS REGISTRY FEE	60.00
04/11/2024	GEN	94326	VC3 INC	DELL LATITUDE, MICROSOFT OFFICE	206-336-757.000	OPERATING SUPPLIES	1,498.00
04/11/2024	GEN	94327	VERIZON WIRELESS	03/02/24-04/01/24 MONTHLY CHARGES	101-000-080.853	DUE FROM WATER PHONE BILL	393.62
04/11/2024	GEN	94327	VERIZON WIRELESS	03/02/24-04/01/24 MONTHLY CHARGES	101-171-853.000	CELLULAR PHONE	43.25
04/11/2024	GEN	94327	VERIZON WIRELESS	03/02/24-04/01/24 MONTHLY CHARGES	101-215-853.000	CELLULAR PHONE	63.60
04/11/2024	GEN	94327	VERIZON WIRELESS	03/02/24-04/01/24 MONTHLY CHARGES	101-265-853.000	TELEPHONE	46.55
04/11/2024	GEN	94327	VERIZON WIRELESS	03/02/24-04/01/24 MONTHLY CHARGES	101-372-853.000	CELLULAR PHONE	31.80
04/11/2024	GEN	94327	VERIZON WIRELESS	03/02/24-04/01/24 MONTHLY CHARGES	101-402-853.000	CELLULAR PHONE	81.49
04/11/2024	GEN	94327	VERIZON WIRELESS	03/02/24-04/01/24 MONTHLY CHARGES	206-336-853.000	CELL PHONES	274.08
04/11/2024	GEN	94327	VERIZON WIRELESS	03/02/24-04/01/24 MONTHLY CHARGES	249-000-853.000	CELLULAR PHONE	222.09
04/11/2024	GEN	94328	WATER DEPOT	TWP, MONTHLY CHARGES	101-265-931.001	BLDG MAINTENANCE & SUPPLI	97.00
04/11/2024	GEN	94328	WATER DEPOT	PD, MONTHLY CHARGES	207-301-931.001	BLDG MAINTENANCE & SUPPLI	51.25
04/11/2024	GEN	94329	WHITE LAKE TOWNSHIP	01/03/24-04/02/24 7525 HIGHLAND WATER I	101-265-922.000	UTILITIES-TWP HALL	124.45
04/11/2024	GEN	94329	WHITE LAKE TOWNSHIP	01/03/24-04/02/24 9180 HIGHLAND WATER I	101-269-922.004	UTILITIES FISK	57.24
04/11/2024	GEN	94329	WHITE LAKE TOWNSHIP	01/03/24-04/02/24 7527 HIGHLAND WATER I	101-269-922.010	UTILITIES-TWP ANNEX	57.24
04/11/2024	GEN	94329	WHITE LAKE TOWNSHIP	01/03/24-04/02/24 685 UNION LAKE WATER	101-757-922.000	UTILITIES	120.52
04/11/2024	GEN	94329	WHITE LAKE TOWNSHIP	01/03/24-04/02/24 7420 HIGHLAND WATER I	206-336-922.001	UTILITIES - STATION 1	110.17
04/11/2024	GEN	94330	WITMER PUBLIC SAFETY GROUP	DECALS/PROBATIONARY FIREFIGHTER	206-336-757.000	OPERATING SUPPLIES	162.48
04/11/2024	GEN	94331	BRENDEL'S SEPTIC TANK SERVICE	P/R-VETTER PARK REG RENTAL APR 2024	208-000-922.000	UTILITIES- PARKS	100.00
04/11/2024	GEN	94331	BRENDEL'S SEPTIC TANK SERVICE	P/R-HAWLEY PARK REG RENTAL APR 2024	208-000-922.000	UTILITIES- PARKS	100.00
04/11/2024	GEN	94331	BRENDEL'S SEPTIC TANK SERVICE	P/R-HIDDEN PINES REG RENTAL APR 2024	208-000-922.000	UTILITIES- PARKS	100.00
04/11/2024	GEN	94331	BRENDEL'S SEPTIC TANK SERVICE	P/R-STANLEY PARK REG RENTAL APR 2024	208-000-922.000	UTILITIES- PARKS	100.00
04/11/2024	GEN	94332	DLZ MICHIGAN, INC.	CIVIC CENTER LOOP PATHWAY	208-000-972.000	PATHWAY PROJECTS	5,550.00
04/11/2024	GEN	94333	FONSON COMPANY INC	PAY APPLICATION #1 TRIANGLE TRAIL PATHW	208-000-972.000	PATHWAY PROJECTS	119,194.20
04/11/2024	GEN	94334	THE HUNTINGTON NATIONAL BAI	05/01/24-04/30/25 - TWIN LAKES SAD ADMIN	852-000-992.000	TWIN LAKES BOND INTEREST	500.00
04/18/2024	GEN	94335	21ST CENTURY MEDIA-MICHIGAN	03/26/24-NOTICE OF REGISTRATION/SCHOOL	101-215-903.000	LEGAL NOTICES	620.25
04/18/2024	GEN	94336	ABC PRINTING	REGULAR ENVELOPES (1000)	101-249-727.000	OFFICE SUPPLIES	135.00
04/18/2024	GEN	94337	ANGELIC STITCHES LLC	HOLLAND, ALTERATIONS	206-336-744.000	UNIFORMS	74.00

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04/18/2024	GEN	94338	APPLIED INNOVATION	FD, MONTHLY CHARGES	206-336-727.000	OFFICE SUPPLIES	41.60
04/18/2024	GEN	94339	AT&T MOBILITY	MONTHLY CHARGES	207-301-853.000	TELEPHONE	498.27
04/18/2024	GEN	94340	BACKFLOW PREVENTION SERVICE	TWP, BACKFLOW TESTING	101-265-931.003	BLDG EQUIP MAINTENANCE	159.95
04/18/2024	GEN	94341	BCBS OF MICHIGAN	09/01/23-09/30/23 MEDICARE ADVANTAGE F	101-000-080.716	DUE FROM WATER HOSPITALIZ	696.46
04/18/2024	GEN	94341	BCBS OF MICHIGAN	05/01/24-05/31/24 MEDICARE ADVANTAGE	101-000-080.716	DUE FROM WATER HOSPITALIZ	696.46
04/18/2024	GEN	94341	BCBS OF MICHIGAN	09/01/23-09/30/23 MEDICARE ADVANTAGE F	101-863-730.000	RETIREE HEALTH INSURANCE	4,526.99
04/18/2024	GEN	94341	BCBS OF MICHIGAN	05/01/24-05/31/24 MEDICARE ADVANTAGE	101-863-730.000	RETIREE HEALTH INSURANCE	4,178.76
04/18/2024	GEN	94341	BCBS OF MICHIGAN	APR PREMIUM ADJUSTMENT	101-863-730.000	RETIREE HEALTH INSURANCE	(696.46)
04/18/2024	GEN	94341	BCBS OF MICHIGAN	09/01/23-09/30/23 MEDICARE ADVANTAGE F	206-336-716.002	RETIREE HEALTH CARE PREMIU	1,741.15
04/18/2024	GEN	94341	BCBS OF MICHIGAN	05/01/24-05/31/24 MEDICARE ADVANTAGE	206-336-716.002	RETIREE HEALTH CARE PREMIU	2,089.38
04/18/2024	GEN	94341	BCBS OF MICHIGAN	JAN PREMIUM ADJUSTMENT	206-336-716.002	RETIREE HEALTH CARE PREMIU	348.23
04/18/2024	GEN	94341	BCBS OF MICHIGAN	05/01/24-05/31/24 MEDICARE ADVANTAGE	206-336-962.000	MISCELLANEOUS	5.60
04/18/2024	GEN	94341	BCBS OF MICHIGAN	09/01/23-09/30/23 MEDICARE ADVANTAGE F	207-301-716.001	RETIREE HOSP & OPTICAL INSU	6,268.14
04/18/2024	GEN	94341	BCBS OF MICHIGAN	05/01/24-05/31/24 MEDICARE ADVANTAGE	207-301-716.001	RETIREE HOSP & OPTICAL INSU	6,268.14
04/18/2024	GEN	94341	BCBS OF MICHIGAN	05/01/24-05/31/24 MEDICARE ADVANTAGE	249-000-716.001	RETIREE MEDICAL	348.23
04/18/2024	GEN	94342	BLUE CARE NETWORK	05/01/24-05/31/24 HMO	101-000-080.716	DUE FROM WATER HOSPITALIZ	1,438.14
04/18/2024	GEN	94342	BLUE CARE NETWORK	05/01/24-05/31/24 HMO	101-215-716.000	HOSP & OPTICAL INSURANCE	2,876.27
04/18/2024	GEN	94342	BLUE CARE NETWORK	05/01/24-05/31/24 HMO	101-402-716.000	HOSP & OPTICAL INSURANCE	719.07
04/18/2024	GEN	94342	BLUE CARE NETWORK	05/01/24-05/31/24 HMO	206-336-716.000	HOSP & OPTICAL INSURANCE	12,943.21
04/18/2024	GEN	94342	BLUE CARE NETWORK	05/01/24-05/31/24 HMO	207-301-716.000	HOSP & OPTICAL INSURANCE	4,602.04
04/18/2024	GEN	94343	BLUE CROSS BLUE SHIELD OF MIC	05/01/24-05/31/24 FIRE ACTIVE	206-336-716.000	HOSP & OPTICAL INSURANCE	13,729.04
04/18/2024	GEN	94344	BLUE CROSS BLUE SHIELD OF MIC	05/01/24-05/31/24 MAPE & NON UNION ACT	101-000-080.716	DUE FROM WATER HOSPITALIZ	5,817.40
04/18/2024	GEN	94344	BLUE CROSS BLUE SHIELD OF MIC	05/01/24-05/31/24 MAPE & NON UNION ACT	101-171-716.000	HOSP & OPTICAL INSURANCE	5,119.30
04/18/2024	GEN	94344	BLUE CROSS BLUE SHIELD OF MIC	05/01/24-05/31/24 MAPE & NON UNION ACT	101-192-716.000	HOSP & OPTICAL INSURANCE	1,163.48
04/18/2024	GEN	94344	BLUE CROSS BLUE SHIELD OF MIC	05/01/24-05/31/24 MAPE & NON UNION ACT	101-209-716.000	HOSP & OPTICAL INSURANCE	6,980.88
04/18/2024	GEN	94344	BLUE CROSS BLUE SHIELD OF MIC	05/01/24-05/31/24 MAPE & NON UNION ACT	101-215-716.000	HOSP & OPTICAL INSURANCE	1,396.17
04/18/2024	GEN	94344	BLUE CROSS BLUE SHIELD OF MIC	05/01/24-05/31/24 MAPE & NON UNION ACT	101-253-716.000	HOSP & OPTICAL INSURANCE	5,468.35
04/18/2024	GEN	94344	BLUE CROSS BLUE SHIELD OF MIC	05/01/24-05/31/24 MAPE & NON UNION ACT	101-265-716.000	HOSP & OPTICAL INSURANCE	1,396.17
04/18/2024	GEN	94344	BLUE CROSS BLUE SHIELD OF MIC	05/01/24-05/31/24 MAPE & NON UNION ACT	101-372-716.000	HOSP & OPTICAL INSURANCE	1,745.22
04/18/2024	GEN	94344	BLUE CROSS BLUE SHIELD OF MIC	05/01/24-05/31/24 MAPE & NON UNION ACT	101-402-716.000	HOSP & OPTICAL INSURANCE	1,745.22
04/18/2024	GEN	94344	BLUE CROSS BLUE SHIELD OF MIC	05/01/24-05/31/24 MAPE & NON UNION ACT	101-757-716.000	HOSP & OPTICAL INSURANCE	1,977.91
04/18/2024	GEN	94344	BLUE CROSS BLUE SHIELD OF MIC	05/01/24-05/31/24 MAPE & NON UNION ACT	206-336-716.000	HOSP & OPTICAL INSURANCE	1,745.22
04/18/2024	GEN	94344	BLUE CROSS BLUE SHIELD OF MIC	05/01/24-05/31/24 MAPE & NON UNION ACT	207-301-716.000	HOSP & OPTICAL INSURANCE	3,490.44
04/18/2024	GEN	94344	BLUE CROSS BLUE SHIELD OF MIC	05/01/24-05/31/24 MAPE & NON UNION ACT	249-000-716.000	HOSP & OPTICAL INSURANCE	3,141.39
04/18/2024	GEN	94345	BLUE CROSS BLUE SHIELD OF MIC	05/01/24-05/31/24 FIRE RETIREE	206-336-716.002	RETIREE HEALTH CARE PREMIU	3,374.08
04/18/2024	GEN	94346	BLUE CROSS BLUE SHIELD OF MIC	05/01/24-05/31/24 MAPE & NON UNION RET	101-863-730.000	RETIREE HEALTH INSURANCE	2,326.96
04/18/2024	GEN	94346	BLUE CROSS BLUE SHIELD OF MIC	05/01/24-05/31/24 MAPE & NON UNION RET	207-301-716.000	HOSP & OPTICAL INSURANCE	1,745.22
04/18/2024	GEN	94346	BLUE CROSS BLUE SHIELD OF MIC	05/01/24-05/31/24 MAPE & NON UNION RET	249-000-716.000	HOSP & OPTICAL INSURANCE	581.74

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04/18/2024	GEN	94347	BLUE CROSS BLUE SHIELD OF MIC	05/01/24-05/31/24 CMD ACTIVE	207-301-716.000	HOSP & OPTICAL INSURANCE	10,704.01
04/18/2024	GEN	94348	BLUE CROSS BLUE SHIELD OF MIC	05/01/24-05/31/24 CMD RETIREE	207-301-716.001	RETIREE HOSP & OPTICAL INSU	4,304.87
04/18/2024	GEN	94349	BLUE CROSS BLUE SHIELD OF MIC	05/01/24-05/31/24 PATROL ACTIVE	207-301-716.000	HOSP & OPTICAL INSURANCE	32,158.57
04/18/2024	GEN	94350	BLUE CROSS BLUE SHIELD OF MIC	05/01/24-05/31/24 PATROL RETIREE	207-301-716.001	RETIREE HOSP & OPTICAL INSU	11,634.77
04/18/2024	GEN	94351	BLUE CROSS BLUE SHIELD OF MIC	05/01/24-05/31/24 PATROL RETIREE	207-301-716.001	RETIREE HOSP & OPTICAL INSU	1,732.75
04/18/2024	GEN	94352	BOUND TREE MEDICAL LLC.	ELECTRODES, CURAPLEX, BANDAGES, SAFETY	206-336-767.000	MEDICAL SUPPLIES	439.94
04/18/2024	GEN	94353	BREEN'S LANDSCAPE & SUPPLY CI	(4) BAGS OF STRAW/DIRT	101-265-931.002	GROUNDS MAINTENANCE	135.00
04/18/2024	GEN	94354	BRILLIANT SYSTEMS LLC	FD, MOVE CONTROLS	206-336-801.000	CONSULTANT/PROFESSIONAL S	995.10
04/18/2024	GEN	94355	COMCAST	04/15/24-05/14/24 - STA #3 CHARGES	206-336-757.000	OPERATING SUPPLIES	266.63
04/18/2024	GEN	94356	CORRIGAN RECORD STORAGE	MARCH SERVICES	101-265-940.000	TOWNSHIP RECORD RETENTIOI	200.90
04/18/2024	GEN	94357	DARWEL ENTERPRISES LLC	MONTHLY CHARGES	101-265-931.001	BLDG MAINTENANCE & SUPPLI	192.19
04/18/2024	GEN	94358	DTE ENERGY	7525 HIGHLAND 03/12/24-04/10/24 CHARGE	101-265-921.001	ELECTRIC TWP HALL	2,975.04
04/18/2024	GEN	94358	DTE ENERGY	9180 HIGHLAND 03/12/24-04/10/24 CHARGE	101-269-921.004	ELECTRIC FISK	105.02
04/18/2024	GEN	94358	DTE ENERGY	6355 HIGHLAND RD 03/12/24-04/10/24 CHAF	101-269-921.006	M59/BOGIE PROP STREET LIGH	143.03
04/18/2024	GEN	94358	DTE ENERGY	7527 HIGHLAND 03/12/24-04/10/24 CHARGE	101-269-921.011	ELECTRIC-TWP ANNEX	906.73
04/18/2024	GEN	94358	DTE ENERGY	9830 ELIZABETH LK RD 03/12/24-04/10/24 CH	101-276-921.001	ELECTRIC WHITE LAKE	21.65
04/18/2024	GEN	94358	DTE ENERGY	860 ROUND LK 03/12/24-04/10/24 CHARGE	206-336-921.002	ELECTRIC STATION 2	433.43
04/18/2024	GEN	94359	ENVIRONMENTAL PEST CONTROL STA #1	PEST CONTROL	206-336-931.001	MAINTENANCE STATION 1	450.00
04/18/2024	GEN	94360	FLINT WELDING SUPPLY COMPAN	OXYGEN AND AIR	206-336-758.000	OXYGEN & AIR	132.50
04/18/2024	GEN	94361	HURON VALLEY GUNS	HANIFEN,J-SWEATS, TSHIRTS	206-336-744.000	UNIFORMS	255.47
04/18/2024	GEN	94361	HURON VALLEY GUNS	HOLLAND, FLEX BADGE	206-336-744.000	UNIFORMS	10.00
04/18/2024	GEN	94361	HURON VALLEY GUNS	FISCHER, POLOS, QTR ZIP, FLEX BADGES	206-336-744.000	UNIFORMS	469.94
04/18/2024	GEN	94361	HURON VALLEY GUNS	BASTIONELL, LOGO HATS, FLEX BADGES	206-336-744.000	UNIFORMS	89.97
04/18/2024	GEN	94361	HURON VALLEY GUNS	BIRKHOLZ, PANTS, SHIRTS	206-336-744.000	UNIFORMS	327.96
04/18/2024	GEN	94361	HURON VALLEY GUNS	MCCRUM, RAIN COAT, COLLAR PINS	207-301-744.000	UNIFORMS	194.97
04/18/2024	GEN	94361	HURON VALLEY GUNS	MCCRUM, HAND CUFFS, HOLDER, GLOVES, C/	207-301-744.000	UNIFORMS	188.96
04/18/2024	GEN	94362	JASON HANIFEN	HANIFEN, REIMBURSE FOR FOOD/TRAINING	206-336-960.000	TRAINING	42.88
04/18/2024	GEN	94363	JOSEPH DOULETTE	DOULETTE, REIMBURSE FOR PARAMEDIC UNI	206-336-744.000	UNIFORMS	67.77
04/18/2024	GEN	94364	MICHIGAN MUNICIPAL RISK MAN RISK INSURANCE	2ND INSTALLMENT	101-000-080.910	DUE FROM WATER LIABILITY IF	7,518.87
04/18/2024	GEN	94364	MICHIGAN MUNICIPAL RISK MAN RISK INSURANCE	2ND INSTALLMENT	101-265-910.000	INSURANCE	16,048.56
04/18/2024	GEN	94364	MICHIGAN MUNICIPAL RISK MAN RISK INSURANCE	2ND INSTALLMENT	101-269-910.001	INSURANCE COMM HALL	143.79
04/18/2024	GEN	94364	MICHIGAN MUNICIPAL RISK MAN RISK INSURANCE	2ND INSTALLMENT	101-269-910.004	INSURANCE FISK	482.80
04/18/2024	GEN	94364	MICHIGAN MUNICIPAL RISK MAN RISK INSURANCE	2ND INSTALLMENT	101-269-910.008	INSURANCE-ANNEX	1,544.90
04/18/2024	GEN	94364	MICHIGAN MUNICIPAL RISK MAN RISK INSURANCE	2ND INSTALLMENT	101-276-910.000	INSURANCE	15.76
04/18/2024	GEN	94364	MICHIGAN MUNICIPAL RISK MAN RISK INSURANCE	2ND INSTALLMENT	101-372-910.000	INSURANCE	295.89
04/18/2024	GEN	94364	MICHIGAN MUNICIPAL RISK MAN RISK INSURANCE	2ND INSTALLMENT	101-402-910.000	INSURANCE	1,246.10
04/18/2024	GEN	94364	MICHIGAN MUNICIPAL RISK MAN RISK INSURANCE	2ND INSTALLMENT	101-757-910.000	INSURANCE	636.87
04/18/2024	GEN	94364	MICHIGAN MUNICIPAL RISK MAN RISK INSURANCE	2ND INSTALLMENT	206-336-910.000	INSURANCE	12,858.95

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04/18/2024	GEN	94364	MICHIGAN MUNICIPAL RISK MAN RISK INSURANCE 2ND INSTALLMENT		207-301-910.000	INSURANCE	34,542.45
04/18/2024	GEN	94364	MICHIGAN MUNICIPAL RISK MAN RISK INSURANCE 2ND INSTALLMENT		208-000-910.000	INSURANCE	1,210.40
04/18/2024	GEN	94364	MICHIGAN MUNICIPAL RISK MAN RISK INSURANCE 2ND INSTALLMENT		249-000-910.000	INSURANCE	1,246.10
04/18/2024	GEN	94364	MICHIGAN MUNICIPAL RISK MAN RISK INSURANCE 2ND INSTALLMENT		590-000-910.000	INSURANCE	929.31
04/18/2024	GEN	94365	NATALIE UHAZIE	UHAZIE, REIMBURSE FOR FOOD/TRAINING	207-301-960.000	TRAINING	30.63
04/18/2024	GEN	94366	OAKLAND COUNTY	JAN-MAR 2024 FRMS	206-336-958.000	MEMBERSHIPS & DUES	1,172.00
04/18/2024	GEN	94367	OAKLAND COUNTY ROAD COMM	TRI-PARTY - GRAVEL AND CHLORIDE ON VARI	101-451-970.000	ROAD CONSTRUCTION/TRI PAR	57,203.00
04/18/2024	GEN	94368	OAKLAND SCHOOLS	24 CHANGE OF ASSESSMENT/REPRINT	101-248-730.000	POSTAGE	6,203.07
04/18/2024	GEN	94368	OAKLAND SCHOOLS	24 CHANGE OF ASSESSMENT/REPRINT	101-249-727.000	OFFICE SUPPLIES	5,699.93
04/18/2024	GEN	94369	PARAMOUNT SIGNS & GRAPHIX L	FF APPAREL	206-336-744.000	UNIFORMS	249.00
04/18/2024	GEN	94370	PHILLIPPE LANDRY	LANDRY, REIMBURSE FOR ALTERATIONS	206-336-744.000	UNIFORMS	30.74
04/18/2024	GEN	94371	PITNEY BOWES INC	EZ SEAL BOTTLES	101-248-934.000	EQUIPMENT MAINTENANCE-PC	82.99
04/18/2024	GEN	94372	ROSATI, SCHULTZ, JOPPICH	MI TAX TRIBUNAL MARCH SERVICES	101-209-820.000	LEGAL FEES	432.00
04/18/2024	GEN	94372	ROSATI, SCHULTZ, JOPPICH	GENERAL TWP MARCH MONTHLY SERVICES	101-210-826.000	LEGAL FEES	6,469.50
04/18/2024	GEN	94372	ROSATI, SCHULTZ, JOPPICH	ORD ENF, MARCH SERVICES	101-372-955.000	ORDINANCE ENFORCEMENTS C	1,193.50
04/18/2024	GEN	94373	SAMS CLUB	MEMBERSHIP RENEWAL	101-101-958.000	MEMBERSHIPS & DUES	110.00
04/18/2024	GEN	94374	STAR EMS	HARDER, DAVID - BLOOD DRAW	207-301-962.003	EVIDENCE COLLECTION	100.00
04/18/2024	GEN	94375	STEED'S LAWN & LANDSCAPE LLC	LEVEL/GRADE PATHWAY TO WATER DEPT	101-265-931.002	GROUNDS MAINTENANCE	1,530.00
04/18/2024	GEN	94376	SZOTT M59 CHRYSLER JEEP	21-8 REPLACE ALTERNATOR	207-301-863.001	VEHICLE MAINTENANCE	304.93
04/18/2024	GEN	94377	SZOTT M59 DODGE	21-1 REPAIRS TO WASHER HARNESS/RODENT	207-301-863.001	VEHICLE MAINTENANCE	411.05
04/18/2024	GEN	94378	VIZOCOM ICT LLC	DIAMOND BLUE GLOVES	206-336-767.000	MEDICAL SUPPLIES	123.00
04/18/2024	GEN	94379	ZOLL MEDICAL CORPORATION	(5) RESQPOD ITD 10	206-336-767.000	MEDICAL SUPPLIES	690.90
04/18/2024	GEN	94380	STRYKER SALES, LLC	(4) BATTERY, LUCAS	206-336-757.000	OPERATING SUPPLIES	3,145.00
04/18/2024	GEN	94381	EQUITABLE FINANCIAL LIFE INS C	05/01/24-05/31/24 LIFE, ST/LT DISABILITY, VI	101-000-080.716	DUE FROM WATER HOSPITALIZ	199.43
04/18/2024	GEN	94381	EQUITABLE FINANCIAL LIFE INS C	05/01/24-05/31/24 LIFE, ST/LT DISABILITY, VI	101-000-080.717	DUE FROM WATER GROUP LIFE	47.10
04/18/2024	GEN	94381	EQUITABLE FINANCIAL LIFE INS C	05/01/24-05/31/24 LIFE, ST/LT DISABILITY, VI	101-000-232.002	PAY DEDUCT ACC/CRIT/STD	654.98
04/18/2024	GEN	94381	EQUITABLE FINANCIAL LIFE INS C	05/01/24-05/31/24 LIFE, ST/LT DISABILITY, VI	101-101-717.000	GROUP LIFE INSURANCE	27.48
04/18/2024	GEN	94381	EQUITABLE FINANCIAL LIFE INS C	05/01/24-05/31/24 LIFE, ST/LT DISABILITY, VI	101-171-716.000	HOSP & OPTICAL INSURANCE	173.16
04/18/2024	GEN	94381	EQUITABLE FINANCIAL LIFE INS C	05/01/24-05/31/24 LIFE, ST/LT DISABILITY, VI	101-171-717.000	GROUP LIFE INSURANCE	31.40
04/18/2024	GEN	94381	EQUITABLE FINANCIAL LIFE INS C	05/01/24-05/31/24 LIFE, ST/LT DISABILITY, VI	101-192-716.000	HOSP & OPTICAL INSURANCE	89.41
04/18/2024	GEN	94381	EQUITABLE FINANCIAL LIFE INS C	05/01/24-05/31/24 LIFE, ST/LT DISABILITY, VI	101-192-717.000	GROUP LIFE INSURANCE	15.70
04/18/2024	GEN	94381	EQUITABLE FINANCIAL LIFE INS C	05/01/24-05/31/24 LIFE, ST/LT DISABILITY, VI	101-209-716.000	HOSP & OPTICAL INSURANCE	151.36
04/18/2024	GEN	94381	EQUITABLE FINANCIAL LIFE INS C	05/01/24-05/31/24 LIFE, ST/LT DISABILITY, VI	101-209-717.000	GROUP LIFE INSURANCE	31.40
04/18/2024	GEN	94381	EQUITABLE FINANCIAL LIFE INS C	05/01/24-05/31/24 LIFE, ST/LT DISABILITY, VI	101-215-716.000	HOSP & OPTICAL INSURANCE	160.99
04/18/2024	GEN	94381	EQUITABLE FINANCIAL LIFE INS C	05/01/24-05/31/24 LIFE, ST/LT DISABILITY, VI	101-215-717.000	GROUP LIFE INSURANCE	7.85
04/18/2024	GEN	94381	EQUITABLE FINANCIAL LIFE INS C	05/01/24-05/31/24 LIFE, ST/LT DISABILITY, VI	101-253-716.000	HOSP & OPTICAL INSURANCE	163.21
04/18/2024	GEN	94381	EQUITABLE FINANCIAL LIFE INS C	05/01/24-05/31/24 LIFE, ST/LT DISABILITY, VI	101-253-717.000	GROUP LIFE INSURANCE	31.40
04/18/2024	GEN	94381	EQUITABLE FINANCIAL LIFE INS C	05/01/24-05/31/24 LIFE, ST/LT DISABILITY, VI	101-265-716.000	HOSP & OPTICAL INSURANCE	30.77

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04/18/2024	GEN	94381	EQUITABLE FINANCIAL LIFE INS CI	05/01/24-05/31/24 LIFE, ST/LT DISABILITY, VI	101-265-717.000	GROUP LIFE INSURANCE	7.85
04/18/2024	GEN	94381	EQUITABLE FINANCIAL LIFE INS CI	05/01/24-05/31/24 LIFE, ST/LT DISABILITY, VI	101-372-716.000	HOSP & OPTICAL INSURANCE	36.05
04/18/2024	GEN	94381	EQUITABLE FINANCIAL LIFE INS CI	05/01/24-05/31/24 LIFE, ST/LT DISABILITY, VI	101-372-717.000	GROUP LIFE INSURANCE	7.85
04/18/2024	GEN	94381	EQUITABLE FINANCIAL LIFE INS CI	05/01/24-05/31/24 LIFE, ST/LT DISABILITY, VI	101-402-716.000	HOSP & OPTICAL INSURANCE	127.52
04/18/2024	GEN	94381	EQUITABLE FINANCIAL LIFE INS CI	05/01/24-05/31/24 LIFE, ST/LT DISABILITY, VI	101-402-717.000	GROUP LIFE INSURANCE	23.55
04/18/2024	GEN	94381	EQUITABLE FINANCIAL LIFE INS CI	05/01/24-05/31/24 LIFE, ST/LT DISABILITY, VI	101-757-716.000	HOSP & OPTICAL INSURANCE	70.57
04/18/2024	GEN	94381	EQUITABLE FINANCIAL LIFE INS CI	05/01/24-05/31/24 LIFE, ST/LT DISABILITY, VI	101-757-717.000	GROUP LIFE INSURANCE	15.70
04/18/2024	GEN	94381	EQUITABLE FINANCIAL LIFE INS CI	05/01/24-05/31/24 LIFE, ST/LT DISABILITY, VI	206-000-232.002	PAY DEDUCT ACC/CRIT/STD	202.65
04/18/2024	GEN	94381	EQUITABLE FINANCIAL LIFE INS CI	05/01/24-05/31/24 LIFE, ST/LT DISABILITY, VI	206-336-716.000	HOSP & OPTICAL INSURANCE	934.39
04/18/2024	GEN	94381	EQUITABLE FINANCIAL LIFE INS CI	05/01/24-05/31/24 LIFE, ST/LT DISABILITY, VI	206-336-717.000	GROUP LIFE INSURANCE	251.20
04/18/2024	GEN	94381	EQUITABLE FINANCIAL LIFE INS CI	05/01/24-05/31/24 LIFE, ST/LT DISABILITY, VI	207-000-232.002	PAY DEDUCT ACC/CRIT/STD	466.84
04/18/2024	GEN	94381	EQUITABLE FINANCIAL LIFE INS CI	05/01/24-05/31/24 LIFE, ST/LT DISABILITY, VI	207-301-716.000	HOSP & OPTICAL INSURANCE	1,419.41
04/18/2024	GEN	94381	EQUITABLE FINANCIAL LIFE INS CI	05/01/24-05/31/24 LIFE, ST/LT DISABILITY, VI	207-301-717.000	GROUP LIFE INSURANCE	298.30
04/18/2024	GEN	94381	EQUITABLE FINANCIAL LIFE INS CI	05/01/24-05/31/24 LIFE, ST/LT DISABILITY, VI	249-000-716.000	HOSP & OPTICAL INSURANCE	114.68
04/18/2024	GEN	94381	EQUITABLE FINANCIAL LIFE INS CI	05/01/24-05/31/24 LIFE, ST/LT DISABILITY, VI	249-000-717.000	GROUP LIFE INSURANCE	23.55
04/18/2024	GEN	94382	ANYONE CAN PAINT LLC	INSTRUCTOR'S FEE	101-757-751.000	SENIOR ACTIVITIES	120.00
04/18/2024	GEN	94383	JEANNE EAGEN	INSTRUCTOR FEES	101-757-751.000	SENIOR ACTIVITIES	164.00
04/18/2024	GEN	94384	LEISURE UNLIMITED LLC	INSTRUCTOR'S FEE	101-757-751.000	SENIOR ACTIVITIES	160.00
04/18/2024	GEN	94385	MARLENE TURNER	INSTRUCTOR'S FEE	101-757-751.000	SENIOR ACTIVITIES	105.00
04/18/2024	GEN	94386	SPICER ORCHARDS	10/02/24 - 1:30PM FIELD TRIP	101-757-751.000	SENIOR ACTIVITIES	50.00
04/18/2024	GEN	94387	DTE ENERGY	P/R-7575 HIGHLAND 03/12/24-04/10/24 CHA	208-000-921.000	ELECTRIC JUDY HAWLEY PARK	19.85
04/18/2024	GEN	94387	DTE ENERGY	P/R-685 UNION 03/12/24-04/10/24 CHARGES	208-000-921.001	ELECTRIC - VETTER PARK	68.20
04/22/2024	GEN	94388	WHITE LAKE TOWNSHIP	VOID CHECK	101-299-956.000	UNALLOCATED MISCELLANEOU	** VOIDED **
04/25/2024	GEN	94389	ABC PRINTING	ENVELOPES (3000)	101-249-727.000	OFFICE SUPPLIES	289.00
04/25/2024	GEN	94390	ALERUS FINANCIAL	04/24/24 MERS 457 CONTRIBUTIONS	101-000-080.720	DUE FROM WATER 457 EMPLO	79.17
04/25/2024	GEN	94390	ALERUS FINANCIAL	04/24/24 MERS 457 CONTRIBUTIONS	101-000-231.001	PAY DEDUCT PENSION	2,039.67
04/25/2024	GEN	94390	ALERUS FINANCIAL	04/24/24 MERS 457 CONTRIBUTIONS	101-171-718.002	457-EMPLOYER PORTION	46.01
04/25/2024	GEN	94390	ALERUS FINANCIAL	04/24/24 MERS 457 CONTRIBUTIONS	101-209-718.002	457-EMPLOYER PORTION	153.55
04/25/2024	GEN	94390	ALERUS FINANCIAL	04/24/24 MERS 457 CONTRIBUTIONS	101-265-718.002	457-EMPLOYER PORTION	40.00
04/25/2024	GEN	94390	ALERUS FINANCIAL	04/24/24 MERS 457 CONTRIBUTIONS	101-402-718.002	457-EMPLOYER PORTION	64.93
04/25/2024	GEN	94390	ALERUS FINANCIAL	04/24/24 MERS 457 CONTRIBUTIONS	206-000-231.001	PAY DEDUCT PENSION	3,522.76
04/25/2024	GEN	94390	ALERUS FINANCIAL	04/24/24 MERS 457 CONTRIBUTIONS	206-336-718.004	457 - EMPLOYER PORTION	592.07
04/25/2024	GEN	94390	ALERUS FINANCIAL	04/24/24 MERS 457 CONTRIBUTIONS	207-000-231.001	PAY DEDUCT PENSION	3,682.47
04/25/2024	GEN	94390	ALERUS FINANCIAL	04/24/24 MERS 457 CONTRIBUTIONS	207-301-718.002	457-EMPLOYER PORTION	1,992.83
04/25/2024	GEN	94390	ALERUS FINANCIAL	04/24/24 MERS 457 CONTRIBUTIONS	249-000-231.001	PAY DEDUCT PENSION	350.00
04/25/2024	GEN	94390	ALERUS FINANCIAL	04/24/24 MERS 457 CONTRIBUTIONS	249-000-718.003	457-EMPLOYER PORTION	47.93
04/25/2024	GEN	94391	ALERUS FINANCIAL	04/01/24-04/31/24 EE & ER HCSP CONTRIBUTU	101-000-080.962	DUE FROM WATER MISCELLAN	600.00
04/25/2024	GEN	94391	ALERUS FINANCIAL	04/01/24-04/31/24 EE & ER HCSP CONTRIBUTU	101-000-232.005	PAY DEDUCT HOSP	841.46

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Check Date	Bank	Check #	Payee	Description	GL #	Account Name	Amount
04/25/2024	GEN	94391	ALERUS FINANICAL	04/01/24-04/31/24 EE & ER HCSP CONTRIBUT	101-171-718.001	HEALTH CARE SAVINGS PROGR,	335.05
04/25/2024	GEN	94391	ALERUS FINANICAL	04/01/24-04/31/24 EE & ER HCSP CONTRIBUT	101-209-718.001	HEALTH CARE SAVINGS PROGR,	300.00
04/25/2024	GEN	94391	ALERUS FINANICAL	04/01/24-04/31/24 EE & ER HCSP CONTRIBUT	101-215-718.001	HEALTH CARE SAVINGS PROGR,	711.58
04/25/2024	GEN	94391	ALERUS FINANICAL	04/01/24-04/31/24 EE & ER HCSP CONTRIBUT	101-253-718.001	HEALTH CARE SAVINGS PROGR,	435.07
04/25/2024	GEN	94391	ALERUS FINANICAL	04/01/24-04/31/24 EE & ER HCSP CONTRIBUT	101-265-718.001	HEALTH CARE SAVINGS PROGR,	100.00
04/25/2024	GEN	94391	ALERUS FINANICAL	04/01/24-04/31/24 EE & ER HCSP CONTRIBUT	101-402-718.001	HEALTH CARE SAVINGS PROGR,	200.00
04/25/2024	GEN	94391	ALERUS FINANICAL	04/01/24-04/31/24 EE & ER HCSP CONTRIBUT	101-757-718.001	HEALTH CARE SAVINGS PROGR,	100.00
04/25/2024	GEN	94391	ALERUS FINANICAL	04/01/24-04/31/24 EE & ER HCSP CONTRIBUT	206-000-232.005	PAY DEDUCT HOSP	2,545.25
04/25/2024	GEN	94391	ALERUS FINANICAL	04/01/24-04/31/24 EE & ER HCSP CONTRIBUT	206-336-718.002	HEALTH CARE SAVINGS PLAN	2,969.46
04/25/2024	GEN	94391	ALERUS FINANICAL	04/01/24-04/31/24 EE & ER HCSP CONTRIBUT	207-000-232.005	PAY DEDUCT HOSP	4,767.24
04/25/2024	GEN	94391	ALERUS FINANICAL	04/01/24-04/31/24 EE & ER HCSP CONTRIBUT	207-301-718.001	HEALTH CARE SAVINGS PROGR,	5,661.78
04/25/2024	GEN	94391	ALERUS FINANICAL	04/01/24-04/31/24 EE & ER HCSP CONTRIBUT	249-000-718.001	HEALTH CARE SAVINGS PROGR,	300.00
04/25/2024	GEN	94392	AMAZON	PD, PENS, ENVELOPES, NOTEBOOKS	207-301-727.000	OFFICE SUPPLIES	84.65
04/25/2024	GEN	94392	AMAZON	FILE BANDS, TONER,	207-301-727.000	OFFICE SUPPLIES	213.93
04/25/2024	GEN	94393	AMERICAN PLANNING ASSOCIATI	07/01/24-06/30/25 MEMBERSHIP RENEWAL	101-402-958.000	MEMBERSHIPS & DUES	725.00
04/25/2024	GEN	94394	ANTHONY SORGE INSPECTIONS, I	04/08/24-04/19/24 BUILDING INSPECTIONS	249-000-706.003	CONTRACT BLDG INSPECTORS	2,240.00
04/25/2024	GEN	94394	ANTHONY SORGE INSPECTIONS, I	04/08/24-04/19/24 BUILDING INSPECTIONS	249-000-801.002	RENTAL INSPECTIONS	320.00
04/25/2024	GEN	94395	APPLIED INNOVATION	MONTHLY COPIER CHARGES	101-000-080.727	DUE FROM WATER OFFICE SUP	71.81
04/25/2024	GEN	94396	DARWEL ENTERPRISES LLC	MONTHLY CHARGES	207-301-931.001	BLDG MAINTENANCE & SUPPLI	115.78
04/25/2024	GEN	94397	HURON VALLEY YOUTH ASSISTAN	2022 CDBG YOUTH SERVICES	101-000-087.274	DUE FROM CDBG	910.00
04/25/2024	GEN	94397	HURON VALLEY YOUTH ASSISTAN	2022 CDBG YOUTH SERVICES	274-000-080.000	DUE FROM COUNTY	910.00
04/25/2024	GEN	94397	HURON VALLEY YOUTH ASSISTAN	2022 CDBG YOUTH SERVICES	274-000-214.101	DUE TO GENERAL FUND	(910.00)
04/25/2024	GEN	94397	HURON VALLEY YOUTH ASSISTAN	2022 CDBG YOUTH SERVICES	274-000-683.000	CDBG REVENUE	(910.00)
04/25/2024	GEN	94397	HURON VALLEY YOUTH ASSISTAN	2022 CDBG YOUTH SERVICES	274-000-801.000	SENIOR SERVICES	910.00
04/25/2024	GEN	94398	IMPERIAL DADE	TISSUE, TOWELS, LINERS, ROLLS	206-336-931.001	MAINTENANCE STATION 1	454.59
04/25/2024	GEN	94399	JILLIAN LONDON	LONDON, REIMBURSE FOR FOOD/PARKING	101-215-960.000	TRAINING	55.75
04/25/2024	GEN	94400	JOHN HANCOCK-70482-00-5	APRIL 2024 CONTRIBUTIONS	101-000-080.718	DUE FROM WATER PENSION	752.11
04/25/2024	GEN	94400	JOHN HANCOCK-70482-00-5	APRIL 2024 CONTRIBUTIONS	101-000-231.001	PAY DEDUCT PENSION	1,120.19
04/25/2024	GEN	94400	JOHN HANCOCK-70482-00-5	APRIL 2024 CONTRIBUTIONS	101-209-718.000	PENSION	390.20
04/25/2024	GEN	94400	JOHN HANCOCK-70482-00-5	APRIL 2024 CONTRIBUTIONS	206-336-718.000	PENSION	95.02
04/25/2024	GEN	94401	MARK CARLSON	04/08/24-04/19/24 ELECTIONS INSPECTIONS	249-000-707.000	ELECTRICAL INSPECTOR	1,263.00
04/25/2024	GEN	94401	MARK CARLSON	04/08/24-04/19/24 ELECTIONS INSPECTIONS	249-000-801.002	RENTAL INSPECTIONS	320.00
04/25/2024	GEN	94402	MERGE LIVE	04/16/24-REGULAR TWP BOARD MEETING	101-101-710.000	FEES & PER DIEM	265.00
04/25/2024	GEN	94403	METROPOLITAN LIFE INSURANCE	05/01/24-05/31/24 DENTAL PREMIUMS	101-000-080.724	DUE FROM WATER DENTAL INS	494.10
04/25/2024	GEN	94403	METROPOLITAN LIFE INSURANCE	05/01/24-05/31/24 DENTAL PREMIUMS	101-171-724.000	DENTAL INSURANCE	308.72
04/25/2024	GEN	94403	METROPOLITAN LIFE INSURANCE	05/01/24-05/31/24 DENTAL PREMIUMS	101-192-724.000	DENTAL INSURANCE	77.06
04/25/2024	GEN	94403	METROPOLITAN LIFE INSURANCE	05/01/24-05/31/24 DENTAL PREMIUMS	101-209-724.000	DENTAL INSURANCE	504.68
04/25/2024	GEN	94403	METROPOLITAN LIFE INSURANCE	05/01/24-05/31/24 DENTAL PREMIUMS	101-215-724.000	DENTAL INSURANCE	362.88

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Check Date	Bank	Check #	Payee	Description	GL #	Account Name	Amount
04/25/2024	GEN	94403	METROPOLITAN LIFE INSURANCE	05/01/24-05/31/24 DENTAL PREMIUMS	101-253-724.000	DENTAL INSURANCE	362.88
04/25/2024	GEN	94403	METROPOLITAN LIFE INSURANCE	05/01/24-05/31/24 DENTAL PREMIUMS	101-265-724.000	DENTAL INSURANCE	72.01
04/25/2024	GEN	94403	METROPOLITAN LIFE INSURANCE	05/01/24-05/31/24 DENTAL PREMIUMS	101-372-724.000	DENTAL INSURANCE	126.17
04/25/2024	GEN	94403	METROPOLITAN LIFE INSURANCE	05/01/24-05/31/24 DENTAL PREMIUMS	101-402-724.000	DENTAL INSURANCE	290.87
04/25/2024	GEN	94403	METROPOLITAN LIFE INSURANCE	05/01/24-05/31/24 DENTAL PREMIUMS	101-757-724.000	DENTAL INSURANCE	110.54
04/25/2024	GEN	94403	METROPOLITAN LIFE INSURANCE	05/01/24-05/31/24 DENTAL PREMIUMS	206-336-724.000	DENTAL INSURANCE	1,907.09
04/25/2024	GEN	94403	METROPOLITAN LIFE INSURANCE	05/01/24-05/31/24 DENTAL PREMIUMS	207-301-724.000	DENTAL INSURANCE	3,966.56
04/25/2024	GEN	94403	METROPOLITAN LIFE INSURANCE	05/01/24-05/31/24 DENTAL PREMIUMS	249-000-724.000	DENTAL INSURANCE	324.35
04/25/2024	GEN	94404	NET EXPRESS VOIP	05/01/24-05/31/24 MONTHLY CHARGES	101-000-080.853	DUE FROM WATER PHONE BILL	88.93
04/25/2024	GEN	94404	NET EXPRESS VOIP	05/01/24-05/31/24 MONTHLY CHARGES	101-000-080.962	DUE FROM WATER MISCELLAN	120.00
04/25/2024	GEN	94404	NET EXPRESS VOIP	05/01/24-05/31/24 MONTHLY CHARGES	101-265-853.000	TELEPHONE	901.75
04/25/2024	GEN	94404	NET EXPRESS VOIP	05/01/24-05/31/24 MONTHLY CHARGES	101-265-971.000	TECHNOLOGY EQUIPMENT	120.00
04/25/2024	GEN	94404	NET EXPRESS VOIP	05/01/24-05/31/24 MONTHLY CHARGES	101-757-853.000	TELEPHONE	113.88
04/25/2024	GEN	94404	NET EXPRESS VOIP	05/01/24-05/31/24 MONTHLY CHARGES	206-336-757.000	OPERATING SUPPLIES	120.00
04/25/2024	GEN	94404	NET EXPRESS VOIP	05/01/24-05/31/24 MONTHLY CHARGES	206-336-853.001	TELEPHONE STATION 1	178.66
04/25/2024	GEN	94404	NET EXPRESS VOIP	05/01/24-05/31/24 MONTHLY CHARGES	206-336-853.002	TELEPHONE STATION 2	67.34
04/25/2024	GEN	94404	NET EXPRESS VOIP	05/01/24-05/31/24 MONTHLY CHARGES	206-336-853.003	TELEPHONE STATION 3	67.34
04/25/2024	GEN	94404	NET EXPRESS VOIP	05/01/24-05/31/24 MONTHLY CHARGES	207-301-757.000	OPERATING SUPPLIES	120.00
04/25/2024	GEN	94404	NET EXPRESS VOIP	05/01/24-05/31/24 MONTHLY CHARGES	207-301-853.000	TELEPHONE	144.75
04/25/2024	GEN	94404	NET EXPRESS VOIP	05/01/24-05/31/24 MONTHLY CHARGES	249-000-853.000	CELLULAR PHONE	67.34
04/25/2024	GEN	94404	NET EXPRESS VOIP	05/01/24-05/31/24 MONTHLY CHARGES	249-000-971.000	TECHNOLOGY EQUIPMENT	120.00
04/25/2024	GEN	94405	OAKLAND COMMUNITY COLLEGE	SNOW/HINMAN - KINESIC INTERVIEW	207-301-960.000	TRAINING	200.00
04/25/2024	GEN	94406	OAKLAND COUNTY LEGAL NEWS	04/02/24 SPECIAL BOARD MEETING SYNOPSIS	101-215-903.000	LEGAL NOTICES	97.00
04/25/2024	GEN	94406	OAKLAND COUNTY LEGAL NEWS	04/25/24-ZONING BOARD OF APPEALS NOTIC	101-402-903.000	LEGAL NOTICES	283.00
04/25/2024	GEN	94407	OAKLAND COUNTY ROAD COMM	MONTHLY CHARGES	101-446-930.000	TRAFFIC SIGNAL MAINTENANCI	72.26
04/25/2024	GEN	94408	SAFEWAY SHREDDING	GEN, MONTHY SHREDDING	101-249-727.000	OFFICE SUPPLIES	79.95
04/25/2024	GEN	94408	SAFEWAY SHREDDING	PD, MONTHY SHREDDING	207-301-727.000	OFFICE SUPPLIES	59.95
04/25/2024	GEN	94409	SCOTT HERZBERG	04/08/24-04/19/24 MECHANICAL INSPECTION	249-000-707.001	PLUMBING/MECHANICAL INSPI	3,454.80
04/25/2024	GEN	94410	SMART BUSINESS SOURCE	FILES, ROLL TAPES, ENVELOPES	101-249-727.000	OFFICE SUPPLIES	163.27
04/25/2024	GEN	94410	SMART BUSINESS SOURCE	TAPE, PUCHES, PADS	101-249-727.000	OFFICE SUPPLIES	59.05
04/25/2024	GEN	94410	SMART BUSINESS SOURCE	CORR TAPE	101-249-727.000	OFFICE SUPPLIES	26.50
04/25/2024	GEN	94411	STAR EMS	MARCH 24 COLLECTIONS	206-000-630.000	AMBULANCE TRANSPORTATIOI	28.52
04/25/2024	GEN	94412	STR8-4WARD TRAINING CONCEPT	SWALWELL, ABANDONED VEHICLE LAW	207-301-960.000	TRAINING	150.00
04/25/2024	GEN	94413	TRI-COUNTY SUPPLY	GLOVES	207-301-931.001	BLDG MAINTENANCE & SUPPLI	8.01
04/25/2024	GEN	94414	RICOH	05/01/24-05/31/24 CHARGES	207-301-931.001	BLDG MAINTENANCE & SUPPLI	131.79
04/25/2024	GEN	94415	GFL	MAY SERVICES	226-528-801.000	RUBBISH EXPENDITURE	169,900.50
04/25/2024	GEN	94416	INTERNATIONAL MINUTE PRESS	LABELS FOR NO-HAZ	226-528-801.000	RUBBISH EXPENDITURE	185.81
04/25/2024	GEN	94417	ELON FINANCIAL SERVICES	03/13/24-04/11/24 MONTHLY CHARGES	101-000-080.962	DUE FROM WATER MISCELLAN	572.11

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Check Date	Bank	Check #	Payee	Description	GL #	Account Name	Amount
04/25/2024	GEN	94417	ELON FINANCIAL SERVICES	03/13/24-04/11/24 MONTHLY CHARGES	101-215-864.000	CONFERENCES & MEETINGS	1,308.80
04/25/2024	GEN	94417	ELON FINANCIAL SERVICES	03/13/24-04/11/24 MONTHLY CHARGES	101-249-727.000	OFFICE SUPPLIES	184.75
04/25/2024	GEN	94417	ELON FINANCIAL SERVICES	03/13/24-04/11/24 MONTHLY CHARGES	101-265-863.000	VEHICLE MAINTENANCE	31.30
04/25/2024	GEN	94417	ELON FINANCIAL SERVICES	03/13/24-04/11/24 MONTHLY CHARGES	101-265-933.000	GROUNDS EQUIP MAINTENANC	167.46
04/25/2024	GEN	94417	ELON FINANCIAL SERVICES	03/13/24-04/11/24 MONTHLY CHARGES	101-299-956.000	UNALLOCATED MISCELLANEOU	1,284.00
04/25/2024	GEN	94417	ELON FINANCIAL SERVICES	03/13/24-04/11/24 MONTHLY CHARGES	101-757-751.000	SENIOR ACTIVITIES	296.09
04/25/2024	GEN	94417	ELON FINANCIAL SERVICES	03/13/24-04/11/24 MONTHLY CHARGES	101-757-757.000	OPERATING SUPPLIES	83.49
04/25/2024	GEN	94417	ELON FINANCIAL SERVICES	03/13/24-04/11/24 MONTHLY CHARGES	101-757-931.000	BUILDING MAINTENANCE	134.73
04/25/2024	GEN	94417	ELON FINANCIAL SERVICES	03/13/24-04/11/24 MONTHLY CHARGES	206-336-727.000	OFFICE SUPPLIES	37.07
04/25/2024	GEN	94417	ELON FINANCIAL SERVICES	03/13/24-04/11/24 MONTHLY CHARGES	206-336-744.000	UNIFORMS	761.49
04/25/2024	GEN	94417	ELON FINANCIAL SERVICES	03/13/24-04/11/24 MONTHLY CHARGES	206-336-757.000	OPERATING SUPPLIES	163.10
04/25/2024	GEN	94417	ELON FINANCIAL SERVICES	03/13/24-04/11/24 MONTHLY CHARGES	206-336-863.001	VEHICLE MAINTENANCE	73.95
04/25/2024	GEN	94417	ELON FINANCIAL SERVICES	03/13/24-04/11/24 MONTHLY CHARGES	206-336-931.001	MAINTENANCE STATION 1	82.86
04/25/2024	GEN	94417	ELON FINANCIAL SERVICES	03/13/24-04/11/24 MONTHLY CHARGES	206-336-960.000	TRAINING	195.06
04/25/2024	GEN	94417	ELON FINANCIAL SERVICES	03/13/24-04/11/24 MONTHLY CHARGES	206-336-962.000	MISCELLANEOUS	1,913.08
04/25/2024	GEN	94417	ELON FINANCIAL SERVICES	03/13/24-04/11/24 MONTHLY CHARGES	206-336-977.001	SUPPLY ACQUISITIONS 04M	142.00
04/25/2024	GEN	94417	ELON FINANCIAL SERVICES	03/13/24-04/11/24 MONTHLY CHARGES	207-301-727.000	OFFICE SUPPLIES	42.38
04/25/2024	GEN	94417	ELON FINANCIAL SERVICES	03/13/24-04/11/24 MONTHLY CHARGES	207-301-864.000	CONFERENCES	489.17
04/25/2024	GEN	94417	ELON FINANCIAL SERVICES	03/13/24-04/11/24 MONTHLY CHARGES	207-301-960.000	TRAINING	1,090.12
04/25/2024	GEN	94417	ELON FINANCIAL SERVICES	03/13/24-04/11/24 MONTHLY CHARGES	249-000-863.000	VEHICLE MAINTENANCE	109.97
04/25/2024	GEN	18(S)	AT & T	01/20/24-02/19/24 MONTHLY CHARGES	101-265-853.000	TELEPHONE	167.38
04/25/2024	GEN	18(S)	AT & T	01/20/24-02/19/24 MONTHLY CHARGES	101-265-853.000	TELEPHONE	167.38
04/25/2024	GEN	18(S)	AT & T	02/20/24-03/19/24 MONTHLY CHARGES	101-265-853.000	TELEPHONE	167.38
04/25/2024	GEN	18(S)	AT & T	CREDIT ON ATT ACCOUNT	101-265-853.000	TELEPHONE	(167.38)
04/25/2024	GEN	18(S)	AT & T	CREDIT ON ATT ACCOUNT	206-336-853.001	TELEPHONE STATION 1	(167.38)
04/25/2024	GEN	18(S)	AT & T	CREDIT ON ATT ACCOUNT	207-301-853.000	TELEPHONE	(167.38)
GEN Total							1,019,081.14
04/11/2024	IMPR3	60048	DLZ MICHIGAN, INC.	ELIZABETH LK RD SERVICES THRU 3/15/24	246-000-970.006	ELIZABETH LK RD RECONSTRUC	5,052.50
04/11/2024	IMPR3	60049	REDSTONE ARCHITECTS, INC.	PUBLIC SAFETY BULDING DESIGN/SECURITY C	246-000-970.007	NEW PUBLIC SAFETY BUILDING	9,000.00
04/11/2024	IMPR3	60050	STRAUB PETTITT YASTE	ARCHITECTURAL/ENGINEERING SERVICES	246-000-970.005	CAPITAL OUTLAY-NEW TWP HA	108,000.00
04/11/2024	IMPR3	60050	STRAUB PETTITT YASTE	MARCH ACTIVITY NEW WLT HALL	246-000-970.005	CAPITAL OUTLAY-NEW TWP HA	42,000.00
04/25/2024	IMPR3	60051	BECKETT & RAEDER	PROFESSIONAL SERVICES NEW CIVIC CENTER	246-000-970.005	CAPITAL OUTLAY-NEW TWP HA	43,924.00
IMPR3 Total							207,976.50
04/11/2024	PA-CK	2045	WHITE LAKE TOWNSHIP	10974 HILLWAY DR ELECTRICAL PERMIT	245-900-972.006	SAD SEWER CONNECTS	50.00
04/11/2024	PA-CK	2045	WHITE LAKE TOWNSHIP	10974 HILLWAY DR PLUMBING PERMIT	245-900-972.006	SAD SEWER CONNECTS	50.00
04/11/2024	PA-CK	2046	WHITE LAKE TOWNSHIP	10974 HILLWAY DR SEWER PERMIT	245-900-972.006	SAD SEWER CONNECTS	200.00
04/11/2024	PA-CK	2047	WHITE LAKE TOWNSHIP	10974 HILLWAY DR SEWER CONNECTION FEE:	245-900-972.006	SAD SEWER CONNECTS	7,784.00
04/11/2024	PA-CK	2048	WHITE LAKE TOWNSHIP	10974 HILLWAY DR GRINDER STA & ADMIN FI	245-900-972.006	SAD SEWER CONNECTS	4,536.03

WHITE LAKE TWP
 APRIL 2024 CHECK DISBURSEMENTS

Section 6, Item B.

Check Date	Bank	Check #	Payee	Description	GL #	Account Name	Amount
04/25/2024	PA-CK	2049	OAKLAND COUNTY LEGAL NEWS	SAD--PUBLIC HEARING NOTICE EMERG SEWEI	245-900-972.006	SAD SEWER CONNECTS	361.00
PA-CK Total							12,981.03
04/04/2024	SEWFC	4108	COMMERCE TOWNSHIP	MARCH SEWER CONNECTIONS	590-000-969.000	CONNECTION EXPENSE-COMM	24,480.00
04/04/2024	SEWFC	4109	EGANIX INC.	DOSING METER/BIOLOGICAL BLEND	590-000-930.000	REPAIRS & MAINTENANCE	3,300.00
04/11/2024	SEWFC	4110	WHITE LAKE TOWNSHIP	9345 HIGHLAND RD MOVE OVERCHGE TO T&	590-000-631.000	CONNECTION FEES	420.00
04/18/2024	SEWFC	4111	ROSATI, SCHULTZ, JOPPICH	INTERGOVERNMENTAL SEWER AGREEMENT/	590-000-801.000	PROFESSIONAL FEES	2,418.00
SEWFD Total							30,618.00
04/04/2024	TNA	15376	CHRIS CASSIDY	CASSIDY-RETURN HALL DEPOSIT	701-000-283.000	DEPOSITS FOR HALLS	200.00
04/04/2024	TNA	15377	DLZ MICHIGAN, INC.	12-33-252-013 GRINDER PUMP EASEMENT 24	701-000-284.006	GRINDER PUMP INSTALLS	330.00
04/04/2024	TNA	15377	DLZ MICHIGAN, INC.	2541 TACKLES DR GRINDER PUMP/EASEMENT	701-000-284.006	GRINDER PUMP INSTALLS	650.00
04/04/2024	TNA	15377	DLZ MICHIGAN, INC.	1122 CLEARWATER GRINDER PUMP/EASEME	701-000-284.006	GRINDER PUMP INSTALLS	650.00
04/04/2024	TNA	15377	DLZ MICHIGAN, INC.	950 LAKE LANE GRINDER PUMP/EASEMENT	701-000-284.006	GRINDER PUMP INSTALLS	650.00
04/04/2024	TNA	15377	DLZ MICHIGAN, INC.	OXBOW BAPTIST CHURCH SITE PLAN REVIEW	701-000-286.150	OXBOW BAPTIST CHURCH	803.75
04/04/2024	TNA	15377	DLZ MICHIGAN, INC.	PRESERVE AT HIDDEN LAKE	701-000-286.407	PRESERVE AT HIDDEN LAKE	430.00
04/04/2024	TNA	15377	DLZ MICHIGAN, INC.	PARK RIDGE PRIVATE ROAD	701-000-286.470	PARK RIDGE PRIVATE ROAD	1,275.00
04/04/2024	TNA	15377	DLZ MICHIGAN, INC.	HVS ONSITE WATERMAIN INSTALL	701-000-286.471	HVS-ONSITE WATERMAIN INSP	16,682.50
04/04/2024	TNA	15377	DLZ MICHIGAN, INC.	CULVERS SITE PLAN REVIEW	701-000-286.473	CULVERS	1,361.25
04/04/2024	TNA	15378	DTE ENERGY	MANDON LK RD 02/17/24-03/18/24 CHARGE!	701-000-250.013	MANDON LAKE	17.63
04/04/2024	TNA	15379	OAKLAND COUNTY ANIMAL CON	DOG TAG SALES	701-000-285.011	DUE TO OAKLAND CO DOG LICE	1,563.00
04/04/2024	TNA	15380	OAKLAND COUNTY WATER RESOI	MARCH SEWER PERMITS	701-000-287.005	DUE TO OAKLAND CO SEWER P	1,200.00
04/04/2024	TNA	15381	WHITE LAKE TOWNSHIP	REVISED FSP REVIEW #3	701-000-286.398	LAKE POINTE 17-006	350.00
04/04/2024	TNA	15381	WHITE LAKE TOWNSHIP	REVISED FSP REVIEW #5	701-000-286.410	WEST VALLEY	350.00
04/04/2024	TNA	15381	WHITE LAKE TOWNSHIP	FSP BACKCHECK #1	701-000-286.448	OAKLAND WEED HARVESTERS	350.00
04/04/2024	TNA	15381	WHITE LAKE TOWNSHIP	AMENDED FSP REVIEW #1	701-000-286.453	COMFORT CARE ASSISTED LIVIN	350.00
04/04/2024	TNA	15381	WHITE LAKE TOWNSHIP	ADMIN SITE PLAN REVIEW #4	701-000-286.461	3 UNION LAKE	350.00
04/04/2024	TNA	15381	WHITE LAKE TOWNSHIP	PSP & SLU REVIEW #4	701-000-286.469	GINKO SELF STORAGE	350.00
04/04/2024	TNA	15381	WHITE LAKE TOWNSHIP	PRIVATE RD REVIEW #3 & #4	701-000-286.470	PARK RIDGE PRIVATE ROAD	700.00
04/04/2024	TNA	15382	WHITE LAKE TREASURER	DOG TAG SALES	701-000-285.012	DUE TO G/F DOG LICENSE	186.00
04/08/2024	TNA	15383	48TH DISTRICT COURT	BOND-CHRISTINA NICOLE SKINNER	701-000-287.002	DUE TO COURTS	267.00
04/09/2024	TNA	15384	51ST DISTRICT COURT	BOND-AUTUMN ANN MARIE FIELDS	701-000-287.002	DUE TO COURTS	500.00
04/11/2024	TNA	15385	OMAR ESCOBAR-MEXICANO	ESCOBAR-MEXICANO, RETURN DEPOSIT	701-000-283.000	DEPOSITS FOR HALLS	200.00
04/11/2024	TNA	15386	PROGRESSIVE AE	2023-2024 ROUND LAKE MAPPING AND PLAN	701-000-250.006	ROUND LAKE IMPROVEMENT B	2,000.00
04/12/2024	TNA	15387	67TH DISTRICT COURT	BOND-JOSHUA D HEAD	701-000-287.002	DUE TO COURTS	100.00
04/15/2024	TNA	15388	50TH DISTRICT COURT	BOND-LYNN FRANCES LEBER-COLOVOS	701-000-287.002	DUE TO COURTS	200.00
04/17/2024	TNA	15389	FIRST DISTRICT COURT	BOND-NICHOLAS LEE CHAPMAN	701-000-287.002	DUE TO COURTS	300.00
04/18/2024	TNA	15390	52-3RD DISTRICT COURT	BOND-JESUS BECERRA-GAYTAN	701-000-287.002	DUE TO COURTS	250.00
04/18/2024	TNA	15391	DRIVEWAY GRADING & MAINTEN	GRADING OF MEADOW LANE	701-000-250.012	MEADOW LANE	650.00
04/18/2024	TNA	15392	DTE ENERGY	LK ONA 5301 COOLEY LK RD 03/12/24-04/10/	701-000-250.010	LAKE ONA IMPROVEMENT	18.74

WHITE LAKE TWP
 APRIL 2024 CHECK DISBURSEMENTS

Section 6, Item B.

Check Date	Bank	Check #	Payee	Description	GL #	Account Name	Amount
04/18/2024	TNA	15392	DTE ENERGY	LK ONA 3077 RIPPLEWAY 03/12/24-04/10/24	701-000-250.010	LAKE ONA IMPROVEMENT	17.63
04/18/2024	TNA	15392	DTE ENERGY	LK ONA 2827 RIPPLEWAY 03/12/24-04/10/24	701-000-250.010	LAKE ONA IMPROVEMENT	17.63
04/18/2024	TNA	15392	DTE ENERGY	LK ONA 2533 RIPPLEWAY 03/12/24-04/10/24	701-000-250.010	LAKE ONA IMPROVEMENT	83.99
04/18/2024	TNA	15393	DTE ENERGY	03/12/24-04/10/24 GRASS LAKE 2660 STEEPL	701-000-250.005	GRASS LAKE SAD	37.00
04/18/2024	TNA	15394	KATE BIRD	BIRD, RETURN HALL DEPOSIT	701-000-283.000	DEPOSITS FOR HALLS	200.00
04/18/2024	TNA	15395	OAKLAND COUNTY TREASURER	TRAILER TAX	701-000-287.003	DUE TO OAKLAND CO TR TAX	4,252.50
04/18/2024	TNA	15396	PATRICK GLOVER	10420 ELIZABETH SEWER CONN ESCROW REF	701-000-284.006	GRINDER PUMP INSTALLS	2,725.23
04/18/2024	TNA	15397	ROSATI, SCHULTZ, JOPPICH	REVISED MASTER DEED	701-000-286.407	PRESERVE AT HIDDEN LAKE	93.00
04/18/2024	TNA	15398	ROSATI, SCHULTZ, JOPPICH	PONTIAC LK, MARCH MONTHLY SERVICES	701-000-250.008	PONTIAC LAKE WEED	405.00
04/18/2024	TNA	15399	WHITE LAKE TOWNSHIP TREASURER	TRAILER TAX	701-000-285.013	DUE TO G/F TRAILER PARK FEES	850.50
04/18/2024	TNA	15400	DTE ENERGY	LK NEVA 03/12/24-04/10/24 CHARGES	701-000-250.011	LAKE NEVA IMPROVEMENT BO.	18.64
04/18/2024	TNA	15401	PONTIAC LAKE WEED HARVESTING	PONTIAC LK REIMBURSE FOR EXPENSES	701-000-250.008	PONTIAC LAKE WEED	46,904.17
04/25/2024	TNA	15402	BREEN'S LANDSCAPE & SUPPLY CO	SUNSET ROAD GRAVEL	701-000-250.004	SUNSET ROAD	2,722.08
04/25/2024	TNA	15403	DTE ENERGY	ROUND LAKE 03/13/24-04/11/24 CHARGES	701-000-250.006	ROUND LAKE IMPROVEMENT B	17.63
04/26/2024	TNA	15404	25TH DISTRICT COURT	BOND-JASON MICHAEL FRALEY	701-000-287.002	DUE TO COURTS	200.00
04/29/2024	TNA	15405	48TH DISTRICT COURT	BOND-ERIC BUSBEE	701-000-287.002	DUE TO COURTS	300.00
04/29/2024	TNA	15406	51ST DISTRICT COURT	BOND-TONNY YOUKHANNA	701-000-287.002	DUE TO COURTS	50.00
TNA Total							92,179.87
04/04/2024	WAT	8242	CONSUMERS ENERGY	9164 STEEPHOLLOW 02/23/24-03/21/24 MOI	591-000-923.001	GAS TWIN LAKES	106.55
04/04/2024	WAT	8242	CONSUMERS ENERGY	8208 FOX BAY 02/23/24-03/21/24 MONTHLY	591-000-923.002	GAS HILLVIEW	87.78
04/04/2024	WAT	8242	CONSUMERS ENERGY	6260 GRASS LK RD 02/23/24-03/21/24 MONT	591-000-923.004	GAS GRASS LAKE	132.66
04/04/2024	WAT	8242	CONSUMERS ENERGY	8935 SATELITE 02/23/24-03/21/24 MONTHLY	591-000-923.005	GAS VILLAGE ACRES-SATELITE F	255.82
04/04/2024	WAT	8243	DLZ MICHIGAN, INC.	ASPEN MEADOWS, CONSULTING SERVICES 03	591-000-802.000	ENG & ARCH FEES	2,730.00
04/04/2024	WAT	8243	DLZ MICHIGAN, INC.	WATER SERVICES THRU 03/15/24	591-000-802.000	ENG & ARCH FEES	360.00
04/04/2024	WAT	8244	DTE ENERGY	6260 GRASS LK 02/17/24-03/18/24 MONTHLY	591-000-921.006	ELECTRICITY GRASS LAKE	1,958.46
04/04/2024	WAT	8245	HYDROCORP	MARCH 2024 SERVICES	591-000-818.000	CONTRACTED SERVICES	267.00
04/04/2024	WAT	8246	LITHIA MOTORS	17 FORD F250, REPLACE BRAKES, TIE ROD	591-000-863.000	REPAIRS & MAINT VEHICLES	2,619.82
04/04/2024	WAT	8247	USA BLUEBOOK	HACH PH SENSOR DIGITAL PEEK	591-000-803.000	IRON FILTRATION EXPENSES	1,526.78
04/11/2024	WAT	8248	HARRINGTON INDUSTRIAL PLASTICS	BUSHINGS	591-000-931.000	REPAIR & MAINT BLDG & EQUIP	74.91
04/11/2024	WAT	8249	KLT PROPERTIES LLC	RETURN DUPLICATE PAYMENT	591-000-642.000	WATER	57.24
04/11/2024	WAT	8250	WHITE LAKE TOWNSHIP	REIMBURSE FOR MARCH 2024 SERVICES	591-000-214.101	DUE TO GENERAL FUND	65,544.11
04/11/2024	WAT	8250	WHITE LAKE TOWNSHIP	REIMBURSE FOR FEBRUARY 2024 SERVICES	591-000-214.101	DUE TO GENERAL FUND	51,754.55
04/18/2024	WAT	8251	PARAGON LABORATORIES INC	TWIN LAKES 1 SAMPLE	591-000-748.000	TESTING WATER SYSTEMS	375.00
04/18/2024	WAT	8252	PREMIER SAFETY	LEG PIN FOR ADV DAVIT SYSTEM	591-000-744.000	SAFETY GEAR AND CLOTHING	141.86
04/18/2024	WAT	8253	STATE OF MICHIGAN	WATER TESTING	591-000-748.000	TESTING WATER SYSTEMS	1,010.00
04/25/2024	WAT	8254	DTE ENERGY	360 WOODSEGE 03/09/24-04/09/24	591-000-921.000	ELECTRICITY TOWER	44.83
04/25/2024	WAT	8254	DTE ENERGY	9164 STEEPHOLLOW 03/09/24-04/09/24	591-000-921.001	ELECTRICITY TL	96.16
04/25/2024	WAT	8254	DTE ENERGY	8906 HURON BLUFFS 03/09/24-04/09/24	591-000-921.001	ELECTRICITY TL	85.64

WHITE LAKE TWP
 APRIL 2024 CHECK DISBURSEMENTS

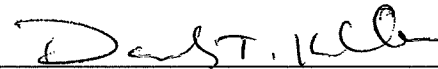
Section 6, Item B.

Check Date	Bank	Check #	Payee	Description	GL #	Account Name	Amount
04/25/2024	WAT	8254	DTE ENERGY	8208 FOX BAY 03/09/24-04/09/24	591-000-921.002	ELECTRICITY HILLVIEW	1,535.47
04/25/2024	WAT	8254	DTE ENERGY	8935 SATELITE 03/09/24-04/09/24	591-000-921.004	ELECTRICITY VILLAGE ACRES	2,289.85
04/25/2024	WAT	8254	DTE ENERGY	6055 HIGHLAND 03/12/24-04/10/24 CHARGE	591-000-921.007	ELECTRICITY TOWER #2	136.02
04/25/2024	WAT	8254	DTE ENERGY	145 HURONDALE 03/09/24-04/09/24	591-000-921.008	ELECTRICITY-HURONDALE	254.00
04/25/2024	WAT	8254	DTE ENERGY	993 N WILLIAMS 03/09/24-04/09/24	591-000-921.010	ELECTRICITY 933 WILLIAMS-HU	32.71
04/25/2024	WAT	8255	EJ USA, INC	HYD 5'6"/6'6" HSTRZ OL RED	591-000-934.000	REPAIR & MAINT WATER SYSTE	7,995.95
04/25/2024	WAT	8255	EJ USA, INC	WATER MAINTENANCE SUPPLIES	591-000-934.000	REPAIR & MAINT WATER SYSTE	3,616.85
04/25/2024	WAT	8256	HARRINGTON INDUSTRIAL PLASTI	VALVES, FLANGES, COLVENT, PRIMER	591-000-931.000	REPAIR & MAINT BLDG & EQUII	1,891.11
04/25/2024	WAT	8257	MACALLISTER RENTALS	5.5 REACH FORD, FUEL	591-000-934.000	REPAIR & MAINT WATER SYSTE	689.25
04/25/2024	WAT	8258	USIC LOCATING SERVICES, LLC	03/01/24-03/31/24 MONTHLY CHARGES	591-000-818.000	CONTRACTED SERVICES	2,635.18
WAT Total							150,305.56
Grand Total							1,514,859.67

WHITE LAKE TOWNSHIP POLICE DEPARTMENT

APRIL 2024

DETECTIVE BUREAU SUMMARY						
	Apr-24	Apr-23	% CHG.	YTD 24	YTD 23	% CHG
ARRESTS	7	5	40.0%	19	17	11.8%
WARRANTS ISSUED	13	44	-70.5%	131	152	-13.8%
JUVENILE PETITIONS	0	3	-300.0%	3	15	-80.0%
COURT CASES	6	3	100.0%	12	8	50.0%
PRISONERS ARRAIGNED	9	12	-25.0%	31	37	-16.2%
CASES ASSIGNED	35	34	2.9%	157	167	-6.0%
CASES CLOSED BY ARREST	54	52	3.8%	205	157	30.6%
CASES CLOSED OTHER	28	28	0.0%	134	94	42.6%
UNIFORM DIVISION SUMMARY						
	Apr-24	Apr-23	% CHG.	YTD 24	YTD 23	% CHG
ARRESTS	64	72	-11.1%	274	264	3.8%
TRAFFIC WARNINGS	309	358	-13.7%	1,150	1,127	2.0%
TICKETS ISSUED	355	447	-20.6%	1,246	1,432	-13.0%
ACCIDENT - PROPERTY DAMAGE	33	30	10.0%	138	109	26.6%
ACCIDENT - PERSONAL INJURY	5	3	66.7%	22	34	-35.3%
ACCIDENT - FATAL	1	0	100.0%	2	2	0.0%
ACCIDENT - PRIVATE PROPERTY	15	7	114.3%	43	37	16.2%
CALLS FOR SERVICE	2,147	2,192	-2.1%	8,774	8,314	5.5%
DISPATCH RUNS	787	674	16.8%	2,738	2,620	4.5%



Daniel T. Keller, Chief of Police

Monthly Summary of Offenses

All Offenses that were Attempted or Completed

CLASS	Description	Apr-24	Apr-23	YTD 2024	YTD 2023	YTD % CHG	ARRESTS			
							ADULT		JUV	
							Apr-24	YTD	Apr-24	YTD
100	Murder / Manslaughter	0	0	0	1	-100.0%	0	0	0	0
200	Forcible Sexual Offenses	0	1	0	3	-300.0%	0	0	0	0
300	Robbery	0	1	0	2	-200.0%	0	0	0	0
400	Assault Offenses	8	11	26	36	-27.8%	7	21	0	1
500	Burglary / Home Invasion	1	1	2	2	0.0%	0	0	0	0
600	Larceny Violations	5	3	16	13	23.1%	0	0	0	0
700	Motor Vehicle Theft	2	1	3	2	50.0%	1	2	0	0
800	Arson	0	0	0	0	0.0%	0	0	0	0
900	Kidnapping / Abduction	0	0	0	0	0.0%	0	0	0	0
GROUP A TOTALS		16	18	47	59	-20.3%	8	23	0	1



Fire Department
Charter Township of White Lake

April 2024 Incident / Activity Summary

Incident Response breakdown

Medical/Rescue.....	207
Hostile Fires (Structure, Vehicle, Brush, and Other)	07
Hazardous Conditions	06
Public Service / Other	31
Uncategorized.....	08

Mutual Aid –

- Given 03
- Received..... 00

Total Calls for Service: 259
YTD Total Run Volume: 1047

Additional Comments:

John Holland
Fire Chief

Activity Summary

Key box / safe access program.....	04
(house / key checks)	
EMS –	
Hospital Transports by the Fire Department.	08
Public Service Events / Standby.....	03

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



Section 6, Item E.

Scott Huggles
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

May 2024

Dear Township Board Members,

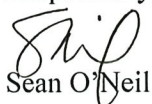
During the month of April, the department continued our work on several projects. The staff finished working on revisions to several Zoning Ordinance amendments that were considered by the Board at the April meeting but were tabled for modifications. Those amendments will be before you for consideration again this month. The new Land Use Master Plan was adopted, and the final version will be posted on the website in the coming days. The staff and Corridor Improvement Authority (CIA) continue working with Oakland County on the proposed tax capture “opt-in” agreement. We are presenting this agreement to the Board for consideration at the May 21st, and the County Board of Commissioners is slated to take final action at their May 22nd meeting. The design work on the Civic Center project is entering the final stages and is slated for completion in early June. Finally, preconstruction meetings were held for both the Triangle Trail and the Elizabeth Lake Road reconstruction projects. A preconstruction meeting for Stanley Park is slated for late April or early May.

There are several active projects in process. The Comfort Care development (Union Lake Rd & Carpathian) is working on a revised Final Site Plan and Development Agreement. The Gateway Crossing project (SW corner of M-59 & Bogie Lake Rd) is heading to the ZBA this month and also working on their Final Site Plan. The Panera Restaurant (Meijer out lot, east of the gas station) is working on their Final Site Plan and Development Agreement. The Ginko self-storage project (White Lake Rd. & Coastal Pkwy.) is working on their Final Site Plan. Culver’s (Meijer out lot, east of the gas station) received a positive recommendation on their Preliminary site plan and will appear before the Board in May. Finally, we received an application for a new project called Lasting Impressions (White Lake Rd. & Coastal Pkwy.) which is a landscape maintenance and supply company. Their Preliminary Site Plan will likely head to the Planning Commission in June.

As for approved projects, the Preserve at Hidden Lake and Trailside Meadow projects continue construction on their projects. The Eagles Landing project (Bogie Lake Rd.) is underway with home construction. The West Valley and Lakepointe projects (near Bocovina on either side of Union Lake Rd.) received site plan extensions, though construction has not started. The Oakland Harvesters (White Lake Rd. & Coastal Pkwy.) project held their preconstruction meeting and is moving ahead with site work this month. Alpine Valley ski resort’s small additional to their existing lodge and that was approved but construction is not yet underway.

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

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



Section 6, Item E.

Scott Huggles
Liz Fessler Smith
Andrea C. Voorheis
Michael Powell

WHITE LAKE TOWNSHIP

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Parks and Recreation May 2024

Dear Township Board,

Construction continues on the Triangle Trail. Staff anticipates the project will be completed around the Fourth of July. Staff continues to work with STE Construction, the contractor selected by the Township Board to complete the Stanley Park Phase 1 improvements, in preparation for start of construction. The construction contract documents (A101 and A201) have gone back and forth between the Township Attorney and the contractor's attorney with revisions. Once the legal documents are finalized, a pre-construction meeting will be held. The Township would like to start the project as soon as possible.

The Parks and Recreation Committee is partnering with the Lakes Area Chamber of Commerce to hold Rockin' the Farm at Fisk Farm on Saturday, July 20, 2024 from 5:00 p.m. to 11:00 p.m. Magic Bus will be performing at the event. Kickstand Brewery will be serving beer, wine, and seltzer from the barn (the barn will be the only open building during the event). Dickey's Barbeque Pit will be the food vendor. There will be a kid zone again this year. Portable restrooms will be provided.

If you have any questions, please contact me.

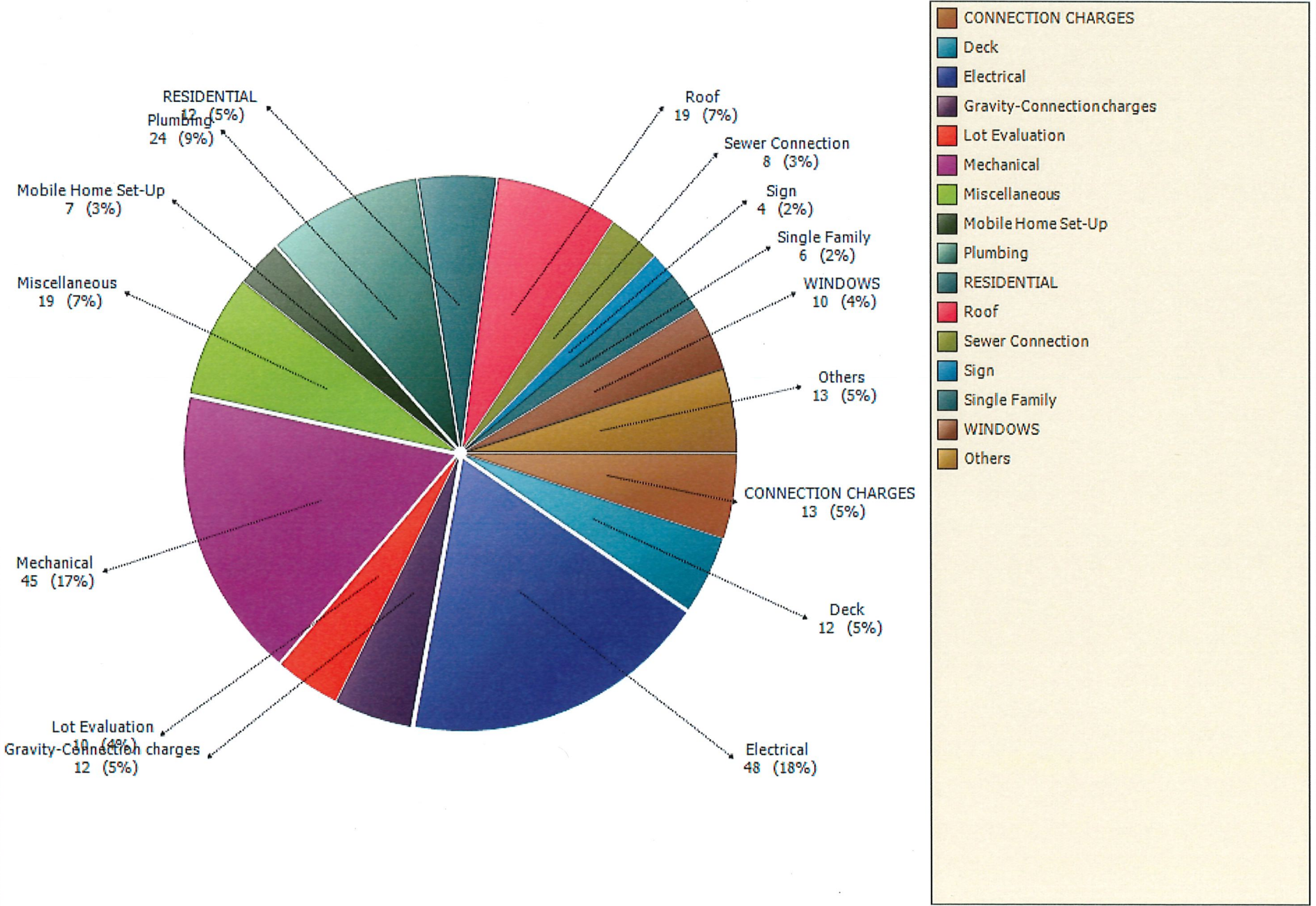
Justin Quagliata
Staff Planner

Breakdown of Permits by Category

Section 6, Item E.

Current Chart Filter: All Records, Permit.DateIssued Between 4/1/2024 12:00:00 AM AND 4/30/2024 11:59:59 PM

Permits by Category




**INTEROFFICE MEMORANDUM
WHITE LAKE TOWNSHIP**

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

Trustees
Scott Ruggles
Liz Fessler Smith
Andrea C. Voorheis
Michael Powell



OFFICE OF THE CLERK

TO: Board of Trustees
FROM: Anthony L. Noble 
SUBJECT: Approved Special Event Notice
DATE: April 24, 2024

In accordance with the Code of Ordinances for the Charter Township of White Lake, please take note that on April 24, 2024 the Special Event Committee approved a public show permit from the Hurricane Penguins for an open water 1K, 3K and 5K swim competition at Pontiac Lake Recreation Beach.

If you have any questions or concerns, please do not hesitate to contact me.

**CHARTER TOWNSHIP OF WHITE LAKE
DRAFT Minutes of the Special Board of Trustees Meeting
March 7, 2024**

CALL TO ORDER

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

ROLL CALL

Clerk Noble called the Roll:

Present:

Rik Kowall, Supervisor
Anthony L. Noble, Clerk
Mike Roman, Treasurer
Scott Ruggles, Trustee
Liz Smith, Trustee
Andrea Voorheis, Trustee

Absent:

Michael Powell, Trustee

Also Present:

Sean O’Neil, Community Development Director
Nick Spencer, Building Official
Daniel T. Keller, Chief of Police
John Holland, Fire Chief
Aaron Phillips, McCarthy & Smith
Hannah Kennedy-Galley, Recording Secretary

APPROVAL OF AGENDA

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

PUBLIC COMMENT

None.

CONSENT AGENDA

A. APPOINTMENT - ASSESSING BOARD OF REVIEW

It was **MOVED** by Treasurer Roman, seconded by Trustee Voorheis to approve the agenda as presented. The motion carried with a voice vote: (6 yes votes).

NEW BUSINESS

A. REVIEW AND DISCUSS; DESIGN DEVELOPMENT ESTIMATE FROM MCCARTHY SMITH AND CIVIC CENTER EXTERIOR MATERIALS

Aaron Phillips, of McCarthy and Smith, was present to review the Design Development estimate with the Board. There was associated value engineering suggestions he wanted to review as well. Mr. Phillips presented the estimate values of the new buildings, plus the associated site work. Value engineering elements were taken into account to bring down project costs. Value engineering items for Township Hall that were considered were: reducing paving and sidewalks where possible, elimination of number of flagpoles, irrigation system base coverage, and revision of the retaining wall the elimination of the timber construction on the main floor. Value engineering items for the Public Safety building that were considered were" reduction/alternation of exterior veneer materials, elimination of the gun range as base bid, overhead door glass reduction, adjustment of the bays, and changing the Normal Brick to Split Face block.

Treasurer Roman asked Mr. Redstone if it would be difficult to bid out the public safety building with the gun range as an alternate. Mr. Redstone said it would be possible, and not too difficult.

Supervisor Kowall said an easy change to Township Hall would be changing the roof material from zinc to a standard metal roof. He said eliminating the timber framing on the lower level would be good as well. He didn't want to see the balconies over the portico and adjacent to the employee break room removed. He added that the Board Room would be reduced in size. The reduction in the board room's size would not impede the function of the building as a whole. He believed the footprint of Township Hall was good, and wanted to confirm that this evening.

Treasurer Roman agreed with Supervisor Kowall's comments. He suggested leaving the exterior timber details on the building, and to eliminate all the timber details on the interior of the building.

Trustee Smith said she was concerned with the size of the lower-level mechanical room. Mr. Phillips said Mr. Pettit reached out to the HVAC engineering team and was told the size of the mechanical room needed to be 2250 square feet due to mechanical clearances.

The Board was agreeable to the current proposed footprint of the Township Hall building.

Mr. Pettitt said he was going to hire an acoustical engineer to review the acoustics of the building. He would be doing so out of his own budget.

Trustee Ruggles said he was for the timber interior on the upper level, and did not want to downsize the bays in the Public Safety building.

Trustee Voorheis supported the timber interior on the upper level as well.

Trustee Smith supported the bays remaining the same as well as the timber interior if it was feasible for the budget. She viewed the gun range as a luxury at this point, and supported keeping the shell of the gun range.

Mr. Phillips suggested the gun range to be included as an add on alternate to the bid.

Mr. Redstone said if the Board was in favor of the gun range shell, he recommended a deduct alternate in regards to the shell.

Chief Keller said he had offered to pay for the shell out of the Police fund balance.

The Board was in favor of the gun range shell as an add on alternate and leaving the bays as is for the Public Safety building.

Supervisor Kowall did not want to see the elimination of the gun range or the alteration of the bays.

Clerk Noble said he was in favor of the gun range; it would allow the officers to utilize more training. He was in favor of the bays remaining as is. He was not in favor of the timber details on the interior of Township Hall.

Mr. Redstone presented updated renderings of the Public Safety buildings. The majority of the materials the Board chose would be used; the only changed proposed was using Norman sized soldier bricks around the base of the building. There was also a new proposed brick with a different texture. Metal colors were reviewed and discussed for the metal panels. Classic Bronze was chosen as the metal panel color.

Mr. Pettitt presented his updated renderings. There were no changes to exterior materials.

ADJOURNMENT

It was MOVED by Supervisor Kowall, seconded by Trustee Voorheis, to adjourn at 6:18 P.M. The motion carried with a voice vote: (6 yes votes).

Rik Kowall, Supervisor
Charter Township of White Lake

Anthony L. Noble, Clerk
Charter Township of White Lake

**CHARTER TOWNSHIP OF WHITE LAKE
DRAFT Minutes of the Regular Board of Trustees Meeting
April 16, 2024**

CALL TO ORDER

Supervisor Kowall called the meeting to order at 6:30 P.M. He then led the Pledge of Allegiance.

ROLL CALL

Clerk Noble called the Roll:

Present:

Rik Kowall, Supervisor
Anthony L. Noble, Clerk
Mike Roman, Treasurer
Scott Ruggles, Trustee
Liz Smith, Trustee
Andrea Voorheis, Trustee
Michael Powell, Trustee

Also Present:

Sean O’Neil, Community Development Director
Lisa Hamameh, Township Attorney
Mike Leuffgen, DLZ
Hannah Kennedy-Galley, Recording Secretary

APPROVAL OF AGENDA

It was **MOVED** by Clerk Noble, seconded by Trustee Ruggles to approve the agenda as presented. The motion carried with a voice vote: **(7 yes votes)**.

PUBLIC COMMENT

None.

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
- G. DEPARTMENT REPORT – TREASURER

It was **MOVED** by Trustee Ruggles, seconded by Trustee Powell to approve the consent agenda as presented. The motion carried with a voice vote: **(7 yes votes)**.

MINUTES

- A. APPROVAL OF MINUTES - REGULAR BOARD MEETING, MARCH 19, 2024
- B. APPROVAL OF MINUTES - SPECIAL BOARD MEETING, APRIL 2, 2024

It was **MOVED** by Trustee Powell, seconded by Trustee Voorheis to approve the regular board meeting minutes of March 19, 2024 and the special board meeting of April 2, 2024 as presented. The motion carried with a voice vote: (7 yes votes).

PRESENTATION

- A. BOND PROPOSAL FOR WALLED LAKE SCHOOLS - PRESENTED BY WILLIAM CHATFIELD, DIRECTOR OF FACILITIES

Mr. Chatfield went over a brief presentation regarding the Walled Lake School District's upcoming bond proposal on the May 7, 2024 election ballot. If the bond were to pass, it would result in a decrease of the school millage of .08 mils.

Trustee Powell stated he was a graduate of Walled Lake Central, and he wanted to know if the district's IT department had considered going wireless over the proposed replacement of fiber optics system. Mr. Chatfield said due to the IT needs of the district, the fiber optic system was the best method.

Mr. Chatfield clarified \$250,000,000.00 would be bonded out without a tax increase, and there would be a 30-year debt repayment. The millage would be projected as a 30-year payout, but the bond itself was based on the monetary amount of \$250,000,000.00.

PUBLIC HEARING

- A. TO HEAR COMMENTS ON THE CONFIRMATION OF THE EMERGENCY SEWER CONNECTION ROLL 2024-01 SPECIAL ASSESSMENT DISTRICT (SAD)

It was **MOVED** by Supervisor Kowall, to hear comments on the confirmation of the Emergency Sewer Connection Roll 2024-01 Special Assessment District (SAD) and he requested a roll call vote. (No second made). The motion carried with a roll call vote: (7 yes votes). (Kowall/yes, Roman/yes, Voorheis/yes, Powell/yes, Smith/yes, Ruggles/yes, Noble/yes)

PUBLIC COMMENT:
None.

Seeing none, it was **MOVED** by Supervisor Kowall, seconded by Clerk Noble to close the public hearing at 6:43 P.M. The motion carried with a voice vote: (7 yes votes).

NEW BUSINESS

- A. RESOLUTION #24-015; TO CONFIRM THE SPECIAL ASSESSMENT ROLL FOR THE SPECIAL ASSESSMENT DISTRICT (SAD) DESIGNATED EMERGENCY SEWER CONNECTIONS 2024-01

It was **MOVED** by Trustee Powell, seconded by Trustee Ruggles to approve Resolution #24-015; to confirm the Special Assessment Roll for the Special Assessment District (SAD) Designated Emergency Sewer Connections 2024-01. The motion carried with a roll call vote: (7 yes votes) (Smith/yes, Ruggles/yes, Noble/yes, Kowall/yes, Roman/yes, Powell/yes, Voorheis/yes)

B. REQUEST APPROVAL FOR PRELIMINARY SITE PLAN - GATEWAY CROSSING

Director O'Neil briefly went over the applicant's request.

Keith Maziasz, owner and developer of the property, said he had identified a very strong user for the site and was anxious to move forward.

Clerk Noble asked Mr. Maziasz what tenants were planned for the development. Mr. Maziasz said he was under a confidentiality agreement with the user, but the user would announce their presence when ready.

It was **MOVED** by Trustee Ruggles, seconded by Clerk Noble to approve the preliminary site plan for Gateway Crossing. The motion carried with a voice vote: (7 yes votes).

C. FOIA APPEAL - MALCOLM AND JENNIFER SHAW

It was **MOVED** by Supervisor Kowall, seconded by Clerk Noble to affirm the Police Department's reliance upon the privacy exemption to redact substantial portions of the police incident report, including medial information. However, the Township should provide a revised response to the FOIA request identifying the victim and witness names only. The motion carried with a roll call vote: (7 yes votes) (Ruggles/yes, Smith/yes, Noble/yes, Roman/yes, Kowall/yes, Voorheis/yes, Powell/yes).

D. REQUEST ADOPTION OF 2024 MASTER PLAN

Supervisor Kowall wanted to acknowledge Mrs. Mary Earley for her public input and review of the Master Plan document.

Director O'Neil thanked Mrs. Earley as well, along with the staff, Planning Commissioners, and residents that had given their time and efforts working on the document.

Trustee Ruggles thanked his fellow Planning Commissioners for all of their time spent working on the Master Plan. He thanked all the residents who showed up to meetings and gave their input.

Clerk Noble thanked the Planning Commissioners, Director O'Neil, and Staff Planner Quagliata for all of their work. He asked for clarification about the multi family statement on page 50 of the document. Director O'Neil read the excerpt from the document: "Based on existing and approved projects, there is an adequate supply of rental units to serve Township residents." He added the statement did not put an

endcap on multi family housing. Multiple family housing could be an ownership or rental type product, and the Township had its share of both. He felt the statement meant the Township was not seeking out that type of product but that the Township was caught up on it.

Clerk Noble asked Director O'Neil where the information was gathered from. Director O'Neil said the input came from the survey provided to Township residents, and the developer interest that had come through the Planning Department and gone through the planning process. Many multiple family projects had been approved over the past couple of years. The Planning Commission was focused on driving the balance back to ownership units to offset all the approved and anticipated rental units.

Trustee Smith reiterated that the Master Plan is a planning tool and a plan that was set in stone. She thanked everyone working on the document for a great team effort.

Treasurer Roman asked Director O'Neil if the statement regarding multiple family units was based on statistics from neighboring communities. Director O'Neil said the demographic information was gathered from SEMCOG and census information.

Trustee Powell stated that the Master Plan was a dynamic document. He added he was trying to get the Oakland County Road Commission to allow for bike lanes. He stated RCOC would not allow it. He said he would like to see the document bound and available in physical form.

Director O'Neil added that Beckett and Raeder would be providing an executive summary of the Master Plan to review as well.

It was MOVED by Trustee Ruggles, seconded by Trustee Powell to adopt the 2024 Master Plan. The motion carried with a voice vote: (7 yes votes).

E. FIRST READING; AMENDMENT TO ZONING ORDINANCES - ARTICLES: 2.0 DEFINITIONS, 3.0 ZONING DISTRICTS, 4.0 USE STANDARDS, 5.0 SITE STANDARDS, 6.0 DEVELOPMENT PROCEDURES, AND 7.0 ADMINISTRATION, APPEALS, AND ENFORCEMENTS

Director O'Neil highlighted a few amendments. The Restricted Business zoning would now allow for outdoor seating flexibility. Lot coverage would increase from 20% to 25% for lots that were serviced with septic, and up to 30% coverage for lots connected to sewer. The lot coverage increase would aid for those who were on lake lots. Another amendment would allow properties zoned Agricultural, Suburban Farm, and R1-A Single Family to use a gross acreage number during the land splitting process, meaning that road right of way and easements would be included in the gross acreage. The parking requirements were changed to require a parking maximum, which would prevent over parking. Variance approvals were extended from six months to 12 months, and final site plan approvals were extended from one year to two years. Many of the proposed amendments would alleviate residents and developers returning to the ZBA and/or Planning Commission multiple times.

Supervisor Kowall expressed concern about the amendments to the Pontiac Lake Gateway District. The amendment in question was regarding building height. Supervisor Kowall wanted to allow for four stories with a special land use approval.

Supervisor Kowall read into the record, a letter addressed to the Board from Michael Zeer of ZeerCO Holding, LLC¹

Director O'Neil said the same letter came to the Planning Commission at their meeting earlier in the month and they were not moved to make a change to the proposed amendment. The Planning Commission had previously denied a request for a five-story building in the Pontiac Lake Gateway District.

Director O'Neil suggested if the Board wanted to change the proposed amendment, they could revise the amended language for building height maximum in Pontiac Lake Gateway District to four stories or 45' with a special land use approval. He reiterated that the current language that allowed six stories and 70' was too much.

Trustee Powell asked for clarification on the building height for forty feet or three stories, whichever is less.

Director O'Neil said an applicant could not build "giant stories," and there needed to be a story and a height requirement. The wording was intentional to drive height down. The language could be rewritten to allow a maximum of 40' or three stories.

Supervisor Kowall said the intent of the district was to attract higher density and potentially in the long term, a hotel or banquet center. There would not be success bringing that type of user by limiting the height to three stories or less.

Trustee Powell asked what the ordinance defined height measured from the first floor of a structure. Supervisor Kowall stated the ground floor maximum height was measured by the ceiling height. Director O'Neil said the definition could be clarified.

Supervisor Kowall emphasized he would still want to see four stories allowed in the Pontiac Lake Gateway District with special land use approval. Treasurer Roman agreed.

Trustee Ruggles stated that the issue was a double-edged sword; the Planning Commission had reviewed requests for site plans of this nature that did not go anywhere.

Trustee Smith stated that she agreed with allowing three stories as a permitted use, and did not object to four stories allowed with a special land use, if the rest of the Board agreed.

¹ Letter attached in minute book as addendum

Chief Holland said certain buildings needed to meet fire apparatus access. He recommended reviewing building and fire code for definitions of story height.

Director O'Neil said he would be comfortable the ordinance language allowing a maximum height of 45'.

Trustee Powell stated that amendment items 32, 33, and 34 impacted the Gateway Crossing site plan due to the addition of adding gutters into the dimensions of a parking space. Director O'Neil said that particular language may need to be reviewed further.

The Board came to the consensus to postpone the consideration of the first reading of the Zoning Ordinance amendments in order to present a cleaned-up version of the document that included previously shared comments from this evening's meeting.

It was MOVED by Supervisor Kowall, seconded by Trustee Smith to postpone the consideration of the first reading of the Zoning Ordinance amendments to the next regular scheduled Township Board meeting (May 21, 2024). The motion carried with a voice vote: (7 yes votes).

F. RESOLUTION #24-020; APPROVING SIDEWALK AND TEMPORARY CONSTRUCTION SIDEWALK EASEMENTS FOR THE ELIZABETH LAKE ROAD IMPROVEMENT PROJECT - 310 TOWN CENTER

Attorney Hamameh said the Board to understand that they were agreeing to terms that they usually did not agree to. Township would be accepting responsibility over sidewalks across the properties. In one situation, the Township was agreeing to pay the other parties fees to have the easements reviewed by their attorney and their lender. The agreement letter specifically said the Township would pay up to \$5,000.00 for the easements and the project for the lender to review.

Trustee Ruggles asked Attorney Hamameh if the presented agreement was the best-case scenario for the Township. Attorney Hamameh confirmed.

It was MOVED by Supervisor Kowall, seconded by Trustee Voorheis, to approve Resolution #24-020; approving sidewalk and temporary construction sidewalk easements for the Elizabeth Lake Road Improvement Project - 310 Town Center. The motion carried with a roll call vote: (7 yes votes). (Smith/yes, Ruggles/yes, Noble/yes, Kowall/yes, Roman/yes, Powell/yes, Voorheis/yes).

G. RESOLUTION #24-019; APPROVING SIDEWALK EASEMENT FOR THE ELIZABETH LAKE ROAD IMPROVEMENT PROJECT -10770 ELIZABETH LAKE ROAD

It was MOVED by Supervisor Kowall, seconded by Clerk Noble, to approve Resolution #24-019; approving sidewalk easement for the Elizabeth Lake Road Improvement Project -10770 Elizabeth Lake Road. The motion carried with roll call vote: (7 votes) (Kowall/yes, Roman/yes, Noble/yes, Powell/yes, Smith/yes, Ruggles/yes, Voorheis/yes).

FYI

A. CIVIC CENTER UPDATE

Treasurer Roman requested Director O'Neil provide an update

Director O'Neil stated in regards to Stanley Park, a revised draft of the contract between SME and the Township was received. The Stanley Park construction meeting would be held within the next two weeks, and construction would begin sometime this May. The bid package for site work only was two weeks out from being released for bid. Redstone was proposing the entrance to the Public Safety wrapped in metal. The Board wanted the columns to be of a wood material. The Board would need to give the architects input on wood color choices. The mock ups were still intended to be installed; Director O'Neil was waiting on prices from McCarthy & Smith. There would be another update meeting next Wednesday, and the due date for designs was May 15.

TRUSTEE COMMENTS

Trustee Smith said the library summer newsletter was out, and the library was offering a booming schedule of summer activity programming. There was also a summer concert series planned with food trucks. She thanked the Fire Department for their collection of funds to support Walk for Red.

Trustee Voorheis said the White Lake Historical Society had returned from their winter hiatus and they were now meeting the second Thursday of every month at 7:00 P.M. May 18 was No Haz Day, to be held at Alpine Valley from 9 A.M. to 1 P.M.

Trustee Powell said the DPW Advisory Committee met often to discuss negotiations with Commerce Township regarding the renewal of the sanitary sewer agreement. Negotiations were going well, and there would be a meeting with Commerce Township in the near future. He stated that it was a really important item and there were people at the Township pursuing it. He thanked the public in attendance and watching at home.

Treasurer Roman said boat shrink wrap bags for recycling were for sale at the Treasury counter for \$7 per bag.

Trustee Ruggles thanked the Planning Commission for their hard work on the Master Plan document

Clerk Noble thanked his staff for their work on the upcoming election. He thanked the Planning Department and the Planning Commission for their preparation of the Master Plan

Supervisor Kowall said No Haz Day would run until 1 P.M. or until capacity was met. The Triangle Trail Project was moving forward. The shrink wrap recycling had to be done in the appropriate bags. The MTA was next week in Traverse City. He added that there was discussion at the Oakland County Association of Township Supervisors about the change of local environment and the presence of Beavers in the area.

ADJOURNMENT

It was MOVED by Supervisor Kowall, seconded by Trustee Smith, to adjourn at 8:19 P.M. The motion carried with a voice vote: (7 yes votes).

Rik Kowall, Supervisor
Charter Township of White Lake

Anthony L. Noble, Clerk
Charter Township of White Lake

DRAFT



Fire Department
Charter Township of White Lake

To: Board of Trustee Officials

From: John Holland, Fire Chief

Date: 05/01/2024

Re: Official Recognition – Pastor Mark Pospisil, Department Chaplin
Official Swearing in & Badge Pinning Ceremony – Firefighter/Medic Andrew Morelli & Firefighter/EMT Conner Jensen

The Fire Department is requesting the following personnel be recognized.

Fire Department Chaplin

Pastor Mark Pospisil from The Lakes Church has graciously accepted the role as the Fire Department Chaplin. This is a new position that has been added to organization as part of our mental health and wellness program.

Pastor Mark has previous experience as a Chaplin from the Fort Wayne, Indiana area.

One Year Recognition

Firefighter/EMT Conner Jensen for his successful completion of his one (1) year probationary period. This achievement is endorsed by officially swearing in and badge pinning.

Promotion to Shift Sergeant

Firefighter/Medic Andrew Morelli is being recognized and sworn in for his promotion to Shift Sergeant.



John Holland
Fire Chief



**WHITE LAKE TOWNSHIP
PROCLAMATION
MENTAL HEALTH AWARENESS MONTH – MAY 2024**

WHEREAS, mental health includes our emotional, psychological, and social well-being; it affects how we think, feel, and act; it also affects how we handle stress, relate to others, and make choices; and

WHEREAS, mental health is important for our individual well-being and vitality, as well as that of our families, communities, and businesses; and

WHEREAS, Mental Health America’s (MHA) 2023 “State of Mental Health in America” survey ranks Michigan as 25th in the Nation for prevalence of mental illness, and 20th in the nation for access to care; and

WHEREAS, May 1 through May 31, is recognized as Mental Health Awareness month. MHA’s 2024 theme is “Where to Start: Mental Health in a Changing World”, which highlights getting back to the basics including self-care, coping skills, advocating for mental health, and knowing when to seek additional help; and

WHEREAS, Oakland Community Health Network joins our national partners in promoting this year’s “Where to Start” campaign; and

WHEREAS, mental health management ensures that individuals can focus on their abilities to live, work, learn, and fully participate and contribute to our society, while promoting diversity, inclusion, and acceptance; and

WHEREAS, improved systems of care for vulnerable populations, access to non-emergent and crisis-services, advanced integrated physical and behavioral health care along with provider relations, help to fortify services coordinated by OCHN; and

WHEREAS, Oakland County Health Network (OCHN), and its service provider agencies, are committed to inspiring hope, empowering people, and strengthening communities.

NOW, THEREFORE, BE IT RESOLVED that, White Lake Township hereby recognizes May 2024, as Mental Health Awareness month. White Lake calls upon our citizens, government agencies, public and private institutions, businesses, and schools to recommit our state to increasing awareness and understanding of mental illness, and the need for appropriate and accessible services for all people with mental illness to promote recovery and a higher quality of life.

Rik Kowall, Township Supervisor 5-10-24

**WHITE LAKE TOWNSHIP
INTER-OFFICE MEMORANDUM
COMMUNITY DEVELOPMENT DEPARTMENT**

DATE: May 10, 2024

TO: Rik Kowall, Supervisor
Township Board of Trustees

FROM: Sean O’Neil, AICP
Community Development Director

SUBJECT: 9101 Highland Rezoning Request
Property described as 9101 Highland Road, identified as parcel number 12-23- 227-003, located south of Highland Road, west of Sunnybeach Boulevard, consisting of approximately 5.02 acres.
Request: Applicant requests to rezone the parcel from R1-C (Single Family Residential) to RB (Restricted Business) or any other appropriate zoning district.
Applicant: Affinity 10 Investments, LLC

The rezoning request will be considered by the Planning Commission at their regular meeting of May 16th, 2024. Draft minutes will be sent to you under separate cover. Please find enclosed the following related documents:

- ❑ Review letters prepared by the Township Staff Planner, Justin Quagliata, dated May 6, 2024.
- ❑ Rezoning application submitted by the applicant.
- ❑ Traffic impact study
- ❑ ALTA survey
- ❑ Site plan
- ❑ Public hearing notice.

Please place this matter on the next available Township Board agenda. Do not hesitate to contact me should you require additional information.

**WHITE LAKE TOWNSHIP
PLANNING COMMISSION**

**REPORT OF THE
COMMUNITY DEVELOPMENT DEPARTMENT**

TO: Planning Commission

FROM: Sean O’Neil, AICP, Community Development Director
Justin Quagliata, Staff Planner

DATE: May 6, 2024

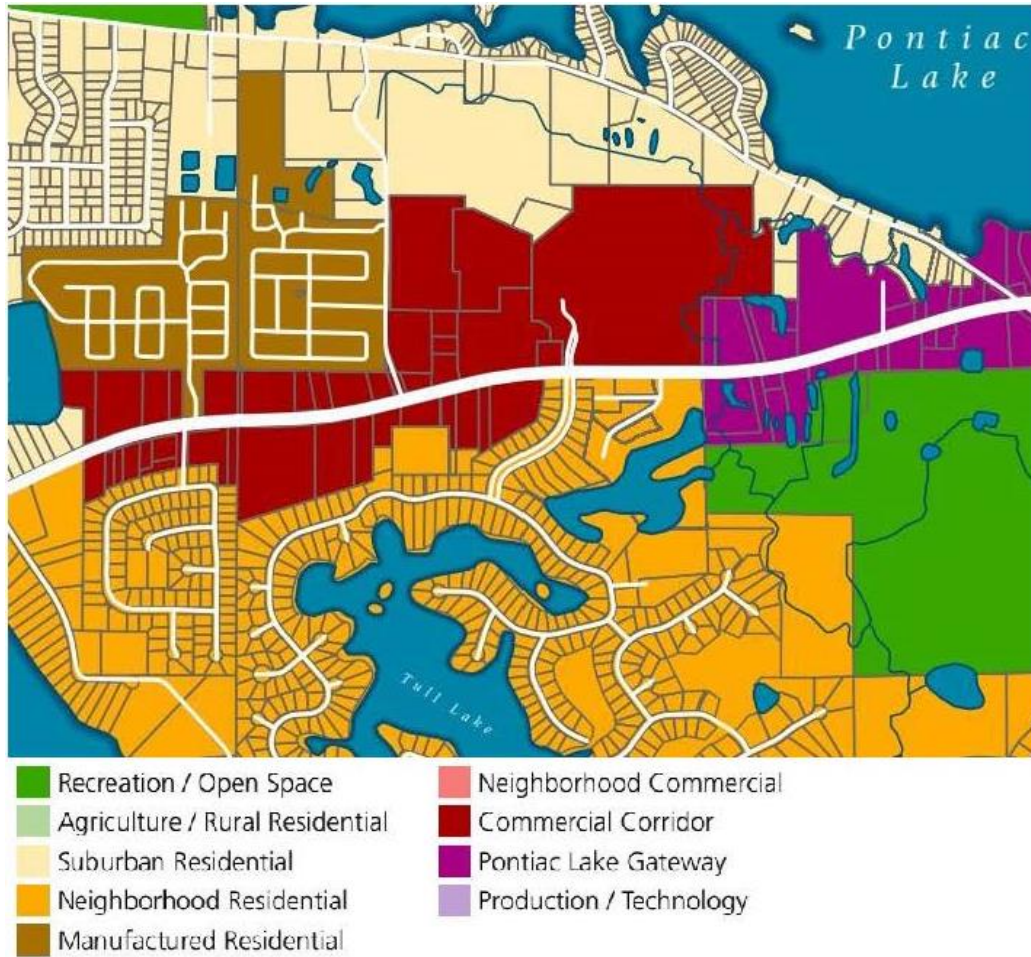
RE: 9101 Highland Road (Parcel Number 12-23-227-003)
Rezoning – Review #2

Affinity 10 Investments, LLC (Tom Hannawa) has requested the rezoning of approximately five acres located at 9101 Highland Road from R1-C (Single-Family Residential) to RB (Restricted Business). The site is located on the south side of Highland Road, west of Sunnybeach Boulevard and contains approximately 458.4 feet of frontage on Highland Road.

At its meeting on March 7, 2024 the Planning Commission recommended denial of a request by the Applicant to rezone the property from R1-C to GB (General Business). The Applicant has submitted a new rezoning application in response to Planning Commissioner and resident feedback received both at the previous public hearing, and at a community meeting the Applicant and development team held with residents last month.

The Future Land Use Map from the 2024 Master Plan designates the subject site in the Commercial Corridor category, which is intended to provide regional goods and services (such as large box-stores and drive-thrus) to residents and non-residents.

FUTURE LAND USE MAP

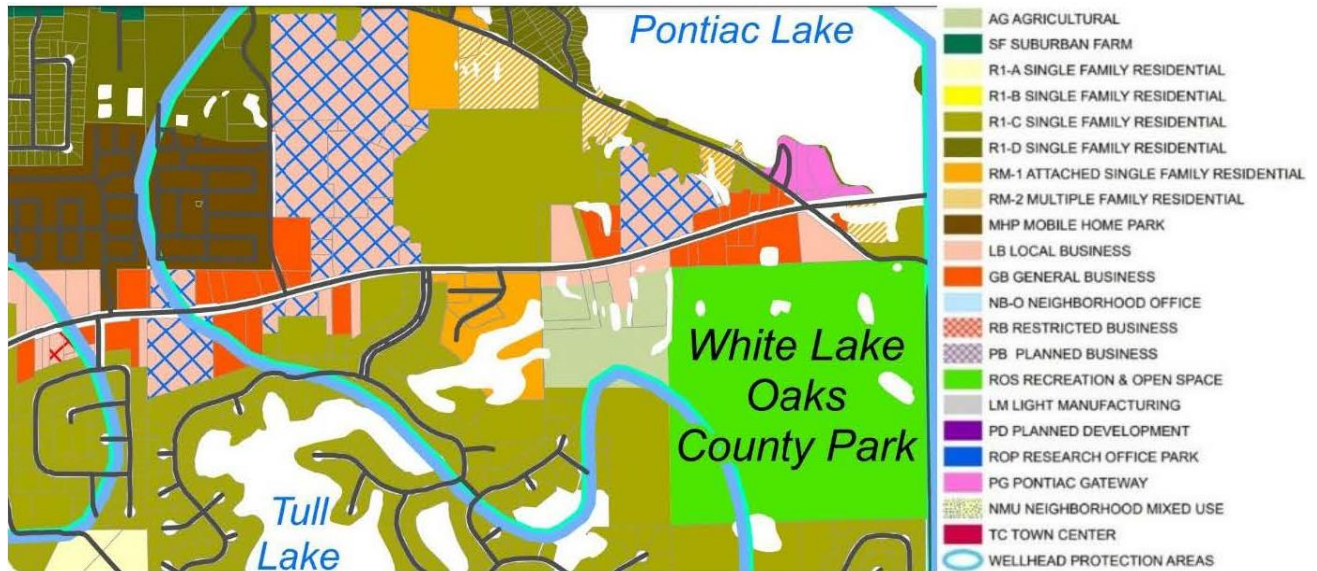


Zoning

The subject site is currently zoned R1-C, which requires a minimum of 100 feet of lot width and 16,000 square feet of lot area. The requested RB zoning district requires a minimum of 120 feet of lot width and one (1) acre of lot area. With approximately 458.4 feet of lot width on Highland Road and five acres of lot area, the site meets the minimum standards for both lot area and lot width of the existing and proposed zoning districts. The following table illustrates the lot width and lot area standards for the existing R1-C and proposed RB zoning districts:

ZONING DISTRICT	LOT WIDTH	LOT AREA
R1-C	100 feet	16,000 square feet
RB	120 feet	1 acre

ZONING MAP



Physical Features

The former Calvary Lutheran Church building and its associated parking lot occupy the property, as well as a community garden. Topography of the site is generally level. The Michigan Department of Environment, Great Lakes, and Energy (EGLE) Wetland Map and the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map indicate neither wetlands nor floodplain are present on or near the site.

Access

The site fronts on Highland Road, which along the property is a five-lane road (two lanes in each direction and a center turn lane).

Utilities

Municipal water and sanitary sewer are available to serve the site. The location and capacity of utilities for any proposed development will be reviewed in detail by the Township Engineering Consultant at the time of a development submittal.

Staff Analysis

In considering any petition for an amendment to the zoning map, the Planning Commission and Township Board must consider the following criteria from Article 7, Section 13 of the Zoning Ordinance in making its findings, recommendations, and decision:

- 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 Future Land Use Map from the 2024 Master Plan designates the subject site in the Commercial Corridor category, which aligns with the proposed RB zoning district.
- B. *Compatibility of the site's physical, geological, hydrological and other environmental features with the host of uses permitted in the proposed zoning district. If the property is rezoned to RB, it would not directly or indirectly have a substantial adverse impact on the natural resources of the Township.*
- 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. While no such evidence has been submitted, the property is five acres in size and located in a commercial corridor on Highland Road (M-59) with access to municipal water and sanitary sewer. It is reasonable to request commercial zoning on this type of property.*
- 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. The majority of the permitted and special land uses in the RB district are compatible with the surrounding uses and the nature of the uses anticipated in the Township Master Plan. Only the Township Assessor may provide comment on property values.*
- E. *The capacity of Township 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 in an area intended to be serviced by public water and sanitary sewer. The Community Development Department defers to the Director of Public Services and Township Engineering Consultant on 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. Per staff comments on the previous rezoning application, a revised traffic impact study (TIS) has been submitted and now includes Sunnybeach Boulevard in the evaluation. For the purpose of this rezoning application, the information provided is sufficient. The TIS describes existing traffic conditions and compares the potential trip generation of the site's use under the existing and proposed zoning classifications.*
- 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 commercial uses has not been submitted. However, the location is appropriate for property zoned RB, given the traffic, residential units, and general density in the 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 subject site is located in a commercial corridor on Highland Road (M-59). The Applicant provided a revised concept plan showing two multi-tenant buildings on the site: the west building is 7,201 square feet in size and the east building is 6,409 square feet in size. The easterly unit in each building contains a drive-thru restaurant and each building has a patio in front; drive-thru restaurants and outdoor dining require special land use approval from the Planning Commission. Parking is shown on all sides of the buildings, with one driveway accessing Highland Road near the center of the site. The Applicant did not volunteer conditions on the rezoning related to the concept plan. Site plan review and approval would be required from the Planning Commission and Township Board to construct the buildings. The concept plan is not under consideration by the Township, and it has not been reviewed for compliance with applicable Zoning Ordinance requirements. Other factors that may impact future development of the site, such as, but not limited to, soils, topography, site layout, landscape and screening, stormwater/drainage, and utilities would be considered at the time of a development proposal. Note the revised concept plan shows a 30-foot greenbelt (previously 20 feet) along the east property line. Also, the proposed fence height along the east property line is now eight feet (previously six feet).
- I. The requested zoning district is considered to be more appropriate from the Township's perspective than another zoning district.* The uses allowed in the RB district are appropriate for the site.
- 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 the proposed use. Amending the R1-C zoning district to allow retail commercial uses and drive-thru restaurants would not be advised.
- K. The requested rezoning will not create an isolated and unplanned spot zone.* The site is surrounded by R1-C (Single-Family Residential) zoning to the east and south, LB (Local Business) zoning to the west, and PB (Planned Business) zoning to the north.
- L. The request has not previously been submitted within the past one (1) year, unless conditions have changed or new information has been provided.* This request (to rezone the property to RB) is a new application.
- 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.
- N. Other factors deemed appropriate by the Planning Commission and Township Board.* The Planning Commission and Township Board could also consider other factors which may be relevant to the rezoning request.

Planning Commission Options

The Planning Commission may recommend approval or denial of the rezoning request, or it may recommend a different zoning designation than proposed by the Applicant to the Township Board. **The proposed rezoning is compatible with the 2024 Master Plan and surrounding land uses. Staff recommends approval of the rezoning from R1-C to RB.**

CHARTER TOWNSHIP OF WHITE LAKE
COMMUNITY DEVELOPMENT DEPARTMENT
7525 Highland Road, White Lake, Michigan 48383-2900
248-698-3300, Ext. 163

APPLICATION TO REZONE PROPERTY

Date: 04/22/2024

Applicant: Affinity 10 Investment LLC

Address: 4512 South Shore Street, Waterford MI 48328

Phone No.: 248-361-1666 Fax No.: N/A

E-mail: Thomashannawa@gmail.com

Applicant's Interest in Property: Owner

Property Owner: Affinity 10 Investment LLC

Owner's Address: 4512 South Shore Street, Waterford MI 48328

Phone No.: 248-361-1666 Fax No.: N/A

Location of Property: 9101 Highland Road

Sidwell No(s): 12-23-227-003

Total area of change: 5.02 acres

I, the undersigned (owner, attorney, or option holder) hereby request that this property now classified as R1-C (Single Family Residential) District, be reclassified as RB (Restricted Business) District.

Applicant's Signature: 

(If owner does not sign application, attach letter signed by owner, requesting zoning change.)

Please Print Name: Tom Hannawa

Required Attachments:

- 1. Legal description of the property proposed to be rezoned.
- 2. Location map
- 3. Rezoning sign location map
- 4. Statement indicating why change is requested
- 5. Review fee (check payable to the Charter Township of White Lake)

MEMO

VIA EMAIL: ewilliams@stonefieldeng.com

To: Stonefield Engineering

From: Jacob Swanson, PE, PTOE
Paul Bonner, EIT
Fleis & VandenBrink

Date: March 22, 2024

Re: 9101 Highland Road (M-59) – Commercial Development
White Lake Township, Michigan
Traffic Impact Study

1 INTRODUCTION

This memorandum presents the results of the Traffic Impact Study (TIS) for the proposed commercial development in White Lake Township, Michigan. The project site is generally located on the south side of Highland Road (M-59), approximately 1,000-feet east of Fisk Road, as shown on the attached **Figure 1**. The proposed commercial development includes the construction of retail and restaurant land uses. The project site is currently vacant and was previously occupied by the Calvary Lutheran Church, which will be razed with the construction of the proposed development. Site access is proposed via one (1) full access driveway on Highland Road (M-59). The study section of Highland Road (M-59) is under the jurisdiction of the Michigan Department of Transportation (MDOT). The purpose of this TIS is to evaluate the impact of the proposed development on the adjacent roadway network, as part of the site plan approval and driveway permitting processes.

Scope of work for this study was developed based on Fleis & VandenBrink's (F&V) knowledge of the study area, understanding of the development program, accepted traffic engineering practices, and information published by the Institute of Transportation Engineers (ITE). Study analyses were completed using Synchro/SimTraffic (Version 11) traffic analysis software. Sources of data for this study include F&V subconsultant Quality Counts (QC), MDOT, the Road Commission for Oakland County (RCOC), White Lake Township, the Southeast Michigan Council of Governments (SEMCOG), and ITE.

2 BACKGROUND

2.1 EXISTING ROAD NETWORK

Lane use and traffic control at the study intersections are shown on the attached **Figure 2** and study roadways are further described below. For purposes of this study, all minor streets and driveways were assumed to have an operating speed of 25 miles per hour (mph), unless otherwise noted.

Highland Road (M-59) generally runs in the east / west directions, adjacent to the north side of the project site. The study section of roadway is classified as an *Other Principal Arterial*, is under the jurisdiction of MDOT, has a posted speed limit of 50-mph, and has an Average Annual Daily Traffic (AADT) volume of approximately 33,400 (MDOT 2022) vehicles per day (vpd). The study section of roadway provides a typical five-lane cross-section, with two (2) lanes of travel in each direction and a center two-way left-turn lane (TWLTL). At the signalized intersection with Fisk Road, Highland Road (M-59) widens to provide an exclusive eastbound right-turn lane. Additionally, Highland Road (M-59) widens to provide an exclusive westbound right-turn lane at the intersection with the JOANN Fabric driveway.

Fisk Road generally runs in the north / south directions, west of the project site, terminating at Highland Road (M-59). The study section of roadway is classified as a *Local Road*, is under the jurisdiction of RCOC, has an assumed prima facie speed limit of 55-mph, and has an AADT volume of approximately 1,256 vpd (MDOT 2022). The study section of Fisk Road provides typical three-lane cross-section, with one (1) lane of travel in each direction and a center TWLTL.

27725 Stansbury Boulevard, Suite 195
Farmington Hills, MI 48334

P: 248.53

F: 248.53

www.fver

Sunny Beach Boulevard generally runs in the north / south directions, east of the project site. The study section of roadway is classified as a *Local Road*, is under the jurisdiction of RCOC, has an assumed residential prima facie speed limit of 25-mph, and has an AADT volume of approximately 1,840 vpd (MDOT 2012). The study section of Sunny Beach Boulevard services a residential neighborhood to the south of Highland Road (M-59) and services commercial uses to the north of Highland Road (M-59).

2.2 EXISTING TRAFFIC VOLUMES

F&V subconsultant QC collected existing Turning Movement Count (TMC) data on Wednesday, December 13, 2023, during the AM (7:00 AM to 9:00 AM) and PM (4:00 PM to 6:00 PM) peak periods at the following study intersections:

- Highland Road (M-59) & Fisk Road
- Highland Road (M-59) & JOANN Fabric Driveway

Additional TMC data was collected on Wednesday, March 13, 2024, at the following study intersection:

- Highland Road (M-59) & Sunny Beach Boulevard

During collection of the turning movement counts, Peak Hour Factors (PHFs), pedestrian and bicycle volumes, and commercial truck percentages were recorded and used in the traffic analysis. The peak hours of each of the study intersections were utilized and the through volumes were carried through the roadway network and balanced upwards at the proposed site driveways. Therefore, traffic volumes used in the analysis and shown on the attached traffic volume figures may not match the raw traffic volumes shown in the data collection.

The weekday AM and PM peak hours for the adjacent roadway network were observed to generally occur between 7:30 AM to 8:30 AM and 4:15 PM to 5:15 PM, respectively. F&V collected an inventory of existing lane use and traffic controls, as shown on the attached **Figure 2**. F&V also obtained the current signal timing permit for the study intersection of Highland Road (M-59) & Fisk Road from MDOT. The existing 2023 peak hour traffic volumes used in the analysis are shown on the attached **Figure 3**. All applicable background data referenced in this memorandum are attached.

3 EXISTING CONDITIONS

Existing peak hour vehicle delays and Levels of Service (LOS) were calculated at the study intersections using Synchro/SimTraffic (Version 11) traffic analysis software. This analysis was based on the existing lane use and traffic control shown on the attached **Figure 2**, the exiting peak hour traffic volumes shown on the attached **Figure 3**, and methodologies presented in the *Highway Capacity Manual, 6th Edition* (HCM6).

Descriptions of LOS “A” through “F” as defined in the HCM6, are attached. Typically, LOS D is considered acceptable, with LOS A representing minimal delay, and LOS F indicating failing conditions. Additionally, SimTraffic network simulations were reviewed to evaluate network operations and vehicle queues. The results for the exiting conditions analysis are attached and shown in **Table 1**.

Table 1: Existing Intersection Operations

Intersection	Control	Approach	Existing Conditions			
			AM Peak		PM Peak	
			Delay (s/veh)	LOS	Delay (s/veh)	LOS
1 Highland Road (M-59) & Fisk Road	Signalized	EBL	14.0	B	53.1	D
		EBT	27.7	C	18.2	B
		EBR	14.7	B	11.0	B
		WBL	15.9	C	11.6	B
		WBTR	22.7	C	25.3	C
		NBL	25.1	C	47.9	D
		NBTR	22.3	C	38.0	D
		SBL	27.3	C	67.0	E
		SBTR	24.7	C	47.1	D
		Overall		25.3	C	28.6

	Intersection	Control	Approach	Existing Conditions			
				AM Peak		PM Peak	
				Delay (s/veh)	LOS	Delay (s/veh)	LOS
2	Highland Road (M-59) & JOANN Fabric Drive	Stop (Minor)	EBL	11.1	B	17.2	C
			WB	Free			
			SB	12.2	B	40.6	E
3	Highland Road (M-59) & Sunny Beach Boulevard	Stop (Minor)	EBL	10.8	B	17.0	C
			WBL	9.5	A	15.8	C
			NBL	75.9	F	\$	F
			NBTR	12.1	B	17.6	C
			SB	50.3	F	\$	F

Note: \$ Indicates delays exceeding 1,000 seconds / vehicle.

The results of the existing conditions analysis indicates that all approaches and movements at the study intersections are currently operating acceptably, at LOS D or better during both the AM and PM peak hours, with the following exceptions:

Highland Road (M-59) & Fisk Road

- During the PM peak hour: the southbound left-turn movement currently operates at LOS E.

Review of SimTraffic network simulations indicates generally acceptable operations. Occasional periods of vehicle queues were observed for this movement; however, the majority of vehicle queues were observed to be processed within each cycle length, leaving minimal residual vehicle queueing. Additionally, any remaining vehicle queues were observed to dissipate and were not present throughout the PM peak hour.

Highland Road (M-59) & JOANN Fabric Drive

- During the PM peak hour: the southbound approach currently operates at LOS E.

The southbound approach was designed to prohibit egress left-turns; however, the left-turn traffic from this approach is causing the reported delay. The total volume of southbound egress traffic during the PM peak hour is very low (3 vehicles), which includes two (2) vehicles making an egress left-turn movement. Additionally, although the delay experienced by these vehicles causes the approach to operate at LOS E, review of SimTraffic microsimulations indicates acceptable operations; the 95th percentile queue length reported for this approach was approximately 11-feet (~1 vehicle), which is not significant.

Highland Road (M-59) & Sunny Beach Boulevard

- During both the AM and PM peak periods: The northbound left-turn movement and the southbound approach are both currently operate at LOS F.

Review of SimTraffic network simulations indicates generally acceptable operations during the AM peak hour. Occasional periods of vehicle queues were observed along the stop-controlled minor-street approaches; however, these queues were able to find adequate gaps within the through traffic along Highland Road (M-59), without experiencing significant delays or excessive queueing. Review of SimTraffic microsimulations during the PM peak hour indicates that vehicles along Sunny Beach Boulevard experience difficulty in finding gaps within the through traffic along Highland Road (M-59), resulting in long vehicle queues along the minor street; these vehicle queues do not dissipate and were typically observed to persist throughout the PM peak hour.

4 BACKGROUND CONDITIONS (2025)

Historical population and economic profile data was obtained for White Lake Township from the Southeast Michigan Council of Governments (SEMCOG) database, in order to calculate a background growth rate to project the existing 2023 peak hour traffic volumes to the site buildout year of 2025. Population and employment projections from 2020 to 2050 were reviewed and show average annual growth rates of 0.41% and 0.28%, respectively. Therefore, a conservative background growth rate of **0.5%** per year was applied to the existing peak hour traffic volumes to forecast the background 2025 peak hour traffic volume **without the proposed development**, as shown on the attached **Figure 4**.

In addition to background growth, it is important to account for traffic that will be generated by approved developments within the study area that have yet to be constructed or are currently under construction. At the time of this study, no background developments were identified within the vicinity of the project site.

Background peak hour vehicle delays and LOS **without the proposed development** were calculated at the study intersections based on the existing lane use and traffic control shown on the attached **Figure 2**, the background peak hour traffic volumes shown on the attached **Figure 4**, and methodologies presented in the HCM6. The results of the background conditions analysis are attached and summarized in **Table 2**.

Table 2: Background Intersection Operations

Intersection	Control	Approach	Existing Conditions				Background Conditions				Difference			
			AM Peak		PM Peak		AM Peak		PM Peak		AM Peak		PM Peak	
			Delay (s/veh)	LOS	Delay (s/veh)	LOS	Delay (s/veh)	LOS	Delay (s/veh)	LOS	Delay (s/veh)	LOS	Delay (s/veh)	LOS
1 Highland Road (M-59) & Fisk Road	Signal	EBL	14.0	B	53.1	D	14.1	B	56.4	E	0.1	-	3.3	D→E
		EBT	27.7	C	18.2	B	28.1	C	18.3	B	0.4	-	0.1	-
		EBR	14.7	B	11.0	B	14.7	B	11.0	B	0.0	-	0.0	-
		WBL	15.9	C	11.6	B	16.0	C	11.8	B	0.1	-	0.2	-
		WBTR	22.7	C	25.3	C	22.9	C	25.6	C	0.2	-	0.3	-
		NBL	25.1	C	47.9	D	25.2	C	48.1	D	0.1	-	0.2	-
		NBTR	22.3	C	38.0	D	23.3	C	38.0	D	0.0	-	0.0	-
		SBL	27.3	C	67.0	E	27.3	C	67.6	E	0.0	-	0.6	-
		SBTR	24.7	C	47.1	D	24.7	C	47.4	D	0.0	-	0.3	-
		Overall	25.3	C	28.6	C	25.6	C	29.0	C	0.3	-	0.4	-
2 Highland Road (M-59) & JOANN Fabric Dr.	Stop (Minor)	EBL	11.1	B	17.2	C	11.2	B	17.4	C	0.1	-	0.2	-
		WB	Free				Free				N/A			
		SB	12.5	B	40.6	E	12.6	B	41.7	E	0.1	-	1.1	-
3 Highland Road (M-59) & Sunny Beach Boulevard	Stop (Minor)	EBL	10.8	B	17.0	C	10.9	B	17.2	C	0.1	-	0.2	-
		WBL	9.5	A	15.8	C	9.5	A	16.0	C	0.0	-	0.2	-
		NBL	75.9	F	\$	F	84.6	F	\$	F	8.7	-	-	-
		NBTR	12.1	B	17.6	C	12.2	B	17.8	C	0.1	-	0.2	-
		SB	50.3	F	\$	F	52.7	F	\$	F	2.4	-	-	-

Note: \$ Indicates delays exceeding 1,000 seconds / vehicle.

The results of the background conditions analysis indicates that all approaches and movements at the study intersections are expected to continue operating in a manner similar to the existing conditions analysis, with minor increases in delays and the following additional impacts to LOS:

Highland Road (M-59) & Fisk Road

- During the PM peak hour: The eastbound left-turn movement is expected to operate at LOS E.

Review of SimTraffic network simulations indicates generally acceptable operations. Occasional periods of vehicle queues were observed for the eastbound and southbound left-turn movements during the PM peak hour; however, the majority of vehicle queues were observed to be processed within 1-2 cycle length, leaving minimal residual vehicle queueing. Additionally, any remaining vehicle queues were observed to dissipate and were not present throughout the peak hour.

5 SITE TRIP GENERATION

The number of weekday peak hour (AM and PM) and daily vehicle trips that would be generated by the proposed development were calculated using the rates and equations published by the Institute of Transportation Engineers (ITE) in *Trip Generation, 11th Edition*. For purposes of this study the following land uses were assumed in the analysis: a coffee shop with drive-through, a fast-casual restaurant, a fast-food restaurant with drive-through, and retail space. Additionally, the proposed restaurants will not have breakfast service; however, in order to provide a conservative analysis, the AM peak hour trip generation was included for these land uses. The site trip generation forecast utilized for this study is summarized in **Table 3**.

Table 3: Site Trip Generation Summary

Land Use	ITE Code	Amount	Units	Average Daily Traffic (vpd)	AM Peak Hour (vph)			PM Peak Hour (vph)		
					In	Out	Total	In	Out	Total
Strip Retail Plaza (<40k SF)	822	6,184	SF	491	9	6	15	28	27	55
		<i>Pass-By (0% AM, 40% PM)</i>		98	0	0	0	11	11	22
		New Trips		393	9	6	15	17	15	33
Fast Casual Restaurant	930	2,502	SF	243	9	5	14	17	14	31
		<i>Pass-By (0% AM, 43% PM)</i>		104	0	0	0	6	6	12
		New Trips		139	9	5	14	11	8	19
Fast Food Restaurant w/ Drive Through	934	2,402	SF	1,123	55	52	107	41	38	79
		<i>Pass-By (50%AM, 55% PM)</i>		590	27	27	54	21	21	42
		New Trips		533	28	25	53	20	17	37
Coffee Shop with Drive-Through	937	2,522	SF	1,346	111	106	217	49	49	98
		<i>Pass-By (50% AM, 55% PM)</i>		707	54	54	108	27	27	54
		New Trips		639	57	52	109	22	22	44
		Total Trips		3,203	184	169	353	135	128	263
		<i>Total Pass-By</i>		1,499	81	81	162	65	65	130
		Total New Trips		1,704	103	88	191	70	63	133

As is typical of commercial developments, a portion of the trips generated by the proposed development are from vehicles already on the adjacent roadway network that will pass the site on their way from an origin to their ultimate destination. Therefore, not all traffic at the site driveway is necessarily new traffic added to the street system. These trips are therefore reduced from the total external trips generated by a study site. This percentage of the trips generated by the development are considered “pass-by”, which are already present of the adjacent roadway network. The percentage of pass-by used in this analysis was determined based on the rates published by ITE in the *Trip Generation Manual, 11th Edition*.

6 SITE TRIP DISTRIBUTION

The vehicular trips that would be generated by the proposed development were assigned to the study roadway network based on the proposed stie access plan and driveway configurations, the existing peak hour traffic patterns in the adjacent roadway network, and methodologies published by ITE. The ITE trip distribution methodology assumes that new trips will enter the network and access the development, then leave the development and return to their direction of origin, whereas pass-by trips will enter and exit the development in their original direction of travel. The stie trip distributions utilized in the analysis are summarized in **Table 4**.

Table 4: Site Trip Distribution

New Trips				Pass-By Trips		
AM	PM	To/From	Via	Direction	AM	PM
7%	12%	North	Fisk Road			
40%	52%	East	Highland Road (M-59)	Westbound	42%	56%
53%	36%	West	Highland Road (M-59)	Eastbound	58%	44%
100%	100%	Total			100%	100%

The vehicular traffic volumes shown in **Table 3** were distributed to the study roadway network according to the distribution shown in **Table 4**. Therefore, the site generated trips shown on the attached **Figure 5** were added to the background peak hour traffic volumes shown on the attached **Figure 4**, in order to calculate the future peak hour traffic volumes, with the addition of the proposed development. Future peak hour traffic volumes are shown on the attached **Figure 6**.

7 FUTURE CONDITIONS (2025)

Future peak hour vehicle delays and LOS **with the addition of the site-generated trips from the proposed development**, were calculated based on the proposed lane use and traffic controls shown on the attached **Figure 2**, the future peak hour traffic volumes shown on the attached **Figure 6**, and the methodologies presented in the HCM6. Results of the future conditions analysis are attached and summarized in **Table 5**.

Table 5: Future Intersection Operations

Intersection	Control	Approach	Background Conditions				Future Conditions				Difference				
			AM Peak		PM Peak		AM Peak		PM Peak		AM Peak		PM Peak		
			Delay (s/veh)	LOS	Delay (s/veh)	LOS	Delay (s/veh)	LOS	Delay (s/veh)	LOS	Delay (s/veh)	LOS	Delay (s/veh)	LOS	
1	Highland Road (M-59) & Fisk Road	Signal	EBL	14.1	B	56.4	E	14.5	B	60.8	E	0.4	-	4.4	-
			EBT	28.1	C	18.3	B	30.2	C	18.6	B	2.1	-	0.3	-
			EBR	14.7	B	11.0	B	14.7	B	11.0	B	0.0	-	0.0	-
			WBL	16.0	C	11.8	B	16.8	B	12.0	B	0.8	C→B	0.2	-
			WBTR	22.9	C	25.6	C	23.9	C	26.6	C	0.0	-	0.0	-
			NBL	25.2	C	48.1	D	25.2	C	48.1	D	0.0	-	0.0	-
			NBTR	23.3	C	38.0	D	22.3	C	38.0	D	0.0	-	0.0	-
			SBL	27.3	C	67.6	E	27.6	C	70.7	E	0.3	-	3.1	-
			SBTR	24.7	C	47.4	D	24.7	C	47.4	D	0.0	-	0.0	-
	Overall		25.6	C	29.0	C	27.1	C	29.9	C	1.5	-	0.9	-	
2	Highland Road (M-59) & JOANN Fabric Dr.	Stop (Minor)	EBL	11.2	B	17.4	C	11.4	B	17.9	C	0.2	-	0.5	-
			WB	Free				Free				N/A			
			SB	12.6	B	41.7	E	12.9	B	43.7	E	0.3	-	2.0	-
3	Highland Road (M-59) & Sunny Beach Boulevard	Stop (Minor)	EBL	10.9	B	17.2	C	11.1	B	17.7	C	0.2	-	0.5	-
			WBL	9.5	A	16.0	C	9.8	A	16.4	C	0.3	-	0.4	-
			NBL	84.6	F	\$	F	95.4	F	\$	F	10.8	-	-	-
			NBTR	12.2	B	17.8	C	12.7	B	18.2	C	0.5	-	0.4	-
			SB	52.7	F	\$	F	63.5	F	\$	F	10.8	-	-	-
4	Highland Road (M-59) & Site Drive	Stop (Minor)	EB	N/A				Free				N/A			
			WBL	N/A				11.1	B	10.5	B	N/A			
			NB	N/A				32.0	D	42.0	E	N/A			

Note: \$ Indicates delays exceeding 1,000 seconds / vehicle.

Results of the future conditions analysis indicate that all approaches and movements at the study intersections are expected to continue operating in a manner similar to the background conditions analysis, with minor increases in delays and no additional impacts to LOS. Additionally, the proposed site driveway is expected to operate acceptably, at LOS D or better, during both peak periods, with the exception of the following:

Highland Road (M-59) & Site Drive

- During the PM peak hour: The northbound approach is expected to operate at LOS E.

Review of SimTraffic network simulations indicates that egress vehicles were unable to find adequate gaps within the through traffic along Highland Road (M-59), resulting in long vehicle queues; these vehicle queues do not dissipate and were typically observed to persist throughout the PM peak hour.

Therefore, the results of the future conditions analysis indicates that the site-generated traffic volumes from the proposed development are expected to have a negligible impact to the delay (LOS) and vehicle queueing observed at the off-site study intersections of Highland Road (M-59) with Fisk Road, JOANN Fabric Drive, and Sunny Beach Boulevard.

8 ACCESS MANAGEMENT

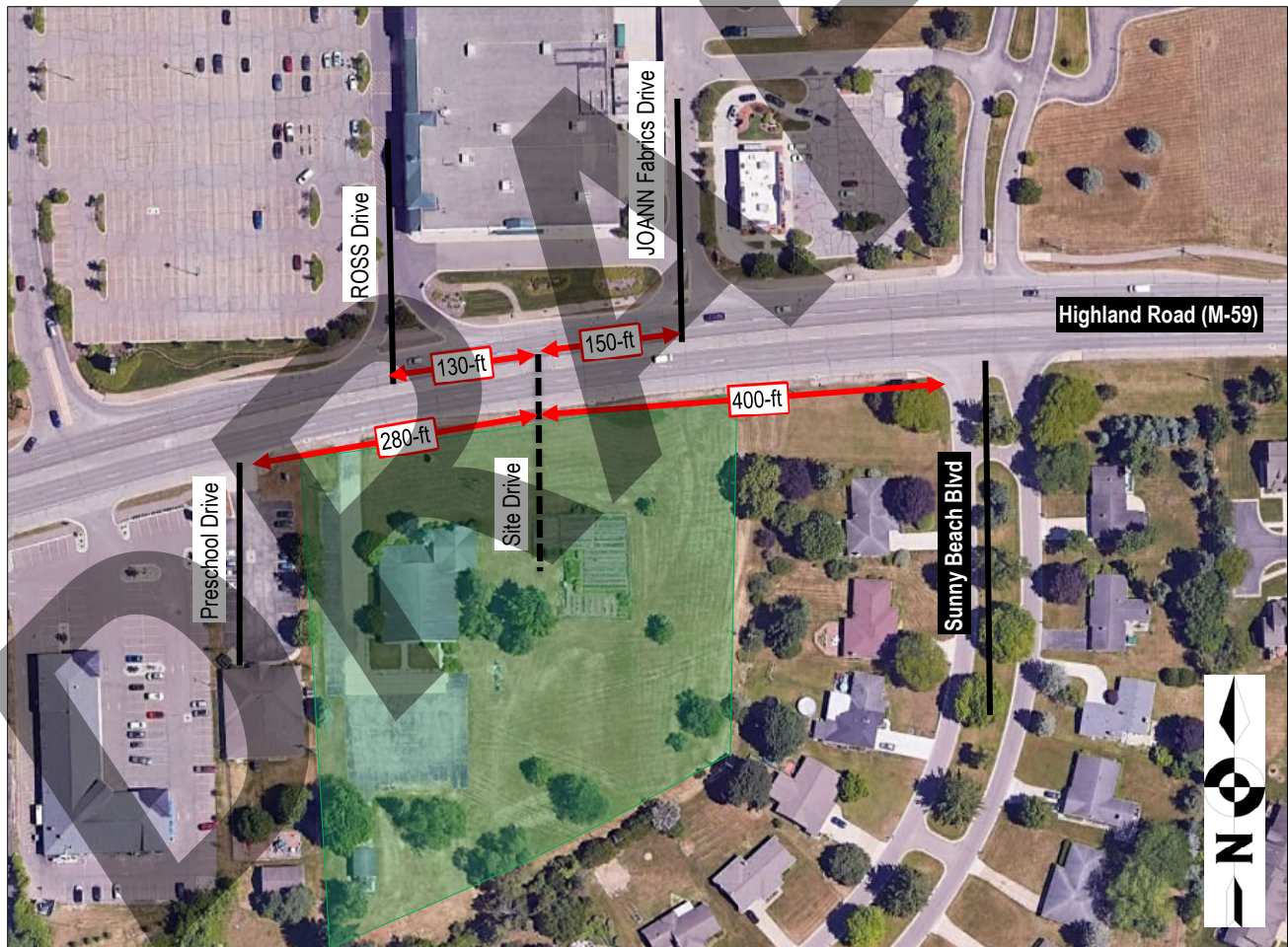
8.1 DRIVEWAY SPACING EVALUATION

The MDOT *Geometric Design Guidance* (Section 1.2.2) criteria were utilized to evaluate the location of the proposed site driveway, in relation to nearby intersections and access points within close proximity to the project site. The intersection corner clearance criteria were evaluated for the 50-mph section of Highland Road (M-59), adjacent to the project site. The distance of the proposed site driveway from nearby intersections and access points, and the warranting criteria are summarized in **Table 6** and displayed in **Exhibit 1**.

Table 6: Desirable Corner Clearance Summary

Adjacent Driveways & Intersections		Distance	Criteria	Meets	
Site Drive	to	Preschool Drive	280 feet	455 feet	NO
Site Drive	to	Sunny Beach Boulevard	400 feet	170 feet	YES
Site Drive	to	JOANN Fabrics Drive	150 feet	750 feet	NO
Site Drive	to	ROSS Drive	130 feet	750 feet	NO

Exhibit 1: Proposed Driveway Spacing



The results of the driveway spacing analysis indicate that the location of the proposed site driveway on Highland Road (M-59) is not expected to meet the desirable MDOT spacing criteria, in relation to the nearby intersection and driveways. However, there is not sufficient property frontage to meet the recommended spacing criteria. Additionally, the site plan includes proposed future cross access, stubbed at the property line to the west; this would provide improved site access, permitting this cross access between the nearby developments on the south side of Highland Road (M-59), should the adjacent property ever be redeveloped. Furthermore, shared access is not available with the Sunny Beach Boulevard neighborhood to the east.

8.2 AUXILIARY TURN LANE EVALUATION

The MDOT auxiliary turn lane criteria were evaluated at the proposed site driveway on Highland Road (M-59). Highland Road (M-59) currently provides an existing center two-way left-turn lane (TWLTL); therefore, the left-turn lane criteria was not evaluated at the proposed site driveway. This analysis was based on the future peak hour traffic volumes shown on the attached **Figure 6**. The results of the analysis are shown on the attached chart and are summarized in **Table 7**.

Table 7: Right-turn Treatment Criteria Evaluation Summary

Intersection	Peak Period		Recommendation
	AM Peak Hour	PM Peak Hour	
Highland Road (M-59) at Site Drive	Right-Turn Lane	Right-Turn Lane	Right-Turn Lane

The result of the auxiliary turn lane evaluation indicates that a right-turn deceleration lane is warranted along eastbound Highland Road (M-59) at the proposed site driveway.

9 FUTURE CONDITIONS WITH IMPROVEMENTS ANALYSIS

Mitigation measures were investigated in order to improve the study intersections and mitigate the impact of the proposed development. The mitigation measures that were identified and the impacts to the study intersections are discussed below:

9.1 HIGHLAND ROAD (M-59) & FISK ROAD

Signal timing optimizations were reviewed at the study intersection of Highland Road (M-59) & Fisk Road and were determined to adequately improve all approaches and movements to LOS D or better during the PM peak hour. Therefore, the following improvements are recommended:

- Optimize the signal timing splits during the PM peak hour.

9.2 HIGHLAND ROAD (M-59) & SITE DRIVE

The proposed site plan includes shared access to the property to the west of the project site, which would reduce the projected delay for egress traffic; however, the property west would need to be redeveloped to accommodate such a cross access connection. Additionally, providing cross access with the Sunny Beach Boulevard neighborhood to the west would also reduce egress delays; however, this is not feasible. Therefore, the following improvements are recommended:

- Provide exclusive egress left-turn and right-turn lanes at the proposed Site Drive.
- Provide an eastbound right-turn lane along Highland Road (M-59) at the proposed Site Drive.

The results of the future improvements analysis, with the implementation of the recommended mitigation measures, are attached and summarized in **Table 8**.

Table 8: Future Intersection Operations with Improvements

Intersection	Control	Approach	Future Conditions				Future w/ IMP				Difference								
			AM Peak		PM Peak		AM Peak		PM Peak		AM Peak		PM Peak						
			Delay (s/veh)	LOS	Delay (s/veh)	LOS	Delay (s/veh)	LOS	Delay (s/veh)	LOS	Delay (s/veh)	LOS	Delay (s/veh)	LOS					
1 Highland Road (M-59) & Fisk Road	Signal	EBL	14.5	B	60.8	E	No Change				No Change								
		EBT	30.2	C	18.6	B										50.8	D	-10.0	E→D
		EBR	14.7	B	11.0	B										22.6	C	4.0	B→C
		WBL	16.8	B	12.0	B										13.3	B	2.3	-
		WBTR	23.9	C	26.6	C										15.7	B	3.7	-
		NBL	25.2	C	48.1	D										47.3	D	20.7	C→D
		NBTR	22.3	C	38.0	D										43.0	D	-5.1	-
		SBL	27.6	C	70.7	E										34.1	C	-3.9	D→C
		SBTR	24.7	C	47.4	D										54.2	D	-16.5	E→D
		Overall	27.1	C	29.9	C										38.4	D	8.5	C→D

Intersection	Control	Approach	Future Conditions				Future w/ IMP				Difference			
			AM Peak		PM Peak		AM Peak		PM Peak		AM Peak		PM Peak	
			Delay (s/veh)	LOS	Delay (s/veh)	LOS	Delay (s/veh)	LOS	Delay (s/veh)	LOS	Delay (s/veh)	LOS	Delay (s/veh)	LOS
4 Highland Road (M-59) & Site Drive	Stop (Minor)	EB	Free				Free				N/A			
		WBL	11.1	B	10.5	B	11.1	B	10.5	B	0.0	-	0.0	-
		NBL	32.0	D	42.0	E	30.4	D	46.8	E	-1.6	-	4.8	-
		NBR					12.6	B	13.6	B	-19.4	D→B	-28.4	E→B

The results of the future conditions with improvements analysis indicate that, with the implementation of the recommended improvements, all study intersection approaches and movements are expected to continue to operate acceptably, at LOS D or better during both peak periods, with the following exception:

Highland Road (M-59) & Site Drive

- During the PM peak hour: The northbound left-turn movement is expected to operate at LOS E.

Review of SimTraffic microsimulations indicates improved operations and reduced vehicle queuing at the signalized study intersection of Highland Road (M-59) & Fisk Road and the stop-controlled intersection of Highland Road (M-59) & Site Drive during the PM peak hour.

10 QUEUEING ANALYSIS

The drive-through vehicle queuing was reviewed to determine if the proposed on-site queue lengths provide adequate storage to accommodate the projected operations. The development plan includes two (2) drive-through windows.

The coffee-shop is expected to have a peak trip generation of 111 trips during the AM peak hour. Coffee-shops with drive-through typically have an average service rate of approximately 80 vehicles per hour, with 80% of customers utilizing the drive-through. Therefore, of the total vehicles generated by the proposed coffee-shop during the peak period, it is estimated that approximately 89 vehicles will utilize the drive-through; the remaining vehicles will park and walk-in. The evaluation of the queue length included two criteria:

1. A queuing analysis was performed to determine if the projected demand of the site exceeds the service rate and calculate the projected queuing. The projected demand (89 veh/hr) is greater than the service rate (80 veh/hr) of the site; therefore, there is a potential for vehicles to queue past the pickup window, as the demand exceeds the capacity.
2. A Poisson Distribution was performed to determine the probability of random arrivals. The results indicate a maximum potential of five (5) vehicles arriving at any given time.

The results of the queuing analysis for the coffee shop are summarized in **Table 9**.

Table 9: Coffee Shop Vehicle Queuing Analysis

DRIVE-THROUGH STACKING SPACE CALCULATOR	
Number of Arrivals	86
Time per Vehicle (s)	45
Service Rate (veh/hr)	80
Drive-Through Queue (veh)	9
Peak Arrival (veh)	5
Vehicle Length	25
TOTAL QUEUE (ft)	350

The fast-food restaurant is expected to have a peak trip generation of 55 trips during the AM peak hour. Fast-food restaurants with drive-through typically have an average service rate of approximately 90 vehicles per hour and 70% of customers utilizing the drive-through. Therefore, of the total vehicles generated by the proposed fast-food restaurant during the peak period, it is estimated that approximately 39 vehicles will utilize the drive-through; the remaining vehicles will park and walk-in. The evaluation of the queue length included two criteria:

1. A queueing analysis was performed to determine if the projected demand of the site exceeds the service rate and calculate the projected queueing. The projected demand (39 veh/hr) is less than the service rate (90 veh/hr) of the site; therefore, the required queueing for the fast-food restaurant is based on the maximum potential for random arrivals.
2. A Poisson Distribution was performed to determine the probability of random arrivals. The results indicate a maximum potential of four (4) vehicles arriving at any given time.

The results of the queueing analysis for the fast-food restaurant are summarized in **Table 10**.

Table 10: Fast-Food Restaurant Vehicle Queuing Analysis

DRIVE-THROUGH STACKING SPACE CALCULATOR	
Number of Arrivals	39
Time per Vehicle (s)	40
Service Rate (veh/hr)	90
Peak Arrival (veh)	4
Vehicle Length	25
TOTAL QUEUE (ft)	100

The results of the projected vehicle queuing analysis indicates that the maximum anticipated arrivals generated by the proposed coffee-shop with drive-through can be adequately accommodated within the available queue length, without impacting internal site circulation or the operations along Highland Road (M-59).

11 CONCLUSIONS

The conclusions of this TIS are as follows:

1. Existing Conditions (2023)

- The results of the existing conditions analysis indicates that all approaches and movements at the study intersections are currently operating acceptably, at LOS D or better, during both the AM and PM peak hours, with the following exceptions:
 - Highland Road (M-59) & Fisk Road: The SB left-turn movement is currently operating at LOS E, during the PM peak hour. Review of SimTraffic network simulations indicates generally acceptable operations. Occasional periods of vehicle queues were observed; however, the majority were observed to be processed within each cycle length, leaving minimal residual vehicle queueing.
 - Highland Road (M-59) & JOANN Fabric Drive: The SB approach is currently operating at LOS E during the PM peak hour. This approach was designed to prohibit egress left-turns; however, this traffic is causing the reported delay. The total volume of southbound egress traffic is very low (3 vehicles), which includes two (2) vehicles making an egress left-turn movement.
 - Highland Road (M-59) & Sunny Beach Boulevard: The NB left-turn movement and the SB approach are both currently operating at LOS F during both peak hours. Review of SimTraffic network simulations indicates generally acceptable operations during the AM peak hour. Occasional periods of vehicle queues were observed along the minor-street approaches; however, these queues were able to find adequate gaps in the through traffic along Highland Road (M-59).

Review of SimTraffic microsimulations during the PM peak hour indicates that vehicles along Sunny Beach Boulevard experience difficulty in finding gaps within the through traffic along Highland Road (M-59), resulting in long vehicle queues along the minor street; these vehicle queues do not dissipate and were typically observed to persist throughout the PM peak hour.

2. Background Conditions (2025 No Build)

- A conservative annual background growth rate of **0.5%** per year was utilized to project the existing peak hour traffic volumes to the buildout year of 2025.
- The results of the background conditions analysis indicates that the study intersections are expected to continue operating in a manner similar to the existing conditions analysis, with minor increases in delays due increases in background traffic volumes and the following additional impacts to LOS:
 - Highland Road (M-59) & Fisk Road: The EB left-turn movement is expected to operate at LOS E, during the PM peak hour.

3. Future Conditions (2025 Build)

- With the addition of the site-generated trips, the study intersections are expected to continue operating in a manner similar to the background conditions analysis, with no additional impacts to LOS.
- All approaches and movements at the proposed site driveway intersection with Highland Road (M-59) are expected to operate acceptably, at LOS D or better, during both the AM and PM peak hours, with the following exception:
 - Highland Road (M-59) & Site Drive: The NB approach is expected to operate at LOS E during the PM peak hour. Review of SimTraffic network simulations indicates that egress vehicles were unable to find adequate gaps within the through traffic along Highland Road (M-59), resulting in long vehicle queues; these vehicle queues do not dissipate and were typically observed to persist throughout the PM peak hour.
- Therefore, the results of the future conditions analysis indicates that the site-generated traffic volumes from the proposed development are expected to have a negligible impact to the delay (LOS) and vehicle queueing observed at the off-site study intersections of Highland Road (M-59) with Fisk Road, JOANN Fabric Drive, and Sunny Beach Boulevard.

4. Access Management

- The results of the driveway spacing analysis indicates that the location of the proposed site driveway on Highland Road (M-59) is not expected to meet the desirable MDOT spacing criteria, in relation to the nearby intersection and driveway.
 - However, there is not sufficient property frontage to meet the recommended spacing criteria. Additionally, the site plan includes proposed future cross access, stubbed at the property line to the west; this would provide improved site access, permitting this cross access between the nearby developments on the south side of Highland Road (M-59), should the adjacent property ever be redeveloped. Furthermore, shared access is not available with the Sunny Beach Boulevard neighborhood to the east.
- The MDOT auxiliary right-turn treatment criteria were evaluated at the proposed site driveway; the result of the analysis indicates that a right-turn lane is recommended along eastbound Highland Road (M-59) at the proposed Site Drive.

5. Future Conditions with Improvements

- Signal timing optimizations were reviewed and were determined to adequately improve the signalized study intersection of Highland Road (M-59) & Fisk Road to LOS D or better during the PM peak hour. Additionally, the vehicle queues at the signalized study intersection were observed to be reduced, with the implementation of the recommended mitigation measures.
- Mitigation measures were investigated at the intersection of Highland Road (M-59) & Site Drive. The results of the improvements evaluation indicates that providing exclusive egress left-turn and right-turn lanes would improve the projected operations. Additionally, the warranted eastbound right-turn lane along Highland Road (M-59) was included in the improvements analysis. The results indicate that the northbound left-turn movement is still expected to operate at LOS E during the PM peak hour; however, review of SimTraffic network simulations indicates improved operations.

6. Drive-Through Queueing Evaluation

- The results of the drive-through queueing evaluation indicates that the proposed site plan can adequately accommodate the projected vehicle queueing associated with the proposed coffee-shop and fast-food restaurants, without impacting internal site circulation or the operations along Highland Road (M-59).

12 RECOMMENDATIONS

The recommendation of this TIS are as follows:

- Provide exclusive egress left-turn and right-turn lanes at the proposed Site Drive.
- Provide an eastbound right-turn lane along Highland Road (M-59) at the proposed Site Drive.
- Optimize the PM peak hour signal timing at the Highland Road (M-59) & Fisk Road intersection.

Any questions related to this memorandum, study, analysis, and results should be addressed to Fleis & VandenBrink.

I hereby certify that this engineering document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Michigan.


Attached: Figures 1 – 6
Proposed Site Plan
Traffic Volume Data
Signal Timing Permits
Synchro / SimTraffic Results
Auxiliary Lane Warrants



FIGURE 1
SITE LOCATION

9101 HIGHLAND ROAD TIS - WHITE LAKE TOWNSHIP, MI

LEGEND

 SITE LOCATION



NORTH
SCALE: NOT TO

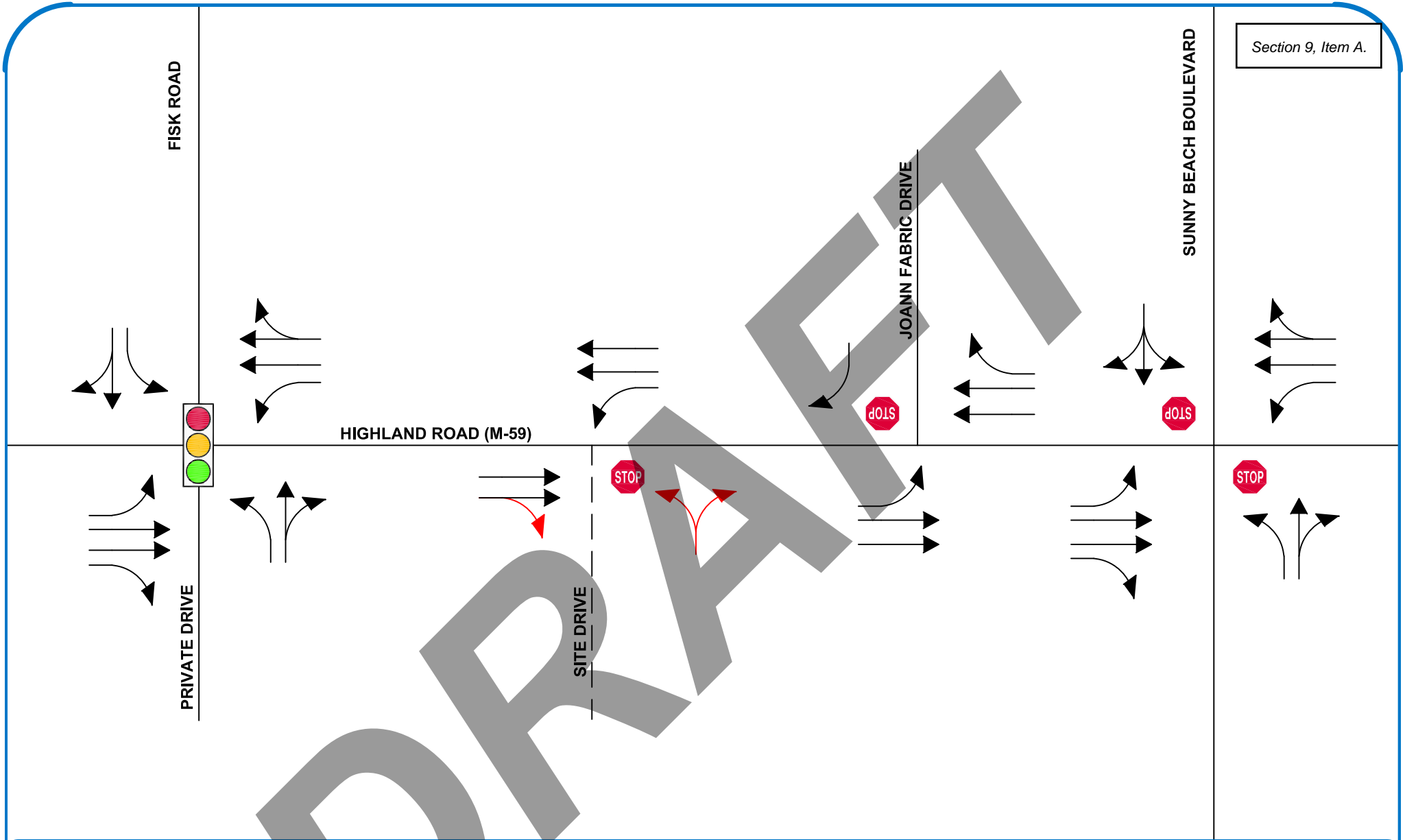


FIGURE 2

LANE USE AND TRAFFIC CONTROL

9101 HIGHLAND ROAD TIS - WHITE LAKE TOWNSHIP, MI

LEGEND

- ROADS
- PROPOSED ROADS
- LANE USE
- PROPOSED LANE USE
- SIGNALIZED INTERSECTION
- UNSIGNALIZED INTERSECTION



NORTH
SCALE: NOT TO

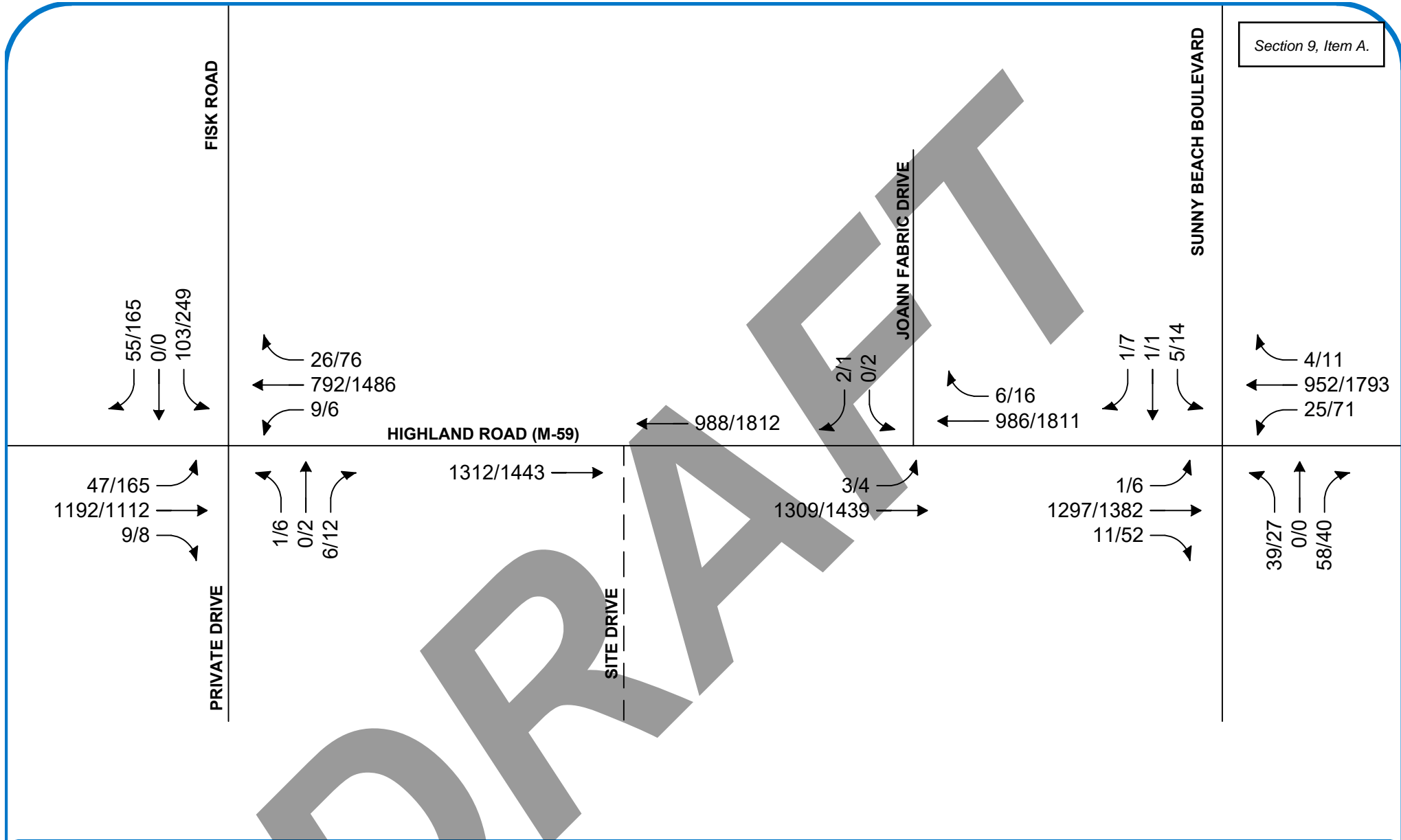


FIGURE 3

EXISTING TRAFFIC VOLUMES

9101 HIGHLAND ROAD TIS - WHITE LAKE TOWNSHIP, MI

LEGEND

- ROADS
- PROPOSED ROADS
- TRAFFIC VOLUMES (AM/PM)



NORTH
SCALE: NOT TO

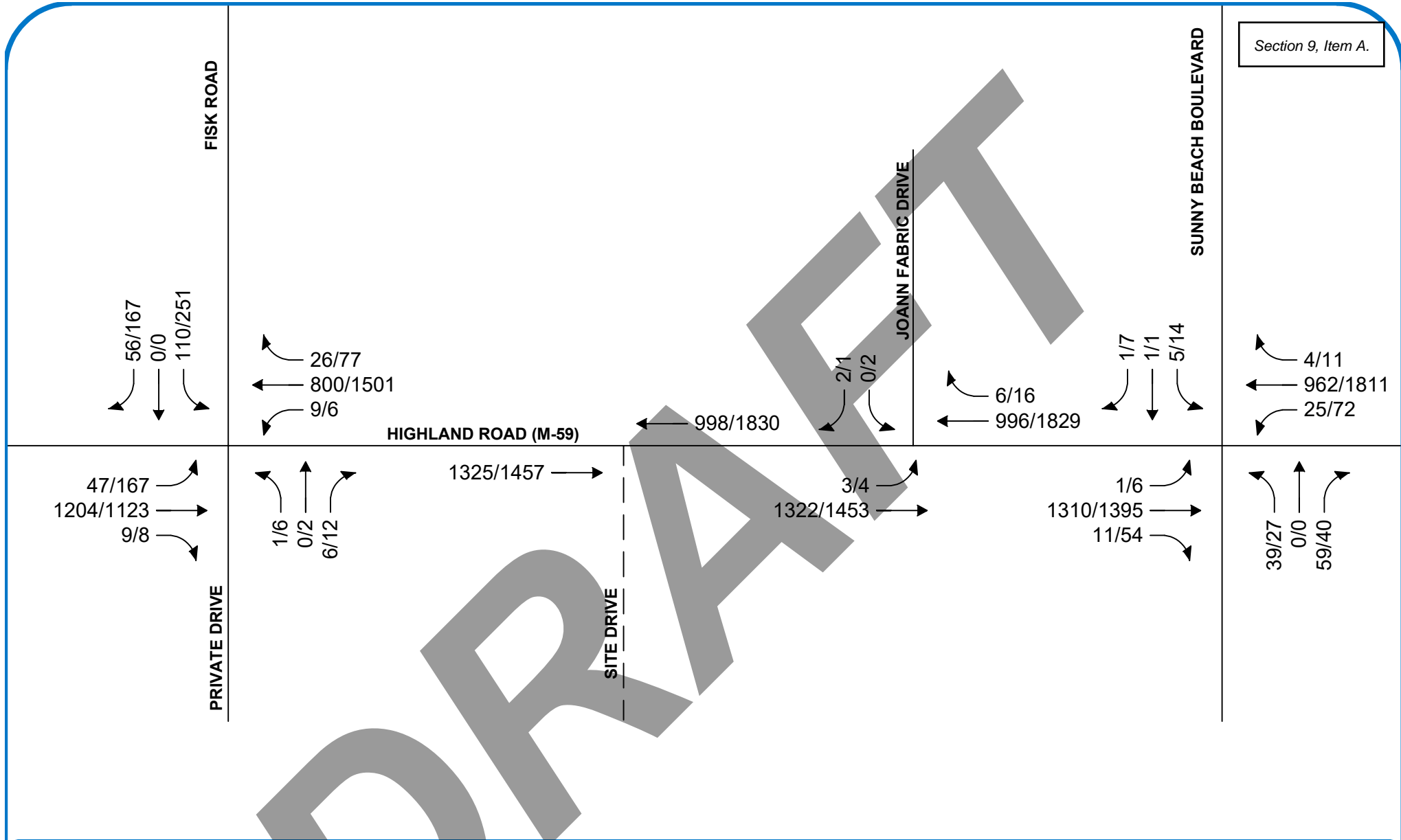


FIGURE 4

BACKGROUND TRAFFIC VOLUMES

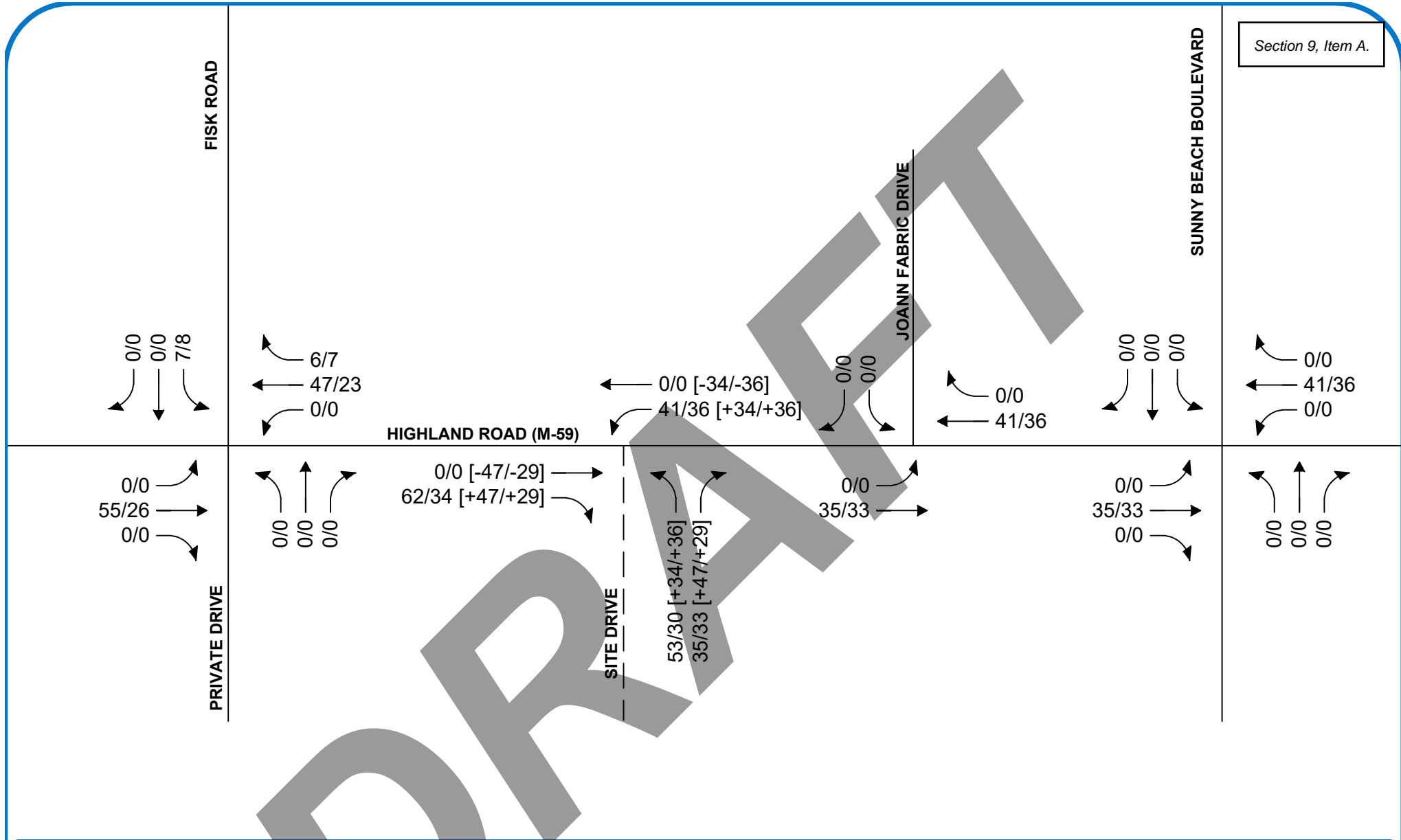
9101 HIGHLAND ROAD TIS - WHITE LAKE TOWNSHIP, MI

LEGEND

- ROADS
- - - PROPOSED ROADS
- ||||| TRAFFIC VOLUMES (AM/PM)



NORTH
SCALE: NOT TO



**FIGURE 5
SITE-GENERATED
TRAFFIC VOLUMES**

9101 HIGHLAND ROAD TIS - WHITE LAKE TOWNSHIP, MI

LEGEND

- ROADS
- - - PROPOSED ROADS
- TRAFFIC VOLUMES (AM/PM)
- +/-[000/000] PASS-BY [AM/PM]



NORTH
SCALE: NOT TO

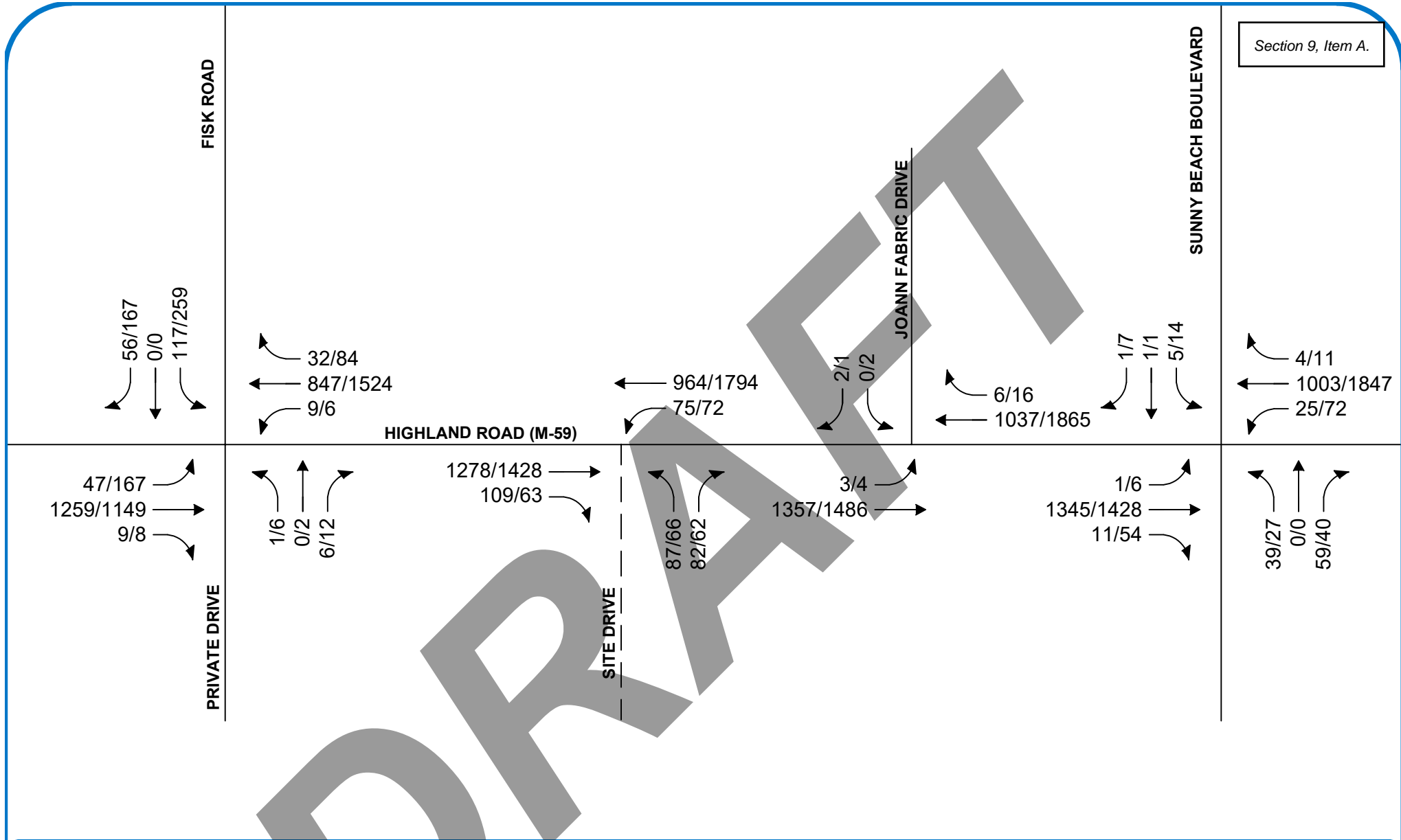


FIGURE 6

FUTURE TRAFFIC VOLUMES

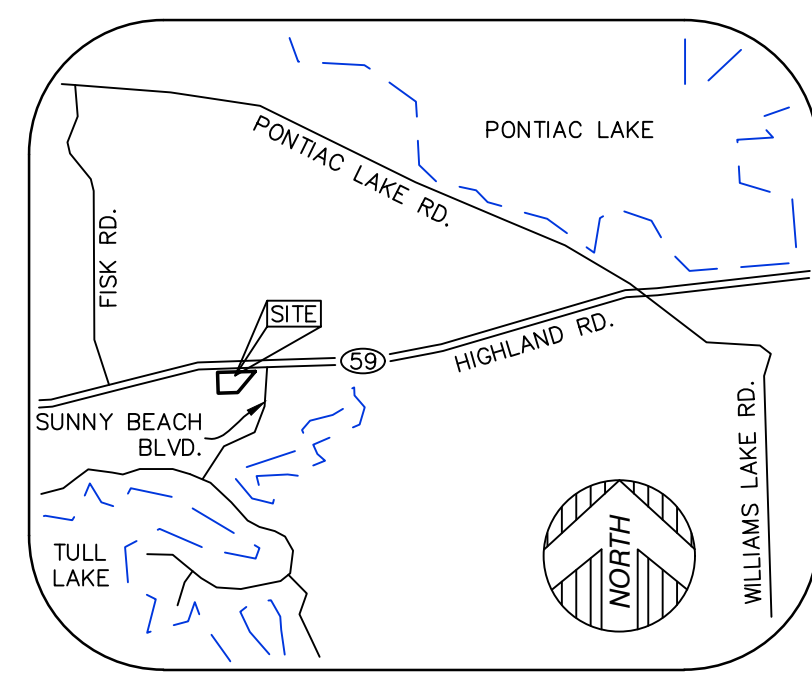
9101 HIGHLAND ROAD TIS - WHITE LAKE TOWNSHIP, MI

LEGEND

- ROADS
- - - PROPOSED ROADS
- TRAFFIC VOLUMES (AM/PM)



NORTH
SCALE: NOT TO



VICINITY MAP (NOT TO SCALE)

PARKING
HANDICAP PARKING = 2 STALLS
STANDARD PARKING = 50 STALLS

PARCEL AREA
195,568± SQUARE FEET = 4.49± ACRES

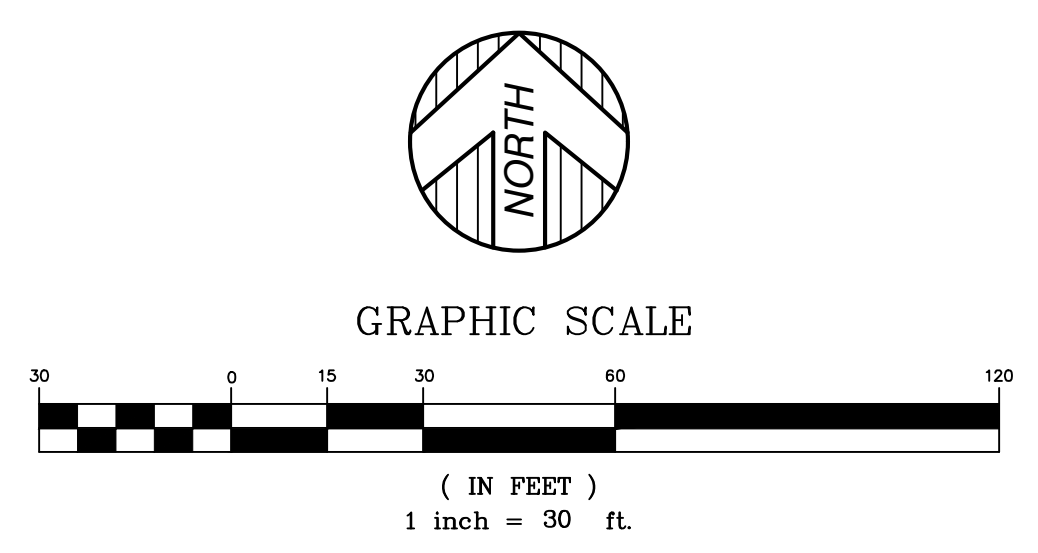
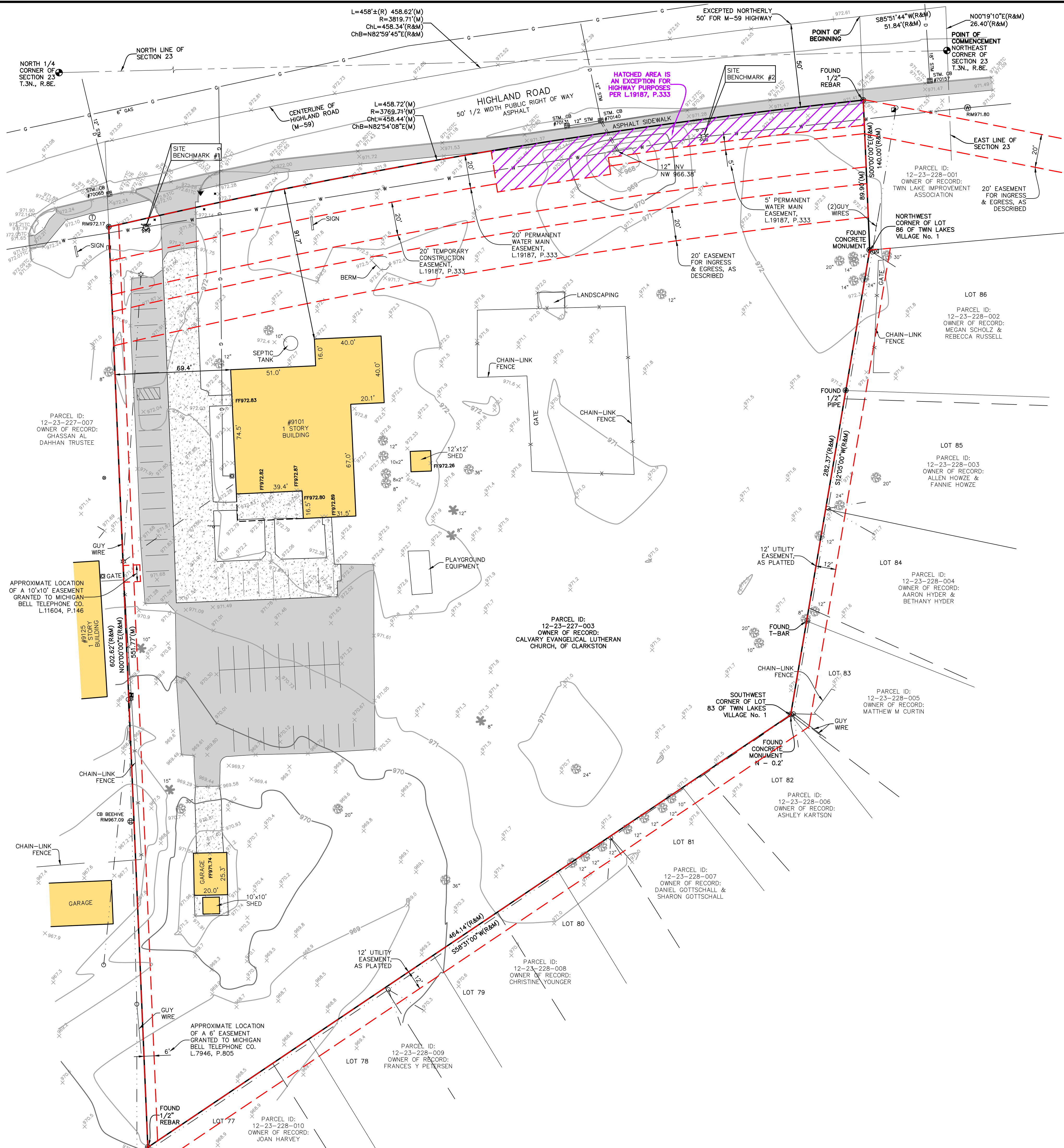
BASIS OF BEARING
SOUTH 85°51'44" WEST, BEING THE CENTERLINE OF HIGHLAND ROAD (M-59), AS DESCRIBED.

BENCHMARK
SITE BENCHMARK #1
ARROW ON HYDRANT, WEST SIDE OF ASPHALT ENTRANCE.
ELEVATION = 975.36' (NAVD 88)
SITE BENCHMARK #2
ARROW ON TRAFFIC SIGNAL POST, EAST SIDE OF PROPERTY.
ELEVATION = 974.20' (NAVD 88)

SURVEYOR'S NOTE
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES OTHER THAN THE STRUCTURE INVENTORY SHOWN HEREON.

LEGEND

●	FOUND MONUMENT (AS NOTED)
⊙	FOUND SECTION CORNER (AS NOTED)
(R&M)	RECORD AND MEASURED DIMENSION
(R)	RECORD DIMENSION
(M)	MEASURED DIMENSION
⊙	GROUND ELEVATION
⊙	ELECTRIC METER
⊙	ELECTRIC RISER
⊙	UTILITY POLE
⊙	TELEPHONE MANHOLE
⊙	TELEPHONE RISER
⊙	CABLE TV RISER
⊙	CLEANOUT
⊙	ROUND CATCH BASIN
⊙	SQUARE CATCH BASIN
⊙	FIRE HYDRANT
⊙	WATER GATE MANHOLE
⊙	WATER VALVE
⊙	FENCE POST
⊙	FLOOD LIGHT
⊙	SINGLE POST SIGN
⊙	DOUBLE POST SIGN
⊙	HANDICAP PARKING
⊙	DECIDUOUS TREE (AS NOTED)
⊙	CONIFEROUS TREE (AS NOTED)
---	PARCEL BOUNDARY LINE
---	PLATTED LOT LINE
---	ADJOINER PARCEL LINE
---	SECTION LINE
---	EASEMENT (AS NOTED)
---	BUILDING
---	BUILDING OVERHANG
---	CONCRETE CURB
---	RAISED CONCRETE
---	PARKING
---	EDGE OF CONCRETE (CONC.)
---	EDGE OF ASPHALT (ASPH.)
---	FENCE (AS NOTED)
---	OVERHEAD UTILITY LINE
---	GAS LINE
---	STORM LINE
---	WATER LINE
---	MINOR CONTOUR LINE
---	MAJOR CONTOUR LINE
---	BUILDING AREA
---	ASPHALT
---	CONCRETE



PROPERTY DESCRIPTION

THE LAND SITUATED IN THE TOWNSHIP OF WHITE LAKE, COUNTY OF OAKLAND, STATE OF MICHIGAN, IS DESCRIBED AS FOLLOWS:
PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 14, AND EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 23, TOWN 3 NORTH, RANGE 8 EAST, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SECTION 23, TOWN 3 NORTH, RANGE 8 EAST, AND RUNNING THENCE NORTH 00 DEGREES 19 MINUTES 10 SECONDS EAST 26.40 FEET TO THE CENTERLINE OF HIGHLAND ROAD (M-59), THENCE SOUTH 85 DEGREES 51 MINUTES 44 SECONDS WEST 51.84 FEET ALONG SAID CENTERLINE TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 140.00 FEET TO A MONUMENT, WHICH IS THE NORTHWEST CORNER OF LOT 86 OF TWIN LAKES VILLAGE NO. 1; THENCE SOUTH 12 DEGREES 05 MINUTES 00 SECONDS WEST 282.37 FEET TO A MONUMENT WHICH IS THE SOUTHWEST CORNER OF LOT 83 OF SAID TWIN LAKES VILLAGE NO. 1; THENCE SOUTH 58 DEGREES 31 MINUTES 00 SECONDS WEST 484.14 FEET; THENCE NORTH 602.62 FEET TO THE CENTERLINE OF HIGHLAND ROAD (M-59), THENCE EASTERLY ALONG SAID CENTERLINE WHICH IS ON A CURVE TO THE RIGHT, WHOSE CHORD BEARS NORTH 82 DEGREES 59 MINUTES 45 SECONDS EAST 458.34 FEET, A DISTANCE ALONG THE CURVE OF 458.00 FEET MORE OR LESS TO THE POINT OF BEGINNING OF THIS DESCRIPTION, EXCEPTING THE NORTHERLY 50 FEET THEREOF SITUATED WITHIN M-59 HIGHWAY.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER A 20 FOOT PRIVATE ROAD WHOSE CENTERLINE IS DESCRIBED AS FOLLOWS: COMMENCING AT A POINT AT THE INTERSECTION OF THE CENTERLINE OF HIGHLAND ROAD (M-59) AND THE WEST RIGHT OF WAY LINE OF SUNNYBEACH BOULEVARD IN SECTION 13, TOWN 3 NORTH, RANGE 8 EAST, AND RUNNING THENCE SOUTH 00 DEGREES 00 MINUTES 54 SECONDS EAST 29.01 FEET TO THE SOUTH LINE OF SAID SECTION 13; SAID SECTION 13; THENCE CONTINUING SOUTH 00 DEGREES 00 MINUTES 54 SECONDS EAST 73.99 FEET OVER AND ACROSS SAID SOUTH SECTION LINE TO A POINT LOCATED IN SECTION 24 WHERE THE CENTERLINE OF THE PRIVATE ROAD RIGHT OF WAY INTERSECTS THE WEST RIGHT OF WAY LINE OF SUNNYBEACH BOULEVARD, WHICH IS THE POINT OF BEGINNING OF SAID PRIVATE ROAD RIGHT OF WAY; THENCE NORTH 76 DEGREES 27 MINUTES 33 SECONDS WEST 154.31 FEET TO THE EAST LINE OF SAID 5 ACRES DESCRIBED AS THE CAPTIONED LAND ABOVE.

SUBJECT TO A 20 FEET EASEMENT FOR INGRESS AND EGRESS OVER THAT PART OF SAID DESCRIBED 5 ACRES OF LAND, THE CENTERLINE OF SAID EASEMENT IS DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE EAST LINE OF SAID 5 ACRE PARCEL OF LAND DISTANT SOUTH 60.00 FEET FROM THE NORTHEAST CORNER THEREOF, THENCE RUNNING ALONG A CURVE TO THE LEFT PARALLEL TO THE STATE HIGHWAY M-59 RIGHT OF WAY TO THE WEST LINE OF SAID 5 ACRES DESCRIBED AS THE CAPTIONED LAND ABOVE.

TITLE REPORT NOTE

ONLY THOSE EXCEPTIONS CONTAINED WITHIN THE OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY FILE NO. 63-18598786-SQM, REVISION 3, DATED AUGUST 21, 2023, AND RELISTED BELOW WERE CONSIDERED FOR THIS SURVEY. NO OTHER RECORDS RESEARCH WAS PERFORMED BY THE CERTIFYING SURVEYOR.
8. RIGHT OF WAY GRANTED TO MICHIGAN BELL TELEPHONE COMPANY FOR CONSTRUCTION, OPERATION AND MAINTENANCE OF LINES OF COMMUNICATION RECORDED IN LIBER 7946, PAGE 805, OAKLAND COUNTY RECORDS. (AS SHOWN)
9. EASEMENT GRANTED TO MICHIGAN BELL TELEPHONE COMPANY FOR CONSTRUCTION, OPERATION AND MAINTENANCE OF COMMUNICATION FACILITIES RECORDED IN LIBER 11604, PAGE 146, OAKLAND COUNTY RECORDS. (AS SHOWN)
10. EASEMENT GRANTED TO THE CHARTER TOWNSHIP OF WHITE LAKE FOR CONSTRUCTION, OPERATION AND MAINTENANCE OF WATER MAIN RECORDED IN LIBER 19187, PAGE 333, OAKLAND COUNTY RECORDS. (AS SHOWN)

MANHOLE SCHEDULE

NUM	TYPE	RIM (FT)	SIZE (IN)	DIR	INV ELEV (FT)
70065	CATCH BASIN	971.68	12	N	968.03
70131	CATCH BASIN	970.71	12	E	966.71
70140	CATCH BASIN	970.70	12	W	966.50
		970.70	12	N	966.45
		970.70	12	S	966.55
70157	CATCH BASIN	971.02	18	N	964.12

SURVEYOR'S CERTIFICATION

TO AFFINITY 10 INVESTMENTS, LLC, A MICHIGAN LIMITED LIABILITY COMPANY; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY; ATA NATIONAL TITLE GROUP, LLC, AND STONEFIELD ENGINEERING AND DESIGN:
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 4, 5, 7A, 8, 9, 11A, AND 11B OF TABLE A, THEREOF. THE FIELD WORK WAS COMPLETED ON 09/14/23.
DATE OF PLAT OR MAP: 09/28/23

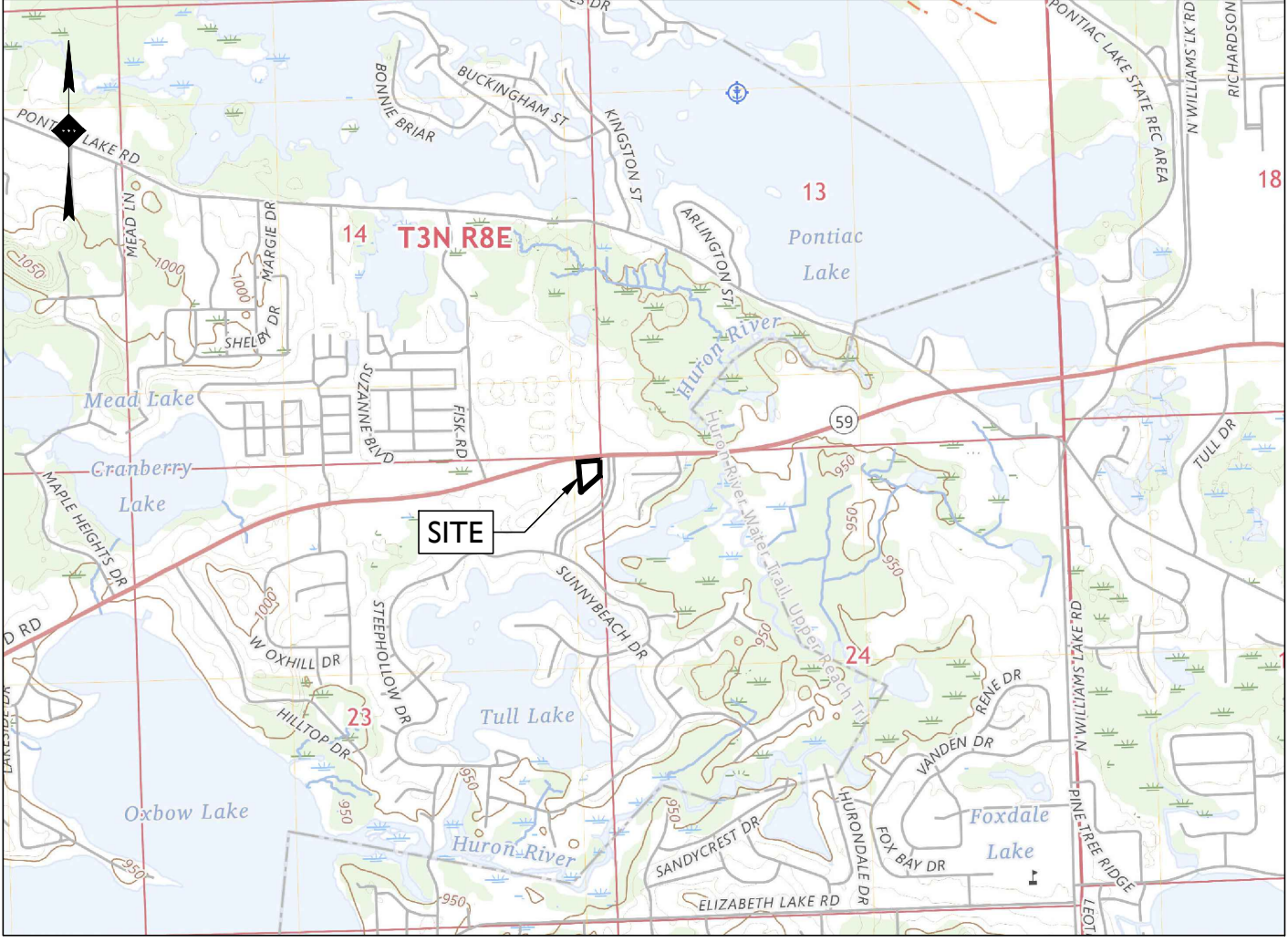
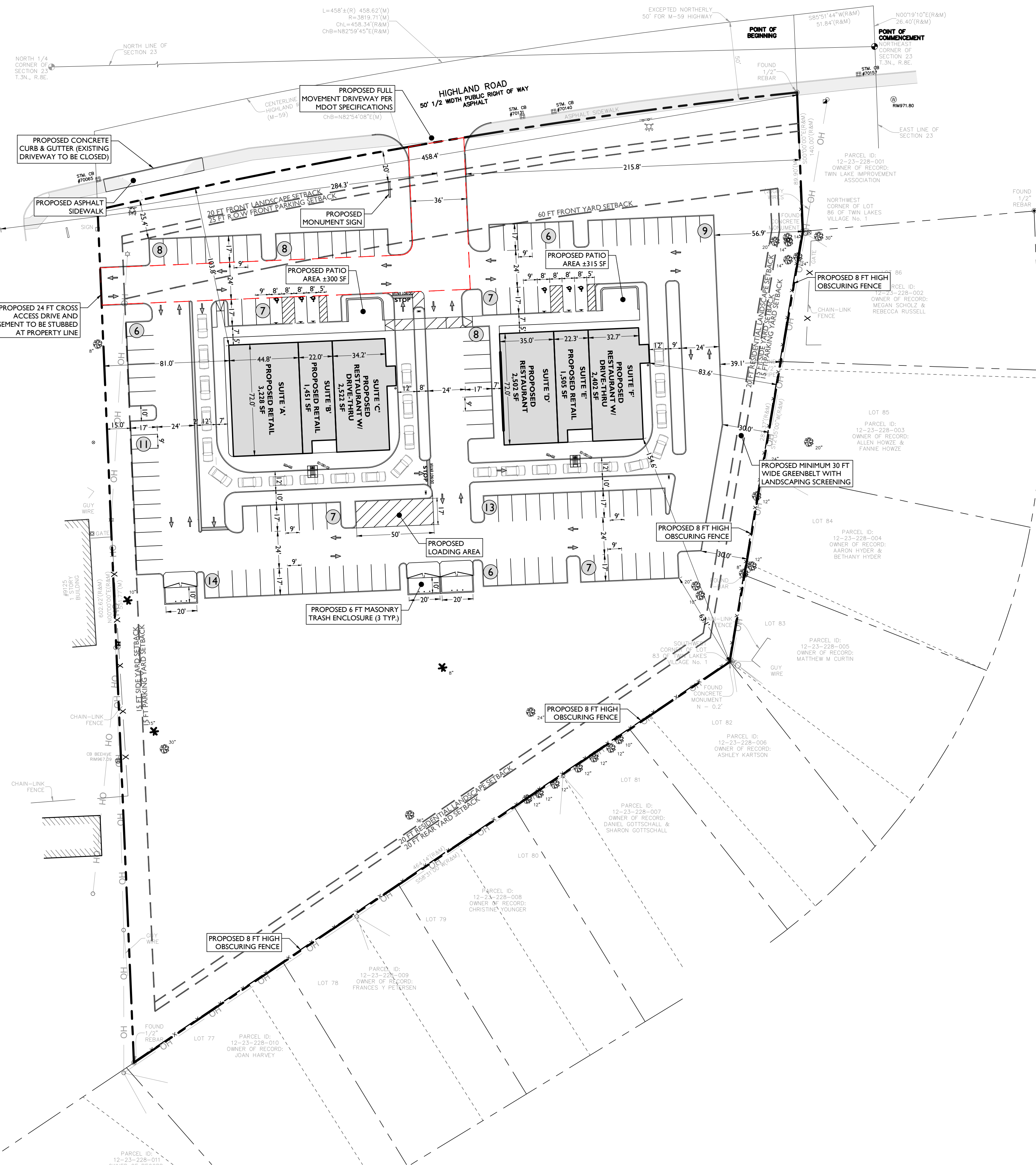
DRAFT

ANTHONY T. SYCKO, JR., P.S.
PROFESSIONAL SURVEYOR
MICHIGAN LICENSE NO. 47976
22556 GRATIOT AVE., EASTPOINTE, MI 48021
TSycko@kemttec-survey.com

ALTA / NSPS LAND TITLE SURVEY
PREPARED FOR: STONEFIELD ENGINEERING AND DESIGN
9101 HIGHLAND ROAD, WHITE LAKE, MICHIGAN,
PART OF SECTION 23,
TOWN 3 NORTH, RANGE 8 EAST

PROFESSIONAL ENGINEERING
SURVEYING & ENVIRONMENTAL
SERVICES
KEM-TEC
A GROUP OF COMPANIES
Eastpointe
(800) 255-7222 (517) 758-9977
Ann Arbor
(888) 654-0001
Detroit
(734) 954-0888
www.kemttecgroupofcompanies.com

DATE	REVISION	BY	DESCRIPTION
09/28/23		LJ/JV	DATE OF PLAT OR MAP: 09/28/23
09/28/23		ATS	DATE OF PLAT OR MAP: 09/28/23
SEPTEMBER 28, 2023			DATE
23-01922			PROJECT NO.
1" = 30'			SCALE
1			SHEET NO.
1 OF 1 SHEETS			TOTAL SHEETS



LOCATION MAP
SCALE: 1" = 2,000'±

LAND USE AND ZONING		
PID: 12-23-227-003		
EXISTING ZONE: RI-C SINGLE FAMILY RESIDENTIAL		
2024 MASTER PLAN: COMMERCIAL CORRIDOR		
PROPOSED REZONE: RESTRICTED BUSINESS DISTRICT (RB)		
PROPOSED USE	PERMITTED USE	
RESTAURANT OR FAST FOOD	RESTAURANT OR FAST FOOD	
DRIVE-THRU WINDOW	SPECIAL LAND USE	
RETAIL STORE	RETAIL STORE	
ZONING REQUIREMENT	REQUIRED	PROPOSED
MINIMUM LOT AREA	1 AC	195,568 SF (4.5 AC)
MINIMUM LOT WIDTH	200 FT	458.4 FT
MAXIMUM BUILDING HEIGHT	35 FT (2 STORIES)	<35 FT (1 STORY)
MINIMUM FRONT YARD SETBACK	60 FT ⁽¹⁾	103.8 FT
MINIMUM SIDE YARD SETBACK (ONE)	15 FT	81.0 FT
MINIMUM SIDE YARD SETBACK (BOTH)	20 FT	164.6 FT
MINIMUM REAR YARD SETBACK	20 FT	154.6 FT
MINIMUM DRIVEWAY FROM RESIDENTIAL	200 FT ⁽¹⁾	215.8 FT
MINIMUM FRONT LANDSCAPE SETBACK	20 FT	25.4 FT
MINIMUM R.O.W PARKING SETBACK	25 FT ⁽²⁾	25.4 FT
INTERIOR LANDSCAPING AREA	15% (29,335 SF)	>15%
MINIMUM DRIVEWAY SPACING (HIGHLAND ROAD)	455 FT	2284.3 FT TO WEST (V)
TRASH ENCLOSURE SETBACK	103.8 FT ⁽¹⁾	COMPLIES
MINIMUM SIDE PARKING SETBACK	15 FT	15.0 FT

- (V) VARIANCE
- REQUIREMENT FOR RESTAURANT WITH DRIVE-THRU
 - NO PARKING STALL SHALL BE LOCATED ADJACENT TO R.O.W LINE, STREET EASEMENT OR SIDEWALK WHICHEVER IS CLOSER
 - NO ENCLOSURES SHALL BE PERMITTED CLOSER TO THE FRONT LOT LINE THAN THE PRINCIPAL BUILDING

OFF-STREET PARKING REQUIREMENTS		
CODE SECTION	REQUIRED	PROPOSED
§ 5.11.M	FAST FOOD PARKING: 1 SPACE PER 75 OF GFA (2,522 SF + 2,402 SF) = 4,924 SF (4,924 SF) (1 SPACE / 75 SF) = 66 SPACES RESTAURANT PARKING: 1 SPACE PER 100 SF OF GFA (2,502 SF) (1 SPACE / 100 SF) = 25 SPACES RETAIL PARKING: 1 SPACE PER 200 SF OF GFA (3,228 SF + 1,451 SF + 1,505 SF) = 6,184 SF (6,184 SF) (1 SPACE / 200 SF) = 31 SPACES TOTAL: 66 + 25 + 31 = 122 SPACES	117 SPACES
§ 5.11.M	STACKING (WEST DRIVE-THRU): 8 STACKING CARS (9 FT X 18 FT) (12 FT X 18 FT)	15 SPACES
§ 5.11.M	STACKING (EAST DRIVE-THRU): 8 STACKING CARS (9 FT X 18 FT) (12 FT X 18 FT)	10 SPACES
§ 5.11.Q	90° PARKING: 9 FT X 18 FT WITH 24 FT AISLE ⁽¹⁾ W/ 24 FT AISLE	9 FT X 17 FT
§ 5.19	LANDSCAPE REQUIREMENT: 20 FT WIDTH ALONG RESIDENTIAL 6-8 FT OBSCURING FENCE	30 FT WIDTH 8 FT FENCE
§ 5.11.P1	LOADING AREA: 10 FT X 50 FT WITH 15 FT CLEARANCE	17 FT X 50 FT

(1) PARKING SPACE LENGTH MAY BE REDUCED TO 17 FT WHERE 7 FT SIDEWALK OR LANDSCAPE IS PROVIDED

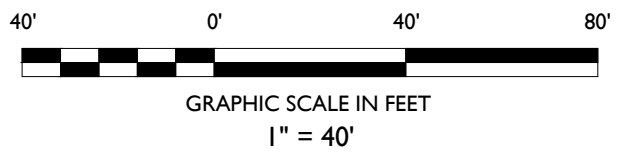
SYMBOL	DESCRIPTION
---	PROPERTY LINE
---	SETBACK LINE
---	PROPOSED CURB
○	PROPOSED SIGNS / BOLLARDS
■	PROPOSED BUILDING
□	PROPOSED CONCRETE
---	PROPOSED SCREEN WALL
X-X	PROPOSED 8 FT OBSCURING FENCE

SIGNAGE REQUIREMENTS		
CODE SECTION	REQUIRED	PROPOSED
§ 5.9.1.B	MULTI-TENANT SIGN HEIGHT: 15 FT ⁽¹⁾	<15 FT
§ 5.9.1	SIGN AREA: 6 SF PER 1 FT OF SETBACK	<150 SF
§ 5.9.1	MAXIMUM SIGN AREA: 150 SF ⁽¹⁾	<150 SF
§ 5.9.1.A	SIGN SETBACK: 10 FT	20.0 FT
§ 5.9.1.A	RESIDENTIAL SETBACK: 100 FT	>200 FT

- MAXIMUM SIGN AREA SHALL NOT INCLUDE DECORATIVE ELEMENTS SUCH AS BASES, COLUMNS OR CAPS
- MINIMUM HEIGHT OF A SIGN BASE SHALL BE 2 FT IN HEIGHT
- EACH INDIVIDUAL TENANT SIGN SHALL NOT EXCEED 4 FT IN HEIGHT

GENERAL NOTES

- THE CONTRACTOR SHALL VERIFY AND FAMILIARIZE THEMSELVES WITH THE EXISTING SITE CONDITIONS AND THE PROPOSED SCOPE OF WORK (INCLUDING DIMENSIONS, LAYOUT, ETC.) PRIOR TO INITIATING THE IMPROVEMENTS IDENTIFIED WITHIN THESE DOCUMENTS. SHOULD ANY DISCREPANCY BE FOUND BETWEEN THE EXISTING SITE CONDITIONS AND THE PROPOSED WORK THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC PRIOR TO THE START OF CONSTRUCTION.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND ENSURE THAT ALL REQUIRED APPROVALS HAVE BEEN OBTAINED PRIOR TO THE START OF CONSTRUCTION. COPIES OF ALL REQUIRED PERMITS AND APPROVALS SHALL BE KEPT ON SITE AT ALL TIMES DURING CONSTRUCTION.
- ALL CONTRACTORS WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, INDEMNIFY AND HOLD HARMLESS STONEFIELD ENGINEERING & DESIGN, LLC, AND ITS SUB-CONSULTANTS FROM AND AGAINST ANY DAMAGES AND LIABILITIES INCLUDING ATTORNEY'S FEES ARISING OUT OF CLAIMS BY EMPLOYEES OF THE CONTRACTOR IN ADDITION TO CLAIMS CONNECTED TO THE PROJECT AS A RESULT OF NOT CARRYING THE PROPER INSURANCE FOR WORKERS COMPENSATION, LIABILITY INSURANCE, AND LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE.
- THE CONTRACTOR SHALL NOT DEVIATE FROM THE PROPOSED IMPROVEMENTS IDENTIFIED WITHIN THIS PLAN SET UNLESS APPROVAL IS PROVIDED IN WRITING BY STONEFIELD ENGINEERING & DESIGN, LLC.
- THE CONTRACTOR IS RESPONSIBLE TO DETERMINE THE MEANS AND METHODS OF CONSTRUCTION.
- THE CONTRACTOR SHALL NOT PERFORM ANY WORK OR CAUSE DISTURBANCE ON A PRIVATE PROPERTY NOT CONTROLLED BY THE PERSON OR ENTITY WHO HAS AUTHORIZED THE WORK WITHOUT PRIOR WRITTEN CONSENT FROM THE OWNER OF THE PRIVATE PROPERTY.
- THE CONTRACTOR IS RESPONSIBLE TO RESTORE ANY DAMAGED OR UNDERMINED STRUCTURE OR SITE FEATURE THAT IS IDENTIFIED TO REMAIN ON THE PLAN SET. ALL REPAIRS SHALL USE NEW MATERIALS TO RESTORE THE FEATURE TO ITS EXISTING CONDITION AT THE CONTRACTOR'S EXPENSE.
- CONTRACTOR IS RESPONSIBLE TO PROVIDE THE APPROPRIATE SHOP DRAWINGS, PRODUCT DATA, AND OTHER REQUIRED SUBMITTALS FOR REVIEW. STONEFIELD ENGINEERING & DESIGN, LLC, WILL REVIEW THE SUBMITTALS IN ACCORDANCE WITH THE DESIGN INTENT AS REFLECTED WITHIN THE PLAN SET.
- THE CONTRACTOR IS RESPONSIBLE FOR TRAFFIC CONTROL IN ACCORDANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
- THE CONTRACTOR IS REQUIRED TO PERFORM ALL WORK IN THE PUBLIC RIGHT-OF-WAY IN ACCORDANCE WITH THE APPROPRIATE GOVERNING AUTHORITY AND SHALL BE RESPONSIBLE FOR THE PROCUREMENT OF STREET OPENING PERMITS.
- THE CONTRACTOR IS REQUIRED TO RETAIN AN OSHA CERTIFIED SAFETY INSPECTOR TO BE PRESENT ON SITE AT ALL TIMES DURING CONSTRUCTION & DEMOLITION ACTIVITIES.
- SHOULD AN EMPLOYEE OF STONEFIELD ENGINEERING & DESIGN, LLC, BE PRESENT ON SITE AT ANY TIME DURING CONSTRUCTION, IT DOES NOT RELIEVE THE CONTRACTOR OF ANY OF THE RESPONSIBILITIES AND REQUIREMENTS LISTED IN THE NOTES WITHIN THIS PLAN SET.



ISSUE	DATE	BY	DESCRIPTION
3	4/27/2024	JRC/JIP	SUBMISSION FOR REVISED REZONING REQUEST
2	04/15/2024	EM	FOR PRELIMINARY MDOT REVIEW
1	11/29/2023	JRC/JIP	SUBMISSION FOR REZONING

NOT APPROVED FOR CONSTRUCTION

STONEFIELD
engineering & design

Detroit, MI · Rutherford, NJ · New York, NY
Boston, MA · Princeton, NJ · Tampa, FL
www.stonefielddesign.com

607 Shelby Suite 200, Detroit, MI 48226
Phone 248.247.1115

SITE PLAN EXHIBIT

9101 HIGHLAND ROAD

PROPOSED MULTI-TENANT BUILDING

PARCEL ID: 12-23-227-003
9101 HIGHLAND ROAD
WHITE LAKE TOWNSHIP
OAKLAND COUNTY, MICHIGAN

J. REID COOKSEY, P.E.
MICHIGAN LICENSE No. 6201069428
LICENSED PROFESSIONAL ENGINEER

STONEFIELD
engineering & design

SCALE: 1" = 40' PROJECT ID: DET-230229

TITLE: **PRELIMINARY SITE PLAN (REZONING REQUEST)**

DRAWING: **EX-1**

WHITE LAKE TOWNSHIP

NOTICE OF PUBLIC HEARING

Section 9, Item A.

Notice is hereby given the Planning Commission of White Lake will hold a public hearing on **Thursday, May 16th, 2024 at 6:30 P.M.** at the Township Annex, 7527 Highland Road, White Lake, Michigan 48383, to consider the following changes to the zoning map:

Property described as 9101 Highland Road, identified as parcel number 12-23-227-003, located south of Highland Road, west of Sunnybeach Boulevard, consisting of approximately 5.02 acres.

Applicant requests to rezone the parcel from R1-C (Single Family Residential) to RB (Restricted Business) or any other appropriate zoning district.

The applicant is Affinity 10 Investments, LLC.

Persons interested are requested to be present. Pertinent information relative to this rezoning request is on file at the Community Development Department and may be examined at any time during regular business hours of 8:00 a.m. to 5:00 p.m. Persons interested may visit the Community Development Department, contact the Community Development Department by telephone at 248-698-3300, ext. 5, or attend the Public Hearing on the date specified. Written comments are also welcome at 7525 Highland Road, White Lake, MI 48383. Individuals with disabilities requiring auxiliary aids or services should contact the Clerk's Office at least 5 days before the hearing.

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Sean O'Neil, AICP
Community Development Director

**WHITE LAKE TOWNSHIP
INTER-OFFICE MEMORANDUM
COMMUNITY DEVELOPMENT DEPARTMENT**

DATE: May 10, 2024

TO: Rik Kowall, Supervisor
Township Board of Trustees

FROM: Sean O’Neil, AICP
Community Development Director

**SUBJECT: Culver’s
Preliminary site plan approval**
Property described as parcel number 12-20-276-035, located on the north side of Highland Road (M-59) and west of Bogie Lake Road, with a project area on the parcel consisting of approximately 1.69 acres, currently zoned (PB) Planned Business District.

The above request is now ready for Township Board Consideration. The matter was considered by the Planning Commission at their regular meeting of May 2, 2024, at which time the **Planning Commission recommended approval** of the preliminary site plan. The request is now ready to be considered by the Township Board.

Please find enclosed the following related documents:

- Draft minutes from the Planning Commission meeting held on April 3, 2024.
- Review letter prepared by Michael Leuffgen, Township Engineer, dated April 3, 2024.
- Review letter prepared by Justin Quagliata, Staff Planner, dated April 3, 2024.
- Review letter prepared by Jason Hanifen, Fire Marshal, dated April 2, 2024.
- Preliminary site plan and elevations.
- Public hearing notice.

Please place this matter on the next available Township Board agenda. Do not hesitate to contact me should you require additional information.

**WHITE LAKE TOWNSHIP
PLANNING COMMISSION
MAY 2, 2024**

CALL TO ORDER

Chairperson Seward called the meeting to order at 6:30 P.M.

Roll was called:

Present:

- T. Joseph Seward, Chairperson
- Steve Anderson
- Debby Dehart
- Pete Meagher
- Matt Slicker (late arrival)
- Robert Seeley
- Merrie Carlock, Vice Chairperson
- Mona Sevic

Absent:

- Scott Ruggles, Township Board Liaison

Others:

- Sean O’Neil, Community Development Director
- Justin Quagliata, Staff Planner
- Mike Leuffgen, DLZ
- Hannah Kennedy-Galley, Recording Secretary

APPROVAL OF AGENDA

Commissioner Anderson wanted to swap Other Business items A & B.

MOTION by Commissioner Carlock, seconded by Commissioner Seeley to approve the agenda as noted. The motion carried with a voice vote: (7 yes votes).

APPROVAL OF MINUTES

- A. April 4, 2024

Commissioner Anderson wanted to correct the spelling of “sidewalk” on page two, paragraph four.

MOTION by Commissioner Carlock, seconded by Commissioner Anderson to approve the minutes as amended. The motion carried with a voice vote: (8 yes votes).

CALL TO THE PUBLIC (FOR ITEMS NOT ON THE AGENDA)

None.

PUBLIC HEARING

A. Culver's

Property described as parcel number 12-20-276-035, located on the north side of Highland Road (M-59) and west of Bogie Lake Road, with a project area on the parcel consisting of approximately 1.69 acres, currently zoned (PB) Planned Business District.

Request:

1) **Preliminary site plan approval**

Applicant: Katie Schmitt

Staff Planner Quagliata briefly went over the applicant's request.

Commissioner Slicker asked staff to clarify that the waivers were not variances. Staff Planner Quagliata confirmed.

Chairperson Seward asked staff if there were other options aside from a monetary public benefit. Staff Planner Quagliata said yes, there was an ability for the developer to use the community benefit to participate in other Township projects, for example, Triangle Trail.

Commissioner Carlock stated that she would like to see sidewalks for the pedestrians along Bogie Lake Road.

Director O'Neil said the developer may encounter issues trying to install sidewalks in that area due to the proximity of the ITC corridor.

Commissioner Carlock stated that the Township was trying to become a pedestrian friendly community and the walkway would add to that.

Commissioner Anderson asked staff if the dumpster issue was resolved. Staff Planner Quagliata said the dumpster was north of the building, and the site was challenged in that sense and required a waiver. The dumpster would be enclosed with masonry products that would match the building.

Commissioner Anderson asked staff about the tree count. Staff Planner Quagliata said the plan was deficient by eight trees; 18 trees were required and the plan showed 10.

Commissioner Carlock took issue with the use of Redspire pear trees on the site, and wanted to see another tree species used instead.

Mr. Leuffgen briefly went over his report.

Commissioner Carlock noted that it was the first letter she had seen from DLZ that had the comments addressed on every item. She appreciated that.

Chairperson Seward asked staff what the reason was behind the 21' wide pathways. Staff Planner Quagliata said it was a requirement of the Fire Department, and the applicant was proposing a work around.

Commissioner Slicker asked what the stacking spaces on the south side of the boulevard were for. Staff Planner Quagliata said they were proposed "waiting spaces".

Chris Brzezinski, Griggs Quaderer, was present to speak on behalf of the project. The sidewalk on the south side was a consideration, but there was a big grade difference on the site. A sidewalk could be installed, but it wouldn't be ADA compliant, or a significant amount of landscape would need to be removed. Mr. Brzezinski said he would need to confer with the owners about sidewalk installation. Mr. Leuffgen said an existing fire hydrant would have to be moved to make room for a sidewalk.

Staff Planner Quagliata said due to the proposed Zoning Ordinance amendments, the proposed parking spaces could be reduced to allow for more landscaping.

Director O'Neil reiterated that there were unknowns with the ITC corridor.

Commissioner Slicker asked staff if the sidewalk could be a requirement of approval. Staff Planner Quagliata confirmed, and said it would be able to do so due to the Planned Development zoning.

Director O'Neil said staff did not find any issues with the waivers that would be requested.

Chairperson Seward asked Mr. Brzezinski if any other community benefits were considered. Mr. Brzezinski said the owners held a lot of fundraisers for individual organizations. Staff Planner Quagliata said that was not a public benefit; a public benefit was a site improvement.

Director O'Neil said if the site had more acreage, it would drive a more beneficial community benefit. He gave the example of a pocket park inside of a residential development. He said in the case of the Meijer out lots, there wasn't the room to provide a meaningful community benefit, so a monetary contribution was considered so that the Township put it toward a park or sidewalk.

Commissioner Seeley asked Mr. Brzezinski where the grease interceptor would be located. Mr. Brzezinski said it would be located north of the building.

Commissioner Sevic asked staff what the operation hours would be for outdoor dining. Director O' Niel said it could be clarified. Operating hours were clarified to be from 10 A.M-11 P.M.

Chairperson Seward opened the public hearing at 7:15 P.M.

Mary Earley, 5925 Pine Ridge Court, spoke in favor of the plan and did not see a need for the sidewalk. The topography of the site didn't facilitate the need.

Chairperson Seward closed the public hearing at 7:16 P.M.

Commissioner Dehart asked if the trees and parking spots needed to be addressed this evening. Director O'Neil said it could be included into the motion.

It was MOVED by Commissioner Sevic, seconded by Commissioner Seeley to recommend the Township Board approve the Culver's preliminary site plan, identified as parcel number 12-20-276-035, subject to the approval of waivers, operating hours of the outdoor seating to end at 11 P.M., and a \$10,000.00 public benefit, and additionally subject to staff and consultant comments. The motion was approved with a roll call vote: (6 yes votes).

(Slicker/yes, Sevic/yes, Anderson/yes, Seward/no, Carlock/no, Dehart/yes, Seeley/yes, Meagher/yes).

B. 8357 Pontiac Lake - Rezoning Request

Location: Property described as 8357 Pontiac Lake Road, identified as parcel number 12-13-454-002, located on the south side of Pontiac Lake Road, north of Highland Road consisting of approximately 0.41 acre.

Request: **Applicant requests to rezone the parcel from R1-C (Single Family Residential) to RM-1 (Attached Single Family) or any other appropriate zoning district.**

Applicant: Kathryn Chipman

Director O'Neil briefly went over the applicant's request.

Commissioner Dehart asked staff for clarification on the chosen rezoning district. Director O'Neil said the zoning needed to be congruent, and both the subject property and the Puppy Pirates property allowed for child care.

Oakland County Road Commission would need to be involved to create the pedestrian crossing along Pontiac Lake Road.

Chairperson Seward asked staff if the Township had an ordinance that limited the amount of pontoon boats allowed at a property. Director O'Neil said no, but a resident couldn't have several boats or they would be considered a marina, per the ordinance. Two or three boats would be acceptable; it was more of interpreting the spirit and intent of the ordinance.

Commissioner Seeley asked staff if RM-1 was the best zoning for the proposed use. Director O'Neil said RM-1 allowed for daycare use, and it was appropriate to seek the daycare use for the RM-1 district.

Commissioner Sevic asked staff if the applicant owned the subject property. Director O'Neil confirmed.

Commissioner Dehart stated that the rezoning would run with the land. She asked staff what would happen if the applicant did not see their plan through, and someone else were develop the property, would the ZBA become involved due to the non-conformity of the lot. Director O'Neil confirmed.

Kathryn Chipman, property owner, spoke on behalf of her case. She was in business over 20 years, and had previously been utilized Walt's Point marina. The rent on the property was increased to over \$150,000.00. She said the plan she had in mind for the pathway was her alternative plan. She had spoken with the owner of 8300 Pontiac Lake Road, to lease his property for the 2024 season, due to the property being vacant. She was seeking a temporary use permit to use the 8300 Pontiac Lake property as a drop off loop. She added that her daughter could potentially develop the subject site as a day care center in the future.

Commissioner Seeley asked Ms. Chipman if the walkway was her plan B. Ms. Chipman confirmed, and was hoping to work things out with the 8300 Pontiac Lake Road owner in the future to incorporate her use.

Mike Chipman, owner, said the usage on the property would be minimal as far as traffic went. He offered to get a traffic study done for the subject property.

Commissioner Anderson asked staff if the applicants had looked at the traffic study that was done for 8300 Pontiac Lake Road. Director O'Neil said that traffic study would have been done for a different zoning district, with different generated trip counts. The applicant was considering using the same traffic engineer that 8300 Pontiac Lake Road. Director O'Neil suggested DLZ's traffic engineer to reaching out to the traffic engineer to fine tune what scope was needed within the study.

Chairperson Seward asked staff for clarification for the property owners surrounding the subject site. There was a 10' riparian strip that went with the subject property.

Chairperson Seward opened the public hearing at 8:03 P.M.

James Cabana, 8365 Pontiac Lake Road, spoke in opposition of the applicant's request due to the noise of children disrupting the surrounding property owner's tranquility. He did not need a sidewalk next to his condominium complex.

Michael Chipman stated he owned a condo at the complex, and there would not be 400 children a day passing through.

Becky Cabana, 8365 Pontiac Lake Road, expressed concerns regarding access to her condominium's access to the parking and the parking lot by condominium owners.

Chairperson Seward closed the public hearing at 8:07 P.M.

Michael Chipman said his purpose was not to affect the neighbors at the condominium complex. He said 150 children would be passing through a day on average. The adult only fundraiser would be held in September.

Director O'Neil said the only approval being sought for tonight was rezoning. Nothing related to Skull Island could be added to the property right now without a site plan and special land use approval for the subject property and the Puppy Pirate's property.

Commissioner Sevic asked the applicant if they understood if the house burned down, they could not rebuild. Mr. Chipman confirmed, and said he was taking the chance.

Commissioner Slicker said he didn't see the rezoning as an option. He said he would have felt better if the property next door asked to be rezoned as well.

Chairperson Seward stated he would not support a rezoning that was establish a non-conforming use. He wouldn't support the plan B as well.

Commissioner Dehart said she wanted to see the rezoning to be in conjunction with other surrounding parcels so if something were to happen, there could be room to rebuild.

MOTION by Commissioner Anderson, seconded by Commissioner Sevic to postpone the rezoning request for 8357 Pontiac Lake Road, identified as parcel number 12-13-454-002, until all parties are agreeable to be scheduled on the agenda. The motion carried with a roll call vote: (5 yes votes) (Slicker/yes, Anderson/yes, Sevic/yes, Seward/no, Dehart/yes, Carlock/no, Meagher/yes, Seeley/no).

CONTINUING BUSINESS

None.

NEW BUSINESS

None.

OTHER BUSINESS

A. Master Plan Executive Summary Review

Director O'Neil presented a draft copy of the Executive Summary to the Planning Commission and Mrs. Earley. He asked the Planning Commission for their feedback on the document. The Board would receive the document as a "FYI".

The document would be available to view online, and would be printed on an as needed basis.

Commissioner Slicker said a location map of the redevelopment sites would be helpful.

Chairperson Seward said the acknowledgements should list the administrative staff first, and the Board of Trustees last. Director O'Neil said the staff recommended keeping the acknowledgements as is. He mentioned language revision to page seven of the executive summary to read "but rather the Master Plan is planning framework". He did not like the language of "highest and best use" under Development Opportunities on page 12; he suggested it to be changed to "appropriate use."

B. 8285 Highland Road (Former General RV Site) Concept Presentation

Josh Tauriainen, 58154 10 Mile Road, was present. He was in the used car business, and was more franchised at this point. His businesses were in Chelsea, Wixom, and Brighton and he felt that White Lake would be a good fit. When he was first approached by the owners to purchase the land, he was unaware it wasn't zoned properly. The special land use was not an issue, he understood the process of obtaining compliance for his proposed use.

Bob Emerine, 3229 Country Club, was present. He said there were three building existing on site. The main building would be used as the sales office; the accessory buildings would be utilized for maintenance. The site was paved, and would need to be rehabilitated. A 20' greenbelt would be required across the Highland Road frontage. Some existing parking would be removed to provide a 20' buffer on the east side of the site. Landscape islands would be proposed. Parking would be revised along the buildings to provide ADA compliant parking. The asphalt shoulder in the right of way would be removed, as well as the non-compliant sign. The building facades would be updated as well.

Mark Shamoun, 7929 Barrington, was present. The site was nice. He dealt with newer models of used vehicles from 2016 to current. The exteriors of the building would be very inviting to attract a customer who would be looking for a high-end product. He wanted the new façade to extend past the building, and the lot would be beautified with landscaping. The time on the due diligence was running out, so it was time to make a decision.

Commissioner Seeley said he would not support a used car lot on the site. The Planning Commission spent a lot of time and effort on master planning the area, and the proposed use was not what was in mind for the area.

Commissioner Anderson said he visited the property, and said the dealership in Wixom did not give off "used car dealership", and was high end. He said the site was a current eyesore and would like to see improvement to the site.

Mr. Tauriainen said the property was expensive, and a small business would not be locating to the site. He said the current owner did not need the money from the sale, and if the dealership didn't develop the location, it could stay vacant for the foreseeable future. He said there was potential of adding a "Welcome to White Lake" and sitting area on the property as well.

Commissioner Dehart said improving this site might spur improvements to surrounding sites in the area. She was in favor of all the beautification proposed.

Commissioner Carlock suggested keeping LEED practices in mind for the redevelopment of the site.

Mr. Tauriainen said cars would not be dropped off, so flat beds would not be coming in and out of the site. He proposed posting a performance bond to ensure the completion of the redevelopment, if a preliminary site plan and special land use application were approved.

25 jobs would be created with the development, and he had many current employees who were interested in working at a White Lake location.

Director O'Neil said the site plan could be reviewed administratively, if the Planning Commission was comfortable with it. Commissioners Dehart and Seeley said they wanted to see the plan come back before the Planning Commission as opposed to being approved administratively.

Commissioner Meagher said he had mixed feelings about the proposal, but understood it wasn't the typical used car dealership.

Commissioner Sevic echoed Commissioner Meagher's statement and added that a car dealership did not comply with master plan for the location.

Commissioner Slicker said if the dealership was done right, it could become a nice amenity for the community.

The Planning Commission wanted to see the project coming through the normal planning process, so they would consider the preliminary site plan and special land use approval.

John Hunt, 871 Oxhill Drive, he said a B dealership had never made it in this area.

Steve Woodard, 953 Schuyler, was in favor of something nice coming to the site and having that corner of the Township upgraded.

LIAISON'S REPORT

Stanley Park Phase One construction would begin in the near future. The Triangle Trail was under construction. The parks millage would be put on the August ballot. The ZBA considered four cases; one case was postponed; three others were approved. Rockin the Farm would be held again this summer, the Lakes Area Chamber would be spearheading the event. It was scheduled for July 20.

DIRECTOR'S REPORT

The Master Plan was approved at the April 16 Board meeting. The Gateway Crossing preliminary site plan was approved. There was robust discuss regarding some of the proposed zoning ordinance amendments in relation to parking. The Board wanted to allow four stories in the Pontiac Lake Gateway district with special land use.

The easements for the Elizabeth Lake Road Reconstruction were waiting on approval. Construction would be underway by the end of the month until July, there would be several different stages of closures. Designs on the new Township Hall and Public Safety buildings would be finalized soon. The Calvary Church rezoning would be coming back to the Planning Commission on May 16. Panera had not submitted for final site plan.

COMMUNICATIONS

None.

NEXT MEETING DATE: May 16, 2024

ADJOURNMENT

MOTION by Commissioner Carlock, seconded by Commissioner Meagher, to adjourn at 9:41 P.M. The motion carried with a voice vote: (8 yes votes).

DRAFT



INNOVATIVE IDEAS
EXCEPTIONAL DESIGN
UNMATCHED CLIENT SERVICE

March 3, 2024

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

RE: Culver’s- Preliminary Site Plan Review – 2nd Review

Ref: DLZ No. 2445-7696-04 Design Professional: Griggs Quaderer, Inc.

Dear Mr. O’ Neil,

Our office has performed a Preliminary Site Plan review for the above-mentioned revised plan dated March 18, 2024. The plans were reviewed for feasibility based on general conformance with the Township Engineering Design Standards.

General Site Information

This 1.69 acre site is located north of M-59, west of Bogie Lake Road, and southeast of Meijer.

Site Improvement Information:

- Construction of a 4,085 square foot drive thru restaurant.
- Associated paved and curbed parking area, including three (3) ADA parking spaces.
- Two entrances off Meijer Service Drive.
- Water and sanitary sewer service.
- Storm water management facilities.

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

Please note that comments from our February 26, 2024 review are in *italics*. Responses to those comments are in **bold**. New comments are in standard font.

- a) *Cover sheet C000- Correct spelling of Bogie Lake Road. Currently spelled “Boagie.”* **Comment addressed. Spelling has been corrected.**



INNOVATIVE IDEAS
EXCEPTIONAL DESIGN
UNMATCHED CLIENT SERVICE

WLT-Culver's- PSP Review.02

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- b) *Sheet C100- Show existing watermain easement for watermain along Bogie Lake Road frontage. In addition, any work within the existing easement shall require permission from the Township. Comment addressed and remains as a notation regarding permission for work within the existing easement. The 20' wide recorded watermain easement along Bogie Lake Road has now been shown.*
- c) *Sheet C100- Indicate whether there is an existing easement for the existing on site electric/power line. If so, permission from DTE shall be required for work within this easement. Comment addressed. Per the design engineer, no DTE easement was found during the title search.*
- d) *Sheet C100- Indicate whether there is an existing easement for the existing on site storm sewer (EX1 to EX2). Comment addressed. Per the design engineer, no easement for storm sewer was found during title search. This portion of the existing storm sewer shall require an easement since it is outside of the existing ROW.*
- e) *Sheet C100- Storm MH EX1- Verify rim and invert elevations. Per attached Meijer storm sewer as built plan, rim and invert as built elevations shown on the Culver's survey differ by approximately 2-3 feet. Comment addressed; grades were confirmed by surveyor.*
- f) *Sheet C100- Storm MH EX2- The following pipe sizes appear in error based on attached Meijer storm sewer as built plan a) 24" should be 21" diameter b) 15" should be 18" diameter. Comment addressed. Pipe sizes have been revised.*
- g) *Sheet C100- It appears that the existing storm sewer in Bogie Lake Road to the east is also mislabeled in terms of pipe diameter. Meijer as built plan shows 21" and 36" diameters respectively. Please verify. Comment addressed. Pipe sizes have been revised.*
- h) *Sheet C100-Benchmark #2 elevation (1003.52) shown appears to deviate by approximately 1.05' versus the identical benchmark (1004.57') provided on the survey(attached) for the adjacent (proposed Panera Bread) property to the southwest. Please clarify. Comment addressed; grades were confirmed by surveyor.*
- i) *Sheet C100- The following three distances in the Property Description are missing from the property metes and bounds sketch: a) Second paragraph- Line 1-331.37'; b) Second paragraph-Line 4-51.59'; c) Second paragraph-Line 8-90.99'. Comment addressed. Lengths of curves have now been added to the property metes and bounds sketch.*
- j) *Sheet C200- It is not clear why bumper blocks are being proposed where the ADA parking + one regular parking space abut the proposed sidewalk. Although the sidewalk abutting the spaces with bumper blocks will not be raised, the sidewalk to the south at a point would still need a sloped sidewalk/ramp up to allow ADA customers access to the restaurant door since the southern portion of this sidewalk does indicate a 6" raised sidewalk. Please review. Comment addressed and remains as a notation. The design engineer notes the sidewalk adjacent to the bumper blocks shall be flush with the pavement area, with a ramp up to the main entrance proposed. Details for ramp up to main entrance along with proposed grades (meeting ADA requirements) shall be provided on the FSP/FEP.*
- k) *Sheet C200-The 15' wide one way driveway on the south side of the restaurant does not meet the Township minimum 20' width requirement for one way drives. We defer to the Township Planning*



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Department regarding this item. **Comment addressed and remains as a notation. Per the design engineer, Culver's shall be requesting a variance for the reduced drive width. We continue to defer to the Township regarding this item.**

- l) *Sheet C200- Clarify the sidewalk easement intent for the existing sidewalks along the Meijer Service Drive and Bogie Lake Road. Is the easement proposed or existing? In addition, we defer to the Township Planning Department as to whether the existing sidewalk along Bogie Lake Road shall be required to be extended to the northwest along the Bogie Lake Road frontage per Township Zoning Ordinance requirements.* **Comment addressed and remains as a notation. A portion of the existing sidewalk is within the Culver's property and the design engineer has stated the intent to grant pedestrian access along the existing sidewalk to allow for continued use. We continue to note the requirement for a sidewalk easement for the portion of sidewalk on the Culver's property that is outside the Bogie Lake Road ROW. We continue to defer to the Township as to whether the existing sidewalk along Bogie Lake Road shall be required to be extended to the northwest along the Bogie Lake Road frontage.**
- m) *Provide plan indicating standard length fire truck access and turning radii so as to demonstrate adequate fire truck accessibility to and within the site.* **Comment addressed. A fire truck accessibility plan has now been provided.**
- n) *Sheet C300- A note shall be added to the proposed retaining wall to reference the wall detail on Sheet C501.* **Comment addressed. References to the detail on Sheet C501 have now been added to the requested sheets.**
- o) *Sheet C300- Add note to ends of proposed sidewalk replacement sections to match existing sidewalk grades.* **Comment addressed. Notes have been added.**
- p) *Sheet C301- Based on the existing storm sewer invert (per Meijer storm sewer as built plan) for EX1 of 984.85, storm drainage would back up in proposed Stormceptor (MH1) and remainder of proposed pipe (CB2 -EX1) and into CB2. Please review and revise, including storm sewer calculations, as necessary. In addition, please reference comment e) above.* **Comment addressed, grades were confirmed by surveyor and positive drainage is anticipated.**
- q) *Sheet C301-The proposed storm sewer is too close to the proposed retaining wall. Please shift sewer further to the east.* **Comment addressed. Storm sewer layout has been revised such that storm sewer is now shifted away from proposed retaining wall.**
- r) *Sheet C400-The proposed sanitary sewer pipe diameter shall be required to be 8" diameter (8" required if pipe length > 150').* **Comment addressed. 6" lead will suffice based on conversation with our office.**
- s) *Sheet C400- The proposed sanitary sewer lead will be required to be lowered at water service crossing UC3 to achieve the minimum required 18" vertical pipe separation.* **Comment addressed. The water lead has been lowered and placed a minimum of 18" vertical separation under the sanitary lead.**
- t) *The applicant will need to provide information detailing whether this site falls under the Meijer Storm Water Management Facilities Easement, Maintenance Agreement and Lien document or if a new agreement will be required for this development. Likely a new agreement in the form of a*



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nonexclusive stormwater discharge agreement (see attached sample) will be required and supporting exhibits will need to be provided. **Comment addressed and remains as a notation. The engineer notes that no information was found as to whether the site falls under the Meijer agreement and has thus indicated that a new agreement will be drafted and finalized during the FSP/FEP phase.**

- u) *ADA parking spaces will need to meet ADA standards in terms of slopes and dimensions; further details will be required at the time of Final Site Plan/Final Engineering Plan submittal/review.* **Comment remains as a notation.**
- v) *Preliminary grading of the site has been proposed and demonstrates general drainage patterns. A more detailed grading review will be provided at the time of Final Engineering Plan submittal/review.* **Comment remains as a notation.**
- w) *We defer to the Township Fire Department regarding hydrant coverage.* **Comment addressed. Per the design engineer, all fire department requirements including for hydrant coverage have been met per the Fire Marshall.**
- x) *Sheet C500- There are several locations where proposed trees are shown too close to proposed sanitary sewer, water service, and storm sewer. Please provide a minimum of 10' horizontal separation between trees and these utilities. We have attached a red lined copy of this plan sheet for exact locations.* **Comment addressed. Landscape plan has now been revised. All proposed trees are now shown a minimum of 10' away from proposed sanitary sewer, water service, and storm sewer.**

Recommendation

The plan now demonstrates feasibility, and we recommend approval subject to any remaining above comments being addressed on the Final Site Plan/ Final Engineering Plan.

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



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EXCEPTIONAL DESIGN
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Cc: Justin Quagliata, Community Development, *via email*
Hannah Kennedy-Galley, Community Development, *via email*
Aaron Potter, DPS Director, White Lake Township, *via email*
Jason Hanifen, Fire Marshall, White Lake Township, *via email*

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WHITE LAKE TOWNSHIP PLANNING COMMISSION

REPORT OF THE COMMUNITY DEVELOPMENT DEPARTMENT

TO: Planning Commission

FROM: Sean O’Neil, AICP, Community Development Director
Justin Quagliata, Staff Planner

DATE: April 3, 2024

RE: Culver’s
Preliminary Site Plan – Review #2

Staff reviewed the revised site plan prepared by Griggs Quaderer, Inc. (revision date March 18, 2024). The following comments from the first review dated February 26, 2024 are listed below. Responses to those comments are provided in **(red)**.

Katie Schmitt has requested preliminary site plan approval to construct a 4,085 square foot drive-thru Culver’s restaurant on 1.69 acres of Parcel Number 12-20-276-035. The subject site is part of a Meijer outlot, zoned PB (Planned Business), and located north of Highland Road (M-59) and west of Bogie Lake Road. **Prior to final site plan submission, a land division application shall be submitted to the Assessing Department to separate the proposed outlot from the remaining Meijer property.** **(Comment remains as a notation. This requirement has been acknowledged by the Applicant’s engineer in the response letter provided to the first review).**

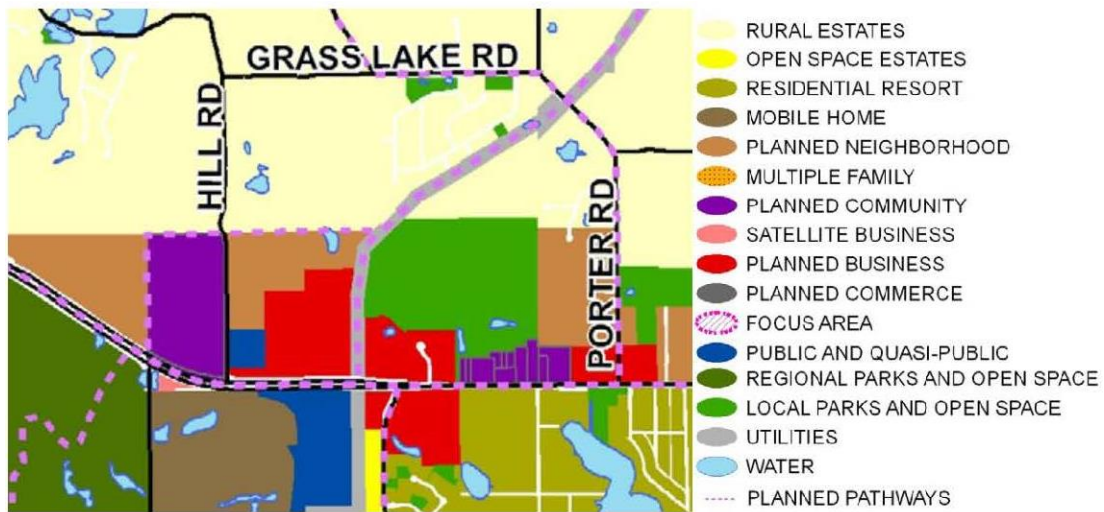
Meijer must provide a letter of authorization allowing the Applicant to submit a site plan application on their behalf, or, a Meijer representative must sign the application. A letter of authorization must include a legal description for the area of the proposed land division, as the parcel of land (outlot) for the project has not yet been created. **(Comment addressed. A letter of authorization from Meijer has been provided).**

Master Plan

The Future Land Use Map from the Master Plan designates the subject site in the Planned Business category. All development in Planned Business is required to adhere to strict access management principles in order to minimize traffic conflict and maximize safety throughout the M-59 corridor. Connections to and segments of the Township community-wide pathway system are required as an integral part of all Planned Business development.

The Future Land Use Map from the draft 2024 Master Plan designates the subject site in the Commercial Corridor category, which is intended to provide regional goods and services (such as large box-stores and drive-thrus) to residents and non-residents.

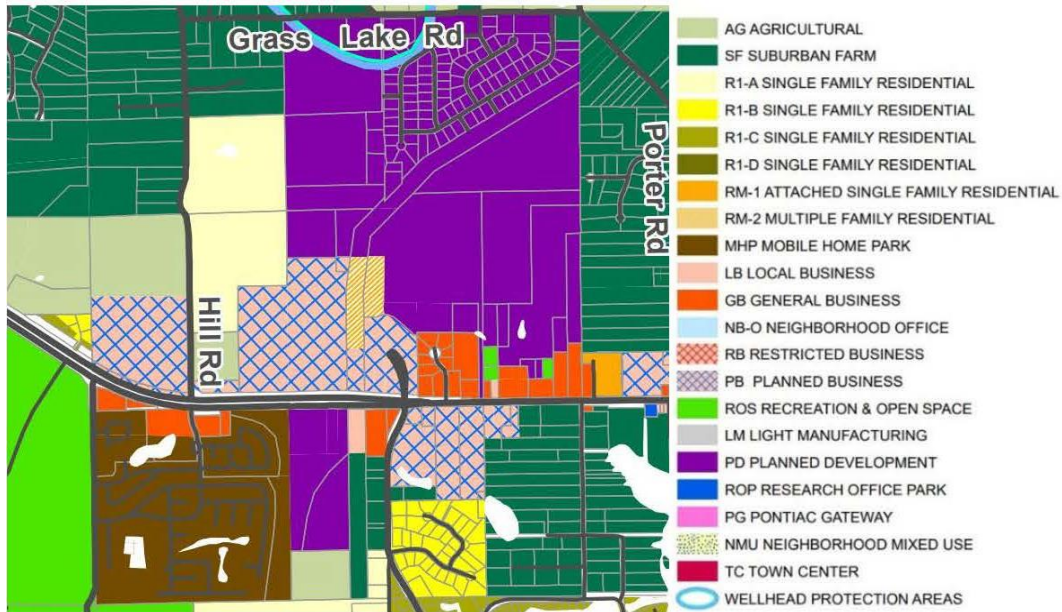
FUTURE LAND USE MAP



Zoning

Drive-thru restaurants are principal permitted uses with site plan review and approval in the PB zoning district. A minimum lot area of 10 acres is required in the PB District (the PB district does not have a minimum lot width requirement). **Label the dimensions of the proposed property lines on Sheet C200.** (Comment addressed. The property dimensions are now labeled on Sheet C200). The subject site (proposed parcel) contains 1.69 acres of lot area. While the lot area does not meet the minimum requirement, the Meijer outlots were contemplated at the time of the initial development. A waiver from the minimum area requirement is not necessary.

ZONING MAP



Physical Features

Currently the site is undeveloped. The Michigan Department of Environment, Great Lakes, and Energy (EGLE) Wetland Map and the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map indicate neither wetlands nor floodplain are present on or near the site.

Access

Two proposed driveways to the Meijer private drive would provide access to the site. The Zoning Ordinance states the number of driveways permitted for a site shall be the minimum number necessary to provide safe and efficient access for regular traffic and emergency vehicles. **The westerly driveway should be eliminated. Revise accordingly. (Comment remains as a notation. The Applicant is requesting a secondary driveway be allowed on the west side of the site. Staff defers to the Planning Commission on this request. It should be noted the Applicant is also requesting a waiver to reduce the required drive aisle width for a one-way drive along the south side of the building from 20 feet to 15 feet). If not removed, the westerly driveway is deficient in width (one-way undivided driveways must have a width of 20 feet) and shall be widened accordingly (dimension this driveway width on Sheet C200). (Comment addressed. The drive width has been labeled with dimensions on Sheet C200).**

Staff discussed with the Applicant's engineer aligning (centerline-to-centerline) the proposed Culver's driveway with the proposed project driveway to the south. The driveways have not been aligned. The latest conceptual final site plan for the project to the south will be provided to the Applicant's engineer for reference. Revise accordingly.

Sidewalk along portions of the property frontage were constructed by Meijer at the time of the initial development. The Applicant shall be required to repair/replace any broken sections of concrete within the frontage sidewalk, as determined by the Township Engineering Consultant; this is noted on Sheet C200.

Utilities

Municipal water and sanitary sewer are available to serve the site. The Township Engineering Consultant will perform an analysis of utilities, stormwater, and grading to ensure compliance with all applicable ordinances as well as the Township Engineering Design Standards.

Staff Analysis

When reviewing the preliminary site plan, the Planning Commission should consider if the project meets the design standards for Planned Business developments found in Article 6, Section 7 of the Zoning Ordinance, the appropriateness of the requested waivers, and the site standards and development procedures for a PB development as outlined in Articles 5 and 6, respectively, of the Zoning Ordinance.

The Planned Business development review process is summarized by the following steps:

1. Preliminary Site Plan: During this review, the site layout and use(s) are established, the amount of open space is determined, and other project details are decided upon. The Planning Commission holds a public hearing, reviews the PB proposal, and makes a recommendation to the Township Board. The Township Board takes final action, approving or denying the preliminary site plan.
2. Final Site Plan: At this time building materials and colors, landscaping, and outdoor lighting are finalized and all conditions of preliminary site plan approval must be satisfied. The Planning Commission reviews and takes action to approve or deny the final site plan, and also reviews the proposed Development Agreement and makes a recommendation to the Township Board.
3. Development Agreement: Upon recommendation by the Planning Commission, the Township Board takes final action on the Development Agreement.

The following standards for drive-thrus found in Section 4.17 of the Zoning Ordinance must also be utilized:

- A. *A front yard setback of at least sixty (60) feet shall be required.* The proposed front yard setback from the south property line is 85.3 feet. **The building setback (at its closest point) from the north (front) property line shall be dimensioned on the site plan. Also, revise the required front yard building setback from 50 feet to 60 feet on Sheet C200. (Comment addressed. The building to property line dimension on the north side of the building has been added to the plan. The front yard building setback is now shown and labeled as 60 feet).**

- B. *Entrance and exit drives shall be at least one hundred (100) feet from any street intersection and two hundred (200) feet from any residential district. The nearest street intersection (Bogie Lake Road and Meijer private drive – to the east) is approximately 125 feet from the proposed easterly driveway. Additionally, the proposed driveways exceed the minimum 200-foot setback from a residential zoning district.*
- C. *An outdoor lighting plan shall specify the type of fixtures to be used, light intensity, and method of shielding the fixtures so that light does not project onto adjoining properties or on any public or private street or right-of-way. Dropped fixtures shall not be allowed. The site plan shall include a photometric plan and catalog details for all proposed fixtures. Outdoor lights must meet the performance standards of Section 5.18. See the Outdoor Lighting section of this review.*
- D. *An obscuring fence, screen wall, or land form buffer shall be provided in accordance with the provisions of Section 5.19 on all sides abutting a residential district. The property does not abut a residential district.*
- E. *Adequate off-street waiting space shall be provided to prevent drive-through customers from waiting on a public or private street. Fast food restaurants with indoor seating require minimum stacking (per lane) of eight (8) vehicles inclusive of the vehicle at the window. The site plan shows 13 stacking spaces and seven (7) order waiting spaces.*

Building Architecture and Design

Exterior building materials should be comprised primarily of high quality, durable, low maintenance material, such as masonry, stone, brick, glass, or equivalent materials. Buildings should be completed on all sides with acceptable materials **(consideration shall be given to all four facade designs as each side of the building would be visible from a street).** (See response to following comment in this paragraph). The proposed materials for the 18-foot-tall building (23-foot-tall parapets) are a mix of EFIS (exterior insulation finishing system) and stone veneer, with canvas awnings. **A majority of the building material is EFIS, with stone veneer as an accent around the base of the building. EFIS is not considered a high-quality building material. Staff recommends 70 percent of all elevations of the building be covered with some type of brick or stone veneer product.** (Comment addressed. In the response letter provided to the first review, the Applicant's engineer stated all building faces have a minimum of 70% brick and/or stone veneer product. Percentage of EFIS has been provided for each of the building elevations).

The Zoning Ordinance states all buildings should have windows at eye level covering at least 30 percent of the front facade. The exterior elevations should be revised to provide the required windows, and a window coverage calculation shall be provided on the building elevations at final site plan. (Comment outstanding. A waiver is required because 30% window coverage on front facades is not provided. The east and north elevations are also considered front facades (due to fronting on roads) and shall be labeled as such on Sheet A-3, with window coverage calculations provided for those facades. Also, revise requested waiver seven on Sheet C000 to reflect the three affected facades).

Note the exterior elevations and site details shall be sealed by the registered architect who prepared the plans. (Comment addressed. The floor plan, exterior elevations, and site details sheet have been sealed by the architect).

A sample board of building materials to be displayed at the Planning Commission meeting and elevations in color are required by the Zoning Ordinance and must be submitted at final site plan. (Comment remains as a notation). Additionally, the address (street number) location shall be shown on the building. Six-inch-tall numbers visible from the street shall be required. (Comment addressed. Address location has been depicted on the south building elevation). The address location is subject to approval of the Fire Marshal. (Comment remains as a notation. This requirement is noted on Sheet A-3).

Parking

In addition to the required stacking spaces (which must be provided as described on Page 4 of this review), one parking space per 75 square feet of gross floor area is required for the drive-thru restaurant (54 spaces). 55 parking spaces are proposed east of the building. The required number of barrier-free parking spaces are also provided.

Off-Street Loading Requirements

The Zoning Ordinance requires one loading space for a development of this size. Such loading and unloading space must be an area 10 feet by 50 feet, with a 15-foot height clearance. One loading space is proposed. General Note 5 on Sheet C200 states deliveries would occur off-hours as to not conflict with customer traffic flow.

Trash Receptacle Screening

The Zoning Ordinance requires dumpsters to be surrounded by a six-foot-tall wall (but not more than eight feet high) on three sides and an obscuring wood gate on a steel frame on the fourth side, located on a six-inch concrete pad extending 10 feet in front of the gate, with six-inch concrete-filled steel bollards to protect the rear wall and gates. Furthermore, the Zoning Ordinance states dumpsters and trash storage enclosures shall be constructed of the same decorative masonry materials as the buildings to which they are accessory. Brickform concrete (simulated brick pattern) or stained, decorative CMU block are not permitted where the principal building contains masonry. Plain CMU block is also prohibited. Dumpster enclosure and elevations details were provided on Sheet C-1. The proposed enclosure is located adjacent to the north side of the building. An 8'-6" wall (stone veneer over CMU screen wall) is proposed on the sides of the dumpster enclosure, with an aluminum-backed synthetic wood gate on the east side of the enclosure **(the color of the gate shall be provided at final site plan).** **(Comment remains as a notation. This requirement has been acknowledged by the Applicant's engineer in the response letter provided to the first review).** **The screen wall shall be reduced six inches in height or a waiver is required. (Comment addressed. The screen wall height has been reduced to meet the eight-foot maximum height).**

The proposed enclosure is located north of the building. The Zoning Ordinance prohibits trash enclosures within a required front yard setback, and does not allow enclosures closer to the front lot line than the principal building. The proposed dumpster enclosure is located closer to the Meijer private drive than the building. **A waiver is required to allow the dumpster enclosure to project into the front yard.** (Comment remains as a notation. This requirement has been acknowledged by the Applicant's engineer in the response letter provided to the first review).

Landscaping and Screening

Landscaping must comply with the provisions of the Zoning Ordinance and should be designed to preserve existing significant natural features and to buffer service areas, parking lots, and dumpsters. A mix of evergreen and deciduous plants and trees are preferred, along with seasonal accent plantings. A landscape plan is not required as part of the preliminary site plan, but was provided for consideration and will be reviewed in detail during final site plan review if the preliminary site plan is approved. Following are initial comments on the landscape plan:

- All required landscape areas in excess of 200 square feet shall be irrigated to assist in maintaining a healthy condition for all plantings and lawn areas. **An irrigation plan shall be provided at final site plan.** (Comment remains as a notation. This requirement has been acknowledged by the Applicant's engineer in the response letter provided to the first review).
- Transformer and Mechanical Equipment Screening: all ground mounted transformers, climate control, and similar equipment shall be screened from view from any street or adjacent property by a wall constructed of the same decorative exterior materials as the building and not less than the height of the equipment to be screened. As an alternative, the equipment may be screened by landscaping approved by the Planning Commission. All rooftop climate control equipment, transformer units, and similar equipment shall be screened. The materials used to screen the equipment shall be compatible in color and type with exterior finish materials of the building. All rooftop equipment shall conform to the maximum height regulations of the Zoning Ordinance. **The plans do not show proposed locations for mechanical units or provide the method of screening. The plans shall be revised accordingly to provide the location(s) and method of screening at final site plan.** (Comment addressed. The mechanical units are located on the roof of the building (see Sheet A-3) and screened by parapet walls).
- Note areas for snow storage are depicted on Sheet C200.
- Trees shall not be planted closer than four feet to a property line. **Add note to landscape plan at final site plan.** (Comment addressed. Note 19 has been added to Sheet C500).

- **The Planting Requirements Table on Sheet C500 shall be revised. The minimum requirement listed for the west side buffer is incorrect. A greenbelt 10 feet in width planted with 1 large deciduous or evergreen tree and 8 shrubs for every 30 linear feet is required. Revise accordingly. (Comment partially addressed. While the greenbelt requirement has been added, the following wording still needs to be removed: “Land Form Buffer A-2 =”).**
- **18 trees are required for interior landscaping and 7 trees are proposed. Therefore, a waiver is required. (Comment outstanding. A waiver is required. Note 10 trees are now proposed, so the waiver requested is for eight trees).**
- **Unless waived by the Planning Commission, the landscape plan shall be prepared by a landscape architect registered in the State of Michigan. The landscape plan is signed and sealed by a professional engineer. Revise accordingly, or a waiver is required. (Comment outstanding. However, a waiver is being requested).**

Outdoor Lighting

Site lighting is required to comply with the Zoning Ordinance. Information on site lighting was provided and will be reviewed in detail during final site plan review. Following are initial comments on the lighting (photometric) plan:

- Lighting shall be shielded from adjacent properties and designed to reflect continuity with the pedestrian orientation of the area. Floodlights, wall pack units, and other types of unshielded lights, and lights where the lens or bulb is visible outside of the light fixture are not permitted except in service areas where the lights will not generally be visible by the public or adjacent residential properties. Lights underneath canopies must be fully recessed into the canopy to minimize glare from the light source.
- **Complete catalog details (lighting fixture specification sheets) for all proposed fixtures shall be provided at final site plan. Light fixture selections and colors are subject to review and approval by the Township. (Comment remains as a notation. This requirement has been acknowledged by the Applicant’s engineer in the response letter provided to the first review).**
- **Revise the Lighting Statistics Table to include footcandle information at the building, driveway, and parking. It appears the information provided is only for the general site. (Comment outstanding. The table has not been updated as required. Separate rows with data for each of the aforementioned areas shall be provided in the table. This revision can be made at final site plan).** The allowable average footcandle for the entire site is 0.5, which is currently proposed.
- Note no wall pack units are currently proposed on the building. **(The building wall sconces have been added to the photometric plan).**

Signs

Per the Meijer Development Agreement, freestanding signs are prohibited from being located on any individual outlot. If allowed by Meijer, Culver's may be identified on the freestanding sign at the northwest corner of Bogie Lake Road and Highland Road.

A maximum of one wall sign is permitted for each principal building. In instances where a parcel has frontage on two streets, an additional wall sign may be permitted on the building facing the secondary thoroughfare, which is no greater than five percent of the wall area on which the sign is placed. Where permitted, wall signs must be located flat against the building's front facade or parallel to the front facade on a canopy. The exterior elevations show four wall signs on the building (one sign on the north, south, east, and west facades). **The wall sign on the west elevation and the wall sign on the north elevation shall be removed, or waivers are required.** (Comment addressed. Wall signs on the west and north elevations have been removed). Additionally, wall signs cannot extend above the roofline of a building. **Waivers are required to install wall signs above the roofline of the building.** (Comment outstanding. Contrary to the response letter, the two wall signs shown on Sheet A-3 are above the roofline. At this time, waivers are still required. However, the Planning Commission should note per the proposed Zoning Ordinance amendment to the definition of above-the-roof signs, a waiver for the sign locations would not be required). Staff does not support signage waivers. The exterior elevations should be revised to comply with the sign standards.

The exterior elevations of all four sides of the building indicate the cornice contains optional blue LED accent lighting. Trim accent lighting at or above the roofline is prohibited signage and a waiver would be required to install such lighting. Staff suggests Sheet A-3 be revised to remove the optional blue LED accent lighting. (Comment addressed. The blue LED accent lighting has been removed from the building elevations).

Outdoor Dining

Outdoor dining is subject to the following standards found in Section 4.18 of the Zoning Ordinance:

- A. *The Planning Commission shall determine that the use is designed and will be operated so as not to create a nuisance to property owners adjacent to or nearby the eating establishment. As such, the proposed use shall meet the following minimum criteria:*
- i. *The establishment may operate only during the following hours:*
 - Monday thru Thursday: 8:00 a.m. – 12:00 midnight
 - Friday: 8:00 a.m. – 2:00 a.m.
 - Saturday: 10:00 a.m. – 2:00 a.m.
 - Sunday: 10:00 a.m. – 10:00 p.m.

The hours of operation pertain to the outdoor dining hours, not hours of operation for the restaurant. Outdoor dining at Culver's would be limited to said hours of operation.

- ii. *The use of exterior loudspeakers is prohibited where the site abuts a residential district or use. The noise level at the lot line shall not exceed 70 dB.*
Culver's would be required to adhere to said performance standard.

- iii. *An outdoor lighting plan shall specify the type of fixtures to be used, light intensity, and method of shielding the fixtures so that light does not project onto adjoining properties or on any public or private street or right-of-way. Dropped fixtures shall not be allowed. The site plan shall include a photometric plan and catalog details for all proposed fixtures. Outdoor lights must meet the performance standards of Section 5.18.*

Information on site lighting was provided and will be reviewed in detail during final site plan if the preliminary site plan is approved. Initial comments on the lighting (photometric) plan were previously provided in this report.

B. Additional parking spaces must be provided according to the following:

- i. *Outdoor dining areas for more than 30 people or which include either permanent or seasonal structures, such as awning, roofs, or canopies, may be required to provide additional parking according to the following:*
 - a. *If the outdoor seating is 25% of the indoor seating or less, no additional parking is necessary.*
 - b. *If the outdoor seating is 26%-50% of the indoor seating, the restaurant may be required to provide up to 125% of the parking required for the indoor space.*
 - c. *If the outdoor seating is over 50% of the indoor seating capacity, the restaurant may be required to provide up to 150% of the parking required for the indoor space.*

An outdoor patio with 20 seats (five tables) is proposed on the south side of the building. **Label the size (square footage) of the patio on Sheet C200. (Comment addressed. A note has been added to Sheet C200 indicating the patio is 675 square feet in size).**

Community/Public Benefit

A waiver from the Community Impact Statement (CIS) requirement should be requested. (Comment addressed. This request has been noted on Sheet C000). While staff supports waiving submission of a CIS, **a community/public benefit must be provided to qualify for development in the PB district.** (See response to following comment in this paragraph). For PB developments, a public benefit(s) must be provided to offset the impact(s) of development on the Township. Community benefits are intended to be for the use and enjoyment of the public-at-large and must be commensurate with the waivers requested for the project. Note donations to charitable organizations do not constitute a Township community/public benefit. **A community/public benefit has not been proposed. (Comment addressed. The Applicant is proposing to donate \$10,000 to the Corridor Improvement Authority. The Township Board must determine if the proposed donation is acceptable).**

Planning Commission Options / Recommendation

The Planning Commission may recommend approval, approval with conditions, or denial of the preliminary site plan to the Township Board. ~~Staff recommends the plans be revised and resubmitted to address the items identified in this memorandum. A response letter detailing changes made to the plan shall be provided upon resubmission. A list of requested waivers shall also be provided, along with a proposed community/public benefit.~~ **The majority of staff comments have been addressed. While there are waivers required, the plan demonstrates land use feasibility. Concerns remain regarding the proposed secondary driveway on the west side of the site, and coordinating alignment of driveways with the project south of this site. These items should be resolvable during final site plan. Staff recommends approval of the preliminary site plan subject to the items identified in this memorandum being addressed at final site plan.**



Fire Department
Charter Township of White Lake

Section 9, Item B.

7420 Highland Road
White Lake, MI 48383
Office (248) 698-3993
www.whitelaketwp.com/fire

Site / Construction Plan Review

To: Sean O'Neil, Planning Department Director

Date: 4/2/2024

Project: Culver's

Job #: 230601

Date on Plans: 3/18/2024

The Fire Department has the following comments with regards to the 2nd review of the site plans for the project known as Culver's.

1. The Fire Dept. has no further comments at this time

Jason Hanifen
Fire Marshal
Charter Township of White Lake
(248)698-3993
jhanifen@whitelaketwp.com

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

CULVER'S RESTAURANT

NEW RESTAURANT

PRELIMINARY SITE PLAN APPROVAL

BOGIE LAKE ROAD
WHITE LAKE, MI

PART OF THE NORTHEAST 1/4 OF SECTION 20
TOWNSHIP 3N NORTH, RANGE 8E EAST
WHITE LAKE TOWNSHIP, COUNTY OF OAKLAND, STATE OF MICHIGAN

REQUESTED WAIVERS:

1. A WAIVER TO REMOVE THE REQUIREMENT OF A COMMUNITY IMPACT STATEMENT (CIS)
2. A WAIVER TO ALLOW THE DUMPSTER ENCLOSURE TO PROJECT INTO THE FRONT YARD
3. A WAIVER TO ALLOW A SECONDARY ACCESS POINT TO MEIJER DRIVE
4. A WAIVER TO REDUCE THE REQUIRED DRIVE AISLE WIDTH FROM 20' TO 15' ALONG THE FRONT OF THE BUILDING
5. A WAIVER TO REDUCE THE AMOUNT OF INTERIOR TREE REQUIREMENT FROM 18 TREES TO 10 TREES
6. A WAIVER TO REMOVE THE REQUIREMENT OF A LANDSCAPE ARCHITECT TO SIGN THE LANDSCAPING PLANS AND ALLOW A PROFESSIONAL ENGINEER TO SIGN THE PLAN.
7. A WAIVER TO REDUCE THE REQUIRED AMOUNT OF WINDOW COVERAGE ALONG THE FRONT FACADE FROM 30% TO 13%.

PROPERTY DESCRIPTION:

LAND SITUATED IN THE TOWNSHIP OF WHITE LAKE, COUNTY OF OAKLAND, STATE OF MICHIGAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE CENTER POST OF SECTION 20, TOWN 3 NORTH, RANGE 8 EAST, WHITE LAKE TOWNSHIP, OAKLAND COUNTY, MICHIGAN; SAID POINT BEING SOUTH 89 DEGREES 59 MINUTES 45 SECONDS WEST, 2635.27 FEET FROM THE EAST 1/4 CORNER OF SAID SECTION 20; THENCE NORTH 00 DEGREES 31 MINUTES 08 SECONDS EAST, 198.92 FEET ALONG THE NORTH-SOUTH 1/4 LINE OF SAID SECTION 20; THENCE NORTH 89 DEGREES 58 MINUTES 09 SECONDS EAST, 519.78 FEET ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF M-59 (HIGHLAND ROAD, VARIABLE WIDTH); THENCE 513.35 FEET ALONG THE ARC OF A 5821.58 FOOT RADIUS CIRCULAR CURVE TO THE RIGHT, CHORD BEARING SOUTH 87 DEGREES 30 MINUTES 22 SECONDS EAST, 513.19 FEET ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID M-59; THENCE NORTH 00 DEGREES 39 MINUTES 06 SECONDS EAST, 370.03 FEET TO THE PLACE OF BEGINNING;

THENCE NORTH 00 DEGREES 39 MINUTES 06 SECONDS EAST, 292.32 FEET; THENCE 331.37 FEET ALONG AN ARC OF A 534.00 FOOT RADIUS CIRCULAR CURVE TO THE RIGHT, CHORD BEARING SOUTH 63 DEGREES 18 MINUTES 30 SECONDS EAST, 326.08 FEET; THENCE SOUTH 24 DEGREES 21 MINUTES 04 SECONDS EAST, 65.40 FEET; THENCE 51.59 FEET ALONG AN ARC OF A 514.00 FOOT RADIUS CIRCULAR CURVE TO THE RIGHT, CHORD BEARING SOUTH 35 DEGREES 50 MINUTES 29 SECONDS EAST, 51.57 FEET; THENCE SOUTH 13 DEGREES 28 MINUTES 42 SECONDS WEST, 6.80 FEET; THENCE SOUTH 60 DEGREES 22 MINUTES 37 SECONDS WEST, 29.73 FEET; THENCE 90.99 FEET ALONG AN ARC OF 175.00 FOOT RADIUS CIRCULAR CURVE TO THE RIGHT, CHORD BEARING SOUTH 75 DEGREES 06 MINUTES 16 SECONDS WEST, 89.97 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 237.44 FEET TO SAID PLACE OF BEGINNING.

DRAWING INDEX:

●	03-18-2024	C000	— COVER SHEET
●	03-18-2024	C100	— TOPOGRAPHIC SURVEY PLAN
○	-	C101	— SITE REMOVAL PLAN
●	03-18-2024	C200	— SITE LAYOUT PLAN
●	01-30-2024	C300	— SITE GRADING PLAN
●	03-18-2024	C301	— SITE STORM SEWER PLAN
●	03-18-2024	C302	— SOIL EROSION CONTROL PLAN
●	01-30-2024	C303	— DRAINAGE AREA MAP & STORM CALCULATIONS
●	03-18-2024	C400	— SITE UTILITY PLAN
●	03-18-2024	C401	— SITE PHOTOMETRIC PLAN
●	01-30-2024	C500	— SITE LANDSCAPE PLAN
●	03-18-2024	C501	— SITE LANDSCAPE DETAILS
●	03-18-2024	C600	— SITE DETAILS
○	-	-	— SANITARY SEWER DETAILS (COUNTY)
○	-	-	— PRESSURE PIPE DETAILS (COUNTY)
○	-	-	— GENERAL CONSTRUCTION NOTES (COUNTY)
●	03-18-2024	A-2	— DIMENSIONED FLOOR PLAN
●	03-18-2024	A-3	— EXT. ELEVATIONS, DOOR & WINDOW SCHEDULE
●	03-18-2024	AC-1	— ARCHITECTURAL SITE DETAILS
●	DATE		MOST RECENT ISSUE / REVISION DATE
●			FILLED CIRCLE INDICATES SUBMITTED DRAWING

BENCHMARKS (DATUM: NAVD88)

- BM#1:** TOP ARROW ON FIRE HYDRANT LOCATED APPROXIMATELY 37' SOUTH OF @ BOGIE LAKE ROAD, 35' WEST OF THE BEGINNING OF THE BOULEVARD, 790' NORTH OF @ M-59 & HIGHLAND ROAD AND 250' EAST OF @ OF EASTERLY TOWERED ELECTRICAL TRANSFORMER LINES. ELEVATION = 1003.87
- BM#2:** TOP ARROW ON FIRE HYDRANT LOCATED APPROXIMATELY 18' SOUTH OF @ MEIJER SERVICE DRIVE, 370' WEST OF @ BOGIE LAKE ROAD, 180' EAST OF @ OF EASTERLY TOWERED ELECTRICAL TRANSFORMER LINES. ELEVATION = 1003.52

NPDES STATEMENT:

THE OWNER WILL NOT NEED TO OBTAIN AN NPDES STORM WATER DISCHARGE PERMIT FROM THE MICHIGAN DEPARTMENT OF ENVIRONMENT, GREAT LAKES, AND ENERGY (EGLE). TOTAL DISTURBED AREA: 1.62 ACRES

TOPOGRAPHIC SURVEY STATEMENT:

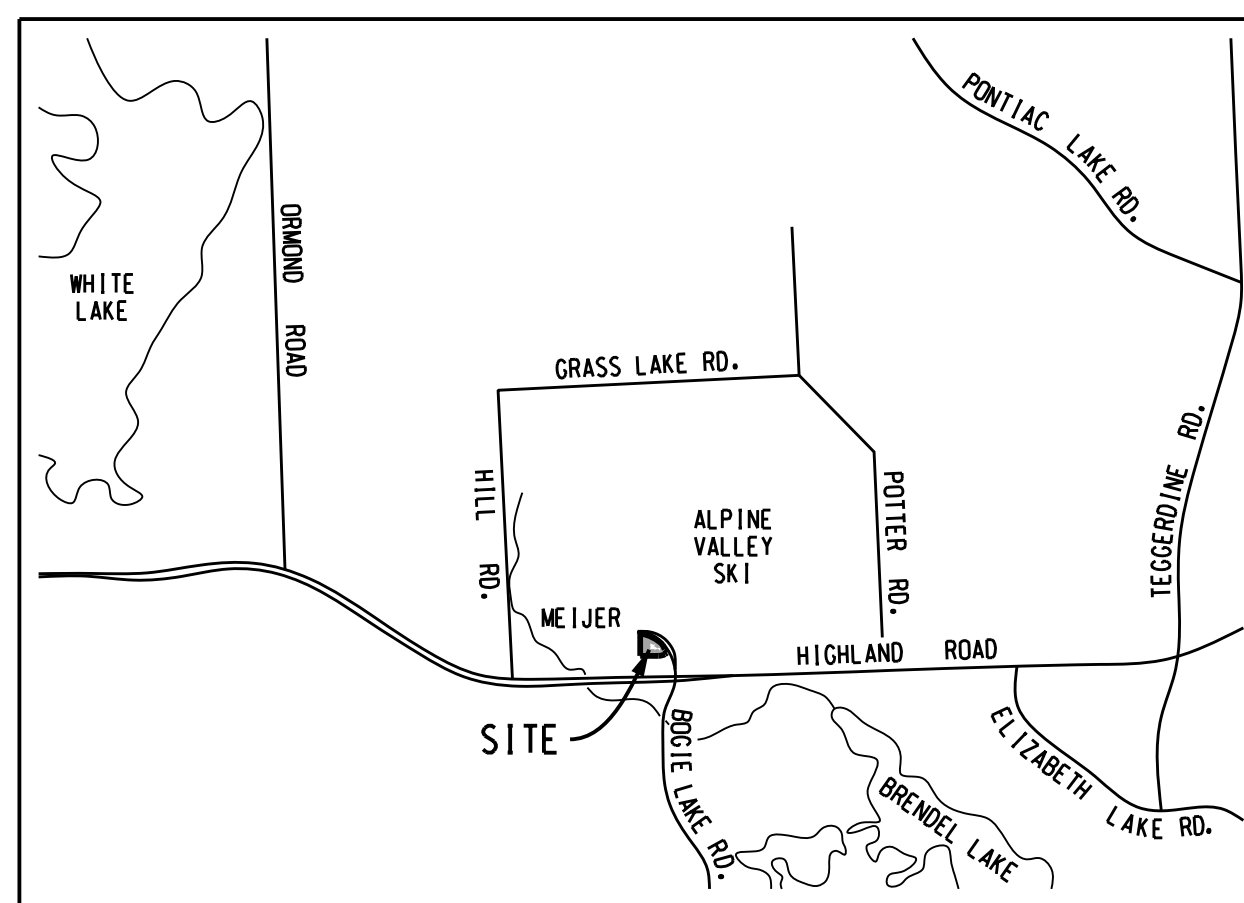
THE EXISTING FEATURES SHOWN ON THIS PLAN ARE FROM AN ACTUAL TOPOGRAPHIC SURVEY PERFORMED BY GRIGGS QUADERER, INC. IN SEPTEMBER OF 2023. THE UNDERGROUND UTILITIES SHOWN WERE EITHER VERIFIED BY THIS SURVEY OR WERE PLOTTED IN ACCORDANCE WITH THE BEST INFORMATION AVAILABLE. NO EXISTING UTILITIES WERE EXPOSED FOR VERIFICATION OF LOCATION AND ELEVATION. NO GUARANTEES ARE GIVEN THAT THE LOCATIONS ARE ABSOLUTELY ACCURATE OR THAT UTILITIES OTHER THAN THOSE SHOWN ARE NOT PRESENT.

OWNER: KATIE SCHMITT
7734 SOMERHILL LANE
CLARKSTON, MI 48438
(248) 953-5150
KATIESCHMITT4@GMAIL.COM

CONTRACTOR: KEVIN JOHNSON
RHODS & JOHNSON
285 N. ALLOY DR.
FENTON, MI 48430
(810) 750-7630
KEVIN@RHODSJOHNSON.COM

ARCHITECT: RAY EMBACH
AMAG, INC.
SUITE 200
4488 W. BRISTOL ROAD
FLINT, MI 48507
(810) 230-9311
REMBACH@AMAGARCH.COM

ENGINEER: CHRIS BRZEZINSKI, PE, PS
GRIGGS QUADERER, INC.
8308 OFFICE PARK DRIVE
GRAND BLANC, MI 48439
PHONE: (810) 695-0154
EMAIL: CHRIS@GQINCORP.COM



LOCATION MAP
NOT TO SCALE



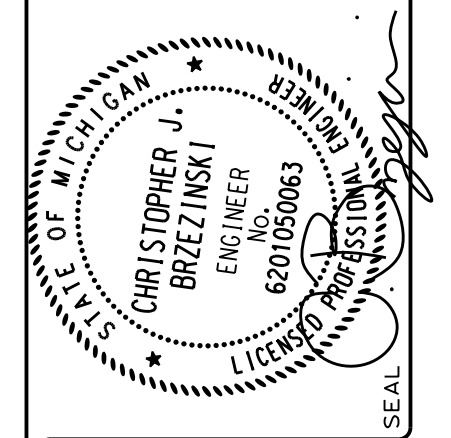
STANDARD LEGEND		
DESCRIPTION	PROPOSED	EXISTING
BUILDING	[Symbol]	[Symbol]
STORM SEWER	--- ST ---	--- ST ---
SANITARY SEWER	--- S ---	--- S ---
WATER	--- W ---	--- W ---
GAS LINE	--- G ---	--- G ---
ELECTRIC LINE	--- E ---	--- E ---
TELEPHONE LINE	--- T ---	--- T ---
MANHOLE	●	○
CATCH BASIN	⊙	⊙
FIRE HYDRANT	▲	▲
GATE VALVE & WELL	●	●
POWER POLE	●	●
LIGHT POLE	⊙	⊙
CURB & GUTTER	[Symbol]	[Symbol]
FENCE	x-x-x-x	x-x-x-x
DECIDUOUS TREE	⊕	⊕
EVERGREEN TREE	[Symbol]	[Symbol]
EASEMENT	---	---
SIGN	●	▲
ASPHALT SURFACE	[Symbol]	ASPH.
CONCRETE SURFACE	[Symbol]	CONC.
SOIL BORING	⊕	⊕
SPOT ELEVATION	+336.45	+336.45
CONTOUR LINE	736	736

GENERAL NOTES:

1. STANDARD SPECIFICATIONS: ALL MATERIALS AND CONSTRUCTION METHODS FOR THIS PROJECT SHALL CONFORM WITH THE REQUIREMENTS OF ALL GOVERNING AGENCIES HAVING JURISDICTION (LOCAL, COUNTY, STATE). UNLESS OTHERWISE NOTED, CONSTRUCTION MATERIALS SHALL COMPLY WITH THE LATEST EDITION OF THE STATE OF MICHIGAN DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION AND PROJECT SPECIFICATIONS. IN CASE OF DISCREPANCIES BETWEEN REQUIREMENTS, THE MOST STRINGENT SHALL APPLY.
2. EXISTING BACKGROUND INFORMATION: THE EXISTING FEATURES SHOWN ON THESE DOCUMENTS ARE FROM AN ACTUAL TOPOGRAPHIC SURVEY PERFORMED BY GRIGGS QUADERER INC. IN JUNE OF 2021. THE UNDERGROUND UTILITIES SHOWN WERE EITHER VERIFIED BY THIS SURVEY OR WERE OBTAINED FROM THE BEST AVAILABLE DOCUMENT INFORMATION. NO GUARANTEES ARE GIVEN TO THE ACCURACY OF ALL UTILITY INFORMATION SHOWN OR THAT ALL UTILITIES ARE INDICATED ON THIS DOCUMENT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITY LOCATIONS AND ELEVATIONS BEFORE COMMENCING WORK AND TO NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
3. MISS DIG UTILITY PROTECTION SERVICE: THE CONTRACTOR SHALL CONTACT MISS DIG UTILITY SERVICES (811) THREE (3) WORKING DAYS PRIOR TO BEGIN OF CONSTRUCTION TO VERIFY LOCATIONS OF UTILITIES. THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR THE PROTECTION OF ALL EXISTING UTILITIES DURING CONSTRUCTION. ANY UTILITY DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED WITH THE IDENTICAL MATERIAL IN ACCORDANCE WITH THE UTILITY OWNERS REQUIREMENTS. THE CONTRACTOR SHALL VERIFY THE DEPTH AND HORIZONTAL LOCATION OF ALL EXISTING UTILITIES AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
4. SUBSURFACE SOIL CONDITIONS: A SOIL INVESTIGATION FOR THIS SITE IS AVAILABLE FOR REVIEW. THE CONTRACTOR IS RESPONSIBLE TO ACQUAINT HIMSELF WITH CURRENT SOIL AND GROUNDWATER CONDITIONS FOR HIS OWN INFORMATION PRIOR TO BIDDING. NO MODIFICATIONS TO UNIT PRICES OR FINAL BID WILL BE MADE DUE TO VARIABLE SUBSURFACE CONDITIONS, Dewatering, IF DETERMINED NECESSARY BY THE CONTRACTOR, WILL BE CONSIDERED INCIDENTAL TO THE INSTALLATION COST OF UTILITIES OR STRUCTURES.
5. PERMITS: THE CONTRACTOR IS RESPONSIBLE FOR SECURING ALL PERMITS REQUIRED TO PERFORM ALL WORK SHOWN ON THESE DOCUMENTS. THE CONTRACTOR SHALL PAY FOR AND OBTAIN ALL PERMITS REQUIRED BY FEDERAL, STATE, LOCAL OR PRIVATE AGENCIES INCLUDING REQUIRED BOND, COSTS INSPECTION AND TESTING SERVICES SHALL BE PAID FOR BY THE CONTRACTOR.
6. SOIL EROSION CONTROL: CONTRACTOR SHALL OBTAIN SOIL EROSION CONTROL PERMIT PRIOR TO BEGIN OF CONSTRUCTION. THE CONTRACTOR SHALL COMPLY WITH ALL PROVISIONS OF ACT 451, PART 91 FOR SOIL EROSION & SEDIMENTATION CONTROL, AND WILL BE RESPONSIBLE FOR ALL MAINTENANCE UNTIL THE FINAL ACCEPTANCE OF THE PROJECT. CONTRACTOR SHALL PROTECT ALL EXISTING AND PROPOSED STORM WATER FACILITIES ON SITE DURING CONSTRUCTION.
7. MIOSHA SAFETY REQUIREMENTS: ALL WORK, CONSTRUCTION METHODS AND MATERIALS SHALL COMPLY WITH ALL APPLICABLE STATE AND FEDERAL SAFETY, OCCUPATIONAL, HEALTH AND ENVIRONMENTAL REGULATIONS AS WELL AS NFPA AND ANSI CODES AS APPLICABLE.
8. PRE-CONSTRUCTION MEETING: CONTRACTOR SHALL ATTEND PRE-CONSTRUCTION MEETING FOR COORDINATION WITH MUNICIPALITY, AGENCIES AND UTILITY COMPANIES. ITEMS FOR DISCUSSION WILL INCLUDE SCHEDULE, INSPECTION SERVICES, TESTING OF PUBLIC UTILITIES AND FINAL AS-BUILT DOCUMENTS.
9. CONSTRUCTION INSPECTIONS & FINAL TESTING: CONTRACTOR IS RESPONSIBLE TO NOTIFY ALL INSPECTION AGENCIES THREE (3) WORKING DAYS PRIOR TO START OF CONSTRUCTION AND ARRANGE FOR ON-SITE INSPECTION. PUBLIC UTILITIES SHALL BE TESTED PER LOCAL AND COUNTY AGENCY REQUIREMENTS WITH INSPECTORS FROM BOTH AGENCIES PRESENT. THE CONTRACTOR SHALL NOT CONNECT TO THE EXISTING PUBLIC UTILITY UNTIL THE NEW UTILITY IS TESTED AND APPROVED BY THE AGENCIES.

WHITE LAKE TOWNSHIP STANDARD NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWNSHIP'S CURRENT STANDARDS AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL NOTIFY THE TOWNSHIP ENGINEER AND/OR THE AUTHORITY HAVING JURISDICTION, 48 HOURS PRIOR TO THE BEGINNING OF CONSTRUCTION.
3. CONTRACTOR SHALL CONTACT MISS DIG AT 800-482-7171, 72 HOURS IN ADVANCE OF CONSTRUCTION, FOR EXISTING UNDERGROUND UTILITY LOCATIONS.
4. 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, DRAINAGE WATER MAINS 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.



03-18-24	PRELIMINARY SPA	DATE	REVISION OR ISSUE
02-08-24	PRELIMINARY SPA	DATE	REVISION OR ISSUE
01-04-24	PRE APPLICATION MEETING	DATE	REVISION OR ISSUE
10-19-23	PRE APPLICATION MEETING	DATE	REVISION OR ISSUE

DRAWN	DESIGNED	CHECKED	FIELD
	BRZEZINSKI	QUADERER	CREW CB / RO

NORTHEAST 1/4 SEC. 20
TOWNSHIP 3N, RANGE 8E

CULVER'S
BOGIE LAKE ROAD
WHITE LAKE TWP., MI

Griggs Quaderer, Inc.
8308 OFFICE PARK DRIVE
GRAND BLANC, MI 48439
WWW.GQINCORP.COM
PH: (810) 695-0154
FX: (810) 695-0158



PHASE: P-SPA
JOB NO.: 230601
C000

GENERAL NOTE:

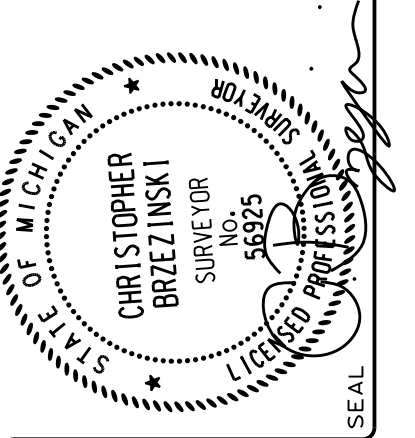
- THERE IS NO KNOWN ELECTRIC/POWER EASEMENT FOR THE UNDERGROUND ELECTRIC LINES LOCATED IN THIS AREA. A TITLE SEARCH WAS PERFORMED WHICH SUPPORTS THIS.
- THERE IS NO KNOWN STORM SEWER EASEMENT FOR THE UNDERGROUND STORM SEWER LINES LOCATED IN THIS AREA. A TITLE SEARCH WAS PERFORMED WHICH SUPPORTS THIS.

PROPERTY DESCRIPTION:

LAND SITUATED IN THE TOWNSHIP OF WHITE LAKE, COUNTY OF OAKLAND, STATE OF MICHIGAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE CENTER POST OF SECTION 20, TOWN 3 NORTH, RANGE 8 EAST, WHITE LAKE TOWNSHIP, OAKLAND COUNTY, MICHIGAN; SAID POINT BEING SOUTH 89 DEGREES 59 MINUTES 45 SECONDS WEST, 2635.27 FEET FROM THE EAST 1/4 CORNER OF SAID SECTION 20; THENCE NORTH 00 DEGREES 31 MINUTES 08 SECONDS EAST, 198.92 FEET ALONG THE NORTH-SOUTH 1/4 LINE OF SAID SECTION 20; THENCE NORTH 89 DEGREES 58 MINUTES 09 SECONDS EAST, 519.78 FEET ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF M-59 (HIGHLAND ROAD, VARIABLE WIDTH); THENCE 513.35 FEET ALONG THE ARC OF A 5821.58 FOOT RADIUS CIRCULAR CURVE TO THE RIGHT, CHORD BEARING SOUTH 87 DEGREES 30 MINUTES 22 SECONDS EAST, 513.19 FEET ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID M-59; THENCE NORTH 00 DEGREES 39 MINUTES 06 SECONDS EAST, 370.03 FEET TO THE PLACE OF BEGINNING;

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STANDARD LEGEND	
DESCRIPTION	EXISTING
BUILDING	—
STORM SEWER	— ST —
SANITARY SEWER	— S —
WATER	— W —
GAS LINE	— G —
ELECTRIC LINE	— E —
TELEPHONE LINE	— T —
MANHOLE	○
CATCH BASIN	⊗
FIRE HYDRANT	△
VALVE	•
UTILITY POLE W/GUY WIRE	⊙
UTILITY RISER	⊞
LIGHT POLE	⊞*
SIGN	△
CURB & GUTTER	—
FENCE	— x —
GUARD RAIL	— x —
INVERT ELEVATION	IE 6" 750.00
CONTOUR	--- 750 ---
SPOT ELEVATION	+750.00
ASPHALT SURFACE	ASPH.
CONCRETE SURFACE	CONC.
GRAVEL SURFACE	GRAV.
TREE LINE	—
TREE	⊙



DRAWN	03-18-24	PRELIMINARY SPA
DESIGNED	02-08-24	PRELIMINARY SPA
CHECKED	01-04-24	PRE APPLICATION MEETING
FIELD CREW CB / RO	10-19-23	PRE APPLICATION MEETING
NO.	DATE	SUBJECT
REVISION OR ISSUE		

DRAWN	BRZEZINSKI
DESIGNED	QUADERER
CHECKED	QUADERER
FIELD CREW	CB / RO

CULVER'S

NORTHEAST 1/4 SEC. 20
TOWNSHIP 3N, RANGE 8E

CULVER'S

BOGIE LAKE ROAD
WHITE LAKE TWP., MI

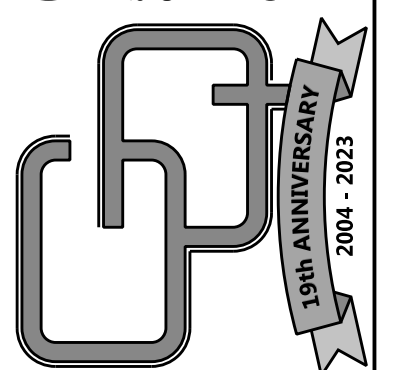
BOUNDARY & TOPOGRAPHIC SURVEY PLAN

Griggs Quaderer, Inc.

8308 OFFICE PARK DRIVE
GRAND BLANC, MI 48499

WWW.GQINCORP.COM
PH: (810) 695-0154
FX: (810) 695-0158

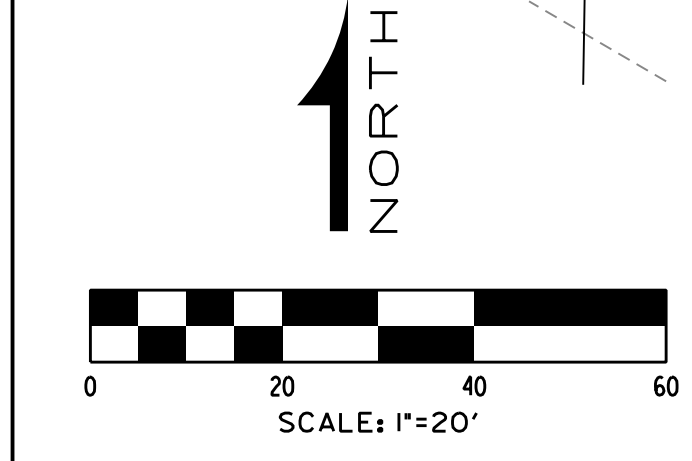
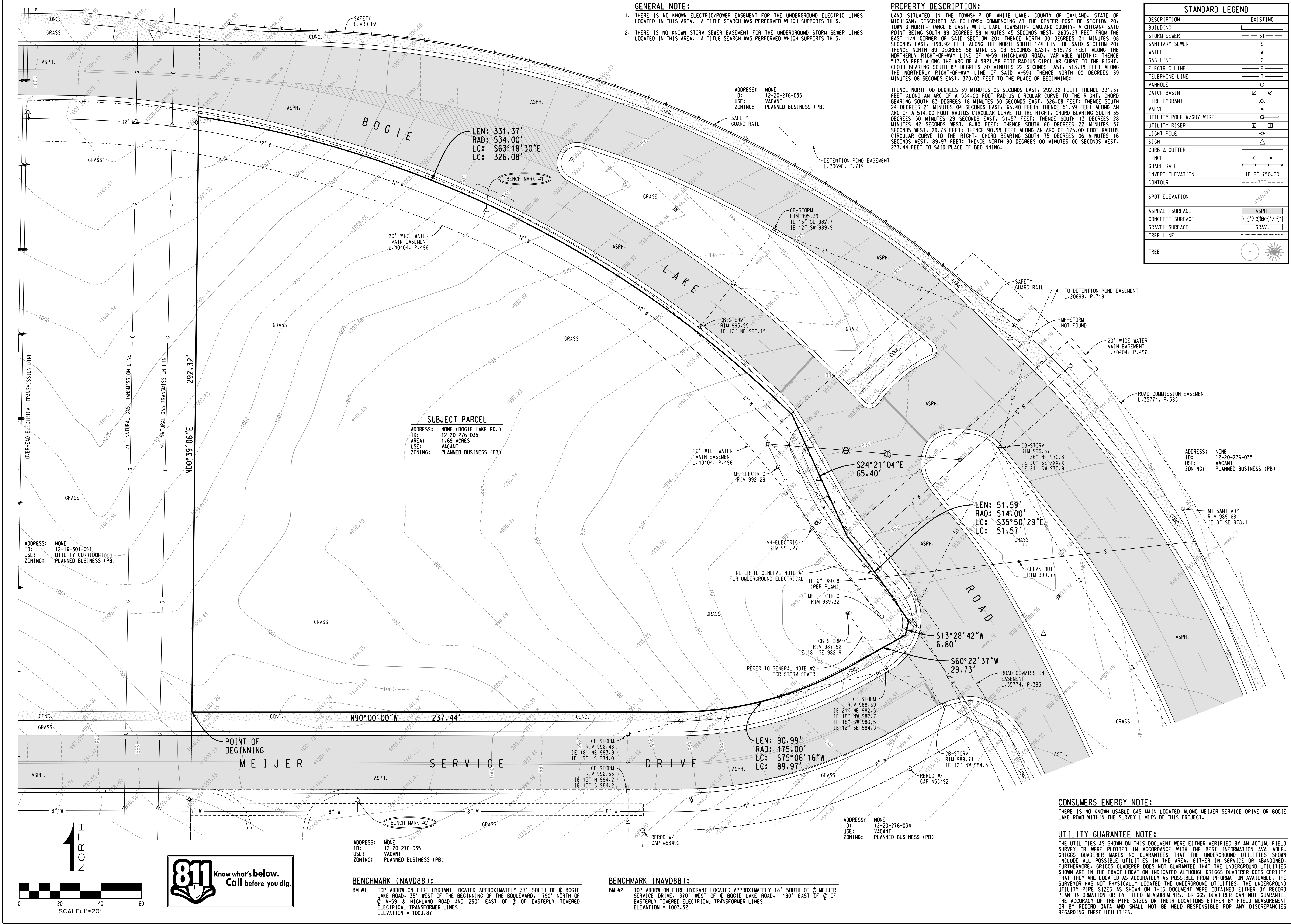
CIVIL ENGINEERING · LAND SURVEYING
SITE PLANNING

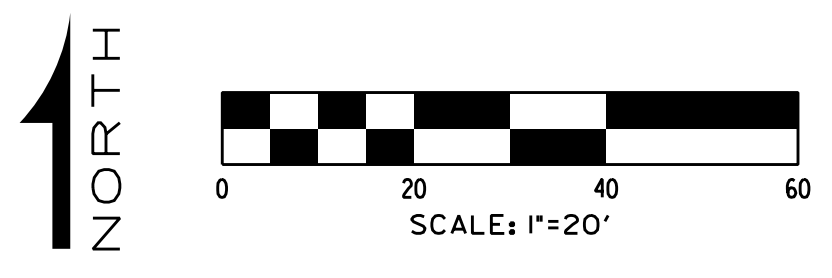


PHASE: P. SPA

JOB NO.: 230601

C100





GENERAL SITE / LAYOUT NOTES:

- COORDINATES AND/OR DIMENSIONS SHOWN ON THIS DOCUMENT ARE TO EDGE OF METAL (GUTTER PAN), OUTSIDE FACE OF BUILDING FOUNDATIONS, EDGE OF PAVEMENT, CENTER OF STRUCTURE, CENTERLINE OF STRIPING UNLESS NOTED OTHERWISE.
- NO DIMENSIONS SHALL BE SCALED OFF THE DOCUMENTS. REFER UNCLEAR ITEMS TO THE ENGINEER FOR INTERPRETATION.
- REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS, SLAB AND UNDERBED THICKNESS.
- CULVER'S (OWNER) SHALL BE REQUIRED TO REPAIR/REPLACE ANY BROKEN SECTIONS OF CONCRETE WITHIN THE FRONTAGE SIDEWALK ADJACENT TO THE SITE ALONG MEIJER DR. AND BOGIE LAKE RD. AS DETERMINED BY THE TOWNSHIP ENGINEERING CONSULTANT.
- DELIVERIES TO THE STORE WILL BE MADE DURING OFF HOURS TO NOT CONFLICT WITH DAILY CUSTOMER TRAFFIC FLOW.

LAND USE INFORMATION:

CURRENT ZONING: PLANNED BUSINESS (PB)
 PROPOSED ZONING: PLANNED BUSINESS (PB)
 CURRENT USE: VACANT
 PROPOSED USE: FAST FOOD RESTAURANT
 TOTAL SITE AREA: 73,495 SF, 1.69 AC.
 TOTAL BUILDING AREA: 4,085 SF
 LOT COVERAGE BY BLDG: 5.6%

YARD SETBACKS:

BUILDING		PARKING	
FRONT YARD	50LF	FRONT YARD	20LF
SIDE YARD	20LF	SIDE YARD	10LF
REAR YARD	NA	REAR YARD	NA

NOTE: SIDE AND REAR SETBACKS ARE NOT FIXED IN THE ZONING ORDINANCE AND ARE TO BE DETERMINED/APPROVED BY THE PLANNING COMMISSION. THE SETBACKS LISTED ABOVE ARE ESTIMATED FOR THIS PROJECT AND MEET THE MINIMUM ZONING CODE.

PARKING DATA:

USE	REQUIREMENTS	PARKING REQUIRED	PARKING PROVIDED
FAST FOOD RESTAURANT	1 SPACES PER 75 SF GFA 4,085 SF / 75 =	54 SPACES	55 SPACES
BARRIER FREE	51 - 75 SPACES	3 SPACES	3 SPACES
TOTAL		54 SPACES	55 SPACES

PAVEMENT LEGEND:

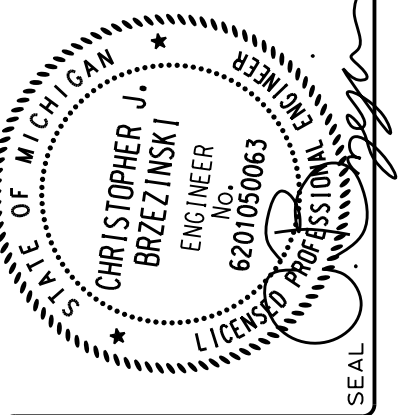
- ASPHALT PAVEMENT SECTION (ON-SITE)
RE: C600
- ASPHALT PAVEMENT SECTION (WITHIN ROAD MEIJER DR.)
RE: C600
- CONCRETE PAVEMENT SECTION
RE: C600

MARKING / SIGNAGE LEGEND:

- STOP SIGN (R1-1)
 - 4" SINGLE SOLID LINE, YELLOW
 - 24" WIDE STOP LINE, WHITE
 - ACCESSIBLE SIGN (R7-8)
 - ACCESSIBLE SIGN W/ VAN ACCESSIBLE (R7-8 & R7-8A)
 - 'DO NOT ENTER' SIGN
- NO PARKING / NO DRIVING AREAS
 4" WIDE WHITE PAINT STRIPING
 2" ON CENTER @ 45'. REFER TO PAVEMENT MARKING NOTE #2 FOR BARRIER FREE PARKING
- NO PARKING - FIRE LANE
 SIDEWALK RAMP PER ADA REQUIREMENTS

PAVEMENT MARKING & SIGNAGE NOTES:

- PARKING STALL WIDTH DIMENSIONS ARE TO CENTERLINE OF STRIPING.
- ALL PAVEMENT MARKINGS SHALL BE 4" WIDE WHITE PAINT STRIPING UNLESS OTHERWISE INDICATED. ALL BARRIER FREE STRIPING SHALL BE COLORED BLUE AND IN ACCORDANCE WITH THE LATEST ADA STANDARDS FOR ACCESSIBLE DESIGN.
- CONTRACTOR SHALL NOT APPLY TRAFFIC MARKING PAINT ON NEW ASPHALT UNTIL PAVEMENT HAS CURED A MINIMUM OF SEVEN (7) DAYS.
- PAINT SHALL BE APPLIED WITH MECHANICAL EQUIPMENT TO PRODUCE UNIFORM STRAIGHT EDGES. APPLY IN TWO COATS AT MANUFACTURER'S RECOMMENDED RATES TO PROVIDE MINIMUM 10.0 TO 15.0 MILS WET THICKNESS.
- ALL TRAFFIC CONTROL SIGNS SHALL CONFORM WITH ALL REQUIREMENTS AS STIPULATED IN THE MICHIGAN MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- ALL FIRE LANES SHALL BE CONSPICUOUSLY POSTED WITH UNIFORM "NO PARKING FIRE LANE" SIGNS AS PRESCRIBED BY THE FIRE CODE OFFICIAL. THE LOCATION AND SPACING OF THE SIGNS, MOUNTED OR ERECTED, SHALL BE AS DIRECTED BY THE FIRE CODE OFFICIAL.
- NUMBER OF PARKING SPACES (FOR INFORMATION ONLY)



NO.	DATE	REVISION OR ISSUE
03-18-24		PRELIMINARY SPA
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10-19-23		PRE APPLICATION MEETING

DRAWN	BRZEZINSKI
DESIGNED	QUADERER
CHECKED	QUADERER
FIELD CREW	CB / RO

NORTH EAST 1/4 SEC. 20
 TOWNSHIP RANGE-BE
 BOGIE LAKE ROAD
 WHITE LAKE TWP., MI

CULVER'S

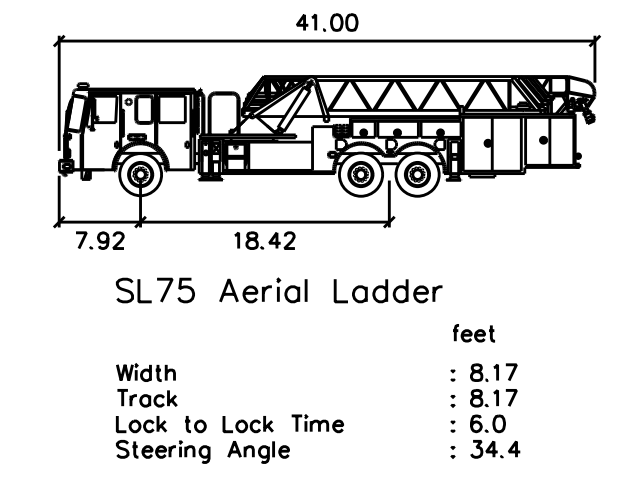
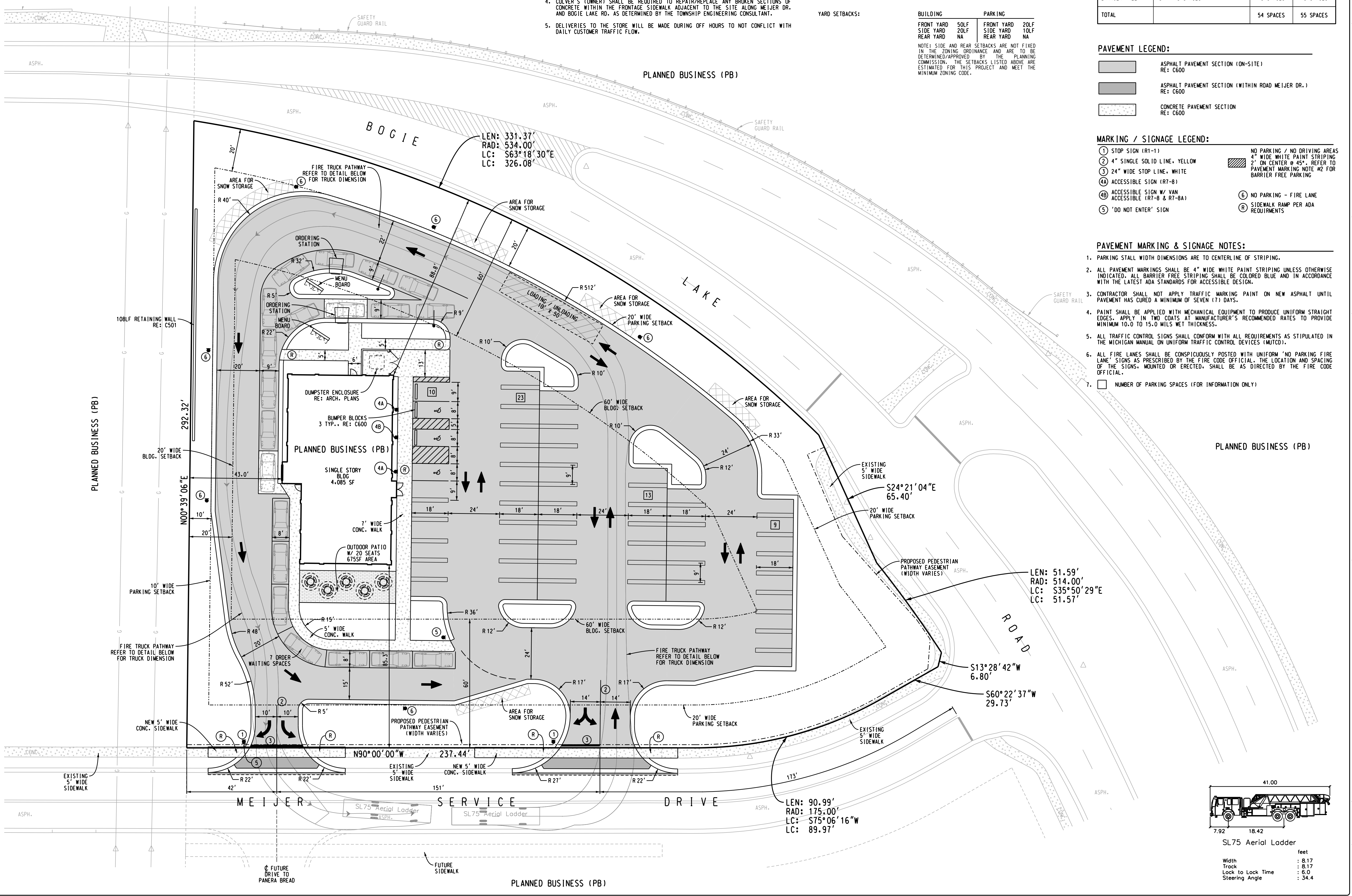
SITE LAYOUT PLAN

Griggs Quaderer, Inc.
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 WWW.GQINCORP.COM
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 FX: (810) 695-0158

CIVIL ENGINEERING - LAND SURVEYING
 SITE PLANNING

PHASE: P. SPA
 JOB NO.: 230601
 10th Anniversary 2004-2023

C200





BARRIER FREE RAMP LEGEND:

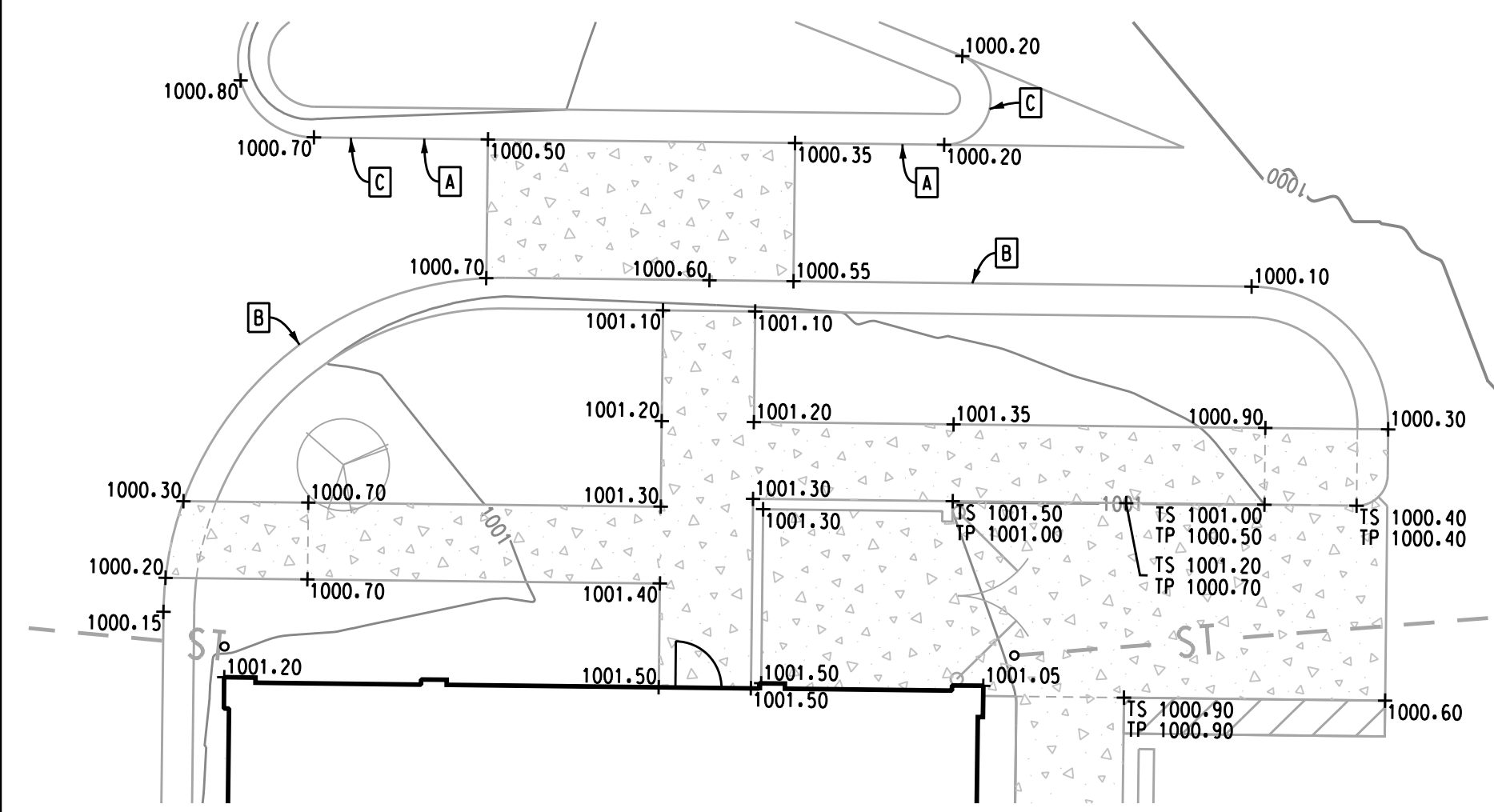
- (R) TYPE R PER MDT DETAIL R-28-K
- (F) TYPE F PER MDT DETAIL R-28-K
- (P) TYPE P PER MDT DETAIL R-28-K

CURB & GUTTER LEGEND:

- (A) STANDARD CURB AND GUTTER.
- (B) STANDARD CURB AND GUTTER WITH REVERSE SLOPE.
- (C) 10 FOOT TRANSITION BETWEEN TYPE (A) AND TYPE (B)
- (D) 5 FOOT CURB END TRANSITION.
- (E) MATCH EXISTING PAVEMENT OR CURB ELEVATION.

REAR BUILDING DETAILED GRADING

SCALE: 1" = 10'



GRADING NOTES:

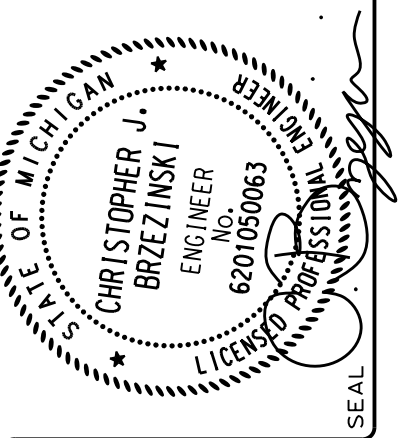
- ALL PROPOSED SPOT ELEVATIONS IN PAVED AREAS ARE TO TOP OF PAVEMENT UNLESS NOTED OTHERWISE.
- CONTOURS SHOWN ARE FOR REFERENCE ONLY. BASE CONSTRUCTION EFFORTS ON PROPOSED SPOT ELEVATIONS ONLY.
- "BARRIER FREE" PARKING AND SIDEWALK RAMPS SHALL CONFORM IN ALL RESPECTS TO THE MICHIGAN ADA (AMERICANS WITH DISABILITIES ACT) REQUIREMENTS.
- CONTRACTOR SHALL ADJUST ANY UTILITY ELEMENT/STRUCTURE MEANT TO BE FLUSH WITH GRADE (CLEAN OUT, VALVE BOXES, MANHOLES, CATCH BASINS, INLETS, ETC.) WHICH ARE AFFECTED BY SITE WORK OR GRADE CHANGES, WHETHER SPECIFICALLY NOTED ON PLANS OR NOT. NO ADDITIONAL COSTS FOR THIS WORK WILL BE ACCEPTED. THE CONTRACTOR SHALL OBTAIN ANY NECESSARY PERMITS FOR ADJUSTMENT AT THE CONTRACTOR'S EXPENSE.
- CONTRACTOR IS RESPONSIBLE FOR CUT AND FILL QUANTITIES. ADDITIONAL COMPENSATION WILL NOT BE ACCEPTED FOR HAULING OF EXCESS AND BORROW MATERIAL TO AND FROM SITE AS WELL AS LABOR COSTS FOR PLACEMENT AND/OR REMOVAL OF OFF-SITE BORROW MATERIAL WHICH BE CLEAN COMPACTIBLE STRUCTURAL FILL MATERIAL (NO ORGANIC MATERIAL) WHICH WILL BE INSPECTED PRIOR TO USE FOR ON-SITE FILL MATERIAL.
- SITE CONTRACTOR IS RESPONSIBLE TO PROVIDE A STABLE SUBGRADE AT DESIGN ELEVATIONS. ALL PAVED AREAS INCLUDING BUILDING PAD SHALL BE PRODFOLLED & COMPACTED TO MEET 95% OF MAXIMUM DENSITY IN ACCORDANCE WITH ANSI/ASTM D1557.
- CONTRACTOR SHALL STORE SUFFICIENT TOPSOIL MATERIAL ON-SITE FOR RE-USE IN ALL DISTURBED GREEN AREAS AND NEW LANDSCAPE AREAS.
- PROVIDE POSITIVE DRAINAGE AT ALL TIMES TO ENSURE NO STANDING WATER. MAINTAIN A MINIMUM SLOPE OF 1.00% IN ALL NEW BITUMINOUS AREAS.

STORM SEWER NOTES:

- ALL MATERIALS SHALL COMPLY WITH MDT STANDARD SPECIFICATIONS AND/OR LOCAL GOVERNING AGENCIES.
- STORM SEWER CONVEYANCE: STORM SEWER PIPE 12" AND LARGER SHALL BE C76 CLASS IV RCP. ALL CONVEYANCE SEGMENTS PARTIALLY OR COMPLETELY UNDER PAVEMENT SHALL HAVE FLEXIBLE RUBBER COMPRESSION GASKETS CONFORMING TO ASTM C443 PREMIUM JOINTS. STORM SEWER PIPE 10" AND SMALLER SHALL BE PVC SDR 26 OR AS REQUIRED BY LOCAL GOVERNING AGENCY.
- STORM SEWER STRUCTURES: REINFORCED CONCRETE IN CONFORMANCE WITH ASTM C478. DEPTH AS INDICATED ON DOCUMENTS. IF MASONRY STRUCTURES ARE ALLOWED, CONCRETE BLOCKS SHALL BE STANDARD 6" x 8" x 12" CURVED UNITS FOLLOWING ASTM C139. CONCRETE BRICK UNITS SHALL BE 2" x 4" x 8" AND FOLLOW ANSI/ASTM C55. GRADE N, TYPE 1.
- FRAME & COVERS: ALL CATCH BASINS & MANHOLES SHALL BE MANUFACTURED BY EAST JORDAN IRON WORKS (UNLESS ALTERNATE IS APPROVED BY ENGINEER)
 - CATCH BASIN - CURB LINE - EJIW #7045 TYPE M2 GRATE W/ T1 BACK
 - CATCH BASIN - PAVEMENT AREA - EJIW #1040 TYPE M1 GRATE
 - CATCH BASIN - GRASS AREA - EJIW #1130 TYPE O2 BEEHIVE GRATE
 - INLET - GRASS AREA - EJIW #1040 TYPE O2 BEEHIVE GRATE
 - MANHOLE - ALL AREAS - EJIW #1040 TYPE A SOLID COVER
- UNDERDRAIN: 4" PERFORATED, FLEXIBLE HDPE TUBING. COUPLING BAND. PIPE SHALL BE FILTER SOCK WRAPPED AND FITTED WITH END CAPS. PERFORATIONS SHALL BE UNIFORMLY DISTRIBUTED ALONG THE TOP OF THE BOTTOM SECTION IN ACCORDANCE WITH AASHTO M252 PERFORATION REQUIREMENTS.

STORM SEWER NOTES:

- ALL MATERIALS SHALL COMPLY WITH MDT STANDARD SPECIFICATIONS AND/OR WHITE LAKE TOWNSHIP STANDARD DETAILS. REFER TO WHITE LAKE TOWNSHIP STANDARD STORM SEWER DETAIL SHEET ATTACHED WITH THIS SET OF DOCUMENTS FOR DETAILS AND STANDARD NOTES.
- CONTACT TOWNSHIP ENGINEER 48 HOURS PRIOR TO CONSTRUCTION TO SCHEDULE INSPECTION. FULL TIME INSPECTION WILL BE REQUIRED FOR ALL UNDERGROUND STORM SEWER CONSTRUCTION. PHONE: (248) 334-9901.
- THE CONTRACTOR SHALL CONTACT MISS DIG 72 HOURS BEFORE CONSTRUCTION AT (800) 482-1171 TO LOCATE EXISTING UNDERGROUND UTILITIES.
- PRIOR TO CONSTRUCTION, CONTRACTOR SHALL HAVE IN HIS POSSESSION A CURRENT SOIL EROSION CONTROL PERMIT AS ISSUED BY WHITE LAKE TOWNSHIP.
- FOR MATERIAL NOTES, SIZING AND CONSTRUCTION PRACTICES, CONTRACTOR SHALL REFER TO WHITE LAKE TOWNSHIP STANDARD STORM SEWER DETAIL SHEET.



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		REVISION OR ISSUE

DRAWN	DESIGNED	CHECKED	FIELD CREW
BRZEZINSKI	QUADERER	QUADERER	CB / RO

CULVER'S

NORTHEAST 1/4 SEC 20
TOWNSHIP 3N, RANGE 8E

BOGIE LAKE ROAD
WHITE LAKE TWP., MI

SITE GRADING PLAN

Griggs Quaderer, Inc.

8308 OFFICE PARK DRIVE
GRAND BLANC, MI 48499

WWW.GQINCORP.COM
PH: (810) 695-0154
FX: (810) 695-0158

**CIVIL ENGINEERING - LAND SURVEYING
SITE PLANNING**

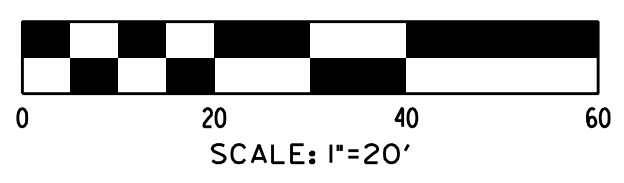
19th ANNIVERSARY
2004 - 2023

PHASE: P. SPA

JOB NO.: 230601

C300

NORTH

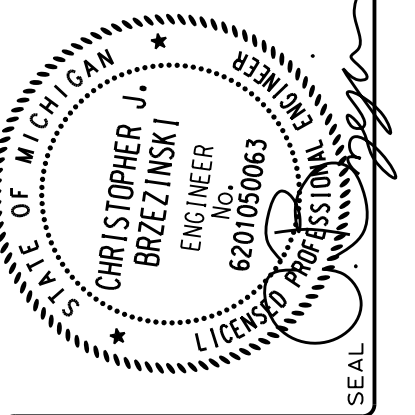


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3. THE CONTRACTOR SHALL CONTACT MISS DIG 72 HOURS BEFORE CONSTRUCTION AT (800) 482-7171 TO LOCATE EXISTING UNDERGROUND UTILITIES.
4. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL HAVE IN HIS POSSESSION A CURRENT SOIL EROSION CONTROL PERMIT AS ISSUED BY WHITE LAKE TOWNSHIP.
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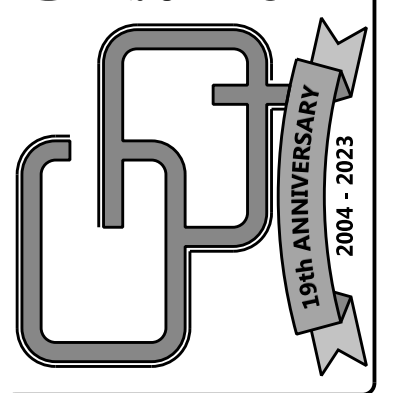
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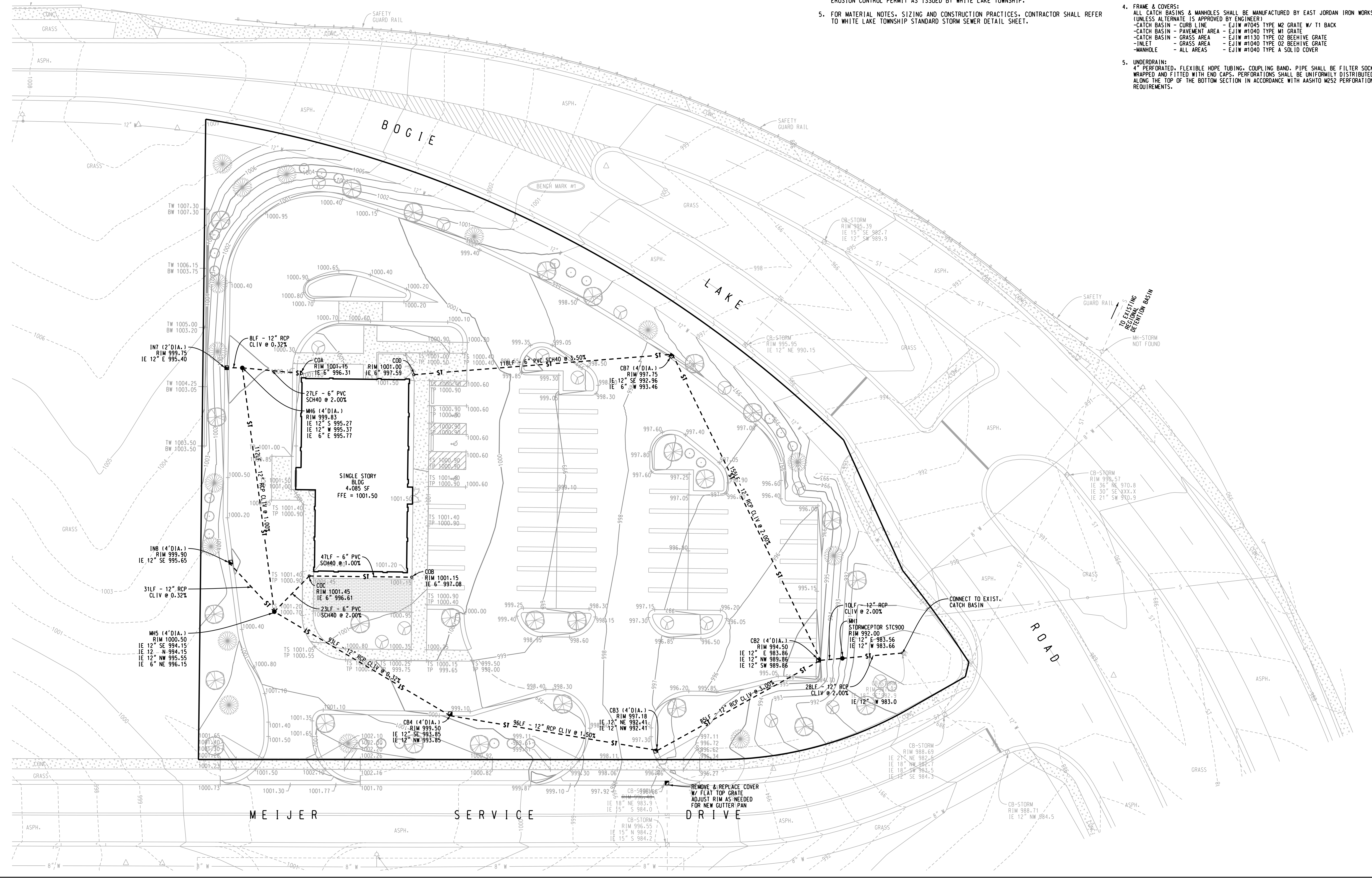
NORTH EAST 1/4 SEC. 20
TOWNSHIP 3N, RANGE 8E

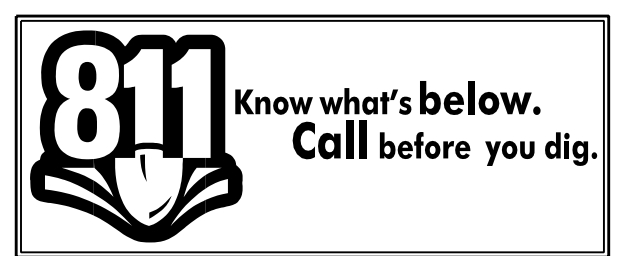
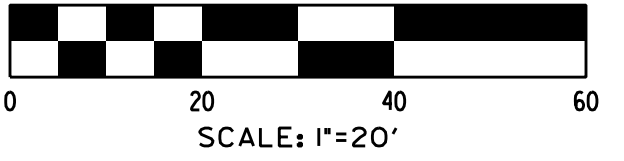
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PHASE: P. SPA
JOB NO.: 230601
C301





CONSTRUCTION SEQUENCE:

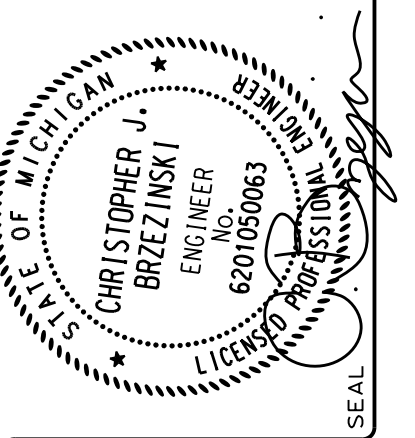
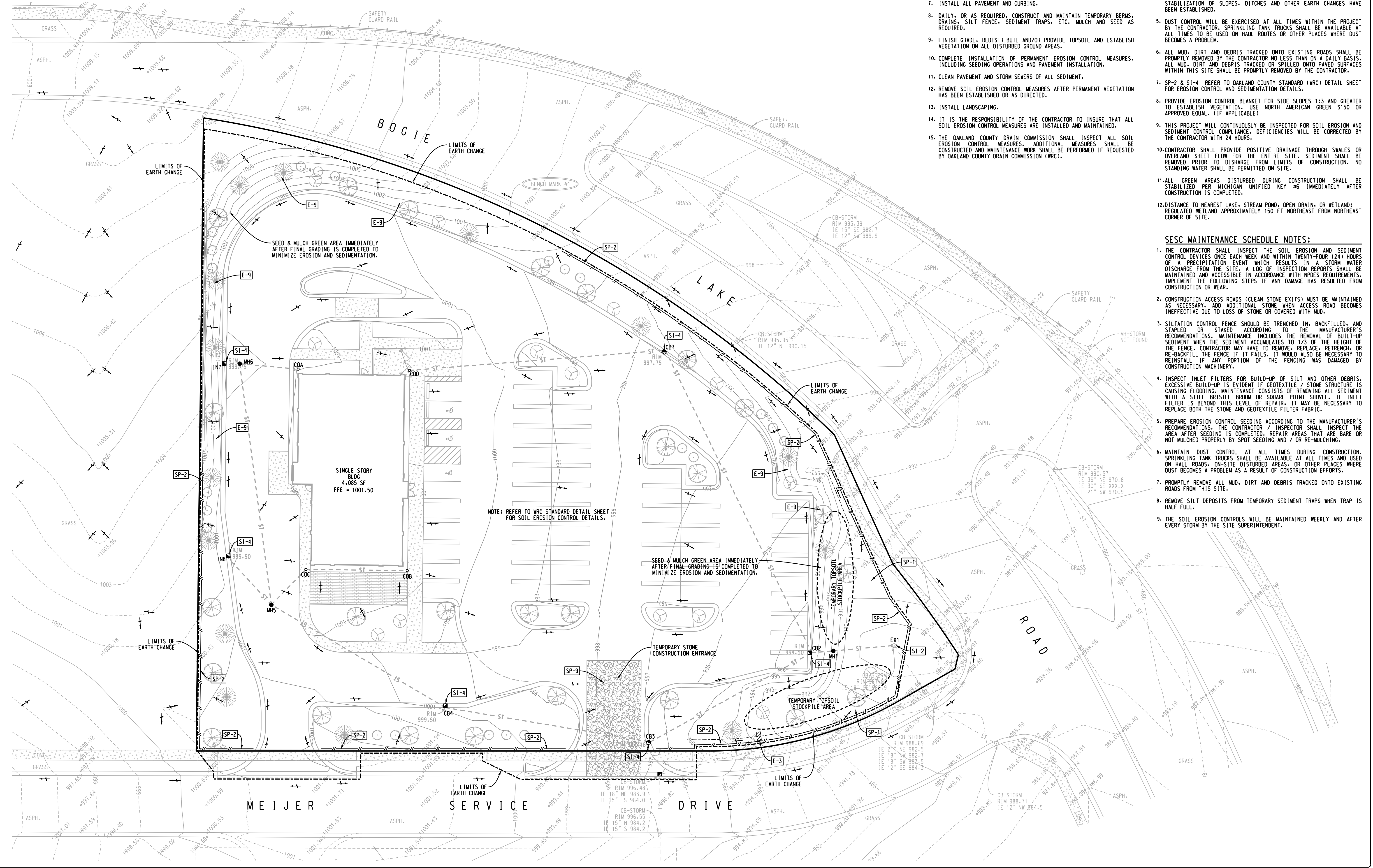
1. PROVIDE EROSION CONTROL MEASURES THAT WILL BE USED AS PART OF THIS WORK. INSTALL ADDITIONAL MEASURES AS REQUIRED BY THESE DRAWINGS AND AS FIELD CONDITIONS DICTATE IN ACCORDANCE WITH OAKLAND COUNTY DRAIN COMMISSION STANDARDS AND SPECIFICATIONS.
2. STRIP TOPSOIL. STOCKPILE ON SITE FOR LATER REUSE.
3. PERFORM MASS GRADING OPERATIONS.
4. BEGIN CONSTRUCTION OF BUILDING PAD AND FOUNDATION.
5. CONSTRUCT STORM SEWER SYSTEM COMPLETE. IMMEDIATELY INSTALL STONE FILTERS ON ALL CATCH BASINS AND INLETS.
6. INSTALL ALL UTILITIES.
7. INSTALL ALL PAVEMENT AND CURBING.
8. DAILY, OR AS REQUIRED, CONSTRUCT AND MAINTAIN TEMPORARY BERMS, DRAINS, SILT FENCE, SEDIMENT TRAPS, ETC. MULCH AND SEED AS REQUIRED.
9. FINISH GRADE. REDISTRIBUTE AND/OR PROVIDE TOPSOIL AND ESTABLISH VEGETATION ON ALL DISTURBED GROUND AREAS.
10. COMPLETE INSTALLATION OF PERMANENT EROSION CONTROL MEASURES, INCLUDING SEEDING OPERATIONS AND PAVEMENT INSTALLATION.
11. CLEAN PAVEMENT AND STORM SEWERS OF ALL SEDIMENT.
12. REMOVE SOIL EROSION CONTROL MEASURES AFTER PERMANENT VEGETATION HAS BEEN ESTABLISHED OR AS DIRECTED.
13. INSTALL LANDSCAPING.
14. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INSURE THAT ALL SOIL EROSION CONTROL MEASURES ARE INSTALLED AND MAINTAINED.
15. THE OAKLAND COUNTY DRAIN COMMISSION SHALL INSPECT ALL SOIL EROSION CONTROL MEASURES. ADDITIONAL MEASURES SHALL BE CONSTRUCTED AND MAINTENANCE WORK SHALL BE PERFORMED IF REQUESTED BY OAKLAND COUNTY DRAIN COMMISSION (WRC).

SOIL EROSION CONTROL NOTES:

1. ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE OAKLAND COUNTY DRAIN COMMISSION (WRC) REQUIREMENTS AND SPECIFICATIONS.
2. DAILY INSPECTIONS SHALL BE MADE BY THE CONTRACTOR TO DETERMINE EFFECTIVENESS OF EROSION AND SEDIMENT CONTROL MEASURES, AND ANY NECESSARY REPAIRS SHALL BE PERFORMED WITHOUT DELAY.
3. ANY EROSION OR SEDIMENT FROM WORK ON THIS SITE SHALL BE CONTAINED ON THE SITE AND NOT BE ALLOWED TO COLLECT ON ANY OFF-SITE AREAS OR IN WATERWAYS. WATERWAYS INCLUDE BOTH NATURAL AND MANMADE OPEN DITCHES, STREAMS, STORM DRAINS, LAKES AND PONDS.
4. CONTRACTOR SHALL APPLY TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES AS REQUIRED AND AS DIRECTED ON THESE PLANS. CONTRACTOR SHALL REMOVE TEMPORARY MEASURES AS SOON AS PERMANENT STABILIZATION OF SLOPES, DITCHES AND OTHER EARTH CHANGES HAVE BEEN ESTABLISHED.
5. DUST CONTROL WILL BE EXERCISED AT ALL TIMES WITHIN THE PROJECT BY THE CONTRACTOR. SPRINKLING TANK TRUCKS SHALL BE AVAILABLE AT ALL TIMES TO BE USED ON HAUL ROUTES OR OTHER PLACES WHERE DUST BECOMES A PROBLEM.
6. ALL MUD, DIRT AND DEBRIS TRACKED ONTO EXISTING ROADS SHALL BE PROMPTLY REMOVED BY THE CONTRACTOR NO LESS THAN ON A DAILY BASIS. ALL MUD, DIRT AND DEBRIS TRACKED OR SPILLED ONTO PAVED SURFACES WITHIN THIS SITE SHALL BE PROMPTLY REMOVED BY THE CONTRACTOR.
7. SP-2 & SI-4 REFER TO OAKLAND COUNTY STANDARD (WRC) DETAIL SHEET FOR EROSION CONTROL AND SEDIMENTATION DETAILS.
8. PROVIDE EROSION CONTROL BLANKET FOR SIDE SLOPES 1:3 AND GREATER TO ESTABLISH VEGETATION. USE NORTH AMERICAN GREEN S150 OR APPROVED EQUAL. (IF APPLICABLE)
9. THIS PROJECT WILL CONTINUOUSLY BE INSPECTED FOR SOIL EROSION AND SEDIMENT CONTROL COMPLIANCE. DEFICIENCIES WILL BE CORRECTED BY THE CONTRACTOR WITH 24 HOURS.
10. CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE THROUGH SWALES OR OVERLAND SHEET FLOW FOR THE ENTIRE SITE. SEDIMENT SHALL BE REMOVED PRIOR TO DISCHARGE FROM LIMITS OF CONSTRUCTION. NO STANDING WATER SHALL BE PERMITTED ON SITE.
11. ALL GREEN AREAS DISTURBED DURING CONSTRUCTION SHALL BE STABILIZED PER MICHIGAN UNIFIED KEY #6 IMMEDIATELY AFTER CONSTRUCTION IS COMPLETED.
12. DISTANCE TO NEAREST LAKE, STREAM POND, OPEN DRAIN, OR WETLAND: REGULATED WETLAND APPROXIMATELY 150 FT NORTHEAST FROM NORTHEAST CORNER OF SITE.

SESC MAINTENANCE SCHEDULE NOTES:

1. THE CONTRACTOR SHALL INSPECT THE SOIL EROSION AND SEDIMENT CONTROL DEVICES ONCE EACH WEEK AND WITHIN TWENTY-FOUR (24) HOURS OF A PRECIPITATION EVENT WHICH RESULTS IN STORM WATER DISCHARGE FROM THE SITE. A LOG OF INSPECTION REPORTS SHALL BE MAINTAINED AND ACCESSIBLE IN ACCORDANCE WITH NPDES REQUIREMENTS. IMPLEMENT THE FOLLOWING STEPS IF ANY DAMAGE HAS RESULTED FROM CONSTRUCTION OR WEAR.
2. CONSTRUCTION ACCESS ROADS (CLEAN STONE EXITS) MUST BE MAINTAINED AS NECESSARY. ADD ADDITIONAL STONE WHEN ACCESS ROAD BECOMES INEFFECTIVE DUE TO LOSS OF STONE OR COVERED WITH MUD.
3. SILTATION CONTROL FENCE SHOULD BE TRENCHED IN, BACKFILLED, AND STAPLED OR STAKED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS. MAINTENANCE INCLUDES THE REMOVAL OF BUILT-UP SEDIMENT WHEN THE SEDIMENT ACCUMULATES TO 1/3 OF THE HEIGHT OF THE FENCE. CONTRACTOR MAY HAVE TO REMOVE, REPLACE, RETRENCH, OR RE-BACKFILL THE FENCE IF IT FAILS. IT WOULD ALSO BE NECESSARY TO REINSTALL IF ANY PORTION OF THE FENCING WAS DAMAGED BY CONSTRUCTION MACHINERY.
4. INSPECT INLET FILTERS FOR BUILD-UP OF SILT AND OTHER DEBRIS. EXCESSIVE BUILD-UP IS EVIDENT IF GEOTEXTILE / STONE STRUCTURE IS CAUSING FLOODING. MAINTENANCE CONSISTS OF REMOVING ALL SEDIMENT WITH A STIFF BRISTLE BROOM OR SQUARE POINT SHOVEL. IF INLET FILTER IS BEYOND THIS LEVEL OF REPAIR, IT MAY BE NECESSARY TO REPLACE BOTH THE STONE AND GEOTEXTILE FILTER FABRIC.
5. PREPARE EROSION CONTROL SEEDING ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS. THE CONTRACTOR / INSPECTOR SHALL INSPECT THE AREA AFTER SEEDING IS COMPLETED. REPAIR AREAS THAT ARE BARE OR NOT MULCHED PROPERLY BY SPOT SEEDING AND / OR RE-MULCHING.
6. MAINTAIN DUST CONTROL AT ALL TIMES DURING CONSTRUCTION. SPRINKLING TANK TRUCKS SHALL BE AVAILABLE AT ALL TIMES AND USED ON HAUL ROADS, ON-SITE DISTURBED AREAS, OR OTHER PLACES WHERE DUST BECOMES A PROBLEM AS A RESULT OF CONSTRUCTION EFFORTS.
7. PROMPTLY REMOVE ALL MUD, DIRT AND DEBRIS TRACKED ONTO EXISTING ROADS FROM THIS SITE.
8. REMOVE SILT DEPOSITS FROM TEMPORARY SEDIMENT TRAPS WHEN TRAP IS HALF FULL.
9. THE SOIL EROSION CONTROLS WILL BE MAINTAINED WEEKLY AND AFTER EVERY STORM BY THE SITE SUPERINTENDENT.



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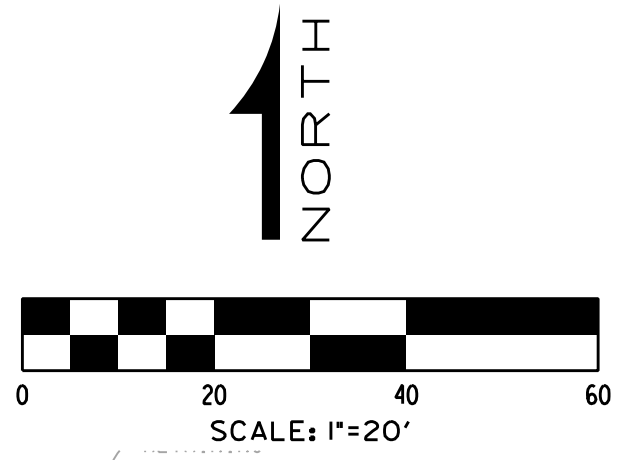
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SOIL EROSION CONTROL PLAN

Griggs Quaderer, Inc.
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 GRAND BLANC, MI 48499
 PH: (810) 695-0154
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CIVIL ENGINEERING · LAND SURVEYING
 SITE PLANNING

PHASE: P. SPA
 JOB NO.: 230601
 10th ANNIVERSARY 2004 - 2023
C302



Runoff Coefficient Calculations													
Drainage Area	Pervious			Impervious			Roof Top		Runoff		Drainage Area		
	Area (ft²)	Area (Acre)	C	Area (ft²)	Area (Acre)	C	Area (ft²)	Area (Acre)	Area (ft²)	Area (Acre)			
A	0.0	0.00	0.25	0.0	0.00	0.95	1290.1	0.03	0.95	1290.1	0.03	0.95	A
B	9495.9	0.22	0.25	4209.4	0.10	0.95	0.0	0.00	0.95	13705.3	0.31	0.46	B
C	0.0	0.00	0.25	0.0	0.00	0.95	737.7	0.02	0.95	737.7	0.02	0.95	C
D	0.0	0.00	0.25	0.0	0.00	0.95	946.5	0.02	0.95	946.5	0.02	0.95	D
E	4495.3	0.10	0.25	2841.2	0.07	0.95	0.0	0.00	0.95	7336.5	0.17	0.52	E
F	4303.5	0.10	0.25	3816.1	0.09	0.95	0.0	0.00	0.95	8119.6	0.19	0.58	F
G	0.0	0.00	0.25	400.9	0.01	0.95	0.0	0.00	0.95	400.9	0.01	0.95	G
H	0.0	0.00	0.25	0.0	0.00	0.95	1112.0	0.03	0.95	1112.0	0.03	0.95	H
I	5145.2	0.12	0.25	7704.7	0.18	0.95	0.0	0.00	0.95	12849.9	0.29	0.67	I
J	3127.3	0.07	0.25	25138.2	0.58	0.95	1.0	0.00	0.95	28266.5	0.65	0.87	J
K	10277.4	0.24	0.25	0.0	0.00	0.95	0.0	0.00	0.95	10277.4	0.24	0.25	K
Total	36844.6	0.85	0.25	44110.5	1.01	0.95	4087.3	0.09	0.95	85042.4	1.95	0.65	Total

Oakland County Storm Design																
Runoff Entering Manhole No.	To Downstream Manhole No.	Area Designated For Added Area	Increment of Area (acres) Added	Imperviousness	Equivalent Area	Accumulative Totals of Equivalent Areas	Time of Concentration (min)	Rainfall Rate (Intensity) 15 min	Rainfall Rate (Intensity) 10 yr.	Quantity of Rainfall (cfs)	Diameter (inch) of Pipe Out of Manhole	Q				
												D				
COA	MH6	A	0.03	0.95	0.03	0.03	15.00	2.29	0.07	2.29	6 in.	2.00%	27	4.04	0.11	0.79
IN7	MH6	B	0.31	0.46	0.15	0.15	15.00	2.29	0.34	12 in.	0.32%	8	2.57	0.05	2.02	
MH6	MH5	-	-	-	-	0.18	15.11	2.28	0.41	12 in.	1.00%	112	4.54	0.41	3.56	
COB	COC	C	0.02	0.95	0.02	0.02	15.00	2.29	0.05	6 in.	1.00%	47	2.86	0.27	0.56	
COC	MH5	D	0.02	0.95	0.02	0.04	15.27	2.27	0.09	6 in.	2.00%	23	4.04	0.09	0.79	
IN8	MH5	E	0.17	0.52	0.09	0.09	15.00	2.29	0.21	12 in.	0.32%	31	2.57	0.20	2.02	
MH5	CB4	-	-	-	-	0.31	15.52	2.25	0.70	12 in.	0.32%	93	2.57	0.60	2.02	
CB4	CB3	F	0.19	0.58	0.11	0.42	16.13	2.21	0.93	12 in.	1.50%	96	5.56	0.29	4.36	
CB3	CB2	G	0.01	0.95	0.01	0.43	16.41	2.19	0.94	12 in.	3.00%	85	7.86	0.18	6.17	
COB	CB7	H	0.03	0.95	0.02	0.02	15.00	2.29	0.05	6 in.	3.50%	118	5.35	0.37	1.05	
CB7	CB2	I	0.29	0.67	0.20	0.22	15.37	2.26	0.50	12 in.	2.00%	155	6.42	0.40	5.04	
CB2	MH1	J	0.65	0.87	0.57	1.22	16.60	2.17	2.65	12 in.	2.00%	10	6.42	0.03	5.04	
MH1	EX1	-	-	-	-	1.22	16.62	2.17	2.65	12 in.	2.00%	28	6.42	0.07	5.04	
EX1	EX2	K	0.24	0.25	0.06	1.28	16.69	2.17	2.77	18 in.	0.61%	33	4.64	0.12	8.20	

Part D: Water Quality Control (Rate)

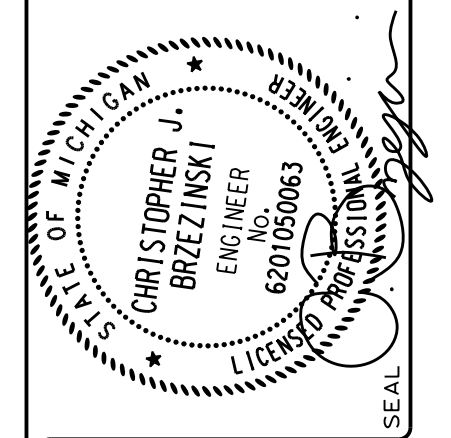
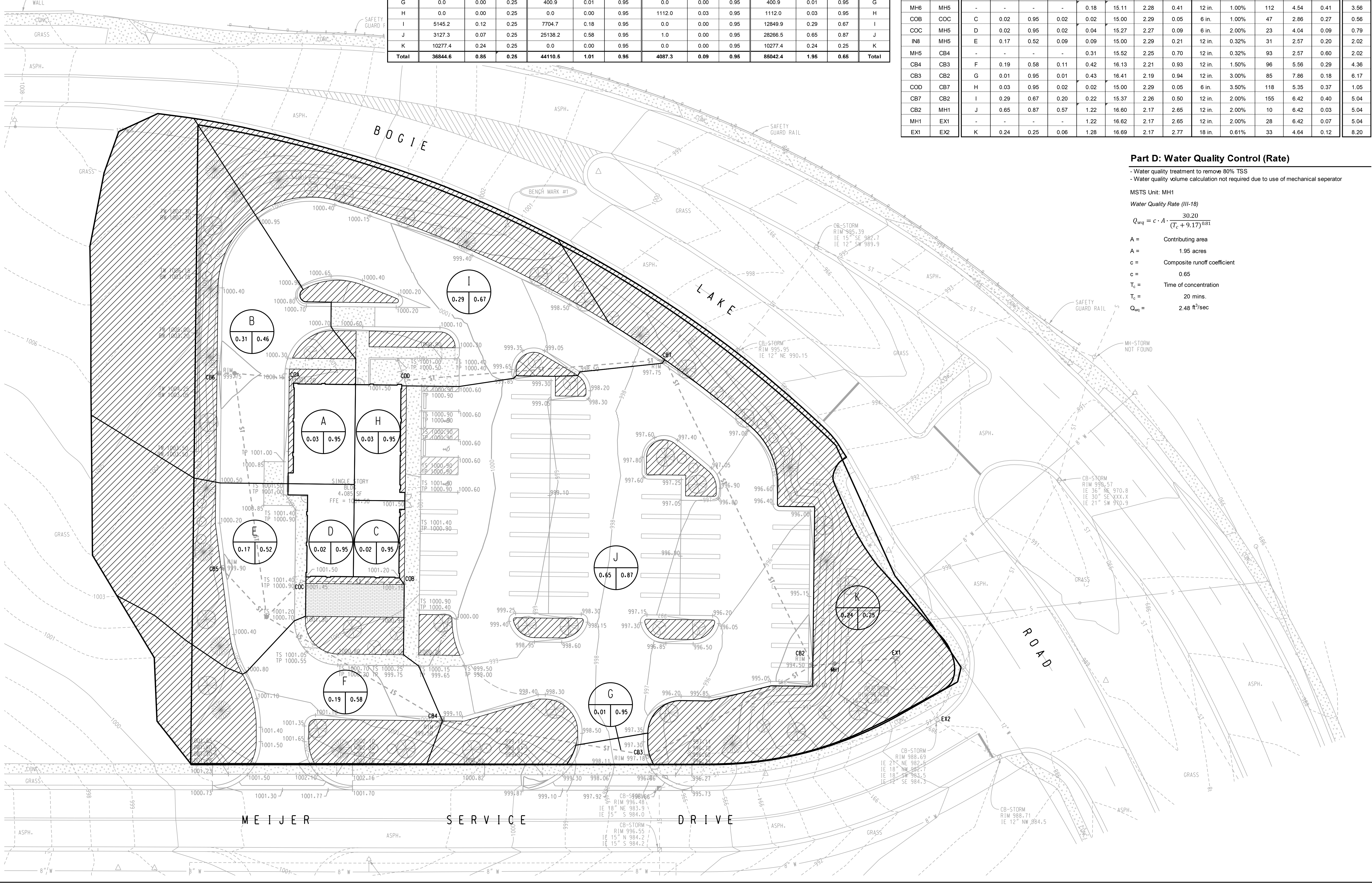
- Water quality treatment to remove 80% TSS
- Water quality volume calculation not required due to use of mechanical separator

MSTS Unit: MH1

Water Quality Rate (III-18)

$$Q_{WQ} = c \cdot A \cdot \frac{30.20}{(T_c + 9.17)^{0.81}}$$

- A = Contributing area = 1.95 acres
- c = Composite runoff coefficient = 0.65
- T_c = Time of concentration = 20 mins.
- Q_{WQ} = 2.48 ft³/sec

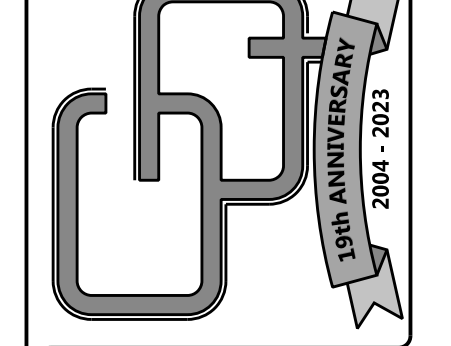


NO.	DATE	REVISION OR ISSUE
03-18-24	03-18-24	PRELIMINARY SPA
02-08-24	02-08-24	PRELIMINARY SPA
01-04-24	01-04-24	PRE APPLICATION MEETING
10-19-23	10-19-23	PRE APPLICATION MEETING

DRAWN	DESIGNED	CHECKED	FIELD CREW
BRZEZINSKI	BRZEZINSKI	QUADERER	CB / RO

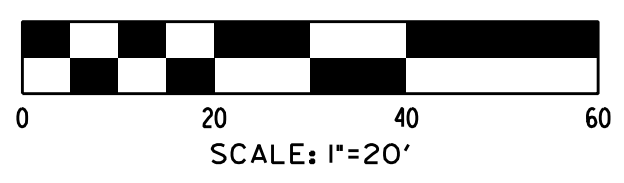
CULVER'S
 BOGIE LAKE ROAD
 WHITE LAKE TWP., MI
 DRAINAGE AREA MAP

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PHASE: P. SPA
 JOB NO.: 230601
 C303

NORTH



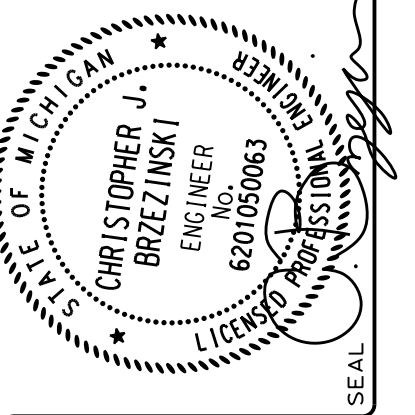
WATER MAIN QUANTITIES:		
ITEM	UNIT	QUANTITY
2" TYPE 'K' COPPER PIPE	LF	96
2" CORPORATION STOP	EA	1
2" CURB STOP	EA	1

UTILITY CROSSING SCHEDULE:			
UC1	F.I.N. GRADE: 995.73 BOT STORM: 990.51 TOP SAN: 988.55	UC3	F.I.N. GRADE: 1000.43 BOT SAN: 993.42 TOP WATER: 991.92
UC2	F.I.N. GRADE: 1000.30 BOT STORM: 996.55 TOP SAN: 993.65	UC4	F.I.N. GRADE: 1000.62 BOT STORM: 996.96 TOP WATER: 994.62

- SANITARY SEWER NOTES:**
- MATERIAL AND CONSTRUCTION METHODS FOR THE INSTALLATION OF SANITARY SEWER SHALL BE IN ACCORDANCE WITH WHITE LAKE TOWNSHIP STANDARD DETAILS FOR SANITARY SEWER ATTACHED TO THIS SET OF DOCUMENTS FOR REFERENCE.
 - ALL SANITARY SEWER PIPE SHALL BE PVC SDR 26 AND MEET OR EXCEED ASTM D-3034 FOR HEAVY WALL PIPE UNLESS OTHERWISE NOTED.
 - TESTING PROCEDURE OF NEW SANITARY LINE SHALL BE IN ACCORDANCE WITH WHITE LAKE TOWNSHIP REQUIREMENTS. CONTRACTOR TO COORDINATE INSPECTIONS WITH AGENCIES.
 - CONTACT MISS DIG (811) 72 HOURS BEFORE CONSTRUCTION FOR LOCATION OF ALL UNDERGROUND UTILITIES.

- WATER MAIN NOTES:**
- MATERIAL AND CONSTRUCTION METHODS FOR THE INSTALLATION OF WATER MAIN SHALL BE IN ACCORDANCE WITH WHITE LAKE TOWNSHIP STANDARD DETAILS FOR WATER MAIN ATTACHED TO THIS SET OF DOCUMENTS FOR REFERENCE.
 - INSTALL WATER MAIN WITH A MINIMUM OF 6' OF COVER.
 - PROVIDE A MINIMUM OF 18" OF VERTICAL SEPARATION AND 10' OF HORIZONTAL SEPARATION BETWEEN WATERMAIN AND ALL SANITARY AND STORM SEWERS.
 - PROVIDE THRUST BLOCKS AT ALL WATER MAIN BENDS, PLUGS, AND TEES PER WHITE LAKE TOWNSHIP DESIGN STANDARDS.
 - THE WATER MAIN SHALL BE TESTED IN ACCORDANCE WITH WHITE LAKE TOWNSHIP REQUIREMENTS. THE INSPECTOR OF THE MUNICIPALITY SHALL BE PRESENT DURING THE TESTING PROCEDURE. CONTRACTOR SHALL COORDINATE INSPECTIONS WITH AGENCIES.
 - CONTRACTOR SHALL PROVIDE AS-BUILT NOTES FOR LOCATION AND MATERIAL OF ALL UNDERGROUND WATER MAIN AND PROVIDE THIS INFORMATION TO THE DESIGN ENGINEER FOR FINAL PREPARATION OF AS-BUILT DOCUMENTS.

- GENERAL UTILITY NOTES:**
- ALL WORKMANSHIP AND MATERIALS FOR WATER MAIN, SANITARY, AND STORM SEWER SHALL CONFORM TO THE LATEST STANDARDS AND SPECIFICATIONS OF ALL LOCAL GOVERNING AGENCIES HAVING JURISDICTION. IN CASE OF DISCREPANCIES, THE CONTRACTOR SHALL COORDINATE WITH THE AGENCIES TO RESOLVE THESE ISSUES.
 - CONTRACTOR SHALL CONTACT "MISS DIG" (811) FOR LOCATION OF EXISTING UTILITIES WITHIN THE WORK AREA THREE (3) WORKING DAYS PRIOR TO START OF CONSTRUCTION.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR DEWATERING AND STABILIZING (IF REQUIRED) ALL TRENCH EXCAVATIONS TO ACCOMPLISH WORK INDICATED ON PLANS AND TO ACHIEVE REQUIRED COMPACTION OPERATIONS AS INDICATED IN THE PROJECT SPECIFICATIONS OR ON THESE DOCUMENTS. DEWATERING, IF DETERMINED NECESSARY BY THE CONTRACTOR, WILL BE CONSIDERED INCIDENTAL TO THE INSTALLATION COST OF UTILITIES OR STRUCTURES.
 - UTILITY SERVICE LEADS SHALL END 5 FEET FROM THE BUILDING UNLESS NOTED OTHERWISE. COORDINATE WITH BUILDING CONTRACTOR (IF NECESSARY).
 - PROTECT AND MAINTAIN 18 INCH CLEARANCE AT ALL UTILITY CROSSINGS.
 - REFER TO TRENCH DETAIL(S) SHOWN ON THESE DOCUMENTS FOR BEDDING AND BACKFILL MATERIAL REQUIREMENTS.
 - TRENCH EXCAVATIONS SHALL BE COMPACTED IN CONTINUOUS LAYERS NOT EXCEEDING 8 INCH LOOSE LIFTS, COMPACTED TO 95 PERCENT OF MAXIMUM DENSITY IN ACCORDANCE WITH ANSI/ASTM D 1557 MODIFIED PROCTOR.
 - ROOF DRAINS, FOUNDATION DRAINS, AND OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER ARE PROHIBITED.
 - CONTRACTOR SHALL COORDINATE INSTALLATION OF GAS, ELECTRIC, AND TELEPHONE WITH THE APPROPRIATE UTILITY COMPANIES.
 - TESTING PROCEDURES FOR SANITARY AND WATER MAIN SHALL BE IN ACCORDANCE WITH LOCAL GOVERNING AGENCY REQUIREMENTS. CONTRACTOR SHALL COORDINATE WITH ALL GOVERNING AGENCIES AND HAVE INSPECTORS PRESENT DURING THE TESTING PROCEDURES. ALL TESTING MUST BE APPROVED BY ALL GOVERNING AGENCIES PRIOR TO CONNECTION INTO EXISTING UTILITIES.
 - CONTRACTOR SHALL VERIFY EXACT LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO BEGINNING OF CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER.
 - CONTRACTOR SHALL ADJUST ANY UTILITY ELEMENT MEANT TO BE FLUSH WITH NEW GRADE (CLEAN OUT, VALVE BOXES, MANHOLES, CATCH BASINS, INLETS, ETC.) THAT ARE AFFECTED BY SITE WORK OR GRADE CHANGES, WHETHER SPECIFICALLY NOTED ON PLANS OR NOT. THE CONTRACTOR SHALL OBTAIN ANY NECESSARY PERMITS FOR ADJUSTMENT AT THE CONTRACTOR'S EXPENSE (IF APPLICABLE).
 - THE CONTRACTOR SHALL PAY FOR AND OBTAIN ALL PERMITS REQUIRED BY FEDERAL, STATE, LOCAL, OR PRIVATE AGENCIES AND PAY ALL CHARGES FOR INSPECTION AND TESTING.
 - THE CONTRACTOR IS RESPONSIBLE TO PROVIDE ALL CONSTRUCTION LAYOUT AND GRADE ELEVATIONS FOR THEIR WORK IN ACCORDANCE WITH DATA SHOWN ON THESE DOCUMENTS.
 - THE CONTRACTOR SHALL CONTROL NOISE AND LIMIT WORKING HOURS TO TIMES AS ESTABLISHED BY THE LOCAL MUNICIPALITY.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEAN-UP OF WORK AREA AT COMPLETION OF THE PROJECT AND LEAVE THE SITE IN AN ACCEPTABLE CONDITION AS DETERMINED BY THE ENGINEER/INSPECTOR AND/OR OWNER.



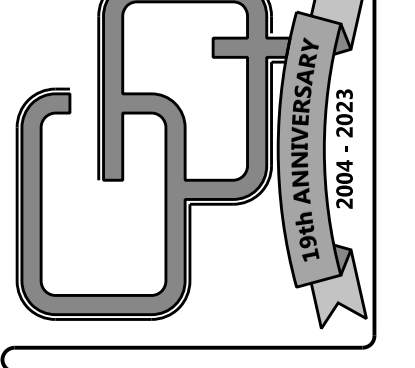
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DRAWN	BRZEZINSKI
DESIGNED	QUADERER
CHECKED	QUADERER
FIELD CREW	CB / RO

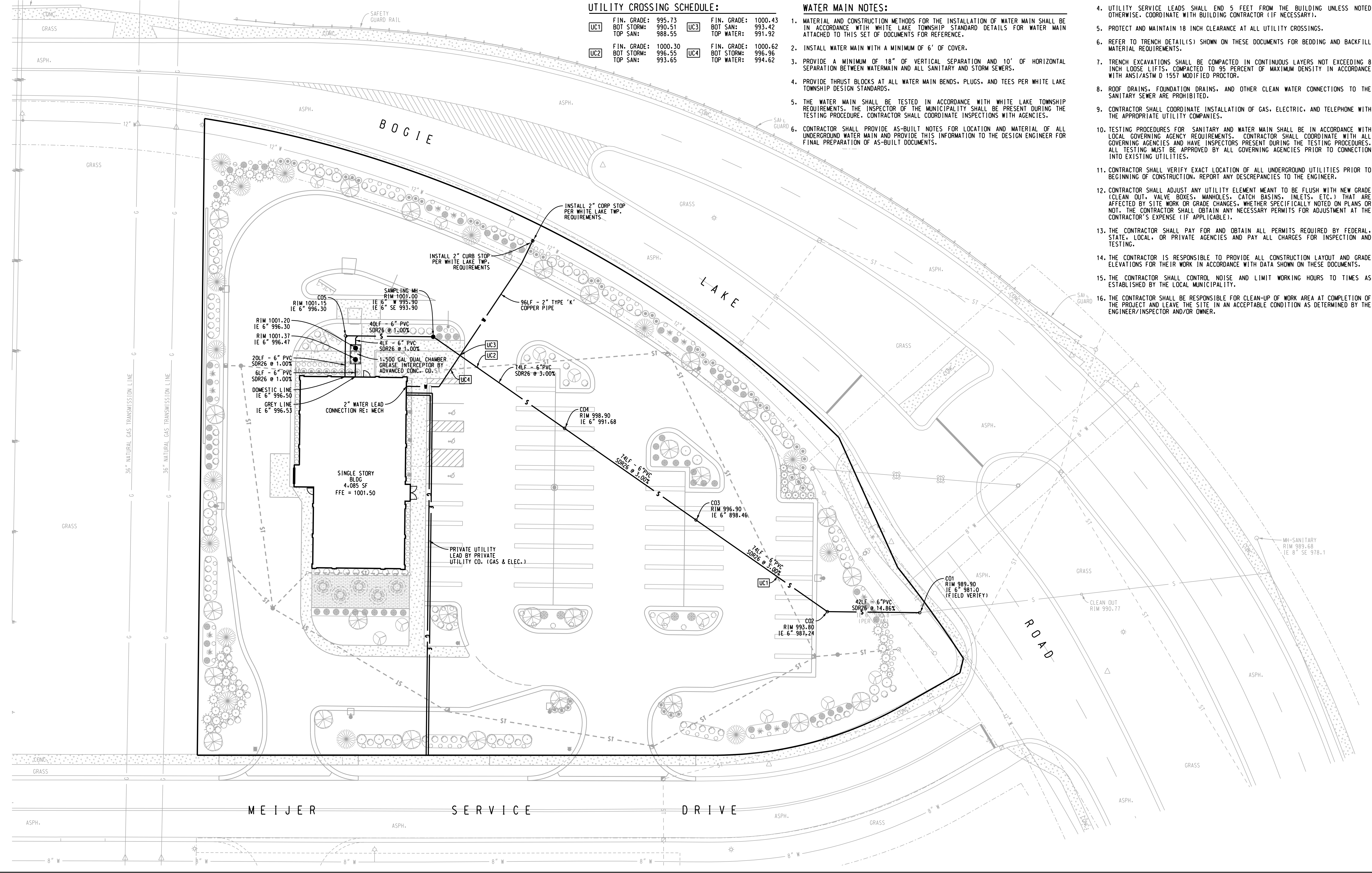
CULVER'S
 BOGIE LAKE ROAD
 WHITE LAKE TWP., MI
 NORTH EAST 1/4 SEC 20
 TOWNSHIP RANGE SE

SITE UTILITY PLAN

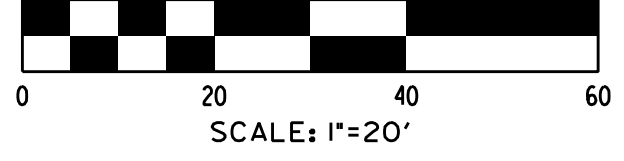
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C400



NORTH



TREE SCHEDULE				
KEY	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY
AJ	ACER X FREEMANII 'JEFFERSRED'	AUTUMN BLAZE MAPLE	2.5" CAL	4
AS	ACER SACCHARUM 'COMMEMORATION'	COMMEMORATION SUGAR MAPLE	2.5" CAL	4
BC	BETULA NIGRA 'CULLY'	HERITAGE RIVER BIRCH	8" HT	2
CA	CARPINUS CAROLINIANA	AMERICAN HORNBEAM	2.5" CAL	2
CS	LIQUIDAMBAR STYRACIFLUA 'GODDAM'	GOLD DUST AMERICAN SWEETGUM	2.5" CAL	3
MS	MALUS 'SNOWDRIFT'	SNOWDRIFT CRABAPPLE	2" CAL	5
MU	MALUS 'SPRING SNOW'	SPRING SNOW CRABAPPLE	2" CAL	6
PG	PICEA GLAUCA	WHITE SPRUCE	8" HT	15
PR	PYRUS CALLARYANA 'REDSPIRE'	REDSPIRE PEAR	2.5" CAL	5
DD	QUERCUS RUBRA	NORTHERN RED OAK	2.5" CAL	2
TC	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LINDEN	2.5" CAL	3

SHRUB SCHEDULE				
KEY	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY
AC	AMELANCHIER LAEVIS 'CUMULUS'	CUMULUS SERVICEBERRY	4' HT	23
BA	BERBERIS ATROPURPUREA 'CRIRUZAM'	CRIMSON RUBY BARBERRY	30" HT	11
BX	BUXUS X 'GREEN GEM'	GREEN GEM BOXWOOD	12" HT	49
CB	CORNUS ALBA 'BAILHALD'	IVORY HALD RED TWIG DOGWOOD	24" HT	15
EA	EUONYMUS ALATUS 'COMPACTUS'	COMPACT BURNING BUSH	30" HT	34
FI	FORSYTHIA INTERMEDIA 'NORTHERN GOLD'	NORTHERN GOLD FORSYTHIA	30" HT	14
HA	HAMAMELIS VERNALIS	VERNAL WITCHHAZEL	30" HT	40
HN	HIBISCUS SYRIACUS 'NOTWOODONE'	LAV. CHIFFON ROSE OF SHARON	30" HT	24
HS	HYDRANGEA MAC. H. SERRATA 'PREZIOSA'	PINK BEAUTY HYDRANGEA	30" HT	10
IA	ILEX VERTICILLATA 'AFTERGLOW'	AFTERGLOW MICHIGAN HOLLY	30" HT	35
JC	JUNIPERUS CHINENSIS 'GOLD COAST'	GOLD COAST JUNIPER	24" SPR.	21
ND	PHYSCARPUS OPULIFOLIUS 'MONLO'	DIABOLO NINEBARK	24" HT	17
PB	POTENTILLA FRUTICOSA 'GOLDFINGER'	GOLDFINGER POTENTILLA	30" HT	36
SF	SPIREA JAPONICA 'GOLDMOUND'	GOLD MOUND SPIREA	30" HT	28
SL	SYRINGA PATULA 'MISS KIM'	MISS KIM LILAC	30" HT	28
SV	SYRINGA X 'PENDA' PPAF	BLOOMERANG PURPLE LILAC	24" HT	13
TD	TAXUS X MEDIA 'DENSIFORMIS'	DENSIFORMIS SPREADING YEW	30" HT	10
VC	VIBURNUM X BURKWOODII	BURKWOOD VIBURNUM	30" HT	18

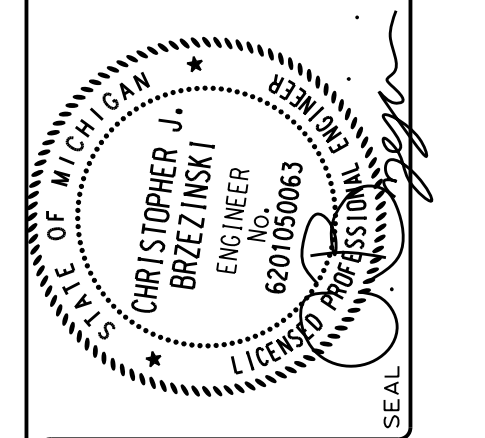
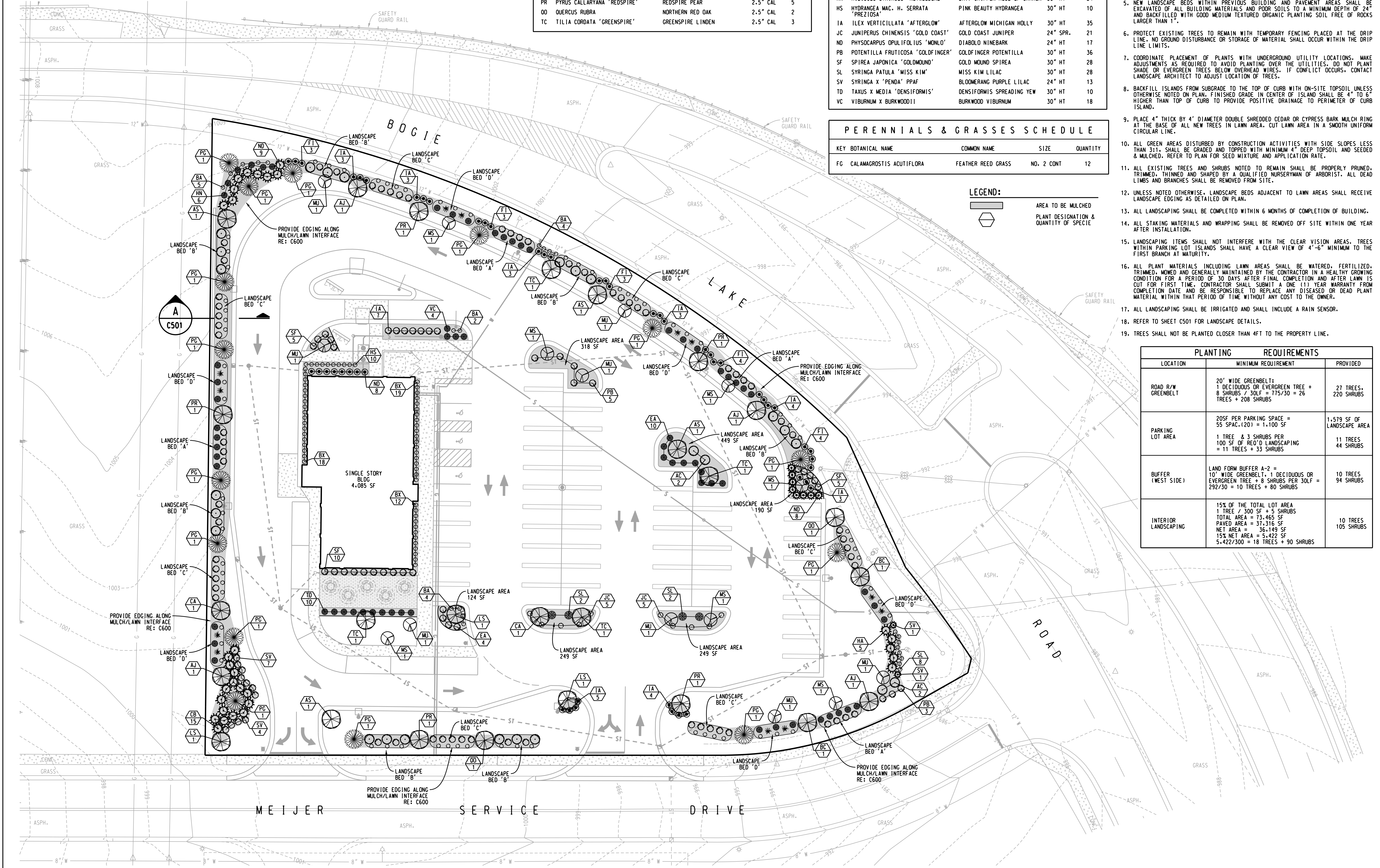
PERENNIALS & GRASSES SCHEDULE				
KEY	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY
FG	CALAMAGROSTIS ACUTIFLORA	FEATHER REED GRASS	NO. 2 CONT	12

LEGEND:
 AREA TO BE MULCHED
 PLANT DESIGNATION & QUANTITY OF SPECIE

LANDSCAPING NOTES:

- INSTALLATION OF PLANT MATERIAL SHALL BE IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF NURSERYMEN LANDSCAPE STANDARDS LATEST EDITION.
- PRIOR TO BEGIN OF LANDSCAPE WORK, CONTRACTOR SHALL VERIFY LOCATIONS OF ALL ON-SITE UTILITIES. CONTRACTOR SHALL CONTACT MISS DIG (811) FOR LOCATIONS OF ALL PRIVATE UTILITIES. ANY DAMAGE OR INTERRUPTIONS OF SERVICES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. COORDINATE ALL RELATED WORK ACTIVITIES WITH OTHER TRADES AND REPORT ANY UNACCEPTABLE WORK CONDITIONS TO OWNER PRIOR TO COMMENCING WORK.
- NUMERICAL VALUE OF PLANT MATERIAL SHOWN SHALL TAKE PRECEDENCE OVER GRAPHIC REPRESENTATION. VERIFY AND REPORT ANY DISCREPANCIES WITH LANDSCAPE ARCHITECT.
- SUBSTITUTIONS OR DEVIATIONS FROM THE LANDSCAPE PLAN MUST BE APPROVED BY THE MUNICIPALITY AND/OR GOVERNING AGENCY PRIOR TO COMMENCING.
- NEW LANDSCAPE BEDS WITHIN PREVIOUS BUILDING AND PAVEMENT AREAS SHALL BE EXCAVATED OF ALL BUILDING MATERIALS AND POOR SOILS TO A MINIMUM DEPTH OF 24" AND BACKFILLED WITH GOOD MEDIUM TEXTURED ORGANIC PLANTING SOIL FREE OF ROCKS LARGER THAN 1".
- PROTECT EXISTING TREES TO REMAIN WITH TEMPORARY FENCING PLACED AT THE DRIP LINE. NO GROUND DISTURBANCE OR STORAGE OF MATERIAL SHALL OCCUR WITHIN THE DRIP LINE LIMITS.
- COORDINATE PLACEMENT OF PLANTS WITH UNDERGROUND UTILITY LOCATIONS. MAKE ADJUSTMENTS AS REQUIRED TO AVOID PLANTING OVER THE UTILITIES. DO NOT PLANT SHADE OR EVERGREEN TREES BELOW OVERHEAD WIRES. IF CONFLICT OCCURS, CONTACT LANDSCAPE ARCHITECT TO ADJUST LOCATION OF TREES.
- BACKFILL ISLANDS FROM SUBGRADE TO THE TOP OF CURB WITH ON-SITE TOPSOIL UNLESS OTHERWISE NOTED ON PLAN. FINISHED GRADE IN CENTER OF ISLAND SHALL BE 4" TO 6" HIGHER THAN TOP OF CURB TO PROVIDE POSITIVE DRAINAGE TO PERIMETER OF CURB ISLAND.
- PLACE 4" THICK BY 4" DIAMETER DOUBLE SHREDED CEDAR OR CYPRESS BARK MULCH RING AT THE BASE OF ALL NEW TREES IN LAWN AREA, CUT LAWN AREA IN A SMOOTH UNIFORM CIRCULAR LINE.
- ALL GREEN AREAS DISTURBED BY CONSTRUCTION ACTIVITIES WITH SIDE SLOPES LESS THAN 3:1, SHALL BE GRADED AND TOPPED WITH MINIMUM 4" DEEP TOPSOIL AND SEEDED & MULCHED. REFER TO PLAN FOR SEED MIXTURE AND APPLICATION RATE.
- ALL EXISTING TREES AND SHRUBS NOTED TO REMAIN SHALL BE PROPERLY PRUNED, TRIMMED, THINNED AND SHAPED BY A QUALIFIED NURSERYMAN OR ARBORIST. ALL DEAD LIMBS AND BRANCHES SHALL BE REMOVED FROM SITE.
- UNLESS NOTED OTHERWISE, LANDSCAPE BEDS ADJACENT TO LAWN AREAS SHALL RECEIVE LANDSCAPE EDGING AS DETAILED ON PLAN.
- ALL LANDSCAPING SHALL BE COMPLETED WITHIN 6 MONTHS OF COMPLETION OF BUILDING.
- ALL STAKING MATERIALS AND WRAPPING SHALL BE REMOVED OFF SITE WITHIN ONE YEAR AFTER INSTALLATION.
- LANDSCAPING ITEMS SHALL NOT INTERFERE WITH THE CLEAR VISION AREAS. TREES WITHIN PARKING LOT ISLANDS SHALL HAVE A CLEAR VIEW OF 4'-6" MINIMUM TO THE FIRST BRANCH AT MATURITY.
- ALL PLANT MATERIALS INCLUDING LAWN AREAS SHALL BE WATERED, FERTILIZED, TRIMMED, MOVED AND GENERALLY MAINTAINED BY THE CONTRACTOR IN A HEALTHY GROWING CONDITION FOR A PERIOD OF 30 DAYS AFTER FINAL COMPLETION AND AFTER LAWN IS CUT FOR FIRST TIME. CONTRACTOR SHALL SUBMIT A ONE (1) YEAR WARRANTY FROM COMPLETION DATE AND BE RESPONSIBLE TO REPLACE ANY DISEASED OR DEAD PLANT MATERIAL WITHIN THAT PERIOD OF TIME WITHOUT ANY COST TO THE OWNER.
- ALL LANDSCAPING SHALL BE IRRIGATED AND SHALL INCLUDE A RAIN SENSOR.
- REFER TO SHEET C501 FOR LANDSCAPE DETAILS.
- TREES SHALL NOT BE PLANTED CLOSER THAN 4FT TO THE PROPERTY LINE.

PLANTING REQUIREMENTS		
LOCATION	MINIMUM REQUIREMENT	PROVIDED
ROAD R/W GREENBELT	20' WIDE GREENBELT: 1 DECIDUOUS OR EVERGREEN TREE + 8 SHRUBS / 30LF = 775/30 = 26 TREES + 208 SHRUBS	27 TREES, 220 SHRUBS
PARKING LOT AREA	20SF PER PARKING SPACE = 55 SPAC. (201) = 1,100 SF 1 TREE & 3 SHRUBS PER 100 SF OF RED'D LANDSCAPING = 11 TREES + 33 SHRUBS	1,579 SF OF LANDSCAPE AREA 11 TREES, 44 SHRUBS
BUFFER (WEST SIDE)	LAND FORM BUFFER A-2 = 10' WIDE GREENBELT, 1 DECIDUOUS OR EVERGREEN TREE + 8 SHRUBS PER 30LF = 292/30 = 10 TREES + 80 SHRUBS	10 TREES, 94 SHRUBS
INTERIOR LANDSCAPING	15% OF THE TOTAL LOT AREA 1 TREE / 300 SF + 5 SHRUBS TOTAL AREA = 73,465 SF PAVED AREA = 37,316 SF NET AREA = 36,149 SF 15% NET AREA = 5,422 SF 5,422/300 = 18 TREES + 90 SHRUBS	10 TREES, 105 SHRUBS

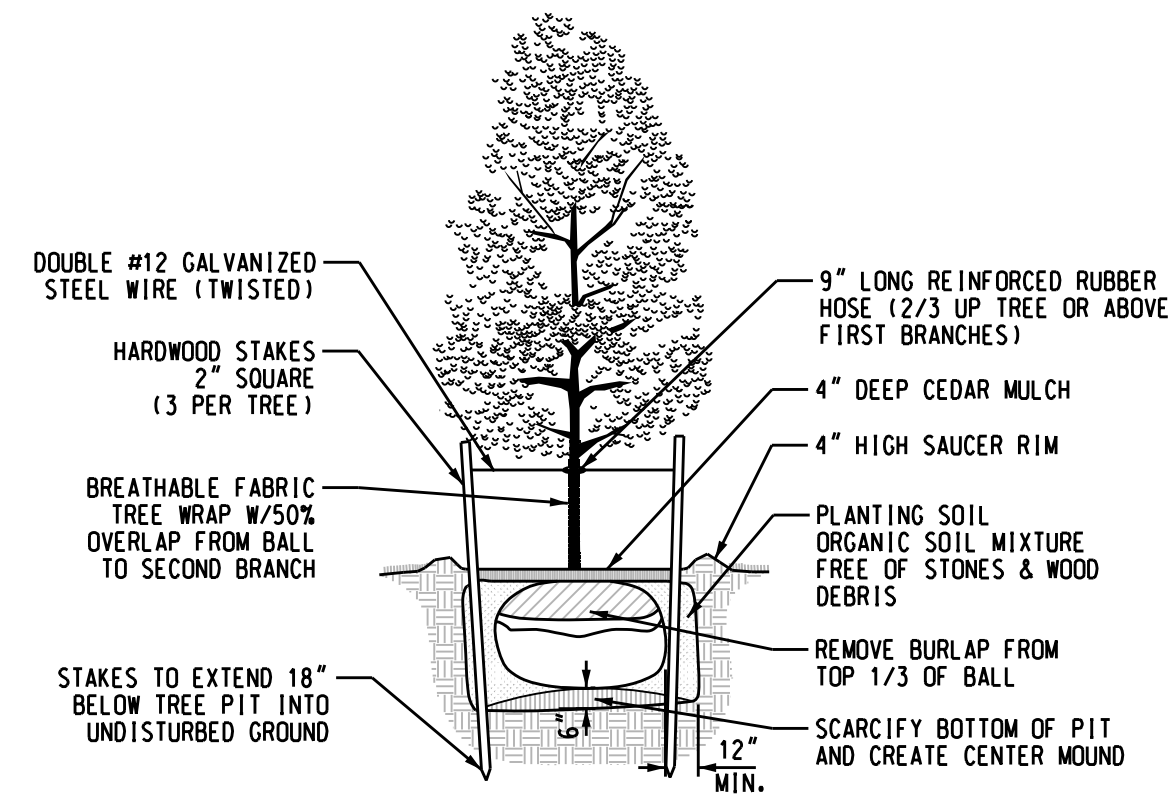


DESIGNED	BRZEZINSKI
CHECKED	QUADERER
FIELD CREW	CB / RO
DATE	10-19-23
REVISION OR ISSUE	

CULVER'S
 NORTH EAST 1/4 SEC. 20
 TOWNSHIP RANGE-BE
 BOGIE LAKE ROAD
 WHITE LAKE TWP., MI
 PHONE: 878-2624 FAX: 878-2624
SITE LANDSCAPE PLAN

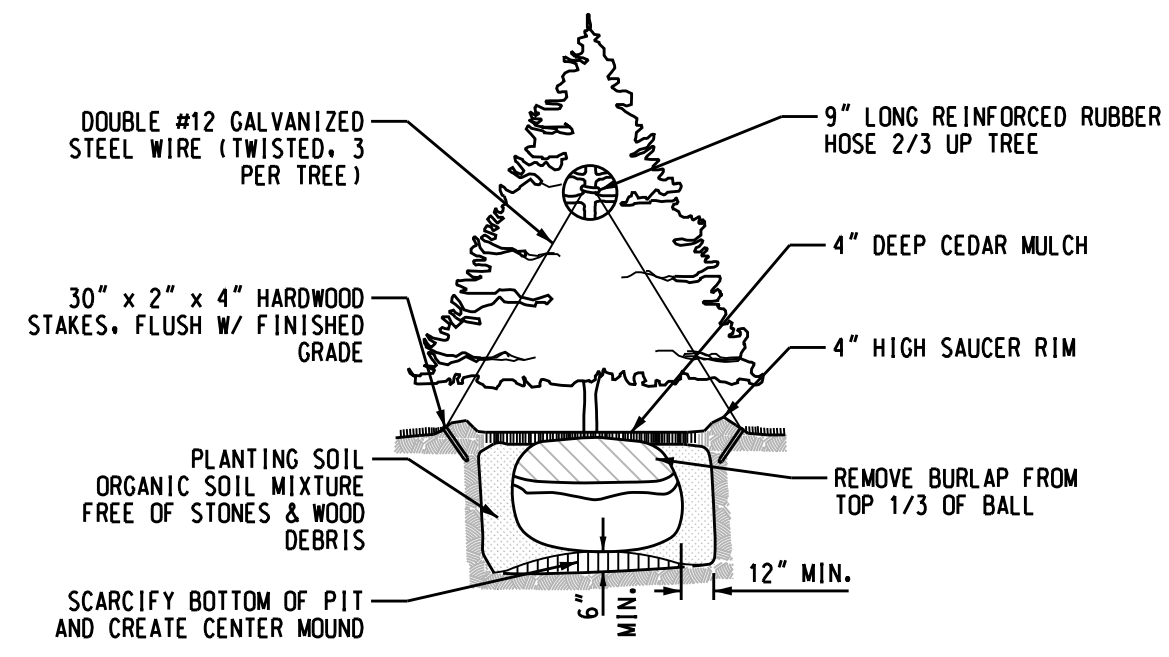
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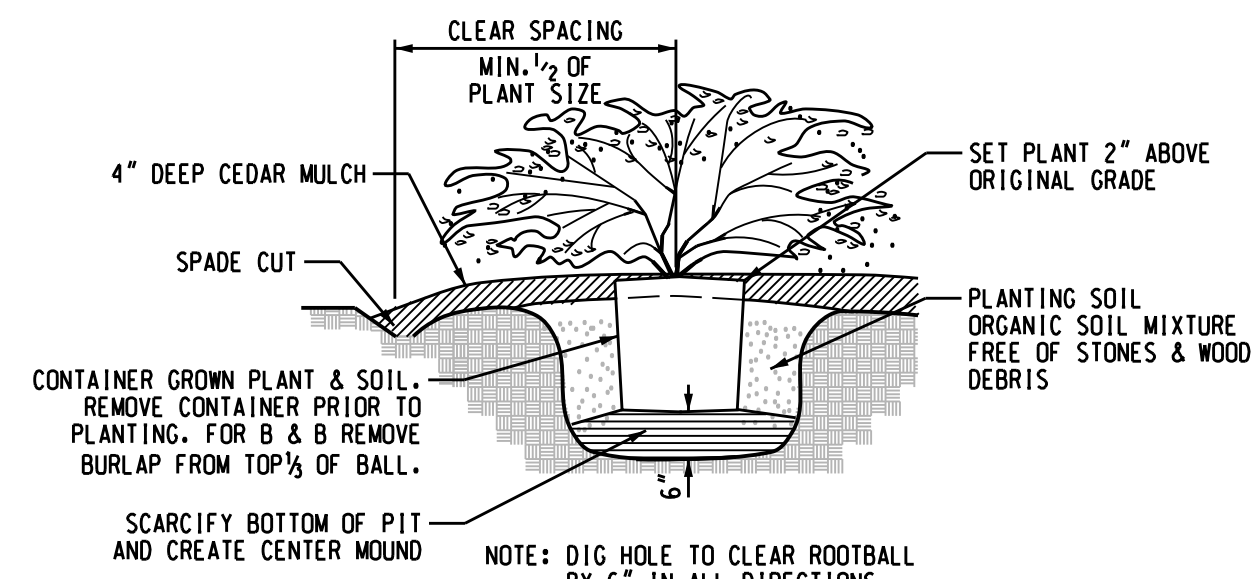
NOTE: TREE SHALL BEAR SAME RELATION TO FINISHED GRADE AS IT BORE TO PREVIOUS GRADE. RAISE ROOT BALL 1/3 HIGHER IN CLAY SOILS - BACKFILL & COVER ENTIRE BALL W/ TOPSOIL & MULCH.

TREE PLANTING DETAIL
NO SCALE

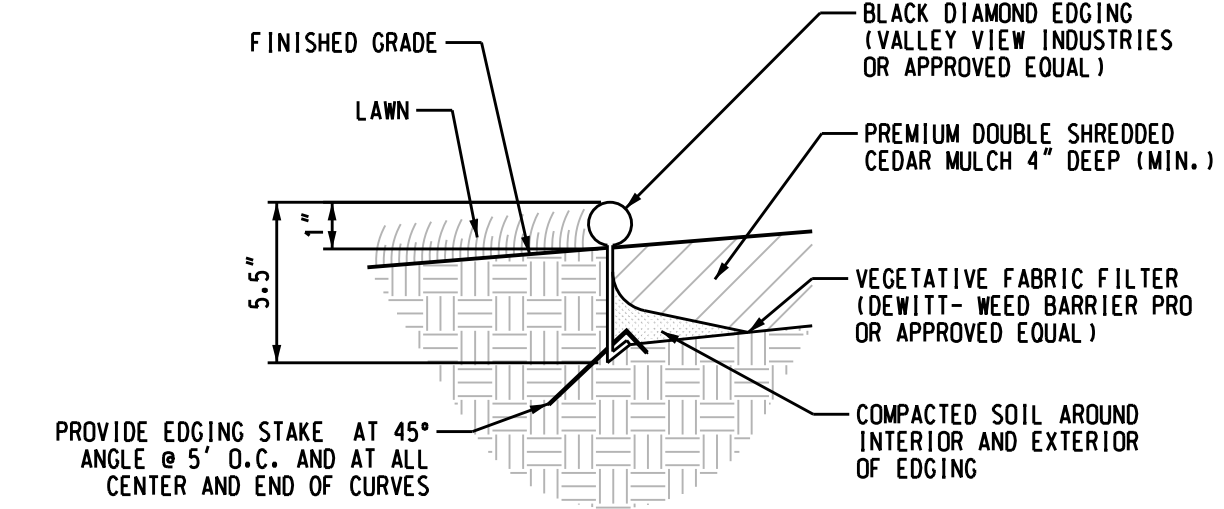


NOTE: TREE SHALL BEAR SAME RELATION TO FINISHED GRADE AS IT BORE TO PREVIOUS GRADE. RAISE ROOT BALL 1/3 HIGHER IN CLAY SOILS - BACKFILL & COVER ENTIRE BALL W/ TOPSOIL & MULCH.

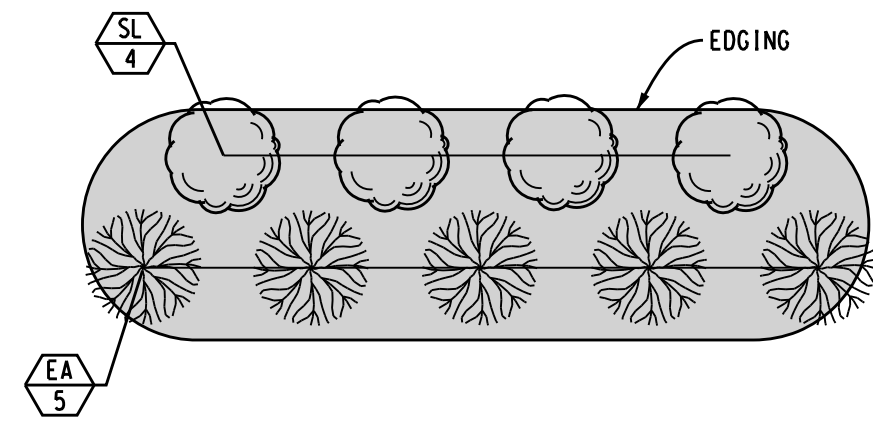
EVERGREEN TREE DETAIL
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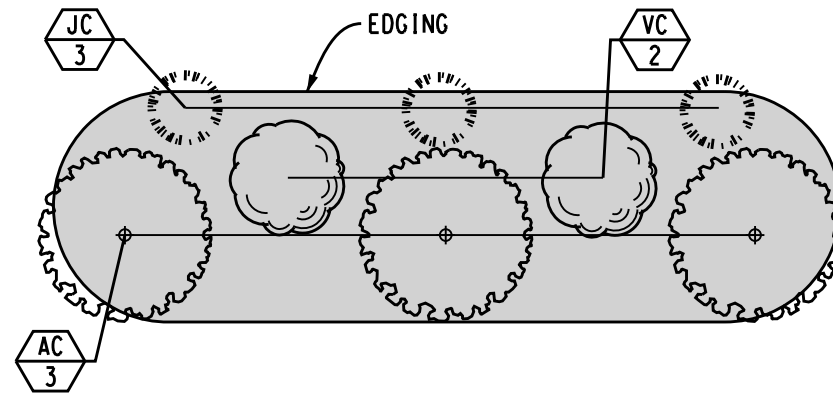
SHRUB PLANTING DETAIL
NO SCALE



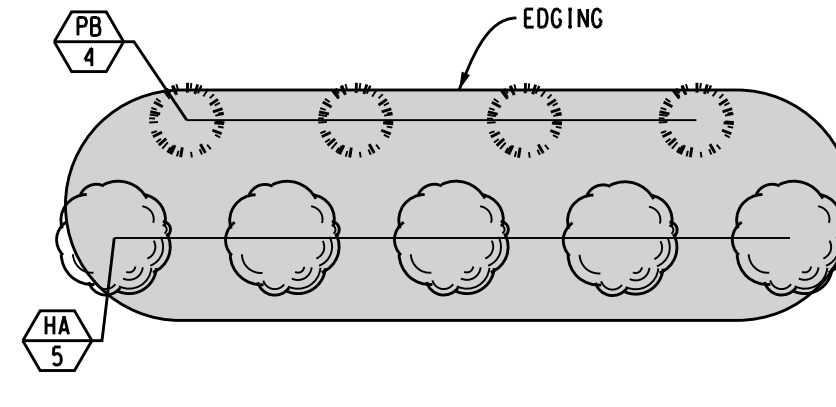
CEDAR MULCH AND EDGING DETAIL
NO SCALE



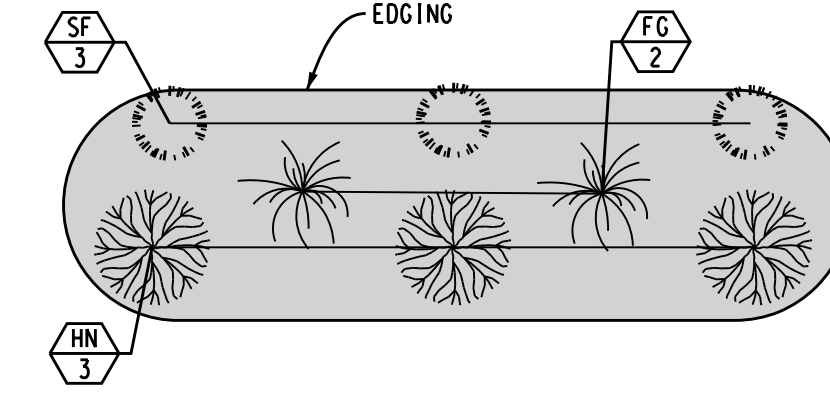
LANDSCAPE BED 'A' DETAIL
NO SCALE (TYP. 4 PLACES)



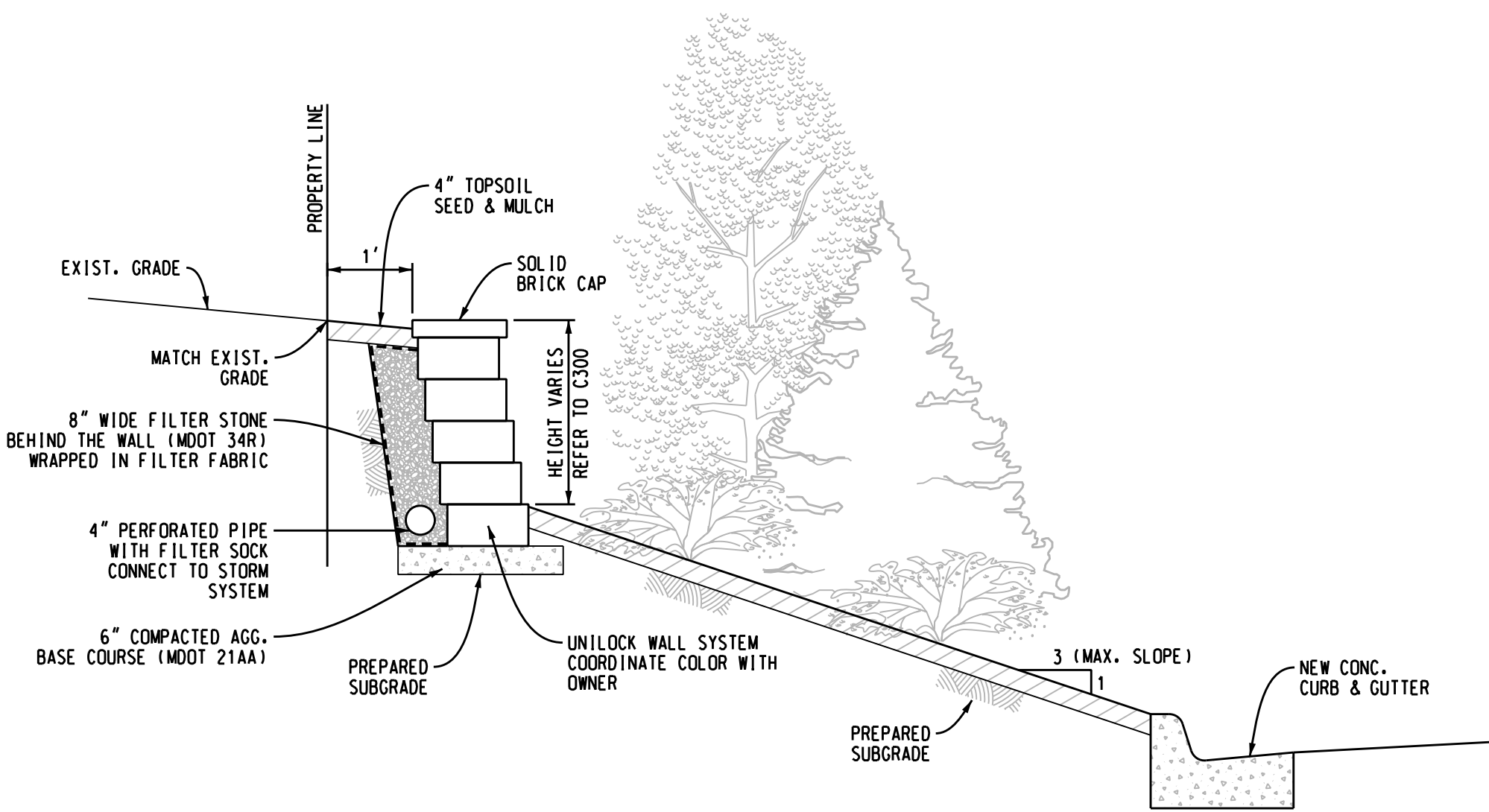
LANDSCAPE BED 'B' DETAIL
NO SCALE (TYP. 7 PLACES)



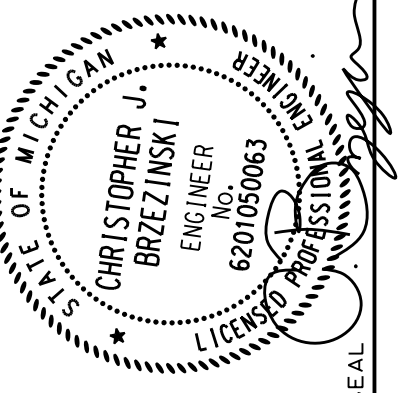
LANDSCAPE BED 'C' DETAIL
NO SCALE (TYP. 7 PLACES)



LANDSCAPE BED 'D' DETAIL
NO SCALE (TYP. 6 PLACES)



CROSS SECTION A
NO SCALE
C500



NO.	DATE	SUBJECT	REVISION OR ISSUE
03-18-24	PRELIMINARY SPA		
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10-19-23	PRE APPLICATION MEETING		

DRAWN	BRZEZINSKI
DESIGNED	BRZEZINSKI
CHECKED	QUADERER
FIELD	GREW CB / RO

CULVER'S
NORTHEAST 1/4 SEC. 20
TOWNSHIP, RANGE-BE
BOGIE LAKE ROAD
WHITE LAKE TWP., MI

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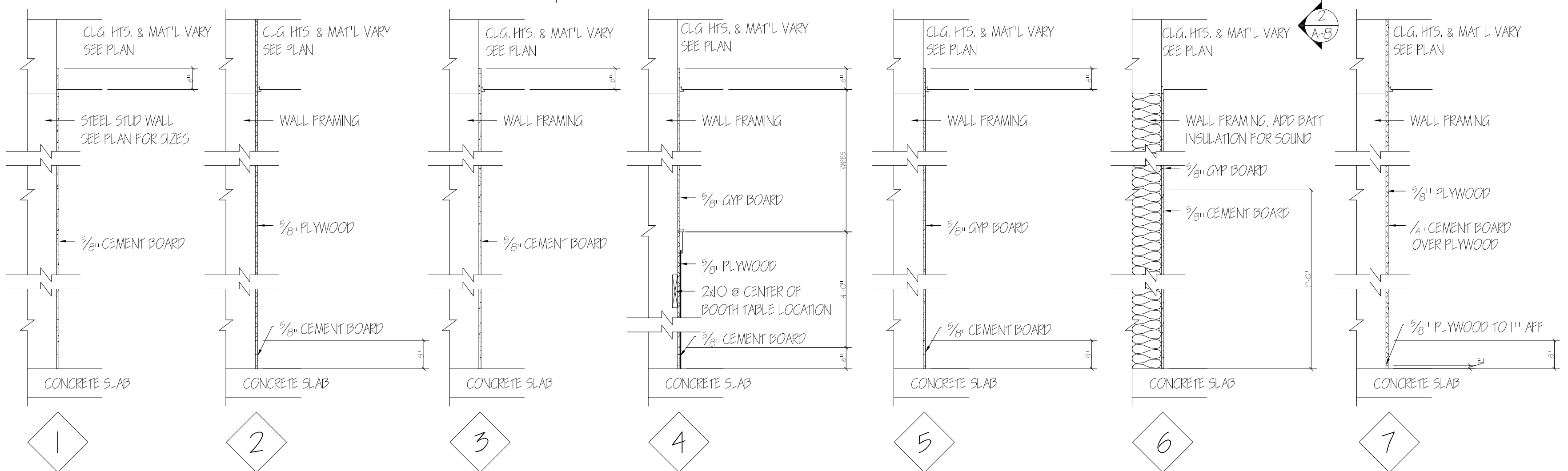
DATE: 04/26/2024 TIME: 08:52:33 AM

SITE LANDSCAPE DETAILS

JOB NO.: 230601
PHASE: P. SPA
C501



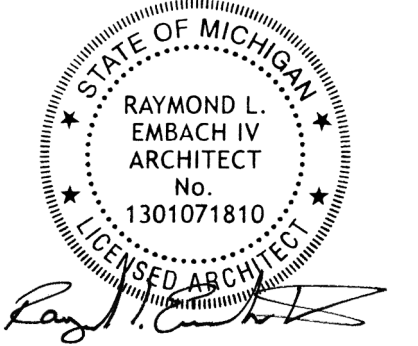
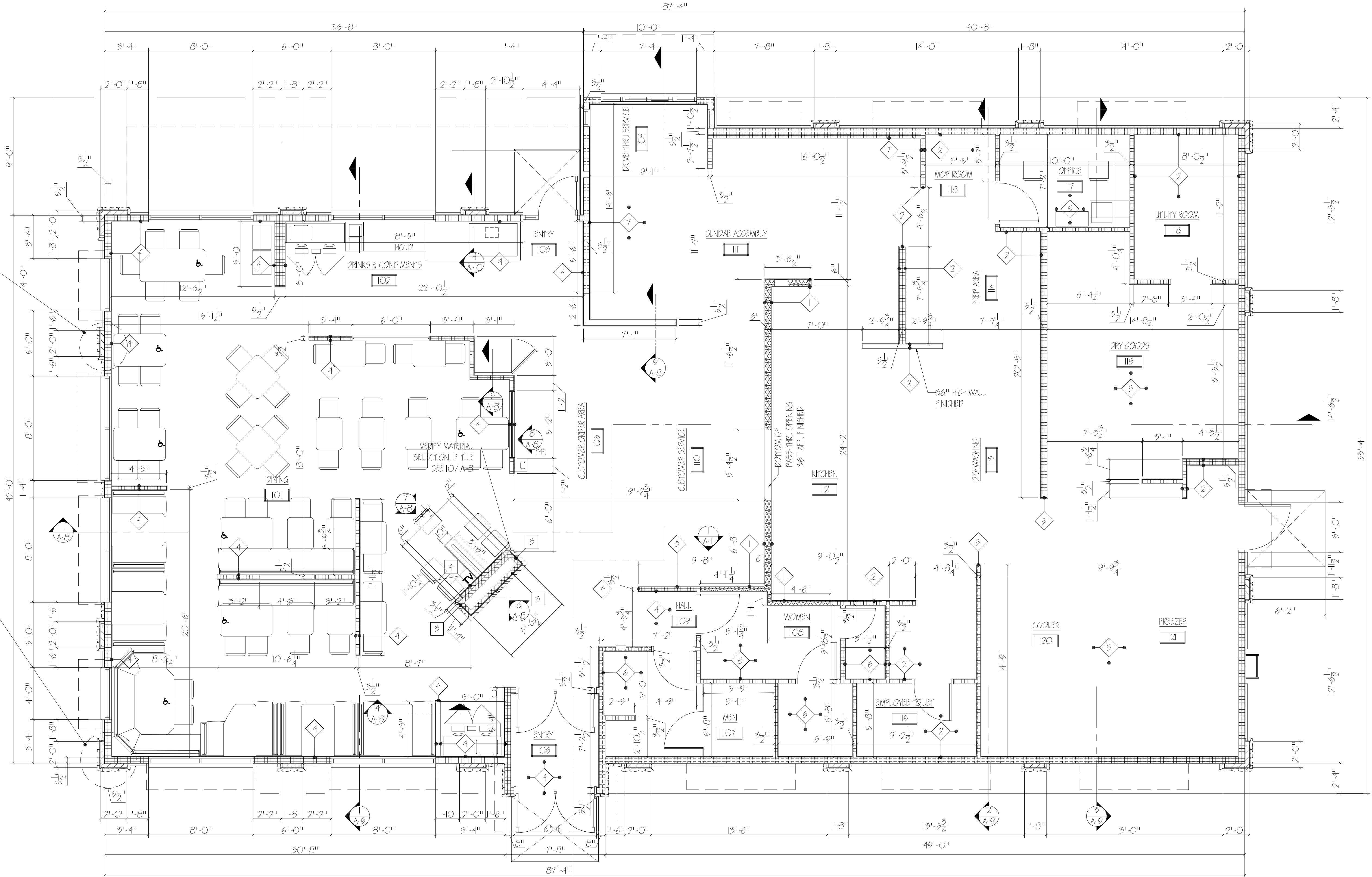
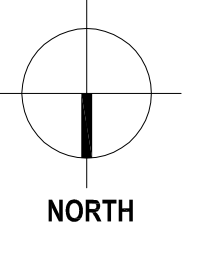
WALL TYPE DETAILS
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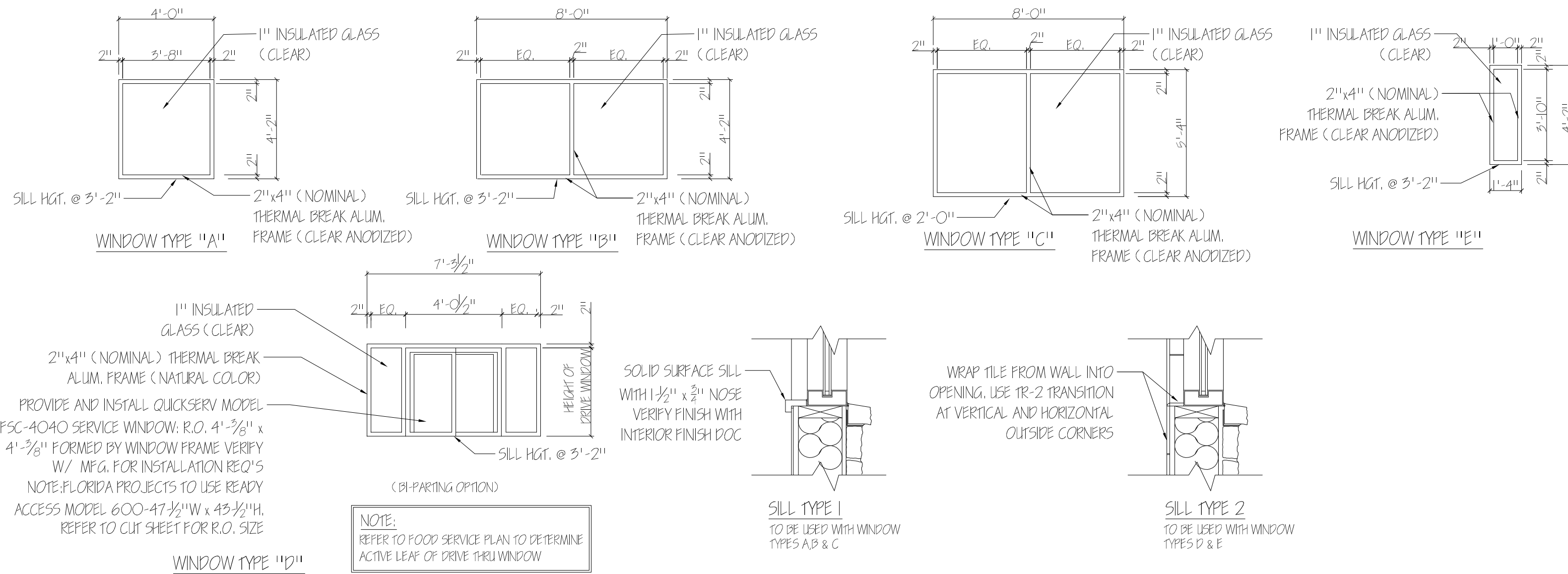
GENERAL NOTES:

- DIMENSIONS SHOWN ARE TO FACE OF STUD UNLESS NOTED OTHERWISE.
- ALL INTERIOR GYPSUM TO RECEIVE PAINT OR VWC SHOULD BE TAPED, SEALED, AND SANDED TO RECEIVE FINISH.

DIMENSIONED FLOOR PLAN
 SCALE: 1/4" = 1'-0"



WINDOW TYPES



DOOR SCHEDULE

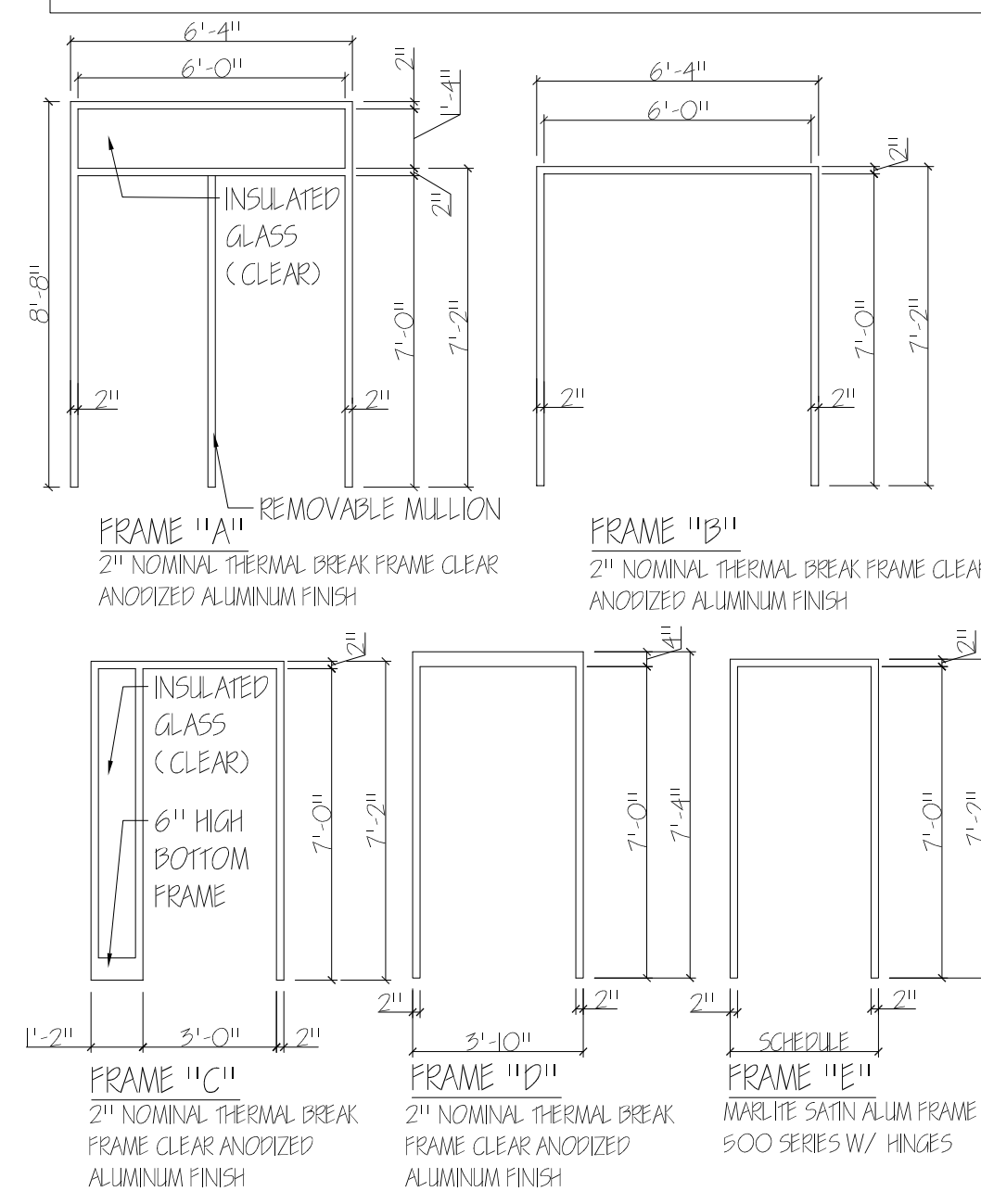
DOOR:				FRAME:				HARDWARE GROUP	NOTES
NO.	WIDTH	HGT.	MAT'L	TYPE	MATERIAL	TYPE			
1	2 @ 36"	84"	ALUM	A	ALUM	A	1		
2	2 @ 36"	84"	ALUM	A	ALUM	B	2		
3	36"	84"	ALUM	A	ALUM	C	3		
4	42"	84"	ALUM	B	ALUM	D	4		
5	36"	84"	HPL	C	ALUM	E	5	OPTIONAL ARM PULL	
6	36"	84"	HPL	C	ALUM	E	5	OPTIONAL ARM PULL	
7	28"	60"	HPL	E	ALUM	E, 2'-8"	6		
8	36"	60"	HPL	E	ALUM	E, 3'-4"	6		
9	36"	84"	HPL	D	ALUM	E	7	GLASS FOR DOOR PROVIDED BY GC	
10	34"	84"	HPL	C	ALUM	E	8		
11	-	-	-	-	ALUM	E	-	DOOR OPTIONAL	

NOTE: SEE PROTOTYPE SHEET T-1 FOR NATIONAL ACCOUNT INFORMATION

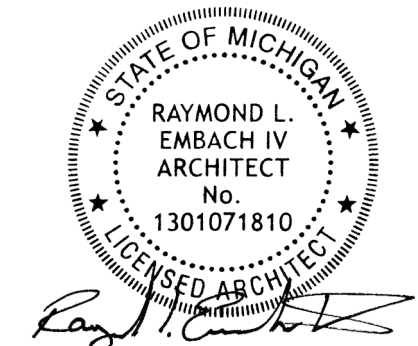
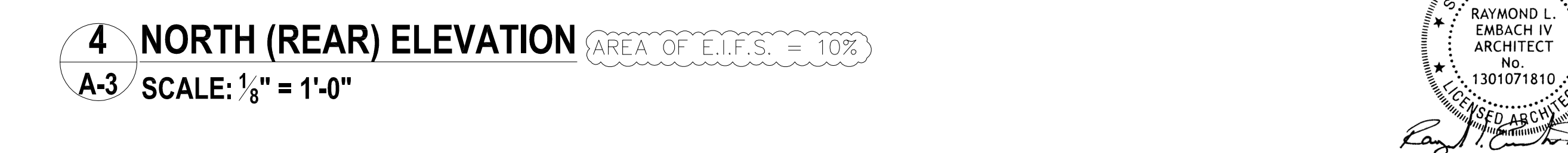
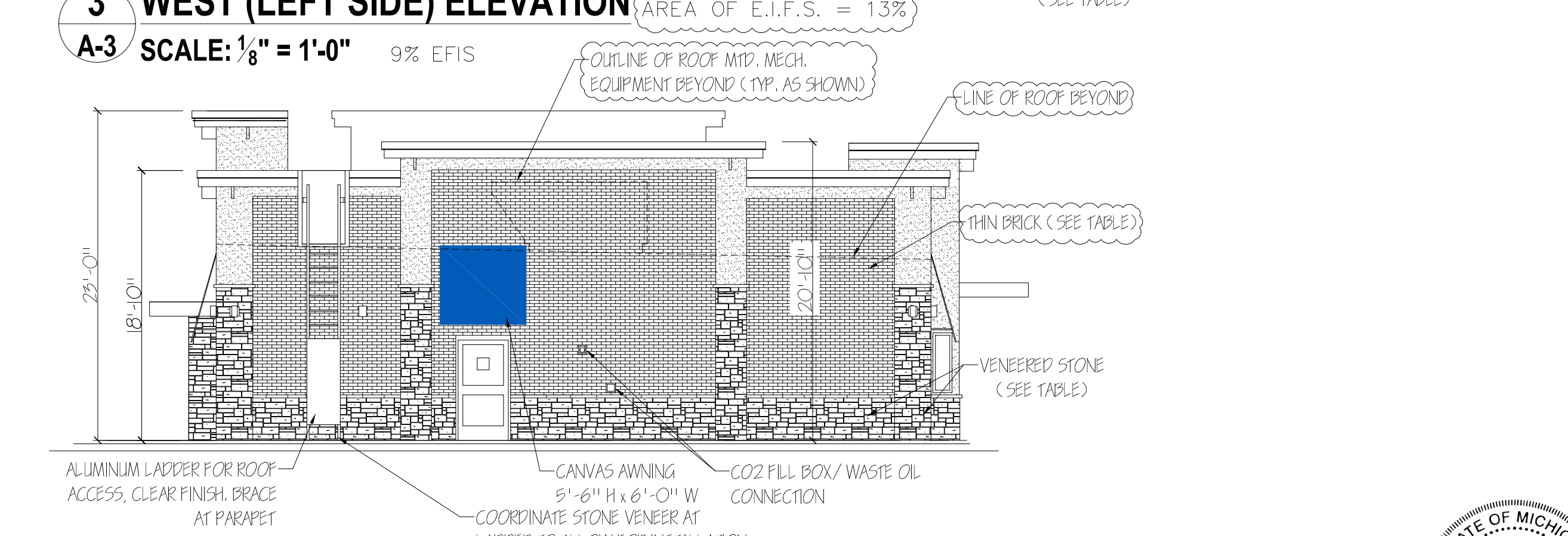
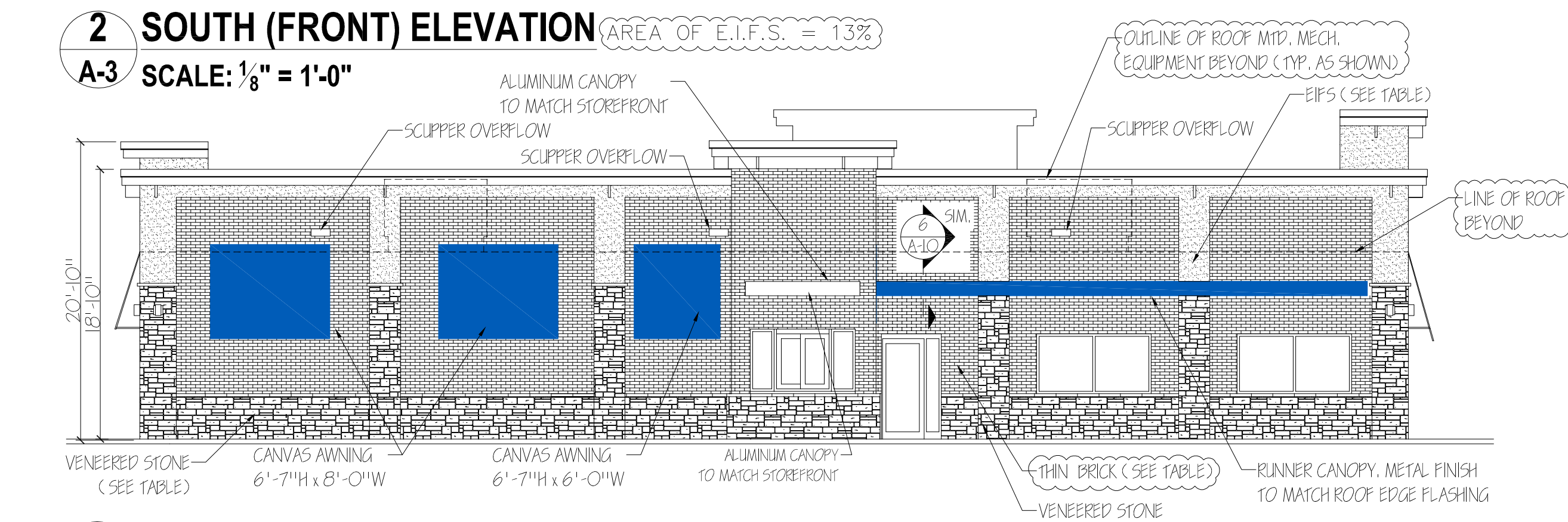
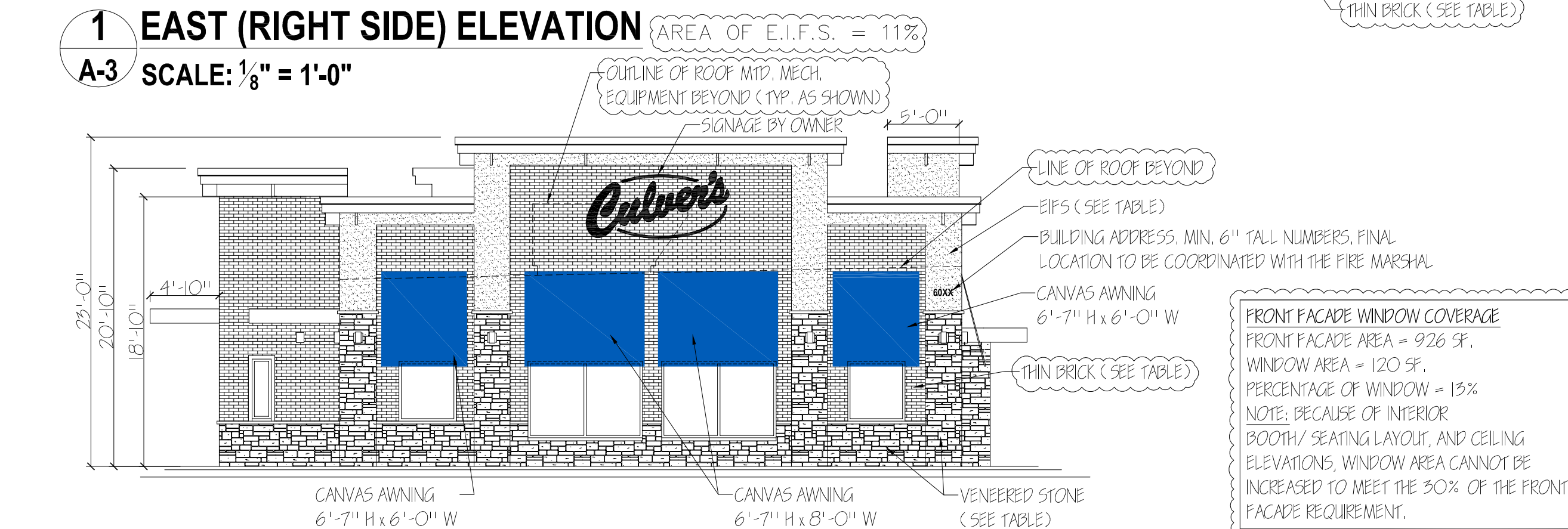
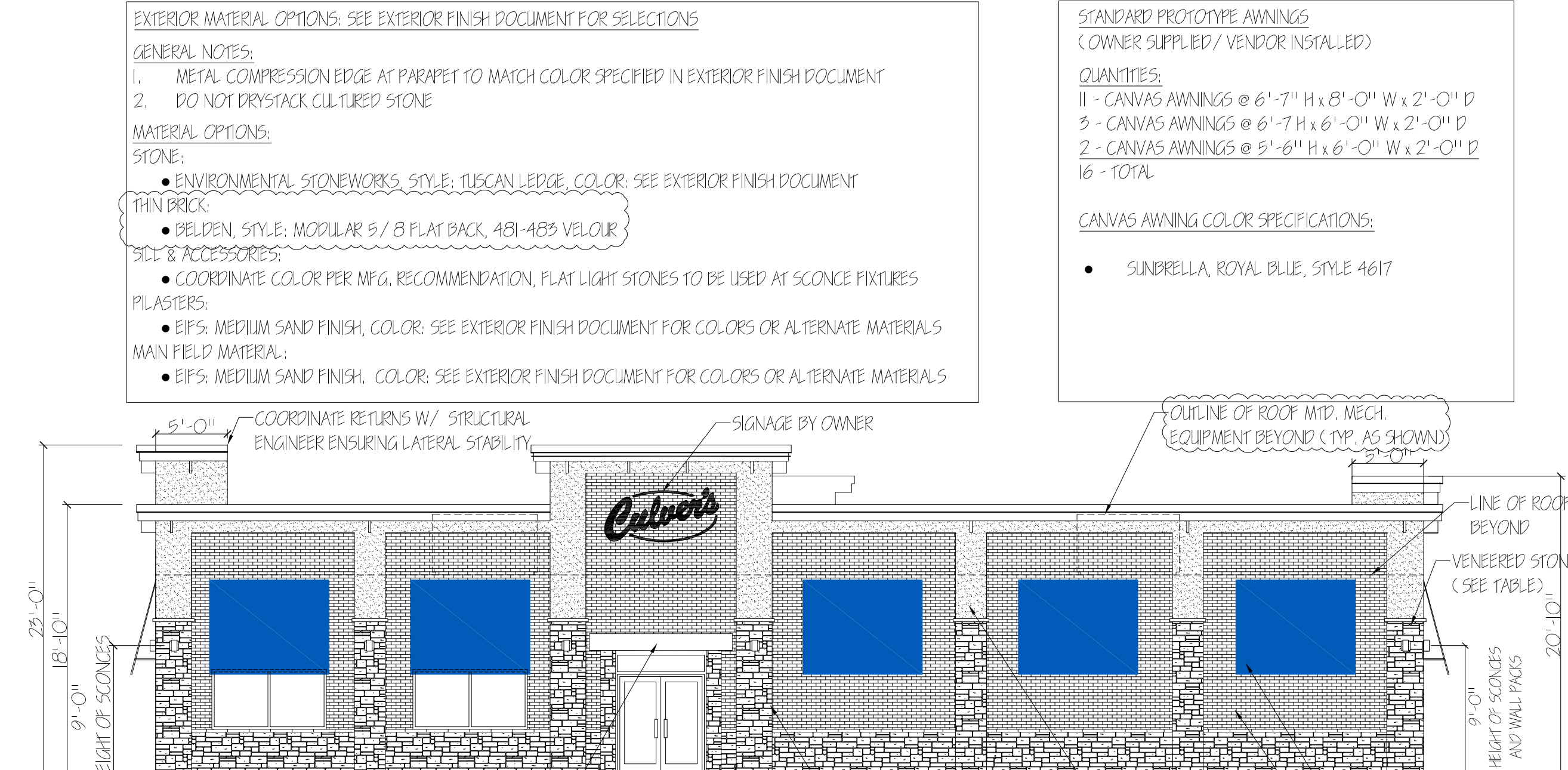
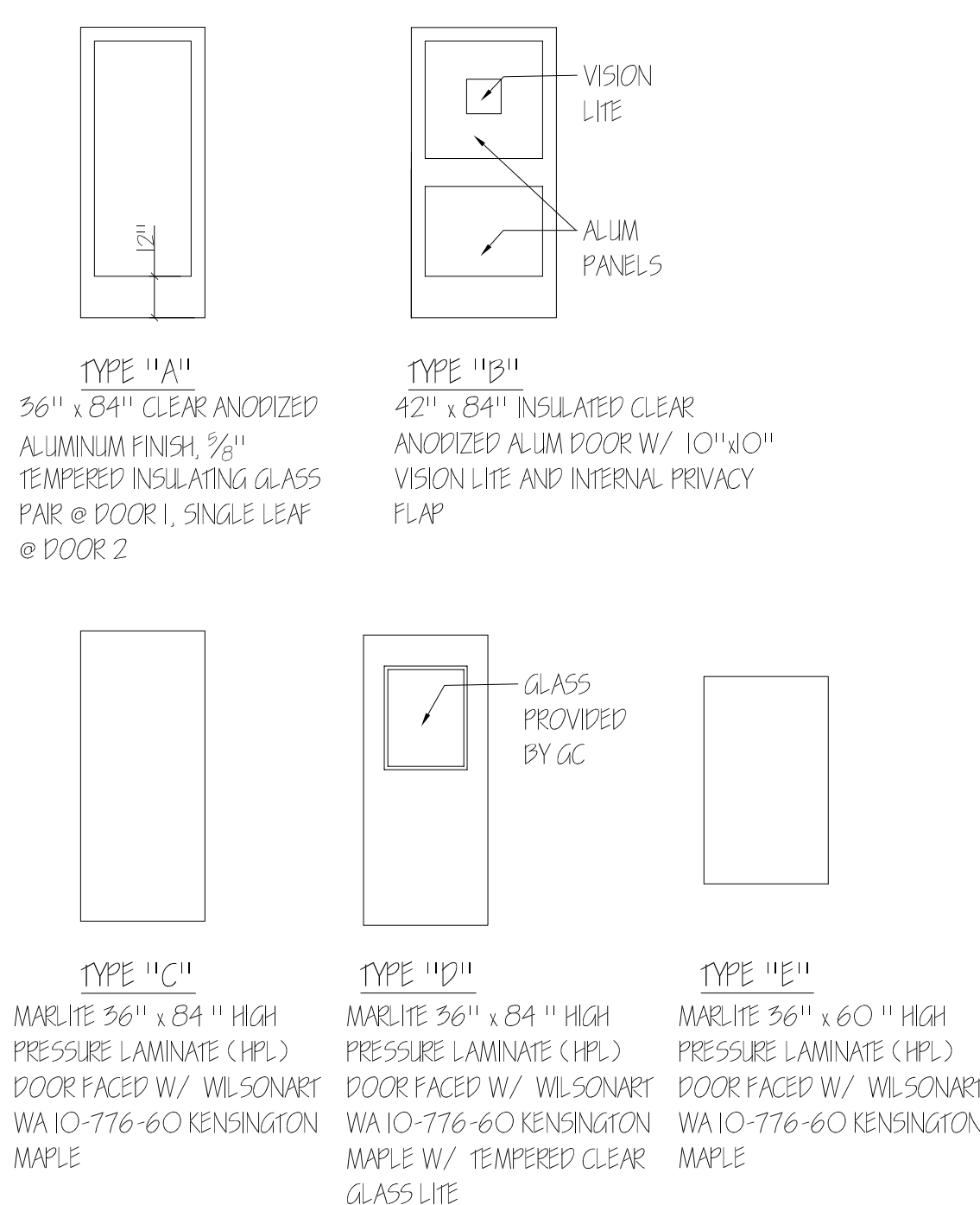
HARDWARE GROUPS

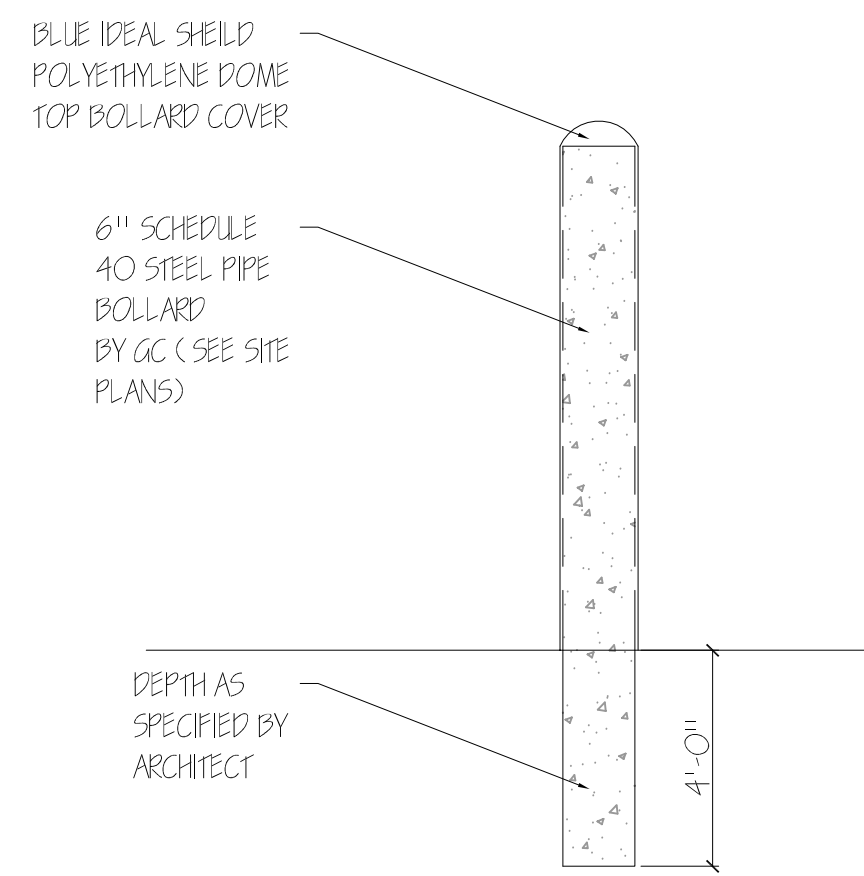
GROUP #	DOOR	QTY	DESCRIPTION	CATALOG #	FINISH	MFG		
EXTERIOR DOUBLE DOOR	1	2	CONT. HINGE	112HD	628	INES		
		1	REMOVABLE MULLION	5654	628	VON DUPRIN		
		2	PANIC HARDWARE	35A-NL-OP-388-299	628	VON DUPRIN		
		2	RIM CYLINDER	20-097	628	SCHLAGE		
		2	90 DEG OFFSET PULL	819CHD 10" O	630	INES		
		2	OH STOP	1005	630	GLYNN		
		2	SURFACE CLOSER	4111 EDA	689	LCN		
		2	MOUNTING PLATE	4110-1B	689	LCN		
		2	BLADE STOP SPACER	4110-61	689	LCN		
		2	MEETING STILE	8193AA	AA	ZERO		
		2	DOOR SWEEP	39A	A	ZERO		
		1	THRESHOLD	629A-MSLA-10	A	ZERO		
*NOTES - PERIMETER WEATHERSTRIPPING BY DOOR / FRAME MFG.								
INTERIOR DOUBLE DOOR	2	2	CONT. HINGE	112HD	628	INES		
		2	PUSH / PULL BAR (SET)	819CHD 10" N5	630	INES		
		2	OH STOP	1005	630	GLYNN		
		2	SURFACE CLOSER	4111 EDA	689	LCN		
		2	MOUNTING PLATE	4110-1B	689	LCN		
		2	BLADE STOP SPACER	4110-61	689	LCN		
		*NOTES - PERIMETER WEATHERSTRIPPING BY DOOR / FRAME MFG.						
		SECONDARY ENTRY DOOR	3	1	CONT. HINGE	112HD	628	INES
				1	PANIC HARDWARE	35A-NL-OP-388-299	628	VON DUPRIN
				1	RIM CYLINDER	20-097	628	SCHLAGE
				1	90 DEG OFFSET PULL	819CHD 10" O	630	INES
				1	OH STOP	1005	630	GLYNN
1	SURFACE CLOSER			4111 EDA	689	LCN		
1	MOUNTING PLATE			4110-1B	689	LCN		
1	BLADE STOP SPACER			4110-61	689	LCN		
1	DOOR SWEEP			39A	A	ZERO		
1	THRESHOLD			629A-MSLA-10	A	ZERO		
*NOTE - PERIMETER WEATHERSTRIPPING BY DOOR / FRAME MFG.								
FOR AUTOMATIC FRONT ENTRY DOOR OPTION: ADD LCN SURF AUTO OPERATOR 4642 WMS AND WALL MOUNT ACTUATOR 8310-8331 AND REMOVE (1) SURFACE CLOSER, (1) MOUNTING PLATE, AND (1) BLADE STOP SPACER FOR DOORS 1 & 2.								
REAR EXTERIOR DOOR	4	1	CONT. HINGE	224HD	628	INES		
		1	RIM CYLINDER	20-097	628	SCHLAGE		
		1	90 DEG OFFSET PULL	819CHD 10" O	630	INES		
		1	PUSH BAR	35A	320	VON DUP		
PUBLIC RR DOOR	5	3	HINGE	#53 x U592D	MARLITE	BURNS		
		1	PUSH PLATE	#5325B x U592D	BURNS	BURNS		
		1	PULL PLATE	#01	LCN	LCN		
		1	SURFACE CLOSER	4111	LCN	LCN		
		2	KICK PLATE	8" x 34" ALUM 628	ROCKWOOD	DCI		
		1	WALL STOP	3211-U592D	DCI	DCI		
		1	ARM PULL	MPN 69811	NEWCO	NEWCO		
		*NOTE - MOUNT 429A HEAD SEAL PRIOR TO MOUNTING CLOSER, KICK PLATES BOTH SIDES.						
		RR STALL DOOR	6	7,8	HINGE		MARLITE	MCKINNEY
				1	SPRING HINGE	SATIN 1902 SPRING 4.9x4	STANLEY	STANLEY
				1	PRIVACY LOCK	QCL 240.M.626.3A.4785.5C.6	STANLEY	STANLEY
				1	WALL STOP	3211-U592D	DCI	DCI
*NOTE: INSTALL SPRING HINGE TO HOLD DOOR SLIGHTLY OPEN.								
OFFICE DOOR	7	9	HINGE		MARLITE	MCKINNEY		
		1	STOREROOM LOCK	QCL 270.M.626.3A.4785.5C.6	STANLEY	STANLEY		
EMP RR DOOR	8	10	HINGE		MARLITE	MCKINNEY		
		2	PRIVACY LOCK	QCL 240.M.626.3A.4785.5C.6	STANLEY	STANLEY		
OFFICE DOOR	9	1	KICK PLATE	8" x 34" ALUM 628	ROCKWOOD	DCI		
		1	WALL STOP	3211-U592D	DCI	DCI		

FRAME TYPES

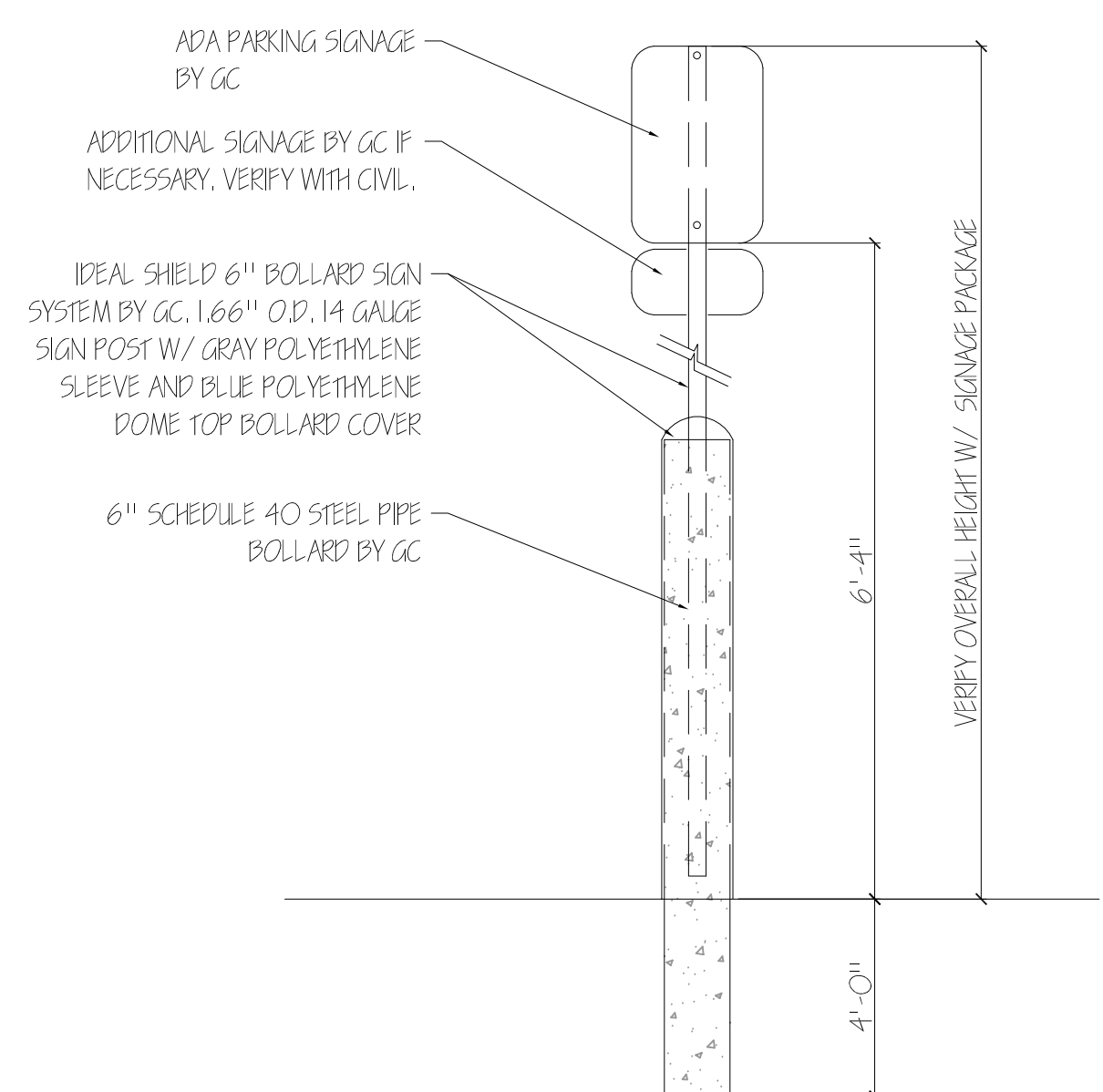


DOOR TYPES

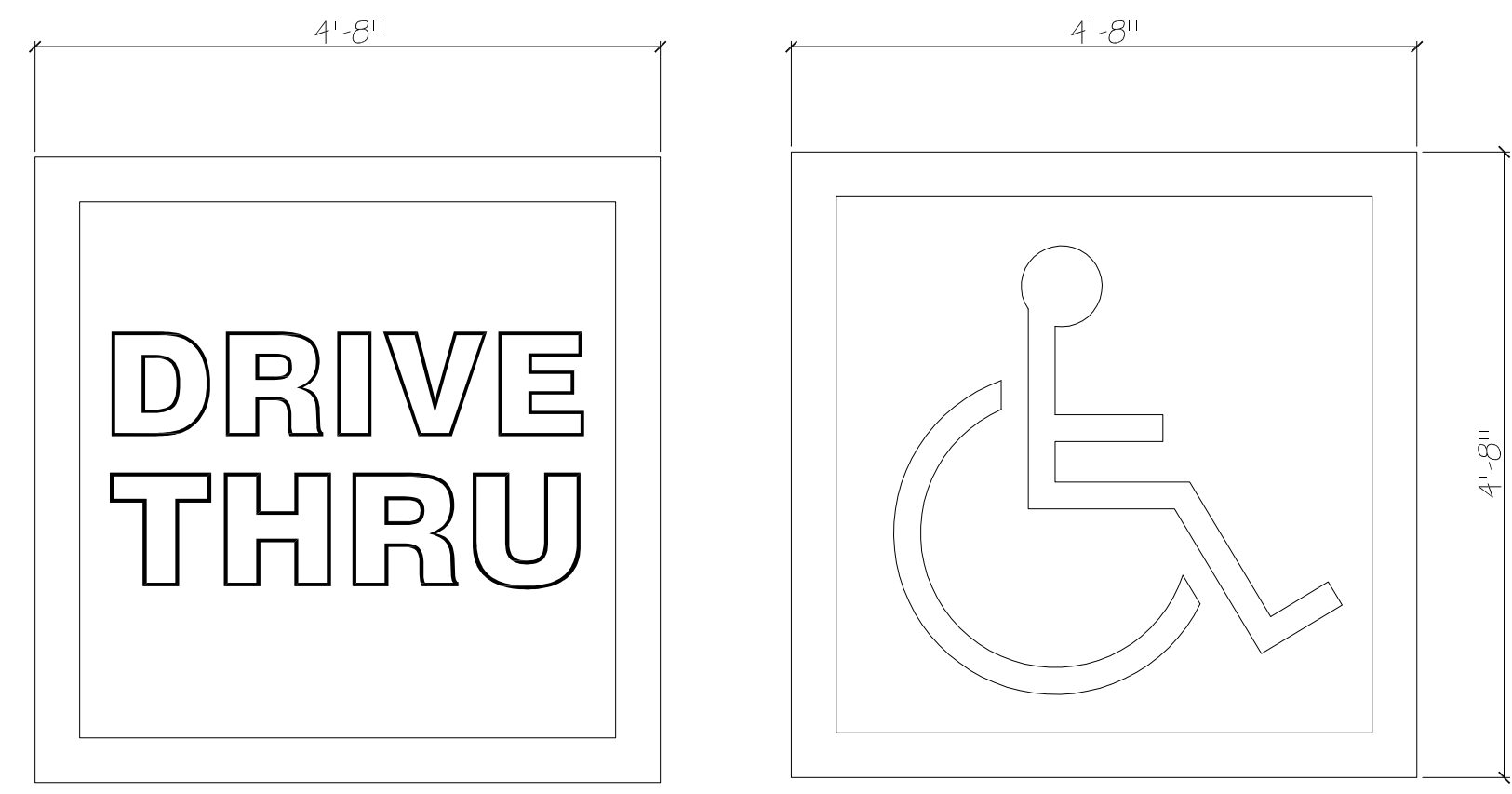




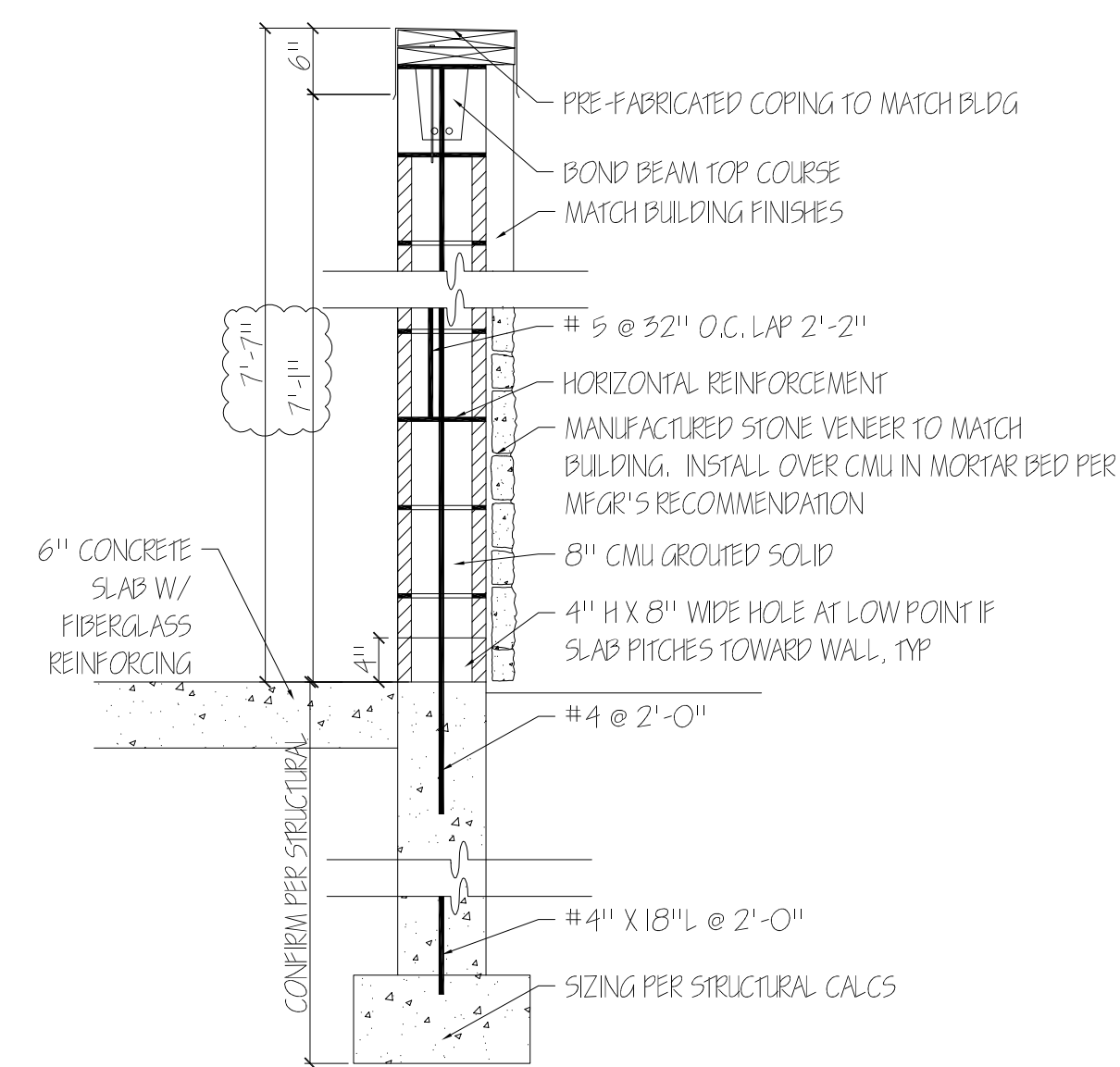
1 BOLLARD (TYP.)
C-1 SCALE: 3/4" = 1'-0"



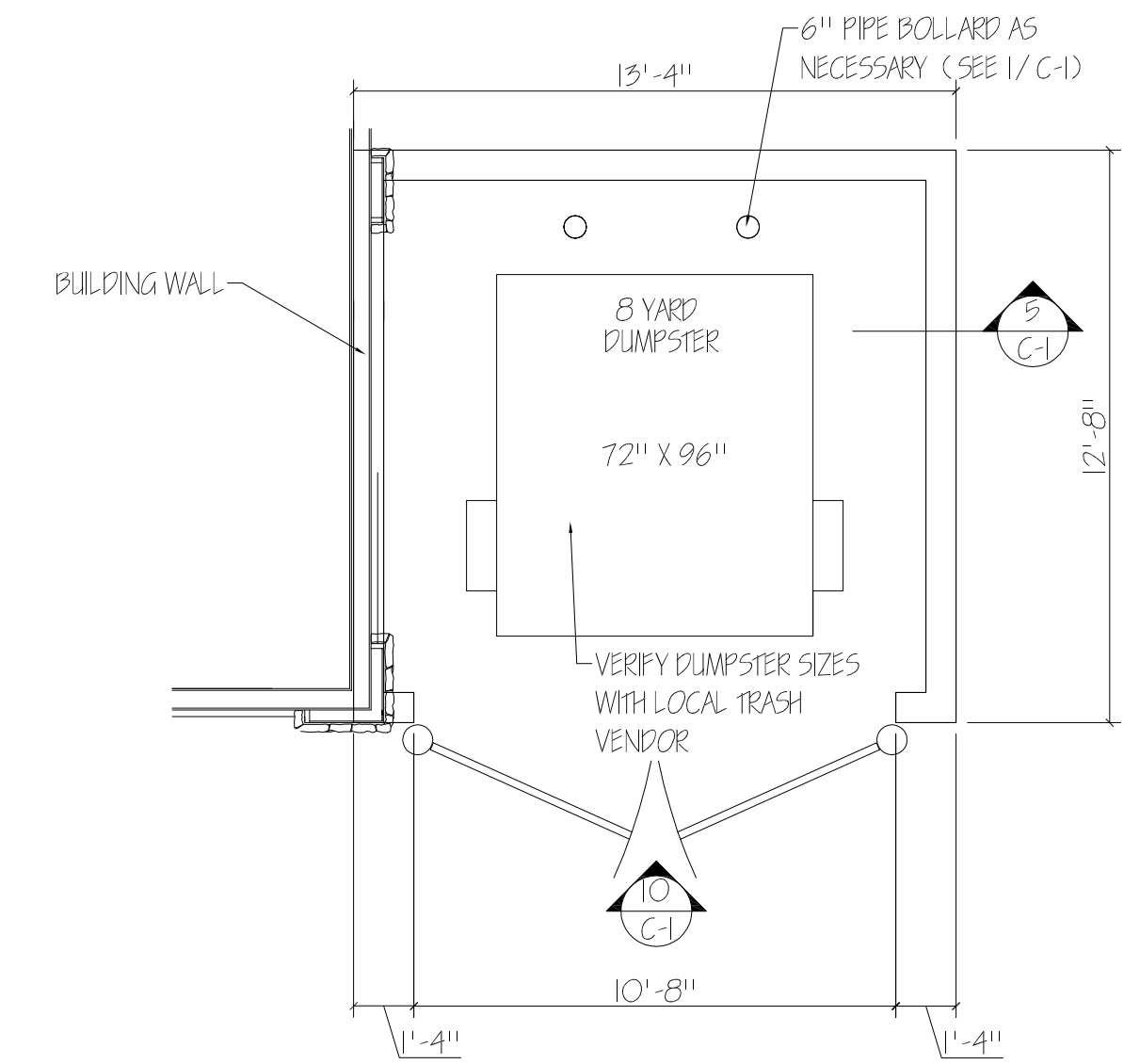
3 BOLLARD SIGN SYSTEM
C-1 SCALE: 3/4" = 1'-0"



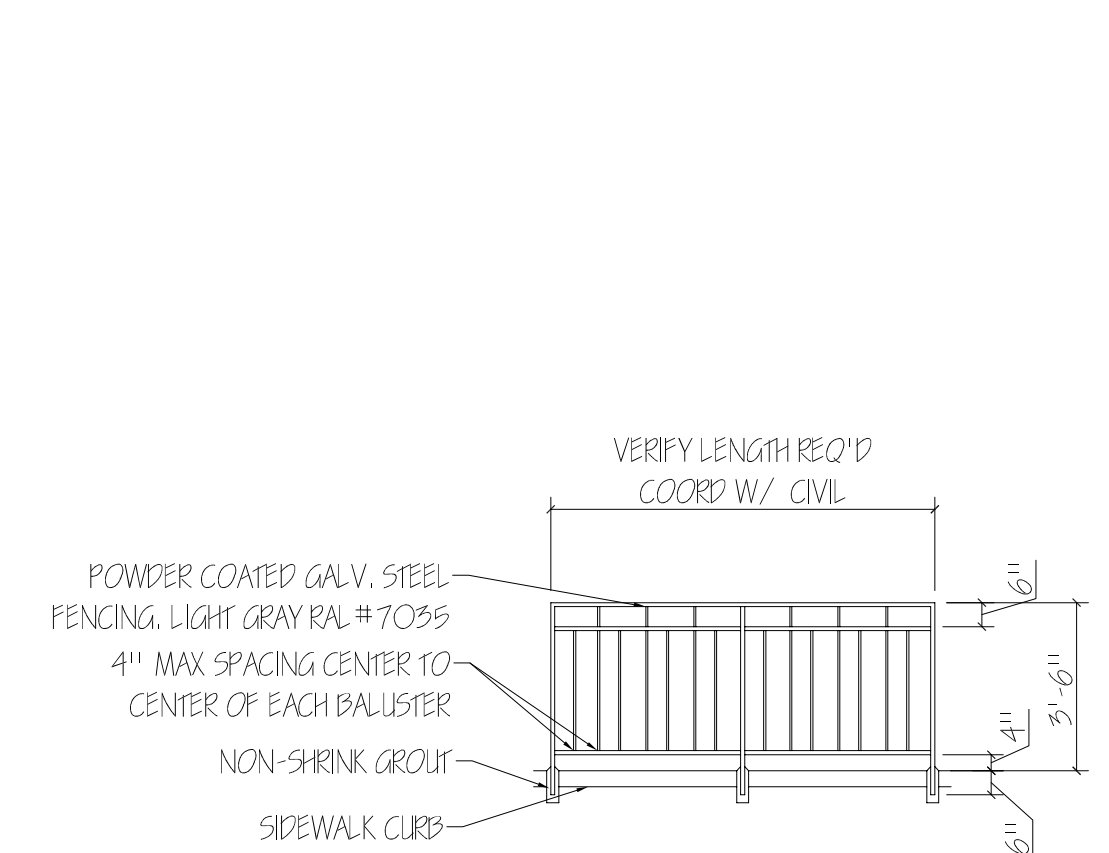
2 PAINTED SYMBOL STANDARDS
C-1 SCALE: 3/4" = 1'-0"
 NOTE: ALL PARKING LOT SYMBOLS TO HAVE WHITE TEXT AND BORDER WITH BLUE BACKGROUND



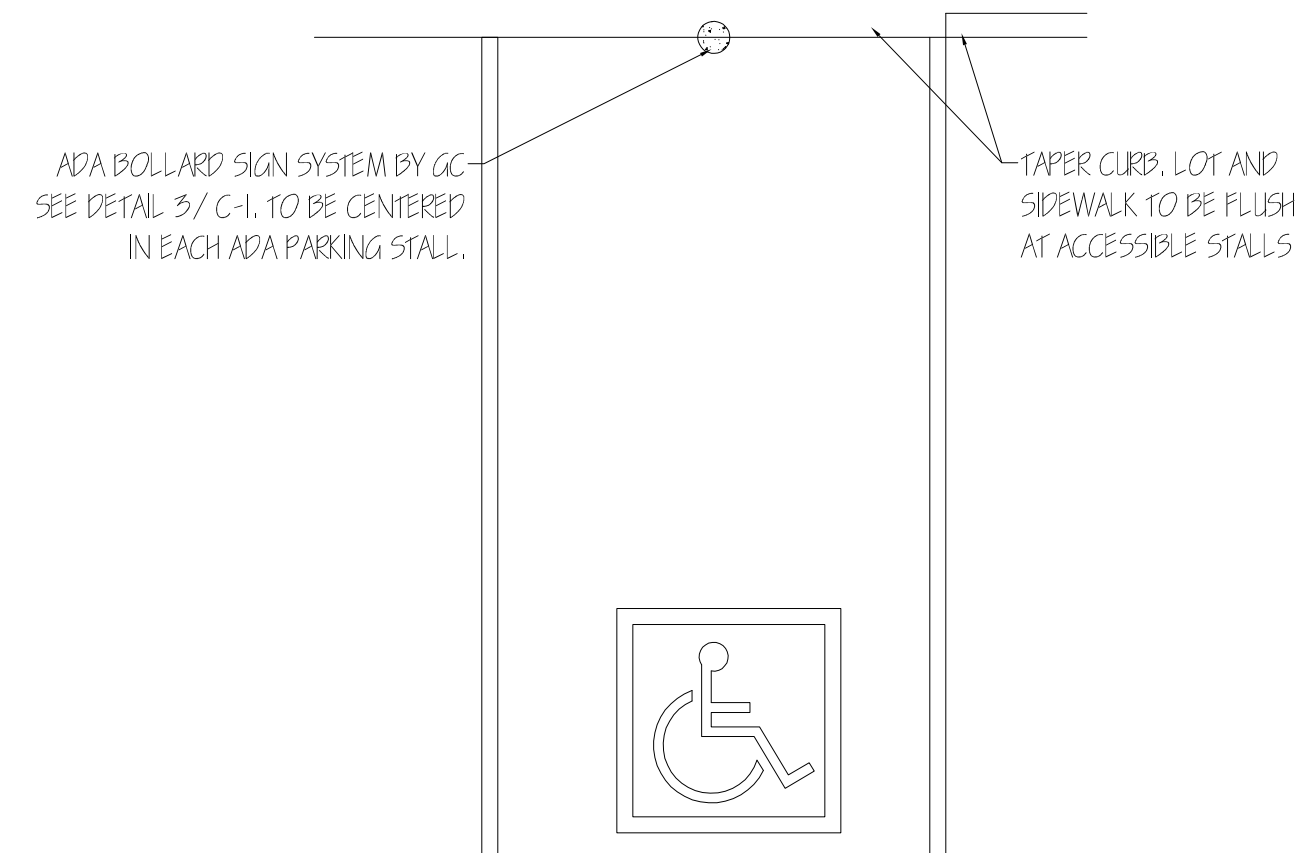
5 SECT. - DUMPSTER ENCLOSURE
C-1 SCALE: 3/4" = 1'-0" (ATTACHED TO BUILDING)



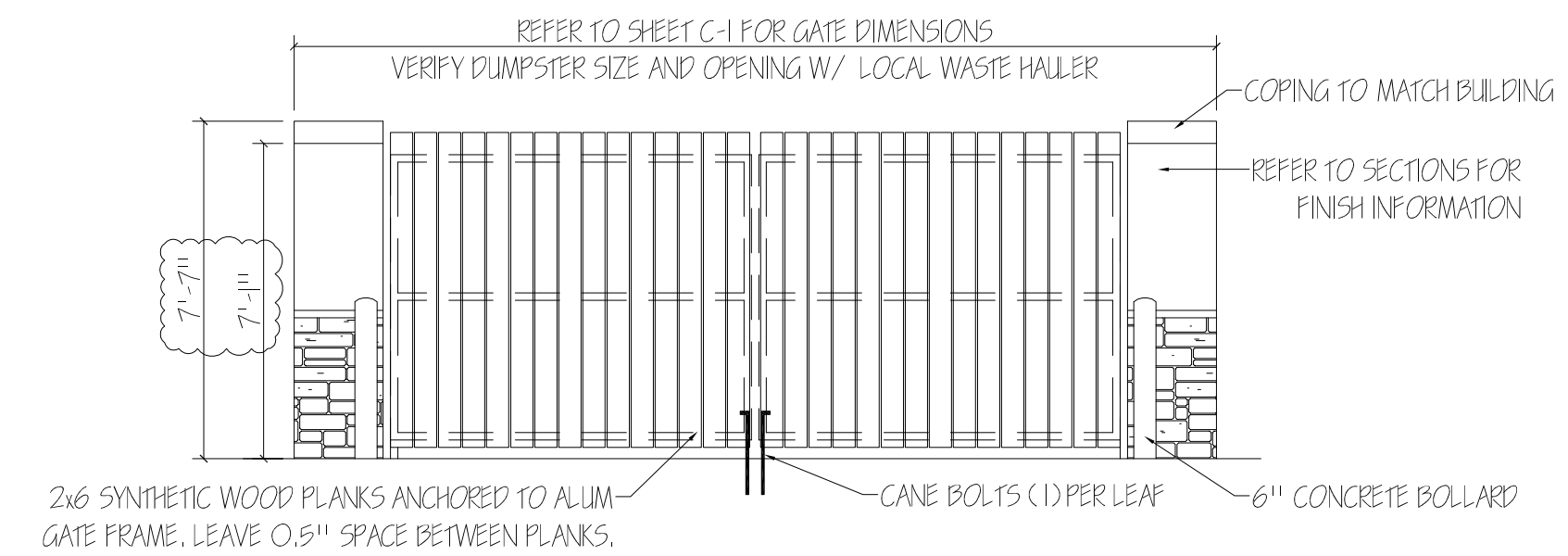
6 DUMPSTER PLAN - ATTACHED
C-1 SCALE: 1/4" = 1'-0"



8 ELEV. GUARD RAIL
C-1 SCALE: 1/4" = 1'-0"

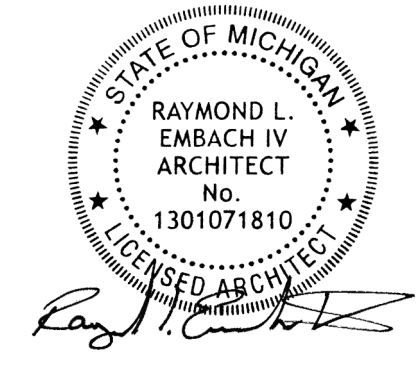


9 TYP. ADA STALL
C-1 SCALE: 1/4" = 1'-0"



10 ELEV. DUMPSTER ENCLOSURE
C-1 SCALE: 1/4" = 1'-0"

NATIONAL ACCOUNTS PROGRAM:	GENERAL NOTES:	SUGGESTED LANDSCAPE GUIDELINES:
1. CRESCENT ELECTRIC SUPPLY COMPANY: INTERIOR AND EXTERIOR LIGHTING, LIGHTING CONTROLS, DISTRIBUTION GEAR, DEVICES, COVER PLATES, AND LIGHT POLES/ HEADS. NATIONAL ACCOUNT SUPPORT: cshers@cesco.com CONTACT FOR SITE PHOTOMETRIC PLAN TYPICAL SITE LIGHTING SPECS: LA ○ LITHONIA D-SERIES SIZE 3 LED FLOOD LIGHT. (FOR OPTIONAL FLAG POLE) TYPICAL PARKING LOT LIGHTING SPECS: PL □ PARKING LOT FIXTURE LITHONIA D-SERIES SIZE 1, DSOILED, VERIFY EXACT SPECS AND POLE HEIGHT WITH SITE PHOTOMETRICS AND CITY REQUIREMENTS NOT SHOWN, VERIFY WITH CIVIL PLANS	GENERAL NOTES: 1. SEE PROJECT SPECIFIC SITE, BUILDING, AND CIVIL PLANS FOR ACTUAL CONDITIONS AND SIGNAGE LOCATIONS. 2. COORDINATE PATIO AND LANDSCAPE LIGHTING WITH OWNER. 3. CONTRACTOR TO VERIFY SIGNAGE REQUIREMENTS WITH ASSIGNED SIGN VENDOR PRIOR TO ROUGH-INS. 4. PARKING LOT LIGHTING, MAIN BUILDING SIGNAGE, AND MENU BOARD SIGNAGE TO BE CONTROLLED SEPARATELY. SEE SHEET E-6 FOR EXTERIOR LIGHT SWITCHING 5. DETAILS LISTED ARE SUGGESTED STANDARD DETAILS. ARCHITECT AND ENGINEER FOR EACH PROJECT ARE RESPONSIBLE TO MODIFY AS NECESSARY TO COMPLY WITH LOCAL CODES OR CONDITIONS.	SUGGESTED LANDSCAPE GUIDELINES: 1. LANDSCAPING SHOULD UTILIZE PLANTINGS NATIVE TO THE LOCATION AND BLEND WITH THE DOMINANT EXISTING OR PLANNED CHARACTER OF THE SITE. 2. LANDSCAPING SHOULD BE PROVIDED AT PERIMETER OF BUILDING TO HELP ANCHOR STRUCTURE TO SITE AND SCREEN MATERIAL TRANSITION TO FOUNDATION. 3. SHRUBS OR TREES THAT ARE LOCATED IN FRONT OF THE BUILDING OR SITE SIGNAGE SHOULD BE NO TALLER THEN 4 FEET IN HEIGHT. 4. DRIVE THRU AREAS WITH SITE LINES TO UTILITY BOXES OR OTHER SIMILAR ELEMENTS SHOULD BE SCREENED WITH PLANTINGS. 5. GRASS, VEGETATIVE GROUND COVER, MULCH, OR ROCK SHALL BE USED IN ALL OPEN SPACE INCLUDING PARKING LOT BUMPOUTS AND ISLANDS. 6. PERIMETER OF PATIO SHOULD HAVE PLANTINGS OR LANDSCAPE FEATURE TO HELP SCREEN VIEW OF PARKING LOT. 7. ANY WATER FEATURES SHOULD BE PONDLESS AND POTENTIAL LIABILITY SHOULD BE CONSIDERED FOR ANY SIMILAR LANDSCAPE FEATURES.



WHITE LAKE TOWNSHIP NOTICE OF PUBLIC HEARING

Section 9, Item B.

Notice is hereby given of a public hearing by the Township Planning Commission on **Thursday, May 2, 2024, at 6:30 P.M.** at the White Lake Township Annex, 7527 Highland Road, White Lake, Michigan, 48383 to consider an additional building to be constructed within the **Planned Business Development District**.

Property described as parcel number 12-20-276-035, located on the north side of Highland Road (M-59) and west of Bogie Lake Road, with a project area on the parcel consisting of approximately 1.69 acres, currently zoned (PB) Planned Business District.


The purpose of this public hearing is to receive public comment on the proposed preliminary site plan for the above Planned Business District zoned property, consisting of a 4,085 square foot building with a drive thru restaurant.

Persons interested are requested to be present. Pertinent information relative to this rezoning request is on file at the Community Development Department and may be examined at any time during the Township's regular business hours; Monday through Friday, 8:00 a.m. through 5:00 p.m. Persons interested may visit the Community Development Department, contact the Community Development Department by telephone at 248-698-3300, ext. 5, or attend the Public Hearing on the date specified. Written comments are also welcome at 7525 Highland Road, White Lake, MI 48383. Individuals with disabilities requiring auxiliary aids or services should contact the Clerk's Office at least 5 days before the hearing.

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Sean O'Neil, AICP
Community Development Director

WHITE LAKE TOWNSHIP
COMMUNITY DEVELOPMENT DEPARTMENT

DATE: May 10, 2024
TO: Rik Kowall, Supervisor
Township Board of Trustees
FROM: Sean O'Neil, Community Development Director 
SUBJECT: Conceptual Plan Presentation, 8285 Highland Road

We recently received a request, from Mr. Josh Tauriainen, for an opportunity to share a conceptual plan, with both the Planning Commission and Township Board, on the property located at 8285 Highland Road Pontiac. This is the former site of General RV. Mr. Tauriainen appeared before the Planning Commission to present this plan on May 2nd and to receive their input. He is now seeking Board feedback on his plan as well. No action is being requested.

Please find attached a letter from our office to the Planning Commission, a letter from Mr. Tauriainen, his concept plan and photos, an aerial view of the property in question (from Oakland County Gateway), and the draft minutes from the May 2nd Planning Commission meeting. Please contact me if you have any questions.

Thank you.

WHITE LAKE TOWNSHIP PLANNING COMMISSION

REPORT OF THE COMMUNITY DEVELOPMENT DEPARTMENT

TO: Planning Commission

FROM: Sean O’Neil, AICP, Community Development Director
Justin Quagliata, Staff Planner

DATE: April 24, 2024

RE: 8285 Highland Road (Former General RV Site)
Concept Plan – Used Car Dealership

In March the Community Development Department received a Change of Use application from Michigan Automotive Group to establish a used car dealership at 8285 Highland Road. The 6.2-acre site, formerly occupied by General RV, is located on the south side of Highland Road, west of Pontiac Lake Road and zoned GB (General Business). New and used automobile sales require special land use approval from, and a public hearing at, the Planning Commission. Additionally, as part of the Change of Use process the Zoning Ordinance requires existing buildings/properties to be improved in order to bring it into reasonable compliance with the standards of the Zoning Ordinance. The Zoning Ordinance states those improvements shall be completed prior to issuance of a Change of Use permit.

Staff has identified several items which need to be evaluated and addressed on this site, including (but not limited to):

- Building facade – the northerly building looks unsightly and needs to be improved.
- Parking lot layout, design, and construction – the parking lot is in poor condition and will be required to be resurfaced with a minimum 2-inch overlay.
 - Removal of excess asphalt/impervious surface will be required. Part of the property was previously paved without permission from the Township. Certain areas of the site would benefit from pavement removal and installation of landscaping.
- Sidewalks – remove the paved shoulder along Highland Road and construct a frontage sidewalk in conformance with the Zoning Ordinance.

- Signage – removal of nonconforming pylon sign.
- Barrier-free accessibility – building and parking need to be compliant.
- Accessory building – staff believes improvements were made without permits from the Township. Additionally, based on the size and what would be stored in the building, fire suppression may be required. The Fire Department will review this matter during site plan review.
- Exterior lighting – existing outdoor lighting is nonconforming and must be replaced with new conforming outdoor lighting. This would be reviewed via a photometric plan and catalog details from lighting fixture specification sheets (cut sheets).
- Outdoor storage – vehicles for sale must be located in compliance with Section 4.34 of the Zoning Ordinance.
- Landscape and screening – landscape improvements, such as, but not limited to: installation of a frontage greenbelt landscaped in accordance with the Zoning Ordinance; parking lot landscaping; interior landscaping.

The Township recently updated its Land Use Master Plan, and the plan contains the Pontiac Lake Gateway District focus area. This property is located within the focus area. The plan contains standards for built form and a description of appropriate land uses. A car dealership is not the type of use the Planning Commission envisioned for redevelopment of property in this area. Since the current zoning of the property allows a special land use to be requested for automobile sales, the Planning Commission should focus on the look and function of this property; this should drive high design standards and site improvements.

Planning Commission Options

No action is being requested. The Applicant is seeking feedback from the Planning Commission on the proposed use of the site.

Attachments:

1. Letter from Michigan Automotive Group requesting Planning Commission feedback.
2. Concept plan.

Dear White Lake Township Planning Commission,

I hope this letter finds you well. I am writing to formally request an informal hearing at the upcoming May 2nd meeting to discuss a potential proposal for the use of a car dealership on a property at 8285 Highland rd. White Lake Township.

We believe it is essential to engage in open dialogue and transparent communication regarding any proposed developments that could impact the township. I respectfully request that the planning commission schedule an informal hearing at the May 2nd meeting to facilitate constructive discussion and ensure that all perspectives are heard and taken into account.

By holding an informal hearing, we can provide an opportunity for the planning commission, to voice their opinions, share insights, and address any questions or concerns they may have regarding the proposed car dealership.

Please let me know if there are any specific procedures or requirements, I need to follow to formalize this request further. I am committed to working collaboratively with the planning commission and fellow community members to ensure that any potential developments align with the best interests of White Lake Township.

Thank you for your attention to this matter. I look forward to the opportunity to engage in meaningful dialogue and contribute to the decision-making process regarding the proposed car dealership.

Sincerely,

Josh Tauriainen. President

Michigan Automotive Group

Wixom Motors

Section 9, Item C.





Before

After



We meticulously focus on lighting and upscale glass features to a higher standard.

Section 9, Item C.



Possible design elements of a new façade for the building

Section 9, Item C.





**WHITE LAKE TOWNSHIP
PLANNING COMMISSION
MAY 2, 2024**

CALL TO ORDER

Chairperson Seward called the meeting to order at 6:30 P.M.

Roll was called:

Present:

T. Joseph Seward, Chairperson
Steve Anderson
Debby Dehart
Pete Meagher
Matt Slicker (late arrival)
Robert Seeley
Merrie Carlock, Vice Chairperson
Mona Sevic

Absent:

Scott Ruggles, Township Board Liaison

Others:

Sean O'Neil, Community Development Director
Justin Quagliata, Staff Planner
Mike Leuffgen, DLZ
Hannah Kennedy-Galley, Recording Secretary

APPROVAL OF AGENDA

Commissioner Anderson wanted to swap Other Business items A & B.

MOTION by Commissioner Carlock, seconded by Commissioner Seeley to approve the agenda as noted. The motion carried with a voice vote: (7 yes votes).

APPROVAL OF MINUTES

A. April 4, 2024

Commissioner Anderson wanted to correct the spelling of "sidewalk" on page two, paragraph four.

MOTION by Commissioner Carlock, seconded by Commissioner Anderson to approve the minutes as amended. The motion carried with a voice vote: (8 yes votes).

CALL TO THE PUBLIC (FOR ITEMS NOT ON THE AGENDA)

None.

PUBLIC HEARING

A. Culver's

Property described as, located on the north side of Highland Road (M-59) and west of Bogie Lake Road, with a project area on the parcel consisting of approximately 1.69 acres, currently zoned (PB) Planned Business District.

Request:

1) Preliminary site plan approval

Applicant: Katie Schmitt

Staff Planner Quagliata briefly went over the applicant's request.

Commissioner Slicker asked staff to clarify that the waivers were not variances. Staff Planner Quagliata confirmed.

Chairperson Seward asked staff if there were other options aside from a monetary public benefit. Staff Planner Quagliata said yes, there was an ability for the developer to use the community benefit to participate in other Township projects, for example, Triangle Trail.

Commissioner Carlock stated that she would like to see sidewalks for the pedestrians along Bogie Lake Road.

Director O'Neil said the developer may encounter issues trying to install sidewalks in that area due to the proximity of the ITC corridor.

Commissioner Carlock stated that the Township was trying to become a pedestrian friendly community and the walkway would add to that.

Commissioner Anderson asked staff if the dumpster issue was resolved. Staff Planner Quagliata said the dumpster was north of the building, and the site was challenged in that sense and required a waiver. The dumpster would be enclosed with masonry products that would match the building.

Commissioner Anderson asked staff about the tree count. Staff Planner Quagliata said the plan was deficient by eight trees; 18 trees were required and the plan showed 10.

Commissioner Carlock took issue with the use of Redspire pear trees on the site, and wanted to see another tree species used instead.

Mr. Leuffgen briefly went over his report.

Commissioner Carlock noted that it was the first letter she had seen from DLZ that had the comments addressed on every item. She appreciated that.

Chairperson Seward asked staff what the reason was behind the 21' wide pathways. Staff Planner Quagliata said it was a requirement of the Fire Department, and the applicant was proposing a work around.

Commissioner Slicker asked what the stacking spaces on the south side of the boulevard were for. Staff Planner Quagliata said they were proposed "waiting spaces".

Chris Brzezinski, Griggs Quaderer, was present to speak on behalf of the project. The sidewalk on the south side was a consideration, but there was a big grade difference on the site. A sidewalk could be installed, but it wouldn't be ADA compliant, or a significant amount of landscape would need to be removed. Mr. Brzezinski said he would need to confer with the owners about sidewalk installation. Mr. Leuffgen said an existing fire hydrant would have to be moved to make room for a sidewalk.

Staff Planner Quagliata said due to the proposed Zoning Ordinance amendments, the proposed parking spaces could be reduced to allow for more landscaping.

Director O'Neil reiterated that there were unknowns with the ITC corridor.

Commissioner Slicker asked staff if the sidewalk could be a requirement of approval. Staff Planner Quagliata confirmed, and said it would be able to do so due to the Planned Development zoning.

Director O'Neil said staff did not find any issues with the waivers that would be requested.

Chairperson Seward asked Mr. Brzezinski if any other community benefits were considered. Mr. Brzezinski said the owners held a lot of fundraisers for individual organizations. Staff Planner Quagliata said that was not a public benefit; a public benefit was a site improvement.

Director O'Neil said if the site had more acreage, it would drive a more beneficial community benefit. He gave the example of a pocket park inside of a residential development. He said in the case of the Meijer out lots, there wasn't the room to provide a meaningful community benefit, so a monetary contribution was considered so that the Township put it toward a park or sidewalk.

Commissioner Seeley asked Mr. Brzezinski where the grease interceptor would be located. Mr. Brzezinski said it would be located north of the building.

Commissioner Sevic asked staff what the operation hours would be for outdoor dining. Director O' Niel said it could be clarified. Operating hours were clarified to be from 10 A.M-11 P.M.

Chairperson Seward opened the public hearing at 7:15 P.M.

Mary Earley, 5925 Pine Ridge Court, spoke in favor of the plan and did not see a need for the sidewalk. The topography of the site didn't facilitate the need.

Chairperson Seward closed the public hearing at 7:16 P.M.

Commissioner Dehart asked if the trees and parking spots needed to be addressed this evening. Director O’Neil said it could be included into the motion.

It was MOVED by Commissioner Sevic, seconded by Commissioner Seeley to recommend the Township Board approve the Culver’s preliminary site plan, identified as parcel number 12-20-276-035, subject to the approval of waivers, operating hours of the outdoor seating to end at 11 P.M., and a \$10,000.00 public benefit, and additionally subject to staff and consultant comments. The motion was approved with a roll call vote: (6 yes votes).

(Slicker/yes, Sevic/yes, Anderson/yes, Seward/no, Carlock/no, Dehart/yes, Seeley/yes, Meagher/yes).

B. 8357 Pontiac Lake - Rezoning Request

Location: Property described as 8357 Pontiac Lake Road, identified as parcel number 12-13-454-002, located on the south side of Pontiac Lake Road, north of Highland Road consisting of approximately 0.41 acre.

Request: **Applicant requests to rezone the parcel from R1-C (Single Family Residential) to RM-1 (Attached Single Family) or any other appropriate zoning district.**

Applicant: Kathryn Chipman

Director O’Neil briefly went over the applicant’s request.

Commissioner Dehart asked staff for clarification on the chosen rezoning district. Director O’Neil said the zoning needed to be congruent, and both the subject property and the Puppy Pirates property allowed for child care.

Oakland County Road Commission would need to be involved to create the pedestrian crossing along Pontiac Lake Road.

Chairperson Seward asked staff if the Township had an ordinance that limited the amount of pontoon boats allowed at a property. Director O’Neil said no, but a resident couldn’t have several boats or they would be considered a marina, per the ordinance. Two or three boats would be acceptable; it was more of interpreting the spirit and intent of the ordinance.

Commissioner Seeley asked staff if RM-1 was the best zoning for the proposed use. Director O’Neil said RM-1 allowed for daycare use, and it was appropriate to seek the daycare use for the RM-1 district.

Commissioner Sevic asked staff if the applicant owned the subject property. Director O’Neil confirmed.

Commissioner Dehart stated that the rezoning would run with the land. She asked staff what would happen if the applicant did not see their plan through, and someone else were develop the property, would the ZBA become involved due to the non-conformity of the lot. Director O’Neil confirmed.

Kathryn Chipman, property owner, spoke on behalf of her case. She was in business over 20 years, and had previously been utilized Walt's Point marina. The rent on the property was increased to over \$150,000.00. She said the plan she had in mind for the pathway was her alternative plan. She had spoken with the owner of 8300 Pontiac Lake Road, to lease his property for the 2024 season, due to the property being vacant. She was seeking a temporary use permit to use the 8300 Pontiac Lake property as a drop off loop. She added that her daughter could potentially develop the subject site as a day care center in the future.

Commissioner Seeley asked Ms. Chipman if the walkway was her plan B. Ms. Chipman confirmed, and was hoping to work things out with the 8300 Pontiac Lake Road owner in the future to incorporate her use.

Mike Chipman, owner, said the usage on the property would be minimal as far as traffic went. He offered to get a traffic study done for the subject property.

Commissioner Anderson asked staff if the applicants had looked at the traffic study that was done for 8300 Pontiac Lake Road. Director O'Neil said that traffic study would have been done for a different zoning district, with different generated trip counts. The applicant was considering using the same traffic engineer that 8300 Pontiac Lake Road. Director O'Neil suggested DLZ's traffic engineer to reaching out to the traffic engineer to fine tune what scope was needed within the study.

Chairperson Seward asked staff for clarification for the property owners surrounding the subject site. There was a 10' riparian strip that went with the subject property.

Chairperson Seward opened the public hearing at 8:03 P.M.

James Cabana, 8365 Pontiac Lake Road, spoke in opposition of the applicant's request due to the noise of children disrupting the surrounding property owner's tranquility. He did not need a sidewalk next to his condominium complex.

Michael Chipman stated he owned a condo at the complex, and there would not be 400 children a day passing through.

Becky Cabana, 8365 Pontiac Lake Road, expressed concerns regarding access to her condominium's access to the parking and the parking lot by condominium owners.

Chairperson Seward closed the public hearing at 8:07 P.M.

Michael Chipman said his purpose was not to affect the neighbors at the condominium complex. He said 150 children would be passing through a day on average. The adult only fundraiser would be held in September.

Director O'Neil said the only approval being sought for tonight was rezoning. Nothing related to Skull Island could be added to the property right now without a site plan and special land use approval for the subject property and the Puppy Pirate's property.

Commissioner Sevic asked the applicant if they understood if the house burned down, they could not rebuild. Mr. Chipman confirmed, and said he was taking the chance.

Commissioner Slicker said he didn't see the rezoning as an option. He said he would have felt better if the property next door asked to be rezoned as well.

Chairperson Seward stated he would not support a rezoning that was establish a non-conforming use. He wouldn't support the plan B as well.

Commissioner Dehart said she wanted to see the rezoning to be in conjunction with other surrounding parcels so if something were to happen, there could be room to rebuild.

MOTION by Commissioner Anderson, seconded by Commissioner Sevic to postpone the rezoning request for 8357 Pontiac Lake Road, identified as parcel number 12-13-454-002, until all parties are agreeable to be scheduled on the agenda. The motion carried with a roll call vote: (5 yes votes) (Slicker/yes, Anderson/yes, Sevic/yes, Seward/no, Dehart/yes, Carlock/no, Meagher/yes, Seeley/no).

CONTINUING BUSINESS

None.

NEW BUSINESS

None.

OTHER BUSINESS

A. Master Plan Executive Summary Review

Director O'Neil presented a draft copy of the Executive Summary to the Planning Commission and Mrs. Earley. He asked the Planning Commission for their feedback on the document. The Board would receive the document as a "FYI".

The document would be available to view online, and would be printed on an as needed basis.

Commissioner Slicker said a location map of the redevelopment sites would be helpful.

Chairperson Seward said the acknowledgements should list the administrative staff first, and the Board of Trustees last. Director O'Neil said the staff recommended keeping the acknowledgements as is. He mentioned language revision to page seven of the executive summary to read "but rather the Master Plan is planning framework". He did not like the language of "highest and best use" under Development Opportunities on page 12; he suggested it to be changed to "appropriate use."

B. 8285 Highland Road (Former General RV Site) Concept Presentation

Josh Tauriainen, 58154 10 Mile Road, was present. He was in the used car business, and was more franchised at this point. His businesses were in Chelsea, Wixom, and Brighton and he felt that White Lake would be a good fit. When he was first approached by the owners to purchase the land, he was unaware it wasn't zoned properly. The special land use was not an issue, he understood the process of obtaining compliance for his proposed use.

Bob Emerine, 3229 Country Club, was present. He said there were three building existing on site. The main building would be used as the sales office; the accessory buildings would be utilized for maintenance. The site was paved, and would need to be rehabilitated. A 20' greenbelt would be required across the Highland Road frontage. Some existing parking would be removed to provide a 20' buffer on the east side of the site. Landscape islands would be proposed. Parking would be revised along the buildings to provide ADA compliant parking. The asphalt shoulder in the right of way would be removed, as well as the non-compliant sign. The building facades would be updated as well.

Mark Shamoun, 7929 Barrington, was present. The site was nice. He dealt with newer models of used vehicles from 2016 to current. The exteriors of the building would be very inviting to attract a customer who would be looking for a high-end product. He wanted the new façade to extend past the building, and the lot would be beautified with landscaping. The time on the due diligence was running out, so it was time to make a decision.

Commissioner Seeley said he would not support a used car lot on the site. The Planning Commission spent a lot of time and effort on master planning the area, and the proposed use was not what was in mind for the area.

Commissioner Anderson said he visited the property, and said the dealership in Wixom did not give off "used car dealership", and was high end. He said the site was a current eyesore and would like to see improvement to the site.

Mr. Tauriainen said the property was expensive, and a small business would not be locating to the site. He said the current owner did not need the money from the sale, and if the dealership didn't develop the location, it could stay vacant for the foreseeable future. He said there was potential of adding a "Welcome to White Lake" and sitting area on the property as well.

Commissioner Dehart said improving this site might spur improvements to surrounding sites in the area. She was in favor of all the beautification proposed.

Commissioner Carlock suggested keeping LEED practices in mind for the redevelopment of the site.

Mr. Tauriainen said cars would not be dropped off, so flat beds would not be coming in and out of the site. He proposed posting a performance bond to ensure the completion of the redevelopment, if a preliminary site plan and special land use application were approved.

25 jobs would be created with the development, and he had many current employees who were interested in working at a White Lake location.

Director O'Neil said the site plan could be reviewed administratively, if the Planning Commission was comfortable with it. Commissioners Dehart and Seeley said they wanted to see the plan come back before the Planning Commission as opposed to being approved administratively.

Commissioner Meagher said he had mixed feelings about the proposal, but understood it wasn't the typical used car dealership.

Commissioner Sevic echoed Commissioner Meagher's statement and added that a car dealership did not comply with master plan for the location.

Commissioner Slicker said if the dealership was done right, it could become a nice amenity for the community.

The Planning Commission wanted to see the project coming through the normal planning process, so they would consider the preliminary site plan and special land use approval.

John Hunt, 871 Oxhill Drive, he said a B dealership had never made it in this area.

Steve Woodard, 953 Schuyler, was in favor of something nice coming to the site and having that corner of the Township upgraded.

LIAISON'S REPORT

Stanley Park Phase One construction would begin in the near future. The Triangle Trail was under construction. The parks millage would be put on the August ballot. The ZBA considered four cases; one case was postponed; three others were approved. Rockin the Farm would be held again this summer, the Lakes Area Chamber would be spearheading the event. It was scheduled for July 20.

DIRECTOR'S REPORT

The Master Plan was approved at the April 16 Board meeting. The Gateway Crossing preliminary site plan was approved. There was robust discuss regarding some of the proposed zoning ordinance amendments in relation to parking. The Board wanted to allow four stories in the Pontiac Lake Gateway district with special land use.

The easements for the Elizabeth Lake Road Reconstruction were waiting on approval. Construction would be underway by the end of the month until July, there would be several different stages of closures. Designs on the new Township Hall and Public Safety buildings would be finalized soon. The Calvary Church rezoning would be coming back to the Planning Commission on May 16. Panera had not submitted for final site plan.

COMMUNICATIONS

None.

NEXT MEETING DATE: May 16, 2024

ADJOURNMENT

MOTION by Commissioner Carlock, seconded by Commissioner Meagher, to adjourn at 9:41 P.M. The motion carried with a voice vote: (8 yes votes).

DRAFT

TENTATIVE AGREEMENT

BETWEEN WHITE LAKE TOWNSHIP

AND

POLICE OFFICERS LABOR COUNCIL

PART TIME FIREFIGHTERS' UNION

CONTRACT EXTENSION

JANUARY 1, 2024 – DECEMBER 31, 2026



Fire Department
Charter Township of White Lake

**Police Officers Labor Council (POLC)
White Lake Township Part Time Fire Fighters Union
Tentative Agreement**

1. SENIORITY

ARTICLE 6 (Page 4) – REVISE

Section 2. Newly hired part-time firefighters shall be considered as probationary employees for the first one (1) year of employment. During that one (1) year period firefighters shall become familiar with department equipment including apparatus, department Procedures including communications, Standard Operating Guidelines (SOG), and Oakland County Medical Control protocols. Probationary firefighters will be subject to evaluations during their probationary period.

2. WAGES

ARTICLE 16 (Page 14) – REVISE

Section 10.

FF/EMT less than one (1) year of department service	\$18.47
FF/Paramedic less than one (1) year of department service	\$19.21
FF/EMT with one (1) year of department service	\$20.15
FF/Paramedic with one (1) year of department service	\$20.96
FF/EMT, FEO + two (2) years of department service	\$25.18
FF/Paramedic, FEO + two (2) years of department service	\$26.19

Remove: A one-time payment of \$375.00 for members with one year of service. This was only for contract year 2022.

Add: Effective the first pay period after ratification, the proposed wage scale will go into effect.

Effective January 1, 2025	2.5%
Effective January 1, 2026	3.0%

Section 12 Training (page 15)

Add: b. Firefighter licensure/certification expectations.

It shall be a Condition of employment for Firefighters to maintain the minimum required levels of licensure/certifications which includes, but are not limited to;



Fire Department
Charter Township of White Lake

- a. State of Michigan firefighter I&II (Certification).
- b. At minimum EMT (License).
- c. BLS – CPR (Certification).
- d. If Paramedic – must maintain ACLS (license)

Failure to do so shall result in immediate suspension. The employee shall have thirty (30) days to be compliant. Failure to do so will result in further discipline and or termination. The Fire Chief shall have the right to extend this time threshold when extenuating circumstances exist.

A Letter of Understanding with the Union will be recognized.

3. MISCELLANEOUS

ARTICLE 25 (Page 23) - REVISE

Section 13. Failure to meet probationary requirements.

The township reserves the right to separate at any time during this period for cause as determined by the Fire Chief that includes, but is not limited to;

- a. Failure to retain all required certifications/licensure.
- b. Failure to comply with shift works expectations.
- c. Negative evaluation from the program supervisor of their designee.
- d. Any violation of township, and or fire department rules/regulations.

ADD: Section 14.

4. Scope of Agreement

Article 27 Contract Extension Period:

January 1, 2025 through December 31, 2026

Township:

Rik Kowall
Rik Kowall; Supervisor Date:

John Holland 05/08/24
John Holland: Fire Chief Date:

Cathy Derocher 5/8/24
Cathy Derocher; Human Resources Mgr. Date:

Union:

Bruce Flores 5/8/24
Bruce Flores; Union Steward Date:

James O'Connor 5/13/24
James O'Connor; POLC Date:

TOWNSHIP OF WHITE LAKE
OAKLAND COUNTY, MICHIGAN

Letter of Understanding

AGREEMENT made this 8 day of May 2024, by and between the Township of White Lake, Oakland County, Michigan, hereinafter referred to as "Township"; and the POLC representing the White Lake Township Part Time Firefighters, hereinafter referred to as "Union":

WHEREAS, the Township of White Lake is a Michigan municipal corporation, and is further a "public employer" pursuant to the provisions of the Michigan Public Employment Relations Act (PERA), and therefore is obligated to negotiate with representatives of the Township of White Lake and POLC (Union), and

WHEREAS, POLC, is a union within the meaning of the PERA, and has a mutual obligation to negotiate with the Township, and

NOW THEREFORE, the parties agree to the following:

Upon the occurrence of vacancies in the rank of Part Time Firefighter contemplated under this agreement or any future vacancies in the Fire Department, the Parties have agreed that new employees who receive funding to assist in whole or in part their Fire academy costs shall be subject to a repayment agreement as attached to this letter of understanding.

This Letter of Understanding executed on the 8th day of May 2024.

For the Township:

[Signature] 05/08/24
John Holland, Fire Chief
[Signature] 5/8/24
Cathy Desrocher, Human Resources Manager

For the Union:

[Signature]
Bruce Flores, Union Steward
[Signature] 5/13/24
James O'Connor; POLC

OAKLAND COUNTY TACTICAL CONSORTIUM AGREEMENT

This Agreement is made and entered into by and among the undersigned entities, which are collectively referred to in this Agreement as the “Members” or individually as a “Member”.

In 2012, certain Members entered into an Interlocal Agreement Formally Establishing the Oakland County Tactical Training Consortium (OAK-TAC), and they now wish to amend and replace the existing agreement by executing this Agreement.

Members may include law enforcement agencies, other governmental entities, and non-governmental entities who share a common interest in the goals of OAK-TAC.

The purpose of this Agreement is to establish and document an organizational framework of collaboration and cooperation for OAK-TAC and its Members, who have a common interest in coordinating and standardizing training, communication, policies, and tactical response and recovery techniques.

In consideration of the mutual promises, obligations, representations, and assurances in this Agreement, the Members agree to the following:

1. **DEFINITIONS.** The following words and expressions used throughout this Agreement, whether used in the singular or plural, shall be defined, read, and interpreted as follows:
 - a. **Agreement** means the terms and conditions of this Agreement and any other mutually agreed to written and executed modification, amendment, exhibit and attachment.
 - b. **Board** means OAK-TAC’s Board of Directors.
 - c. **Claims** mean any alleged losses, claims, complaints, demands for relief or damages, lawsuits, causes of action, proceedings, judgments, deficiencies, liabilities, penalties, litigation, costs, and expenses, including, but not limited to, reimbursement for reasonable attorney fees, witness fees, court costs, investigation expenses, litigation expenses, amounts paid in settlement, and/or other amounts or liabilities of any kind which are incurred by or asserted against a Member, or for which a Member may become legally and/or contractually obligated to pay or defend against, whether direct, indirect or consequential, whether based upon any alleged violation of the federal or the state constitution, any federal or state statute, rule, regulation, or any alleged violation of federal or state common law, whether any such claims are brought in law or equity, tort, contract, or otherwise, and/or whether commenced or threatened.
 - d. **Day** means any calendar day beginning at 12:00 a.m. and ending at 11:59 p.m.
 - e. **Fiduciary Member** means a Non-Voting or Voting Member appointed by the Board.
 - f. **Non-Voting Member** means an OAK-TAC Member that signs this Agreement and is not a law enforcement agency in Oakland County.
 - g. **Voting Member** means an OAK-TAC Member that signs this Agreement and is a law enforcement agency in Oakland County.
2. **AGREEMENT EXHIBITS.** The attached Exhibit A, Oakland County Tactical Consortium Bylaws (“Bylaws”), and any amendments thereto, are incorporated into and part of this Agreement.

3. **PURPOSE & OBJECTIVES OF OAK-TAC.** The purpose and objectives of OAK-TAC are as follows:
 - a. to provide professional training and leadership to law enforcement personnel;
 - b. to establish and implement cooperative programs and activities for training and response in small squad tactics and use of weapons, such as, but not limited to, hostage situations, events requiring use of special weapons and tactics (“SWAT”), Mobile Field Force, active assailant and terrorist situations, and Homeland Security Defense;
 - c. to promote education and safety in the use of special tactics;
 - d. to establish a forum for the free exchange of ideas regarding training by various law enforcement personnel; and
 - e. to establish coordinated response and recovery protocols, policy recommendations, and training for significant events requiring a multi-agency law enforcement response, as permitted in the Mutual Aid Agreement implemented by the Oakland County Chiefs of Police organization.
4. **POWERS OF THE BOARD.** The Board of Directors shall have the power and duty to establish policies and procedures for meetings; to determine topics of training; to implement training programs; to select training instructors and personnel; to provide for equipment, protective gear and venues for training; to schedule dates and times for training; to establish criteria for those eligible for specific trainings; to establish communication protocol between multiple agencies; to resolve disputes between or among Members; and to call for investigations of incidents involving the Members. The Board shall also have any other power or duty that has not been delegated to the Members in this Agreement and in the Bylaws.
5. **NON-EXCLUSIVE TRAINING.** No Member is obligated by this Agreement to use OAK-TAC exclusively for training and is expressly allowed to train internally or participate in other training programs.
6. **FUNDING.** OAK-TAC and its Board of Directors are not legal entities, so the Board shall appoint a Fiduciary Member, according to the process herein. The Fiduciary Member shall receive any income generated by OAK-TAC through its Members’ dues and training events. The Fiduciary Member shall not decide the allocation of funds. The allocation of OAK-TAC funds shall be decided by the Board.
7. **NEW MEMBERSHIP.** An entity that wishes to become a Member of OAK-TAC must make its request to the Board Secretary. Membership shall be approved upon a two-thirds (2/3) vote of the Voting Members. If approved, that entity must become a signatory and execute this Agreement within 6 months of approval by the Board to become a Member of OAK-TAC.
8. **DUES.** All Members shall be responsible for annual dues. Different rates will be set for Non-Voting and Voting Members. The rates shall be set and approved upon a two-thirds (2/3) vote of the Voting Members.
9. **COMPENSATION.** No Members, including Board Members, shall receive any compensation from OAK-TAC for the performance of their duties. However, a Member may be reimbursed for costs that Member incurred as a result of business meetings or other expenses directly related to OAK-TAC activities, if such costs are approved by the Board.
10. **MEMBER INSURANCE REQUIREMENTS.** Each Member shall have adequate insurance or self-insurance coverage to protect it from any Claims arising under or related to this Agreement and its participation in OAK-TAC.

11. **REMOVAL OF MEMBERS.** A Member may be removed upon a two-thirds (2/3) vote of the Voting-Members. The removed Member shall not receive any refund or compensation from OAK-TAC.
12. **DURATION OF AGREEMENT.**
- a. This Agreement and any amendments hereto shall be effective when executed by the Members. Voting and Non-Voting Members that are governmental entities must also have resolutions passed by their governing bodies, and this Agreement and any amendment must be filed in accordance with MCL 124.510. The approval and terms of this Agreement and any amendments hereto shall be entered into the official minutes of each governmental entities' governing bodies.
 - b. This Agreement shall remain in effect for so long as two or more Voting Members remain and the Agreement is not terminated in accordance with Section 13.b.
13. **TERMINATION OR CANCELLATION OF AGREEMENT.**
- a. Any Member may terminate their participation in OAK-TAC and withdraw from OAK-TAC for any reason upon a minimum of 30 Days' written notice before the effective date of termination or cancellation. The written notice must be sent to all of the Board Members, and the effective date for termination or cancellation shall be clearly stated in the notice. The terminating Member shall not receive any refund or compensation from OAK-TAC.
 - b. This Agreement shall be terminated upon a unanimous vote of all Voting Members.
14. **ASSETS UPON TERMINATION.** Upon termination of this Agreement, any expenses or outstanding liabilities shall be paid with OAK-TAC's funds. Any remaining funds shall be distributed to the existing Members on an equitable basis, as determined by the Board.
15. **AGREEMENT MODIFICATION OR AMENDMENT.** Any modifications, amendments, restatements of this Agreement, rescissions, waivers, or releases to this Agreement must be in writing and agreed to by all Members. Unless otherwise agreed, the modification, amendment, reinstatement, rescission, waiver, or release shall be signed by the same persons who signed the Agreement or other persons authorized by law. Notwithstanding the language herein, an amendment to add an additional member pursuant to Section 7 shall only require the additional member to become a signatory to this Agreement and they must forward their signature page to the Board.
16. **NO EMPLOYER-EMPLOYEE RELATIONSHIP.** This Agreement does not establish an employer-employee relationship between the Members (including the Board). No liability, right, or benefit associated with any employer-employee relationship shall be implied by the terms of this Agreement or the services or training performed pursuant to this Agreement.
17. **LIABILITY FOR MEMBER EMPLOYEES.** Each Member shall be responsible and liable for any disability and workers' compensation benefits, including derivative benefits, dependent benefits or other benefits related to disability and workers' compensation benefits, for its own employees.
18. **COMPLIANCE WITH LAWS.** Each Member shall comply with all federal, state, and local statutes, ordinances, regulations, administrative rules, and requirements applicable to its activities performed under this Agreement.
19. **PERMITS AND LICENSES.** Each Member shall be responsible for obtaining and maintaining, throughout the term of this Agreement, all licenses, permits, certificates, and governmental authorizations for its employees and/or agents necessary to perform all of its obligations under this

Agreement. Upon request by the Board, a Member shall furnish copies of any permit, license, certificate, or governmental authorization to the Board.

20. **ASSURANCES.**

- a. **Responsibility for Claims.** Each Member shall be responsible for any Claims made against that Member by a third party, and for its own acts and the acts of its employees, agents, and subcontractors arising under or related to this Agreement.
- b. **Responsibility for Attorney Fees and Costs.** In any Claim that may arise from the performance of this Agreement, each Member shall seek its own legal representation and bear the costs associated with such representation, including judgments and attorney fees.
- c. **No Indemnification.** No Member shall have any right under this Agreement or under any other legal principle to be indemnified or reimbursed by any other Member or any of its agents in connection with any Claim.
- d. **Authorization and Completion of Agreement.** The Members have taken all actions and secured all approvals necessary to authorize and complete this Agreement. The persons signing this Agreement on behalf of each Member have legal authority to sign this Agreement and bind the Members to the terms and conditions contained herein.

21. **DISCRIMINATION.** Members shall not discriminate against an employee or an applicant for employment in hiring, any terms and conditions of employment or matters related to employment regardless of race, color, religion, sex, sexual orientation, gender identity or expression, national origin, age, genetic information, height, weight, disability, veteran status, familial status, marital status or any other reason, that is unrelated to the person's ability to perform the duties of a particular job or position, in accordance with applicable federal and state laws.

22. **DELEGATION OR ASSIGNMENT.** No Member shall delegate or assign any obligations or rights under this Agreement without the prior written consent of the other Members.

23. **RESERVATION OF RIGHTS.** This Agreement does not, and is not intended to, impair, divest, delegate or contravene any constitutional, statutory, and/or other legal right, privilege, power, obligation, duty, or immunity of the Members. Nothing in this Agreement shall be construed as a waiver of governmental immunity for any Member.

24. **NO THIRD-PARTY BENEFICIARIES.** Except as provided for the benefit of the Members, this Agreement does not and is not intended to create any obligation, duty, promise, contractual right or benefit, right to indemnification, right to subrogation, and/or any other right in favor of any other person or entity.

25. **NO IMPLIED WAIVER.** Absent a written waiver, no act, failure, or delay by a Member to pursue or enforce any rights or remedies under this Agreement shall constitute a waiver of those rights with regard to any existing or subsequent breach of this Agreement. No waiver of any term, condition, or provision of this Agreement, whether by conduct or otherwise, in one or more instances shall be deemed or construed as a continuing waiver of any term, condition, or provision of this Agreement. No waiver by any Member shall subsequently affect its right to require strict performance of this Agreement.

26. **SEVERABILITY.** If a court of competent jurisdiction finds a term or condition of this Agreement to be illegal or invalid, then the term or condition shall be deemed severed from this Agreement. All other terms, conditions, and provisions of this Agreement shall remain in full force.

27. **CAPTIONS**. The section and subsection numbers, captions, and any index to such sections and subsections contained in this Agreement are intended for the convenience of the reader and are not intended to have any substantive meaning. The numbers, captions, and indexes shall not be interpreted or be considered as part of this Agreement. Any use of the singular or plural, any reference to gender, and any use of the nominative, objective or possessive case in this Agreement shall be deemed the appropriate plurality, gender or possession as the context requires.
28. **NOTICE**. Any written notice required or permitted under this Agreement shall be considered delivered to a Member as of the date that such notice is deposited, with sufficient postage, with the U.S. Postal Service, or the next business day with a written response or receipt of confirmation, if sent by e-mail. Each Member is responsible for ensuring the Board has its updated physical and e-mail addresses for notice under this Agreement. The Board will maintain this list and provide it to a Member upon request.
29. **GOVERNING LAW/CONSENT TO JURISDICTION AND VENUE**. This Agreement shall be governed, interpreted, and enforced by the laws of the State of Michigan. Except as otherwise required by law or court rule, any action brought to enforce, interpret, or decide any Claim arising under or related to this Agreement shall be brought in the 6th Judicial Circuit Court of the State of Michigan, the 50th District Court of the State of Michigan, or the United States District Court for the Eastern District of Michigan, Southern Division, as dictated by the applicable jurisdiction of the court. Except as otherwise required by law or court rule, venue is proper in the courts set forth above.
30. **SURVIVAL OF TERMS**. The Members understand and agree that all terms and conditions of this Agreement that require continued performance, compliance, or effect beyond the termination date of the Agreement shall survive such termination date and shall be enforceable in the event of a failure to perform or comply.
31. **COUNTERPARTS & ELECTRONIC SIGNATURE**. This Agreement, including any amendments, may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same document. In making proof of this Agreement, and any amendments, it shall not be necessary to produce or account for more than one such counterpart executed by the Member against whom enforcement of this Agreement is sought. Signature to this Agreement transmitted by facsimile transmission, by electronic mail in portable format (".pdf") form, or by any other electronic means intended to preserve the original graphic and pictorial appearance of a document, will have the same force and effect as physical execution and delivery of the paper document bearing the original signature.
32. **ENTIRE AGREEMENT**. This Agreement represents the entire agreement and understanding between the Members, and supersedes all other prior oral or written understandings, communications, agreements, or contracts between the Members. The language of this Agreement shall be construed as a whole according to its fair meaning and not construed strictly for or against any Member.

IN WITNESS WHEREOF, David Woodward, Chairperson, Oakland County Board of Commissioners, hereby acknowledges that he has been authorized by a resolution of the Oakland County Board of Commissioners to execute this Agreement on behalf of Oakland County, and hereby accepts and binds Oakland County to the terms and conditions of this Agreement.

EXECUTED: _____ DATE: _____
David Woodward, Chairperson
Oakland County Board of Commissioners

WITNESSED: _____ DATE: _____
Oakland County Board of Commissioners
County of Oakland

OAKLAND COUNTY SHERIFF’S OFFICE

By: _____
Print Name: Michael J. Bouchard
Title: Sheriff
Date: _____

IN WITNESS WHEREOF, [insert name and title of public body official] hereby acknowledges that he/she has been authorized by a resolution of the [insert public body], a certified copy of which is attached, to execute this Agreement on behalf of Public Body and hereby accepts and binds Public Body to the terms and conditions of this Agreement.

EXECUTED: _____ DATE: _____
[insert name of official, title, and name of public body]

WITNESSED: _____ DATE: _____
[insert name, title]

(INSERT ENTITY’S NAME)

By: _____
Print Name: _____
Title: _____
Date: _____

EXHIBIT A**BYLAWS OF OAKLAND COUNTY TACTICAL CONSORTIUM****ARTICLE I***Name, Purpose, and Definitions*

- 1.1. Name. The name of this Consortium shall be the “Oakland County Tactical Consortium”, also referred to as “OAK-TAC”.
- 1.2. Purpose and Objectives. The purpose and objectives of OAK-TAC are as follows:
- a. to provide professional training and leadership to law enforcement personnel;
 - b. to establish and implement cooperative programs and activities for training and response in small squad tactics and use of weapons, such as, but not limited to, hostage situations, events requiring use of special weapons and tactics (“SWAT”), Mobile Field Force, active assailant and terrorist situations, and Homeland Security Defense;
 - c. to promote education and safety in the use of special tactics;
 - d. to establish a forum for the free exchange of ideas regarding training by various law enforcement personnel; and
 - e. to establish coordinated response and recovery protocols, policy recommendations, and training for significant events requiring a multi-agency law enforcement response, as permitted in the Mutual Aid Agreement implemented by the Oakland County Chiefs of Police organizations.
- 1.3. Definitions. Any words or expressions defined in the Oakland County Tactical Consortium Agreement shall have the same meaning in these Bylaws.

ARTICLE II*Membership*

- 2.1. Request for Membership. Any political subdivision in Oakland County that has law enforcement personnel and provides law enforcement services may be eligible to become a Voting Member of OAK-TAC. This includes colleges and universities in Oakland County that provide public safety coverage through the use of sworn police personnel. Any other legal entity whose membership would benefit OAK-TAC through training, partnerships, or other supporting functions, may be eligible to become a Non-Voting Member of OAK-TAC.

All requests for membership shall be made in writing to the Secretary of OAK-TAC stating the prospective member’s ability to meet all of the requirements set forth in the Agreement. The request must be made by an authorized signor from the prospective member.

- 2.2. Receipt of Membership Request. The Secretary shall send a copy of the request for membership to each Voting Member. The request shall appear on the agenda for discussion at the first regular or special meeting held after receipt of the request.
- 2.3. Approval. Approval of membership shall be granted upon a two-thirds (2/3) vote of the Voting Members. Upon approval, the prospective member can execute the Agreement in accordance with the terms therein to become a Member.
- 2.4. Removal. A Member may be removed upon a two-thirds (2/3) vote of the Voting-Members. The removed Member shall not receive any refund or compensation from OAK-TAC.
- 2.5. Withdrawal. Any Member may terminate their participation in OAK-TAC and withdraw from OAK-TAC for any reason upon a minimum of 30 Days' written notice before the effective date of termination or cancellation. The written notice must be sent to all of the Board Members, and the effective date for termination or cancellation shall be clearly stated in the notice. The terminating Member shall not receive any refund or compensation from OAK-TAC.
- 2.6. Representation. Each Voting Member shall be represented by its Sheriff, Chief of Police, Director of Public Safety, Chief Executive Officer, or a designee of the Sheriff, Chief of Police, Director of Public Safety, or Chief Executive Officer.
- 2.7. Voting. Each Voting Member, or designated representative, present at a meeting, shall have one (1) vote on all items brought before the Board for Voting Members, and must be present in person at the meeting to cast their vote.
- 2.8. No Compensation. No Members, including Board Members, shall receive any compensation from OAK-TAC for the performance of their duties. However, a Member may be reimbursed for costs that Member incurred as a result of business meetings or other expenses directly related to OAK-TAC activities, if such costs are approved by the Board.

ARTICLE III

The Board, the Officers, and the Fiduciary Member

- 3.1. Officers. The Board shall consist of the following Officers: President, Vice President, Secretary, Treasurer, and three Trustees.
- 3.2. Term of Office. Each Officer's term of office shall be from January 1st to December 31st of each year, until such successor is duly elected.
- 3.3. Election of Officers. The election of Officers shall be conducted at the first regularly scheduled meeting where a quorum is present after September 30th of each year. Officers elected before January 1st shall take office on January 1st. If there is not a quorum at a regularly scheduled meeting between September 30th and December 31st of any year, the Officers of OAK-TAC shall be elected at the first regularly scheduled meeting when a quorum is present after January 1st, and the Officers shall commence their terms immediately. Officers shall be elected by a majority vote of the Voting Members present and voting at a duly constituted meeting.

- 3.4. Vacancies. If an Officer vacates their position mid-term for any reason, nominations shall be made and voted on at the next regularly scheduled meeting or at a special meeting called by the President, or, in the President's absence, the Vice President of OAK-TAC.
- 3.5. Removal. An Officer may be removed from the Board with or without cause upon a two-thirds (2/3) vote of the Voting Members.
- 3.6. Duties of Officers. The President shall be the chief Officer of OAK-TAC. The President shall preside over all meetings of OAK-TAC and set the meeting agenda. The President shall call meetings as necessary, as requested by a majority of the Voting Members, or on an emergency basis. The President shall also have the power to appoint an at-large member or members to assist the Board with special projects or assignments during their term in office.

The Vice President shall assume the duties of the President if the President is absent or unavailable for any reason.

The Secretary shall assume the duties of the President if the President and the Vice President are absent or unavailable. The Secretary shall keep the records and minutes of OAK-TAC and shall provide each Member of OAK-TAC with a copy of the meeting minutes from the last meeting in advance of the next regularly scheduled meeting. The Secretary shall also maintain a roster of Members (with their physical and e-mail addresses), the Agreement, these Bylaws, and all other OAK-TAC documentation. It shall be the Secretary's duty to receive and acknowledge all communications of OAK-TAC, and perform such duties as assigned by the President.

The Treasurer shall be responsible for the management and oversight of the financial affairs, including facilitating the adoption of an annual budget, completing invoices, as well as reviewing and approving the payment of expenses by the Fiduciary Member.

The Trustees shall only have the power to vote.

- 3.7. Powers of the Board. The Board of Directors shall have the power and duty to establish policies and procedures for meetings; to determine topics of training; to implement training programs; to select training instructors and personnel; to provide for equipment, protective gear and venues for training; to schedule dates and times for training; to establish criteria for those eligible for specific trainings; to establish communication protocol between multiple agencies; to resolve disputes between or among Members; to call for investigations of incidents involving the Members. and to perform any other function stated in the Agreement and these Bylaws. The Board shall also have any other power or duty that has not been delegated to the Members in the Agreement and in these Bylaws.
- 3.8. The Fiduciary Member. The Fiduciary Member of OAK-TAC shall be appointed upon a two-thirds (2/3) vote of the Board. The Fiduciary Member shall be the custodian and sole depositor of OAK-TAC's funds and shall disburse such funds as herein authorized or upon approval of the Board. The Fiduciary Member shall render a complete summary of any income, disbursements, and balances, whenever requested by the Board, and to the Members at each regularly scheduled meeting. A written copy of the same shall be made available to any Member upon request.

ARTICLE IV*Meetings*

- 4.1. Regular Meetings. Regular meetings of OAK-TAC shall be held on dates approved by the Board that shall allow the majority of Voting Members to attend.
- 4.2. Special Meetings. Special meetings of OAK-TAC may be called by the President, or by a majority vote of the Voting Members. The place and time shall be determined by the President. Members must receive at least five (5) days' notice with the place and time of the special meeting stated in the notice.
- 4.3. Rules of Order. The most recently published version of Robert's Rules of Order shall be the parliamentary authority of the Board and shall govern proceedings of the Board and its Committees. Bylaws adopted by the Board that conflict with Robert's Rules of Order shall supersede any conflicting rules.
- 4.4. Motions requiring special procedures. All proposed motions for termination of OAK-TAC or decisions regarding assessments and/or dues to each Member must be announced at a meeting at least one month prior to the meeting where a vote on such a motion is scheduled.
- 4.5. Quorum. Unless otherwise stated herein, a quorum shall be required for the conduct of any business at regular or special meetings. A quorum for an action of the Voting Members shall be the minimum number of Voting Members required to pass that item. A quorum for an action of the Board shall be five (5) Officers; however, unless otherwise stated herein, approval of any item before the Board shall only require a majority vote of the Board.
- 4.6. Attendance. Any Voting Member whose designated representative fails to attend three (3) consecutive meetings of OAK-TAC within one calendar year should be notified of such absences by the Secretary.
- 4.7. Fiduciary Duties. Members are under a fiduciary duty to conduct the activities and affairs of OAK-TAC in the best interests of OAK-TAC. The Members shall discharge this duty in good faith. In the event that any Members of OAK-TAC, including the Board, are faced with a conflict of interest between their fiduciary duty to OAK-TAC and the duty owed to their organization, those Members should refrain from voting on the issue that presents a conflict of interest.

ARTICLE V*Dues, Fees, and Other Charges*

- 5.1. Dues. All Members will be responsible for annual dues. Different rates will be set for Non-Voting and Voting Members. The rates and due dates shall be set and approved upon a two-thirds (2/3) vote of the Voting Members.

- 5.2. Fees and Other Charges. Fees or other charges assessed by OAK-TAC, including any conditions of payment (i.e., due dates), shall be set and approved upon a two-thirds (2/3) vote of the Voting Members.
- 5.3. Failure to Pay. The failure of any Member to pay dues, fees, or other charges within ninety (90) days of the due date may result in that Member's forfeiture from OAK-TAC without a vote. Reinstatement shall be granted upon a two-thirds (2/3) vote of the Voting Members and payment of all arrears.
- 5.4. Annual Dues will not be Prorated. If new prospective members are accepted for Membership after the annual dues have been assessed for that year, they will not be responsible for the annual dues that year. The new Members will be responsible for annual dues starting the following year.

ARTICLE VI

Committees

Special Committees and Sub-Committees. The Board may establish such committees and sub-committees as necessary to conduct the OAK-TAC's business. Ad hoc committees may be established by a majority vote of the Board for short-term purposes; however, any committee whose active work continues for greater than one (1) year shall be considered a standing committee, except by majority vote of the Board. Standing committees may be established by a majority vote of the Board.

ARTICLE VII

Amendments

- 7.1. Requirements. These Bylaws may be amended at any regular or special meetings of the Board by a two-third (2/3) vote of the Voting Members and in the following manner:
- a. Any Voting Member in good standing at a regular meeting may propose an amendment, alteration, revision, or addition to these Bylaws.
 - b. A written copy of the proposed amendment, alteration, revision, or addition shall be filed with the Secretary.
 - c. The Secretary shall include the proposed amendment, alteration, revision, or addition in the minutes, and read the proposal at two successive meetings, and it shall be voted upon at the second successive meeting.
- 7.2. Effective Date. Amendments to these Bylaws shall be effective thirty (30) days after they are approved; unless a longer period of time is designated by a majority vote of the Board.



Fire Department
Charter Township of White Lake

To: Board of Trustee Officials

From: John Holland, Fire Chief

Date: 05/01/2024

Re: Multi-Jurisdictional Hazard Mitigation Plan (Adoption by Resolution)

The Fire Department is requesting the acceptance and adoption by resolution (Resolution # 24-021) of the Oakland County Multi-Jurisdictional Hazard Mitigation Plan. The Hazard Mitigation Plan approved by FEMA can be found [HERE](#).

This plan seeks to identify Oakland County and the individual community hazards, and understand their impact on vulnerable assets, including residents and property. This document was prepared to meet federal, state, and local requirements for hazard and FEMA mitigation grant funding. To be eligible for pre-disaster and post disaster mitigation funds, we must have an approved Hazard Mitigation Plan in place, and updated every 5 years.

For clarity, this is different from our Emergency Operation Plan that was adopted in October 2023.

Scope of the mitigation Plan:

The hazard mitigation Plan (HMP) exists to identify natural and manmade hazard threats to the community, prepare mitigation management strategies to address those threats, develop short-term and long-term goals and objectives for mitigation planning, and to fulfill federal, state, and local hazard mitigation planning obligations.

Plan Update Status Changes in Priority (04/16/2024):

Due to costs, we have reconsidered the design and construction of the harden storm shelters proposed in the following locations –

- New Public Safety Building
- Fire station 2
- Fire station 3

John Holland
Fire Chief

**CHARTER TOWNSHIP OF WHITE LAKE
OAKLAND COUNTY, MICHIGAN**

Resolution No. 24-021

**A RESOLUTION
AUTHORIZING THE ADOPTION OF THE
OAKLAND COUNTY MULTI-JURISDICTIONAL HAZARD MITIGATION PLAN**

At a regular meeting of the Township Board of the Charter Township of White Lake, Oakland County, Michigan, held in the Township Annex Hall, 7527 Highland Road, White Lake, Michigan, on the 21st day of May, 2024 at 6:30 p.m., with those present and absent being,

PRESENT:

ABSENT:

The following preamble and resolution were offered by _____ and seconded by _____

WHEREAS, the mission of Oakland County and the participating jurisdiction of Charter Township of White Lake include the charge to protect the health, safety, and the general welfare of the people of the County and municipalities; and

WHEREAS, Oakland County, Michigan, is subject to flooding, tornadoes, winter storms, and other natural, technological, and human-caused hazards; and

WHEREAS, pro-active mitigation of known hazards before and after a disaster event can reduce or eliminate long-term risk to life and property; and

WHEREAS, The Disaster Mitigation Act of 2000 (Public Law 106-390) established new requirements for pre- and post-disaster hazard mitigation programs; and

WHEREAS to remain eligible to receive mitigation monies, Oakland County prepared a Hazard Mitigation Plan (the "PLAN") for the County and all communities in the County; and

WHEREAS, Oakland County and the Charter Township of White Lake have participated in and completed a planning process that engages the public, assesses the risk and vulnerability to the impacts of hazards, develops a mitigation strategy consistent with a set of uniform goals, and creates a plan for implementing, evaluating and revising this strategy;

NOW THEREFORE BE IT RESOLVED that Charter Township of White Lake:

- 1.) Adopts in its entirety the 2023 Oakland County Multi-Jurisdictional Hazard Mitigation Plan (Plan) and amendments.
- 2.) Will use the adopted and approved portions of the Plan to guide pre- and post-disaster mitigation of the hazards identified.
- 3.) Will coordinate the strategies identified in the Plan with other planning programs and mechanisms under its jurisdictional authority.
- 4.) Will continue its support of the Hazard Mitigation Steering Committee and continue to participate in the planning partnership as described by the Plan.
- 5.) Will help to promote and support the mitigation successes of all planning partners.

A vote on the foregoing resolution was taken and was as follows:

AYES:
NAYS:
ABSENT:

THE RESOLUTION WAS PASSED AND ADOPTED BY VOICE VOTE on May 21, 2024.

STATE OF MICHIGAN)
) ss.
COUNTY OF OAKLAND)

I, the undersigned Clerk of the Charter Township of White Lake, County of Oakland, State of Michigan, do hereby certify that the foregoing is a true and complete copy of a resolution adopted at a regular meeting of the Township Board hold on the 21st day of May 2024, 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, being Act 267, Public Acts of Michigan, 1976, as amended.

IN WITNESS WHEREOF, I have hereunto affixed my official signature this day of May, 2024.

Anthony L. Noble, Clerk
Charter Township of White Lake

INTEROFFICE MEMORANDUM WHITE LAKE TOWNSHIP

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

Trustees
Scott Ruggles
Liz Fessler Smith
Andrea C. Voorheis
Michael Powell



OFFICE OF THE CLERK

TO: Board of Trustees
FROM: Anthony L. Noble
SUBJECT: Fee Ordinance #129 Amendment to Rescind/First Reading
DATE: May 21, 2024

Several months ago, we notified the Board that the Clerk’s Office was working with Legal Counsel to revise the process of updating our fees by ordinance to a fee schedule approved by resolution.

In the early stages of my administration, we discovered the process of establishing fees through ordinances was extremely laborious and impacted the Township financially every time an adjustment was necessary. This could occur multiple times within a year and could be particularly challenging as fees established by external government entities change without notice. This forces us to introduce an amendment at the very next meeting following the approval of an adoption. In response, we began exploring alternative approaches, reaching out to the MTA as well as our neighboring Townships. We learned that it is not uncommon for townships to set fees by resolution rather than ordinances. Feedback received through the MTA indicated many townships set their fees by resolution. Locally, all but one of our neighboring Townships approves their fees by resolution.

If approved, rescinding the fee ordinance in favor of a fee schedule will reduce the number of times we have to introduce and adopt ordinances throughout the year which will in turn reduce man hours and publication expenses associated with the legal mandates for ordinance adoptions.

I respectfully request the Board approve the amendment to rescind Ordinance #129, and move this matter to a second reading at the June 18, 2024 Township Board meeting.

Additionally, I would like to extend my gratitude to our Township Attorney, Lisa Hamameh who first brought this to our attention and who has worked with the Clerk’s Office on this project, culminating in its presentation before the Board today.

**CHARTER TOWNSHIP OF WHITE LAKE
OAKLAND COUNTY, MICHIGAN**

**NOTICE OF CONSIDERATION
ORDINANCE NO. 129 FEE ORDINANCE**

Notice is hereby given that at a regular board meeting on May 21, 2024, held in accordance with Open Meetings Act, Public Act 267 of 1976, as amended, the Charter Township of White Lake introduced an amendment to White Lake Township Code of Ordinances.

The purpose of this amendment is to revise and remove the reference to a “fee ordinance”, in various sections of the White Lake Township Code of Ordinances and replace the reference to “fee ordinance” with the following language:” Fee Schedule established by resolution of the township board”, and to rescind Ordinance No. 129 Sections 1 through 39 as adopted on February 20, 2024 in its entirety to allow the creation of a “Fee Schedule” by resolution for the purpose of setting forth the various fees charged, security required and fines assessed under Township Ordinances. Final consideration to be made at the June 18, 2024 regular board meeting.

Persons needing assistance or aid to attend the meeting should contact the White Lake Clerk’s Office by writing or calling 248-698-3300 ext. 7 at least 5 days prior to the meeting. A copy of the Fee Ordinance and proposed amendment(s) is available for public inspection at the office of the Township Clerk, White Lake Township Hall, located at 7525 Highland Road, White Lake, Michigan 48383, Monday through Friday during the Township’s regular business hours from 8 a.m. to 5 p.m., (excluding holidays) and on the Township’s website at www.whitelaketwp.com.

Anthony L. Noble, Clerk
White Lake Township

**CHARTER TOWNSHIP OF WHITE LAKE
AN ORDINANCE TO AMEND VARIOUS SECTION OF THE
WHITE LAKE TOWNSHIP CODE OF ORDINANCES TO REPLACE THE
REFERENCE TO “FEE ORDINANCE” WITH REFERENCE TO A
FEE SCHEDULE ESTABLISHED BY RESOLUTION**

THE CHARTER TOWNSHIP OF WHITE LAKE ORDAINS:

ARTICLE 1: AMENDMENT.

The following sections of the White Lake Code of Ordinances are hereby revised to remove the reference to a “fee ordinance”, and replace it with the following language: “fee schedule established by resolution of the township board”:

4-3(a)	24-9(a)
4-6	24-21(b)
4-7	30-22
6-52(d) and (e)	30-59(a)
8-22	38-19(a) – definition of <i>Capital</i>
8-88(2)	<i>Connection fee</i>
8-163(a)	38-79
6-165(7)	38-133
10-4(a) and (d)	38-137(a)
10-5(a)	38-170
10-20	38-176
10-22(c)	38-243(c)
14-21(a)(1)	38-271
14-22	38-272
14-97(a)(2)	38-273
14-137	38-353
18-25 (Fire Code Sec. 105.6)	38-418 – definition of <i>Capital</i>
18-57(c)(10)	<i>Connection Fee</i>
20-22(a)(10)	38-566
20-59(d)	38-572
20-93	38-574
24-4(a) and (b)	

ARTICLE 2: SEVERABILITY.

If any section, clause or provision of this Ordinance shall be declared to be unconstitutional, void, illegal or ineffective by any Court of competent jurisdiction, such selection, clause or provision declared to be unconstitutional, void or illegal shall thereby cease to be a part of this Ordinance, but the remainder of the Ordinance shall stand and be in full force and effect.

ARTICLE 3: EFFECTIVE DATE.

This Ordinance shall take effect following publication in the manner prescribed by law.

ARTICLE 4: REPEALER.

Ordinance No. 129 is hereby repealed in its entirety.

In addition, all other ordinances or parts of ordinances in conflict with this ordinance are hereby repealed to the extent necessary to give this ordinance full force and effect.

ARTICLE 5: ADOPTION.

This Ordinance is hereby declared to have been adopted by the Township Board of the Charter Township of White Lake at a meeting thereof duly called and held on the ____ day of _____, 2024, and ordered to be given publication in the manner prescribed by the Charter of the Charter Township of White Lake.

BY: _____
Rik Kowall, Supervisor

BY: _____
Anthony L. Noble, Clerk

**RESOLUTION TO APPROVE
THE TAX SHARING AGREEMENT BETWEEN OAKLAND COUNTY, WHITE LAKE
TOWNSHIP, AND THE WHITE LAKE TOWNSHIP CORRIDOR IMPROVEMENT
AUTHORITY**

Resolution #24-022

At a regular meeting of the Township Board of the Charter Township of White Lake, County of Oakland, Michigan, held on the 21st day of May 2024, in the Township Annex located at 7527 Highland Road, White Lake, MI at 6:30 p.m.

PRESENT: _____

ABSENT: _____

The following preamble and resolution was offered by _____ and supported by _____.

WHEREAS, on October 17, 2006, the White Lake Township Board adopted a Corridor Improvement Authority, (“CIA”) Ordinance in response to the fact that the Township did not have a traditional downtown district and the Township desired to stimulate development and make improvements to major arterial connectors in the Township, primarily the M-59 corridor; and

WHEREAS, in 2022 the Township Board began the process of updating the Tax Increment Financing Plan (“TIF”) and the Corridor Improvement Plan, (“Plan”). On November 28, 2023, the Township held a required public hearing pursuant to MCL 125.4101, et. seq, the Recodified Tax Increment Financing Act, Act 57, Public Acts of Michigan, 2018, (“Act 57”); and

WHEREAS, the Plan includes several programs, projects and strategies designed to revitalize the underutilized properties, improve visual appearance and encourage new development in the development area; and

WHEREAS, under Act 57 Oakland County and other taxing jurisdictions subject to capture of their taxes under the TIF plan had 60 days to opt out of the automatic capture of their taxes by the CIA. The Oakland County Board of Commissioners adopted a Resolution on January 26, 2024 opting out of the capture of County taxes by the White Lake Township CIA.

WHEREAS, after several months of negotiations, Oakland County has agreed that it is desirable and appropriate to enter into a Tax Sharing Agreement with the Township and the CIA, (“Agreement”) that will allow sharing of incremental tax revenue and the capture of County’s pro-rata share of the incremental increase in revenue from the County’s General Operating and Parks and Recreation millages as permitted by Act 57, pursuant to the terms and conditions set

EXHIBIT A

WHITE LAKE TOWNSHIP

COMMUNITY DEVELOPMENT DEPARTMENT

DATE: May 13, 2024

TO: Rik Kowall, Supervisor
Township Board of Trustees

FROM: Sean O'Neil, Community Development Director



SUBJECT: TAX SHARING AGREEMENT BETWEEN THE COUNTY OF OAKLAND, WHITE LAKE TOWNSHIP, AND THE WHITE LAKE TOWNSHIP CORRIDOR IMPROVEMENT AUTHORITY

As you are aware, the Township established a Corridor Improvement Authority (CIA) to assist in improving and revitalizing the M-59 corridor and approved a Development and Tax Increment Financing Plan (TIF Plan), Resolution #23-040, on November 28, 2023. On January 18, 2024, the Oakland County Board of Commissioners (BOC) formally opted out of the proposed tax capture that was associated with our plan. At that time, they also authorized the county’s Corporation Counsel and staff to begin negotiations with White Lake’s staff and consultants on a tax sharing agreement.

Since January, we have worked extensively on the proposed tax sharing agreement. Several versions have been sent back and forth between the parties. The current draft has been tentatively agreed to, subject to the approval of both Boards. You will notice that the County has decided to allow our CIA to capture their Operating and Parks & Recreation millages in but are not allowing the capture of the Transportation millage. Based on our projections, the omission of the Transportation millage reduces our capture by approximately \$671,000. However, they have agreed, through this tax sharing agreement, to consider granting Transportation funds to support individual CIA projects that are proposed, on a case-by-case basis. This draft agreement is headed to the county’s TIF Committee on May 14th and Finance Committee on May 15th for their consideration. The full BOC will consider the agreement on May 22nd. Due to the State of Michigan’s May 28th deadline, are requesting Township Board approval of this draft on May 21st, subject to BOC approval on May 22nd. Given the upcoming holiday weekend, that lands squarely in our small remaining window of time, this seems like the most practical way of handling this decision.

For your reference, both a “clean” and “redlined” version of the tax sharing agreements are attached, as is the approved TIF Plan. I look forward to discussing this matter with you at the May 21st Township Board meeting. If you have any questions, or require additional information, please do not hesitate to contact me.

Thank you.

**TAX SHARING AGREEMENT BETWEEN THE
COUNTY OF OAKLAND, WHITE LAKE TOWNSHIP, AND THE WHITE LAKE
TOWNSHIP CORRIDOR IMPROVEMENT AUTHORITY**

THIS TAX SHARING AGREEMENT ("Agreement") is entered into this ____ day of _____, 2024 between the COUNTY OF OAKLAND ("County"), 1200 North Telegraph Road, Pontiac, Michigan, 48341, the TOWNSHIP OF WHITE LAKE ("Township"), 7525 Highland Road, White Lake, Mi. 48383-2900, and the WHITE LAKE TOWNSHIP CORRIDOR IMPROVEMENT AUTHORITY ("CIA"). In this Agreement, the County, the Township, and the CIA may be referred to individually as a "Party" and collectively as the "Parties."

On or about October 17, 2006, the White Lake Township Board adopted a Corridor Improvement Authority Ordinance in response to the fact that the Township did not have a traditional downtown district, and the Township desired to stimulate development and make improvements to major arterial connectors in the Township, primarily the M-59 corridor. After passage of the Ordinance an original Corridor Improvement Plan was prepared, but the Township Board took no further action to formalize the Authority at that time. In 2022, the Township Board began the process of updating the Tax Increment Financing ("TIF") plan and the Corridor Improvement Plan ("Plan"). On January 17, 2023, the Township Board appointed a five-person Corridor Authority Improvement Board. On November 28, 2023, the Township held a public hearing as required by MCL 125.4101, et. seq, being the Recodified Tax Increment Financing Act, Act 57, Public Acts of Michigan, 2018 ("Act 57"). One of the purposes of Act 57 is to permit a municipality to finance improvements in a designated "development area" as defined by Sec. 602 of the Act (MCL 125.4602, et.seq.) by capturing the property taxes levied on any incremental increase in property values within that

development area. This process is commonly referred to as "Tax Increment Financing" or TIF.

The Plan adopted by the Township primarily addresses the M-59 corridor which is the only principal arterial East/West connector through the Township and is a gateway into the central portion of the community. The Plan includes several specific programs, projects and strategies designed to revitalize underutilized properties, improve visual appearance and encourage new development in the development area. A copy of the Plan is attached as Exhibit A.

Sec. 618(5) of Act 57 provides that the County has 60 days from the date of the November 28, 2023 public hearing to opt out of capture of County taxes by passage of a resolution to that effect and furthermore, Sec. 618(3) allows the County and the Township an opportunity to enter into an intergovernmental agreement to share a portion of the captured assessed value of the development area upon agreed terms and conditions. A resolution to that effect was passed by the Oakland County Board of Commissioners on January 26, 2024.

The Parties agree that the Plan is a desirable and appropriate means of achieving the purposes of halting property value deterioration and increasing property values where possible in the development area, eliminating the causes of that deterioration; and promoting economic growth. Further, the Parties wish to enter into this Sharing Agreement, whereby each Party to this Agreement would be entitled to share in a portion of the incremental increase in tax revenue of the district as permitted by Act 57, in the manner set forth in this Agreement. The ad valorem property taxes levied on the subject properties are included in **Exhibit A, Appendix 3.**

Now, therefore, the Parties agree as follows:

1. In accordance with the following conditions, County agrees to allow the tax increment revenue generated by its Operating and Parks and Recreation millages to be captured from the properties listed in **Exhibit A, Appendix 1**, or any future divisions of such properties for the limited purpose of paying County's Pro-rata Share of the funding required for the Township Development Plan (**Exhibit A, Appendix 3**).
 - (a) "County's Pro-rata Share" is defined as County's proportionate share, as stated within **Exhibit A, Appendix 3**, of the combined millage funds captured by the CIA from all participating taxing jurisdictions, which include: County of Oakland Operating millage, County of Oakland Parks and Recreation millage, White Lake Township, Oakland Community College and the Huron-Clinton Metropolitan Authority and any applicable future taxing jurisdictions that may be created after the date of this Agreement. The Parties agree that the County of Oakland Transit millage is expressly excluded from capture. With respect to the levy of any new additional millage by the County, increases to an existing millage, or millage increases to restore amounts reduced by the Headlee Amendment, or any new additional millage approved by County electors after the date of this Agreement, such millages shall be exempt from this Agreement unless the County Board of Commissioners, in its sole discretion, adopts a Resolution submitting such additional millages to this Agreement for capture by the CIA.
 - (b) The Plan is projected to cost approximately \$16,825,000 - \$24,850,000 over 20 years.

(c) The County's Pro-Rata Share of the captured millage funds (as also set forth in **Exhibit A, Appendix 3**) shall be as follows:

- (i) Oakland County Operating: 35%
- (ii) Oakland County Parks and Recreation: 35%

The total dollar amount limitation on capture of Oakland County operating millage shall be \$2,806,089 and Parks and Recreation millage shall be \$242,597 for a maximum total County capture amount by the CIA under this Plan of \$3,048,686.

If the total dollar amount of capture is reached during the term of this Agreement, regardless of the stated duration of the Plan, the contract will automatically terminate and no further capture by the CIA shall occur. Likewise, capture will cease immediately upon the date of termination of the Plan, as expressed in subsection (d) below, regardless of whether the total dollar amount of allowed capture has been achieved. All excess capture shall be refunded to the County by the CIA as provided in Section 4 below.

(d) The duration of the Plan shall be limited to 20 years.

(e) The base year to be used to calculate capture shall be: 2023

(f) White Lake Township, the CIA and County acknowledge that the total anticipated expenditure is an approximation only. The Project shall be subject to applicable public bid procedures and the final cost will be adjusted accordingly. However, notwithstanding the above acknowledgments, White Lake Township and the CIA agree that County's participation shall not exceed the amount or percentages of capture expressed in subsection (c), above, of this Agreement, or the total number of years of duration of the Plan described in subsection (d), above.

- (g) In no event shall the capture from County's millage be used to bury electric utility lines, for land acquisition, municipal facilities used to house White Lake Township's departments or operations, or for event and marketing materials not directly related to the implementation of projects approved within the Plan.
- (h) The elected or appointed officials of the Township, Township employees or their immediate family members, whether in their individual capacity or as officers, members, trustees, principals or employees of a legal entity shall not engage in a business transaction relating to property in the CIA/TIF District, which he or she may profit from because of his or her official position, authority or relationship or through benefit of confidential information which he or she may have obtained by reason of such position, authority or relationship. This provision does not prohibit members of the governing body of the Authority from having an ownership or business interest in the CIA/TIF District. Any plans by the Authority to purchase property in the CIA/TIF District from elected or appointed officials of the Township, Township employees, or their immediate family members whether in their individual capacity or as officers, members, trustees, principals, or employees of a legal entity shall be immediately disclosed in writing to the County. "Immediate Family" shall be defined as Township elected or appointed officials or employees, their present or former spouse(s), parents, siblings or children.
- (i) County capture shall not be used to accumulate funding to attract a developer to invest in the CIA.
- (j) The CIA must provide the Oakland County Board of Commissioners and the Oakland County Economic Development Department with the following financial information:

- 1) Copies of any financial information or reports that are required to be submitted to the Michigan Department of Treasury set forth under Part 9 of Act 57, being MCL 125.4901, et. seq., specifically MCL 125.4911, as may be amended.
- 2) Within three (3) months after the end of the CIA's fiscal year, copies of any other financial information or documentation of development within the CIA as may be deemed necessary in the discretion of the Oakland County TIF Ad Hoc Review Committee ("TIF Ad Hoc Review Committee"). This information may include, but is not limited to, the following items:
 - (i) The amount of taxes captured by the Authority.
 - (ii) The amount of private sector investment received.
 - (iii) The number of buildings rehabilitated the square footage per building rehabilitated and the amount spent per building.
 - (iv) The amount of new construction including the dollar amount spent and the square footage added.
 - (v) The number of new businesses locating in the CIA.
 - (vi) The number of new jobs created, and
 - (vii) The increase/decrease in taxable value.
- 3) A narrative report, submitted annually to the Oakland County Board of Commissioners and the Oakland County Economic Development Department, providing up to date information on the progress of each project enumerated in the Plan, including the amount spent on each project, a list of those projects which have been completed, the current status of those projects pending completion, and a description of and explanations for any significant deviations from the Plan document in terms of scope, cost, construction commencement or

anticipated completion date(s) of any projects. The report shall also contain a summary of current budget information, including Initial and Capture Assessed Value, Revenues, Expenditures, Capital Improvement Bonds/ Financing and Fund Balance. The CIA shall also provide to the Oakland County Economic Development Department any additional information it deems necessary with respect to those items described in this section.

(k) When requested by the County, appropriate representative(s) of the Township and/or CIA shall appear before the TIF Ad Hoc Review Committee within the first two (2) years after the date of execution of this contract, and annually thereafter, to discuss the status of the Plan, the financial information referenced in subsection (j), above, and to discuss the TIF district’s current return on investment.

(l) Appropriate representative(s) of the Township and/or the CIA shall appear before the TIF Ad Hoc Review Committee at the first reasonable opportunity, but not later than 30 calendar days prior to the creation or expansion of other TIF districts, to advise the Committee of any other TIF districts created or expanded after the date of this Agreement.

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“Permitted projects” are those described in Exhibit A, Table 2 and summarized in Table

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(a) **Streetscape Improvements** shall include consideration of green infrastructure and additional streetscape elements incorporated into enhanced transit stops.

(b) **Pathway Extensions and Improvements** shall include consideration of

connections to enhanced transit stops.

- (c) **Traffic Safety Improvements** shall include consideration of transit vehicle movement and access to enhanced transit stops.
- (d) **Enhanced Transit Stops / TOD / Dedicated Transit Routes** shall include consideration of streetscape improvements, pedestrian connections, bike storage areas, dedicated parking and transit vehicle movement and access.
- (e) **Economic Development Assistance** shall include consideration of support for Transit Orientated Development at Enhanced Transit Stops.
- (f) **Administrative, auditing, operating & consultation** shall include working with the County Planning Division to identify a target area within the CIA and participation in the Main Street Oakland County program at the Allied Level.

In the event that cost considerations require a deviation to the Plan by the CIA which results in the elimination of a "permitted project" or a significant change in the scope of any "permitted projects" funded by County capture, the CIA may request approval from the Board of Commissioners for the allocation of additional funding necessary to initiate or complete such project. The elimination or modification of a "permitted project" to accommodate a lack of necessary funding shall not trigger the County's right for set-off from the Delinquent Tax Revolving Fund provided for in Section 4 of the Agreement. However, in the event it is determined that there has been an excess capture of County millage due to an elimination or significant modification to a "permitted project", or that funds were used for a purpose other than a "permitted project", the excess capture of County taxes must be refunded by the CIA/TIF to the County with interest at the rate of

prime plus one (1) percent. Such refund may be enforced in the manner provided in Section 4, below in addition to any other legal remedies.

3. The CIA and the Township shall submit to County's Economic Development Department and the TIF Ad Hoc Review Committee any proposed modification or amendments to the CIA Development Plan and Tax Increment Financing Plan.
4. The Township and the CIA agree that they will in good faith notify the County of capture in excess of the amounts permitted by this Agreement, including any funds remaining in the CIA Fund Balance that was captured from County millages, at the conclusion of the Plan Duration established in Section 1(d), above. If upon written notice from County, the CIA and the Township fail to tender over to County the excess retained tax increment revenue, then without waiving any legal claims under this Agreement, County shall be entitled to reduce, set-off, and permanently retain any amount due to the Township from the County's Delinquent Tax Revolving Fund ("DTRF") by any such amount then still due and owing to County pursuant to this Agreement at the time the County distributes funds to the Township from the DTRF.
5. **Prevailing Wage.** The Township and the CIA shall require its contractors, subcontractors, and all other contractors and subcontractors (collectively referred to as the "Township Contractors") who perform any work on the "permitted projects" expressed in Section 2, above, to pay all skilled and unskilled tradespersons, mechanics, and laborers, including but not limited to carpenters, electricians, plumbers, cement masons, workers, helpers, assistants, and apprentices (collectively referred to as "Construction Workers") employed on the site of any of the "permitted projects" under

this Agreement not less than the wages and benefits prevailing in Oakland County, Michigan.

6. **Amendment.** The Parties agree that no modification of this Agreement, or any Exhibits or Amendments hereto, shall be of any force or effect unless such amendment is dated, reduced to writing, executed by all Parties and attached to and made a part of this Agreement. No services shall be commenced, and no costs or obligations incurred in anticipation of an amendment by any of the Parties until such amendment has been executed and made a part of this Agreement.
7. **Assignment.** This Agreement shall not be assigned, transferred or conveyed.
8. **Applicable laws.** This Agreement shall be governed, interpreted and enforced by the laws of the State of Michigan, excluding Michigan's conflict of laws principles. Any action brought to enforce, interpret, or decide any provision of this Agreement or any claim arising under this Agreement shall be brought in the Sixth Judicial Circuit Court of the State of Michigan, the 50th District Court of the State of Michigan or the United States District Court for the Eastern District of Michigan, Southern Division, as dictated by the applicable jurisdiction of the Court. Except as otherwise required by law, venue is proper in the Courts set forth above.
9. **Waiver.** Waiver of any term or condition of this Agreement must be in writing and agreed to by all Parties. No written waiver, in one or more instances, shall be deemed or construed to be a continuing waiver of any term or condition of this Agreement. No waiver by any Party shall subsequently affect its right to require a strict performance of this Agreement.

10. **Severability.** If a Court of competent jurisdiction finds a term or condition of this Agreement to be illegal or invalid, then that term or condition shall be considered severed from the Agreement. All other terms, conditions and provisions of this Agreement shall remain in full force.
11. **Survival of Terms and Conditions.** The following terms and conditions shall survive and continue in full force beyond the termination or cancellation of this Agreement: Sec. 1(c), (d), (e), (f) and (j); Secs. 2, 4, 7, 9, 10, 11, 12 and 13.
12. **No Third-Party Beneficiaries.** Except as provided for the benefit of the Parties, this Agreement does not and is not intended to create any obligation, duty, promise, contractual right or benefit in favor of any other person or entity.
13. **Liability; Release.** In no event shall the County be liable to any third party or entity for any consequential, incidental, direct, indirect, special, exemplary, treble, punitive or any other damages or claims arising out of or related to this Agreement or the Plan. The Township of White Lake and/or the White Lake Township CIA shall defend and indemnify the County to the extent permitted by law, from any and all damages and claims presented or brought forth by any third party, whether anticipated or unanticipated, in connection with this Agreement.
14. **Entire Agreement.** This Agreement sets forth the entire agreement between County, the Township and the DDA and fully supersedes all prior agreements or understandings between them in any way related to this subject matter. It is further understood and agreed that the terms and conditions herein are contractual and are not a mere recital and that there are no other agreements, understandings, contracts, or representations

between the Parties in any way related to the subject matter hereof, except as expressly stated herein.

15. County, Township and the DDA warrant that they each have the appropriate authority to enter into this Agreement and that each of them, and their respective elected officials, appointed officials, agents, employees, and successors are bound by the respective signatures below.

FOR AND IN CONSIDERATION of the mutual assurances, promises, acknowledgments, warrants, representations, and agreements set forth in this Agreement, and for other good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, the undersigned hereby execute this Agreement on behalf of the Parties, and by doing so legally obligate and bind the Parties to the terms and conditions of this Agreement.

White Lake Township CIA

By: _____

Its: _____

Date: _____

White Lake Township

By: _____

Name

Its: _____

Date: _____

OAKLAND COUNTY

By: _____

Its: Chairperson Board of Commissioners

Date: _____

**TAX SHARING AGREEMENT BETWEEN THE
COUNTY OF OAKLAND, WHITE LAKE TOWNSHIP, AND THE WHITE LAKE
TOWNSHIP CORRIDOR IMPROVEMENT AUTHORITY**

THIS TAX SHARING AGREEMENT ("Agreement") is entered into this ____day of _____, 2024 between the COUNTY OF OAKLAND ("County"), 1200 North Telegraph Road, Pontiac, Michigan, 48341, the TOWNSHIP OF WHITE LAKE ("Township"), 7525 Highland Road, White Lake, Mi. 48383-2900, and the WHITE LAKE TOWNSHIP CORRIDOR IMPROVEMENT AUTHORITY ("CIA"). In this Agreement, the County, the Township, and the CIA may be referred to individually as a "Party" and collectively as the "Parties."

On or about October 17, 2006, the White Lake Township Board adopted a Corridor Improvement Authority Ordinance in response to the fact that the Township did not have a traditional downtown district, and the Township desired to stimulate development and make improvements to major arterial connectors in the Township, primarily the M-59 corridor. After passage of the Ordinance an original Corridor Improvement Plan was prepared, but the Township Board took no further action to formalize the Authority at that time. In 2022, the Township Board began the process of updating the Tax Increment Financing ("TIF") plan and the Corridor Improvement Plan ("Plan"). On January 17, 2023, the Township Board appointed a five-person Corridor Authority Improvement Board. On November 28, 2023, the Township held a public hearing as required by MCL 125.4101, et. seq, being the Recodified Tax Increment Financing Act, Act 57, Public Acts of Michigan, 2018 ("Act 57"). One of the purposes of Act 57 is to permit a municipality to finance improvements in a designated "development area" as defined by Sec. 602 of the Act (MCL 125.4602, et.seq.) by capturing the property taxes levied on any incremental increase in property values within that

development area. This process is commonly referred to as "Tax Increment Financing" or TIF.

The Plan adopted by the Township primarily addresses the M-59 corridor which is the only principal arterial East/West connector through the Township and is a gateway into the central portion of the community. The Plan includes several specific programs, projects and strategies designed to revitalize underutilized properties, improve visual appearance and encourage new development in the development area. A copy of the Plan is attached as Exhibit A.

Sec. 618(5) of Act 57 provides that the County has 60 days from the date of the November 28, 2023 public hearing to opt out of capture of County taxes by passage of a resolution to that effect and furthermore, Sec. 618(3) allows the County and the Township an opportunity to enter into an intergovernmental agreement to share a portion of the captured assessed value of the development area upon agreed terms and conditions. A resolution to that effect was passed by the Oakland County Board of Commissioners on January 26, 2024.

The Parties agree that the Plan is a desirable and appropriate means of achieving the purposes of halting property value deterioration and increasing property values where possible in the development area, eliminating the causes of that deterioration; and promoting economic growth. Further, the Parties wish to enter into this Sharing Agreement, whereby each Party to this Agreement would be entitled to share in a portion of the incremental increase in tax revenue of the district as permitted by Act 57, in the manner set forth in this Agreement. The ad valorem property taxes levied on the subject properties are included in **Exhibit A, Appendix 3.**

Now, therefore, the Parties agree as follows:

1. In accordance with the following conditions, County agrees to allow the tax increment revenue generated by its Operating and Parks and Recreation millages to be captured from the properties listed in **Exhibit A, Appendix 1**, or any future divisions of such properties for the limited purpose of paying County's Pro-rata Share of the funding required for the Township Development Plan (**Exhibit A, Appendix 3**).

(a) "County's Pro-rata Share" is defined as County's proportionate share, as stated within **Exhibit A, Appendix 3**, of the combined millage funds captured by the CIA from all participating taxing jurisdictions, which include: County of Oakland Operating millage, County of Oakland Parks and Recreation millage, White Lake Township, Oakland Community College and the Huron-Clinton Metropolitan Authority and any applicable future taxing jurisdictions that may be created after the date of this Agreement. The Parties agree that the County of Oakland Transit millage is expressly excluded from capture. With respect to the levy of any new additional millage by the County, increases to an existing millage, or millage increases to restore amounts reduced by the Headlee Amendment, or any new additional millage approved by County electors after the date of this Agreement, such millages shall be exempt from this Agreement unless the County Board of Commissioners, in its sole discretion, adopts a Resolution submitting such additional millages to this Agreement for capture by the CIA.

(b) The Plan is projected to cost approximately \$16,825,000 - \$24,850,000 over 20 years.

(c) The County's Pro-Rata Share of the captured millage funds (as also set forth in **Exhibit A, Appendix 3**) shall be as follows:

- (i) Oakland County Operating: 35%
- (ii) Oakland County Parks and Recreation: 35%
- ~~—(iii) Oakland County Transit: 35%~~

The total dollar amount limitation on capture of Oakland County operating millage shall be \$2,806,089 and Parks and Recreation millage shall be \$242,597 for a maximum total County capture amount by the CIA under this Plan of \$3,048,686,728,810.

If the total dollar amount of capture is reached during the term of this Agreement, regardless of the stated duration of the Plan, the contract will automatically terminate and no further capture by the CIA shall occur. Likewise, capture will cease immediately upon the date of termination of the Plan, as expressed in subsection (d) below, regardless of whether the total dollar amount of allowed capture has been achieved. All excess capture shall be refunded to the County by the CIA as provided in Section 4 below.

- (d) The duration of the Plan shall be limited to 20 years.
- (e) The base year to be used to calculate capture shall be: 2023
- (f) White Lake Township, the CIA and County acknowledge that the total anticipated expenditure is an approximation only. The Project shall be subject to applicable public bid procedures and the final cost will be adjusted accordingly. However, notwithstanding the above acknowledgments, White Lake Township and the CIA agree that County's participation shall not exceed the amount or percentages of capture expressed in subsection (c), above, of this Agreement, or the total number of years of duration of the Plan described in subsection (d), above.

- (g) In no event shall the capture from County's millage be used to bury electric utility lines, for land acquisition, municipal facilities used to house White Lake Township's departments or operations, or for event and marketing materials not directly related to the implementation of projects approved within the Plan.
- (h) The elected or appointed officials of the Township, Township employees or their immediate family members, whether in their individual capacity or as officers, members, trustees, principals or employees of a legal entity shall not engage in a business transaction relating to property in the CIA/TIF District, which he or she may profit from because of his or her official position, authority or relationship or through benefit of confidential information which he or she may have obtained by reason of such position, authority or relationship. This provision does not prohibit members of the governing body of the Authority from having an ownership or business interest in the CIA/TIF District. Any plans by the Authority to purchase property in the CIA/TIF District from elected or appointed officials of the Township, Township employees, or their immediate family members whether in their individual capacity or as officers, members, trustees, principals, or employees of a legal entity shall be immediately disclosed in writing to the County. "Immediate Family" shall be defined as Township elected or appointed officials or employees, their present or former spouse(s), parents, siblings or children.
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- (j) The CIA must provide the Oakland County Board of Commissioners and the Oakland County Economic Development Department with the following financial information:

- 1) Copies of any financial information or reports that are required to be submitted to the Michigan Department of Treasury set forth under Part 9 of Act 57, being MCL 125.4901, et. seq., specifically MCL 125.4911, as may be amended.
- 2) Within three (3) months after the end of the CIA's fiscal year, copies of any other financial information or documentation of development within the CIA as may be deemed necessary in the discretion of the Oakland County TIF Ad Hoc Review Committee ("TIF Ad Hoc Review Committee"). This information may include, but is not limited to, the following items:
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 - (ii) The amount of private sector investment received.
 - (iii) The number of buildings rehabilitated the square footage per building rehabilitated and the amount spent per building.
 - (iv) The amount of new construction including the dollar amount spent and the square footage added.
 - (v) The number of new businesses locating in the CIA.
 - (vi) The number of new jobs created, and
 - (vii) The increase/decrease in taxable value.
- 3) A narrative report, submitted annually to the Oakland County Board of Commissioners and the Oakland County Economic Development Department, providing up to date information on the progress of each project enumerated in the Plan, including the amount spent on each project, a list of those projects which have been completed, the current status of those projects pending completion, and a description of and explanations for any significant deviations from the Plan document in terms of scope, cost, construction commencement or

anticipated completion date(s) of any projects. The report shall also contain a summary of current budget information, including Initial and Capture Assessed Value, Revenues, Expenditures, Capital Improvement Bonds/ Financing and Fund Balance. The CIA shall also provide to the Oakland County Economic Development Department any additional information it deems necessary with respect to those items described in this section.

(k) When requested by the County, appropriate representative(s) of the Township and/or CIA shall appear before the TIF Ad Hoc Review Committee within the first two (2) years after the date of execution of this contract, and annually thereafter, to discuss the status of the Plan, the financial information referenced in subsection (j), above, and to discuss the TIF district's current return on investment.

(l) Appropriate representative(s) of the Township and/or the CIA shall appear before the TIF Ad Hoc Review Committee at the first reasonable opportunity, but not later than 30 calendar days prior to the creation or expansion of other TIF districts, to advise the Committee of any other TIF districts created or expanded after the date of this Agreement.

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"Permitted projects" are those described in Exhibit A, Table 2 and summarized in Table

3. Included in the descriptions of the "permitted projects" described in Exhibit A shall be the following components:

(a) **Streetscape Improvements** shall include consideration of green infrastructure and additional streetscape elements incorporated into enhanced transit stops.

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connections to enhanced transit stops.

- (c) **Traffic Safety Improvements** shall include consideration of transit vehicle movement and access to enhanced transit stops.
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prime plus one (1) percent. Such refund may be enforced in the manner provided in Section 4, below in addition to any other legal remedies.

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this Agreement not less than the wages and benefits prevailing in Oakland County, Michigan.

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9. **Waiver.** Waiver of any term or condition of this Agreement must be in writing and agreed to by all Parties. No written waiver, in one or more instances, shall be deemed or construed to be a continuing waiver of any term or condition of this Agreement. No waiver by any Party shall subsequently affect its right to require a strict performance of this Agreement.

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- 14. **Entire Agreement.** This Agreement sets forth the entire agreement between County, the Township and the DDA and fully supersedes all prior agreements or understandings between them in any way related to this subject matter. It is further understood and agreed that the terms and conditions herein are contractual and are not a mere recital and that there are no other agreements, understandings, contracts, or representations

between the Parties in any way related to the subject matter hereof, except as expressly stated herein.

15. County, Township and the DDA warrant that they each have the appropriate authority to enter into this Agreement and that each of them, and their respective elected officials, appointed officials, agents, employees, and successors are bound by the respective signatures below.

FOR AND IN CONSIDERATION of the mutual assurances, promises, acknowledgments, warrants, representations, and agreements set forth in this Agreement, and for other good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, the undersigned hereby execute this Agreement on behalf of the Parties, and by doing so legally obligate and bind the Parties to the terms and conditions of this Agreement.

White Lake Township CIA

By: _____

Its: _____

Date: _____

White Lake Township

By: _____

Name

Its: _____

Date: _____

OAKLAND COUNTY

By: _____

Its: Chairperson Board of Commissioners

Date: _____

Development Plan and Tax Increment Financing Plan for the White Lake Township Corridor Improvement Authority

White Lake Township
Corridor Improvement Authority

Recommended by the Corridor Improvement Authority
Board on: August 3, 2023

Adopted by White Lake Township Board on: November 28, 2023

ACKNOWLEDGEMENTS

Township Board

Rik Kowall
Andrea Voorheis
Anthony Noble
Liz Smith
Michael Powell
Mike Roman
Scott Ruggles

Corridor Improvement Authority Board

Rik Kowall
Debbie Lennis
Jim Christopher
Rick Walklet
Tony Madaffer

Citizens Advisory Council

Kristiana Kaufmann
John M. Newberry
Dale (Boomer) Ulman
Sandra Ulman
Shawn Austin
Mary Kotcher
Bruce Johnson

Township Staff

Sean O'Neil, Community Development Director
Justin Quagliata, Staff Planner

Assisted by: Carlisle/Wortman Associates, Inc.
Ann Arbor, MI

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Section 1

Introduction

The Charter Township of White Lake, located in Oakland County, is bordered on the east by Waterford Charter Township, on the north by Springfield Charter Township, on the west by Highland Charter Township, and on the south by Commerce Charter Township. The current population is 30,950 (2020 Census). The White Lake Township Corridor Improvement Authority (CIA) was created by the Township Board in October 2006. The CIA is governed by a Board of Directors whose primary purpose is to correct and prevent deterioration and promote economic growth within White Lake Township’s principal business district. Other purposes of a CIA include reversing declining property values, improving the overall business climate, and increasing employment opportunities.

A primary benefit of forming the CIA is the ability to capture the incremental increase in the property taxes that result from improvements in the development area. Local school taxes are not captured by the Authority. The captured revenues are used to finance public improvement projects within the development area, as a means for jump-starting economic growth.

A Corridor Improvement Plan is one tool the CIA relies on for achieving its purposes. The goals, objectives and recommended actions presented in this document are intended to plan and prioritize projects, such that the development, redevelopment and other improvements within the corridor occur in an orderly manner. Recommendations also ensure improvements match the available revenues and can enable the CIA to become eligible for other funding sources. The Plan was prepared in accordance with the Recodified Tax Increment Financing Act of 2018, Part 6 Corridor Improvement Authorities, which is the successor act to PA 280 of 2005.

PURPOSE OF CIA ACT

Both Part 6 of PA57 of 2018 (the “Act” or “Act 57”) and successor PA 280 of 2005 were enacted to provide a new community development tool designed specifically for the commercial corridors of Michigan. The Act allows communities to create “Corridor Improvement Authorities” with special powers, conditions, and criteria unique to commercial corridors. One of the chief features of a CIA is the ability to fund infrastructure improvements using tax increment financing, discussed more in depth later in this report.

The Act is intended to combat the deterioration of existing business districts and promote economic development efforts within the development area. Communities are permitted to create as many CIA’s as they wish, provided no single parcel is located within more than one CIA development area.

Another distinction of a CIA is the ability for municipalities to develop a single CIA development area for a corridor that is located in more than one community. Such benefits as continuity of appearance, uniformity of improvements and land use regulations, and cooperative traffic management are all potential benefits of multi-jurisdictional CIA’s development areas.

The CIA is granted specific powers and duties to empower it to accomplish its mission. These include, but are not limited to, the following:

PURPOSE OF THE CIA ACT (CONT)

- Acquire and construct public facilities, and improve public facilities to comply with barrier-free design requirements;
- Conduct analysis of economic changes in the development area along with impacts of metropolitan growth on the development area; and develop long range plans (in coordination with planning/building department) to halt deterioration of property values and promote economic growth;
- Implement any plans of development which achieve the purposes of the Act;
- Make and enter into contracts and acquire, own, convey, dispose of or lease all or part of land, real or personal property, or interests in property, grant or acquire licenses, easements, and options;
- Improve land, construct, re-construct, rehabilitate, restore, and preserve, equip, improve, maintain, repair, and operate any building, including multiple-family dwellings, of any public or private person or combination thereof;
- Accept grants and donations of property, labor, or other things of value and fix, charge, and collect fees, rents, and charges for the use of any facility, building or property under its control; and,
- Conduct market research and public relations campaigns, develop, coordinate, and conduct retail and institutional promotions, and sponsor special events and related activities.

ACTIONS OF THE TOWNSHIP TO DATE

The White Lake Township Corridor Improvement Authority was originally established on October 17, 2006, when the Township Board adopted a Corridor Improvement Authority Ordinance. Although a Corridor Improvement Plan was prepared, the Township Board took no further action to formalize the Authority. The CIA remained inactive until the latter part of 2022 when the Township Board moved to resurrect the CIA and hired a consultant to begin the process of updating the Development and Tax Increment Financing Plan for the Corridor. On January 17, 2023, the Township Board approved the Township Supervisor's recommendations and appointed a five-person Corridor Improvement Authority Board. Minor amendments to the Corridor Improvement Authority Ordinance were adopted by the Township Board on May 16, 2023. With more than one hundred residents in the Development Area, the Township Board also established a Citizens Advisory Council (CAC).

The boundaries of the CIA development area are identified in Figure 1 found on Page 11 which follows, and the parcel list is in Appendix 1.

CONTENT OF THE PLAN

The CIA Plan consists of two (2) components required by Part 6 of Act 57, as amended: the Development Plan and the Tax Increment Financing Plan. The Development Plan includes specific programs, projects, and strategies the CIA intends to pursue for the revitalization of underutilized properties, improve visual appearance, and encourage new investment in the development area. The Tax Increment Financing (TIF) Plan provides the legal foundation for funding these improvements within the development area.

Section 2

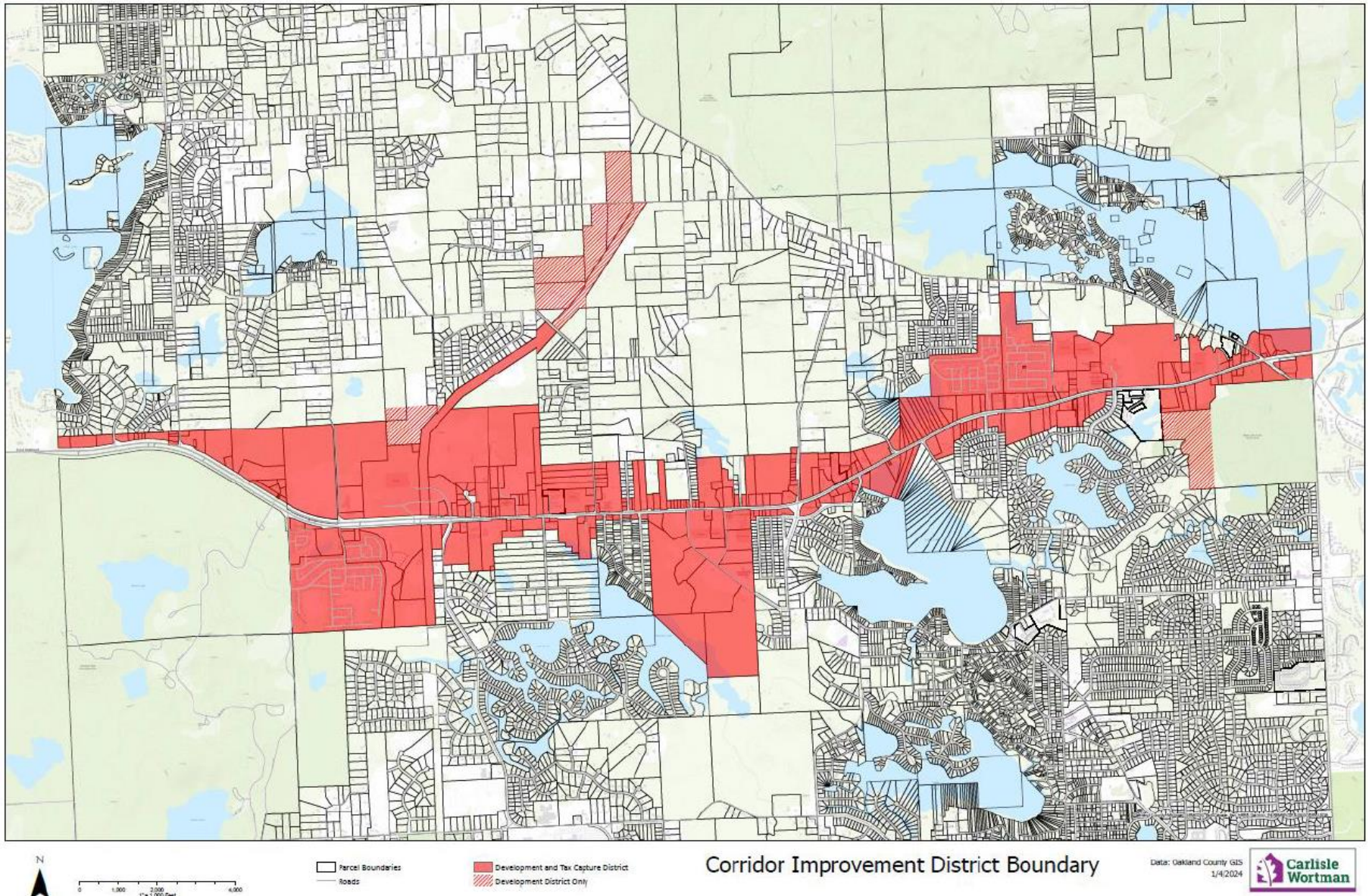
Development Plan

DESCRIPTION OF DEVELOPMENT AREA

Designation of Boundaries of the Development Area in Relation to Highways, Streets, Streams, or Otherwise

The White Lake Township CIA has been given the authority by the Township Board to operate within the boundaries identified in Figure 1. In general, the Corridor District includes all properties with frontage along M-59 (Highland Road) from the boundary of Highland Charter Township to the west and Waterford Charter Township to the east. The development area abuts several land use designations and is located within the areas identified in the Township Master Plan as the Highland West, Lakes Village and Highland East Planning Areas. These areas are connected via the M-59 Corridor and shown on Figure 3.

FIGURE 1. CIA Development Area and CIA Authority Boundary



Existing Streets and Public Facilities

The predominant roadway within the development area is M-59 (Highland Road) with prominent intersections at Teggerdine Road, Ormond Road, and Elizabeth Lake Road. M-59 is a state trunkline under the administration of the Michigan Department of Transportation (MDOT). Teggerdine Road, Elizabeth Lake Road and Ormond Road all serve as primarily north / south collectors and minor arterials as shown below. Interstate and Highway access is supported by US-23 to the west and I-75 to the north.

The National Functional Classification System designates majors roads within the development area as:

- M-59 / Principal Arterial
- Teggerdine Road / Collector
- Elizabeth Lake Road / Minor Arterial
- Ormond Road / Minor Arterial

Public Facilities include the White Lake Township Hall and Police Department, Library, three Fire Stations, the Dublin Community Senior Center, six Township parks, Town Center, and several urgent care centers. The nearest major hospital is Detroit Medical Center Huron Valley-Sinai Hospital which is approximately two miles south of the Township’s southern border.

TABLE 1: Major Road Data

Road	Segment	Traffic Volumes / Average Daily Trips (ADT)
M-59 / Highland Road	Teggerdine Rd. intersection	32,800 (2019)
	Elizabeth Lake Rd. intersection	31,300 (2015)
	Ormond Rd. intersection	17,300 (2021)

Source: SEMCOG AADT Traffic Tool

Existing and Proposed Land Uses

M-59 is a major entry point to White Lake Township from areas to the east and west. Historically, uses along the corridor have been commercial / office, institutional, industrial, agricultural, mobile home parks, multi-family, and various densities of single family residential. Undeveloped land still exists along portions of the corridor as shown in Figure 2.

Commercial use varies from big box and retail mall establishments to local business services. Portions of the corridor are utilized by public facilities and religious institutions. Residential uses range in the form of single and multiple-family residential as well as mobile home parks. Industrial uses are sparse and of lighter intensities. In general, the condition of all uses along the corridor look to be either newer development in good condition or older/original development showing signs of age.

The Township Master Plan places greater emphasis on planned uses along M-59 as well as sustainable development practices, natural feature conservation, infrastructure, and open space throughout the Township. The Master Plan also segments the community into several Planning Areas as shown on Figure 3. Within these Planning Areas are specific Area Plans which are created to highlight certain locals within the greater community that provide unique opportunities to spur economic development, correct blight or fill specific communal needs. These Area Plans, titled Four Towns, Lakes Town Center, Pontiac Lake Gateway, and Elizabeth Lake Road / Union Lake Road. The Master Plan outlines where there are areas for development and redevelopment opportunities, provides specific recommendations and encourages new investment that will gradually shape the appearance and character of the Township.

Regarding the development area, the current Master Plan recognizes the need for more uses to accommodate the higher demand for investment along the M-59 corridor. Figure 4 presents the future land use concepts within this geography as shown in the Township Master Plan.

FIGURE 2. Existing Land Uses

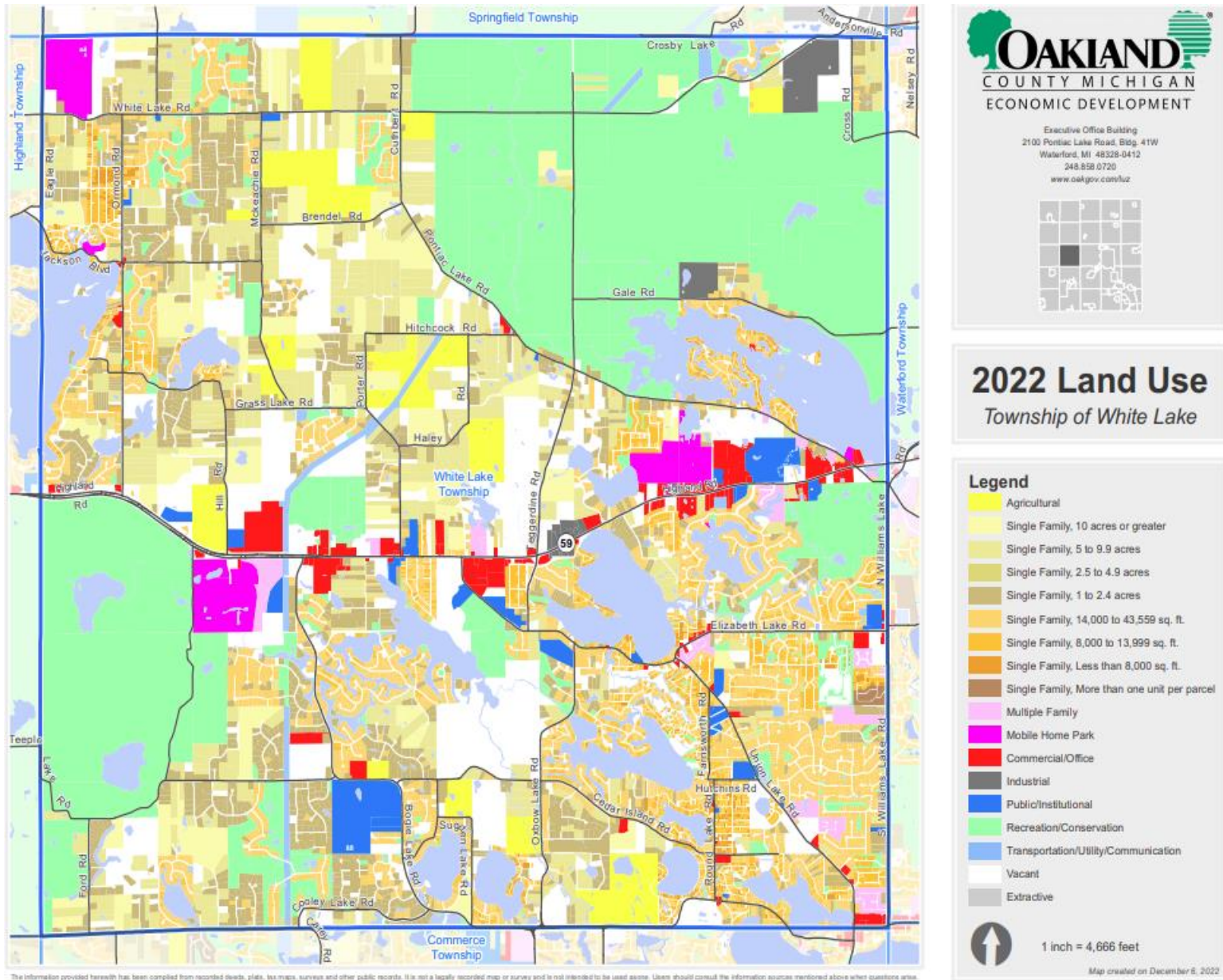


FIGURE 3. Planning Areas

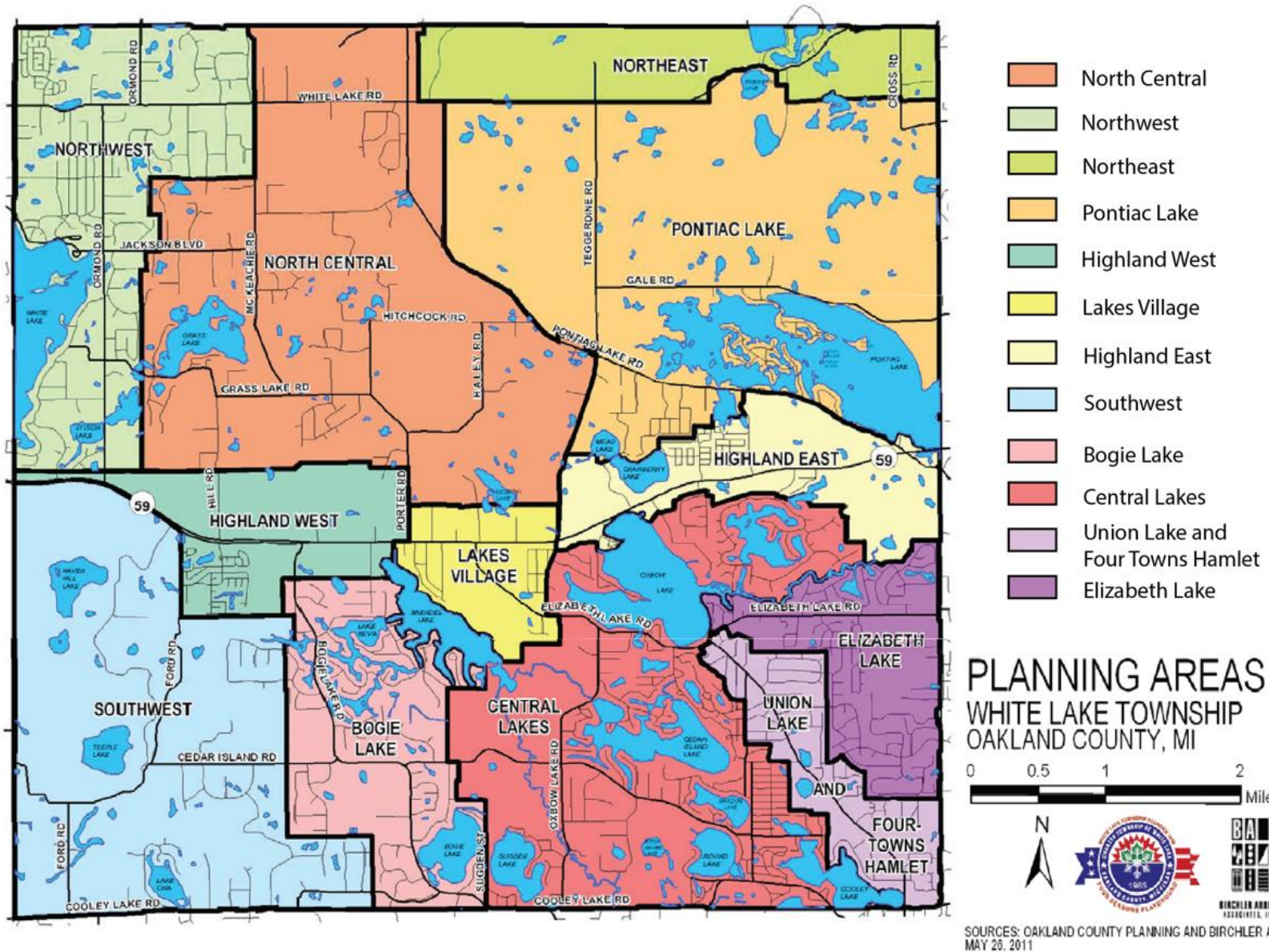


FIGURE 4. White Lake Future Land Use

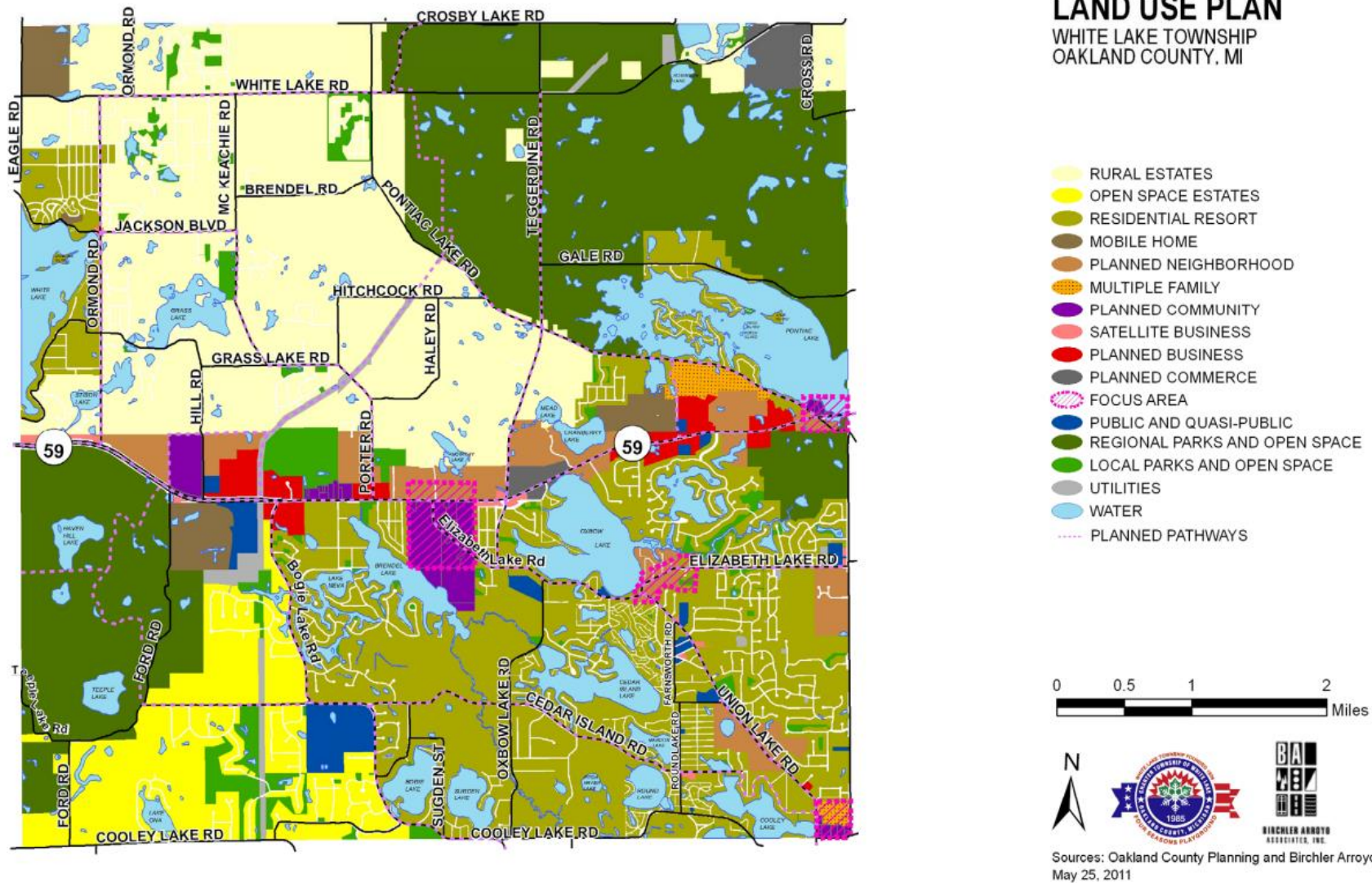
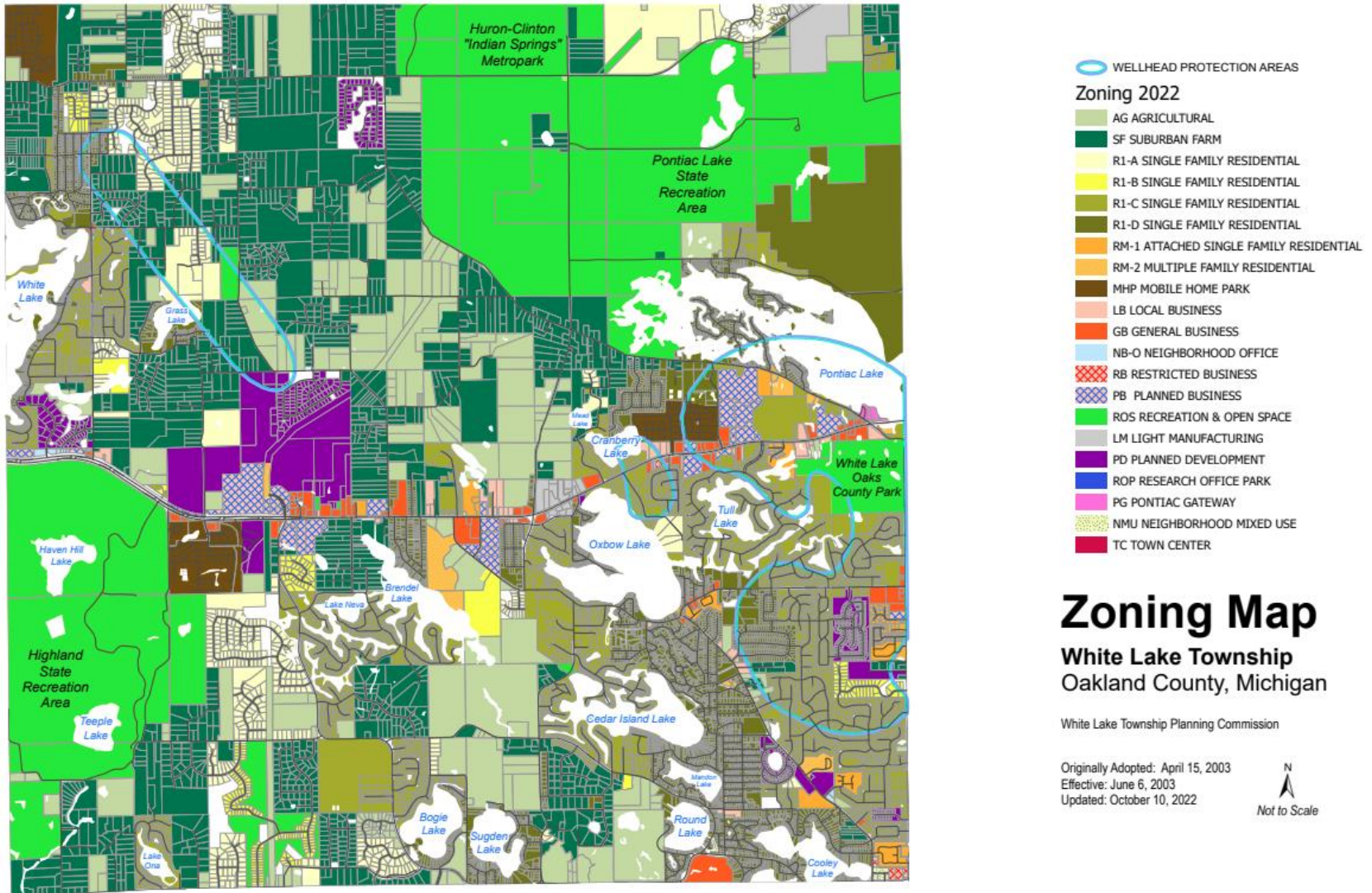


FIGURE 5. Corridor Improvement Development Area Existing Zoning



Zoning

There are numerous existing zoning districts represented in the Development Area, as illustrated in Figure 5. The following describes the purpose and intent of each designation represented in the Development Area.

- AG / Agricultural – The Agricultural District is established as a district in which the principal use of land is for farming, dairying, forestry operations and other agricultural activities. The intent of this article is to protect land needed for agricultural pursuits from encroachment by untimely and unplanned residential, commercial, or industrial development.
- SF / Suburban Farms - The Suburban Farms District was created to establish areas of the Township for single family residences in a rural environment characterized by low densities and significant open spaces.
- R1-B, C&D / Single Family - The Single-Family Residential Districts are established as districts in which the principal use of land is for single family dwellings, located in neighborhoods that include open space and that preserve sensitive natural environmental features.
- MHP / Mobile Home Park - The Mobile Home Park District is for areas of the Township suitable for mobile home parks. For the Mobile Home Park District, in promoting the general purpose of this ordinance, the specific intent of this Article is: A)- To require adequate space and facilities for healthy living conditions for occupants of such mobile home parks so as to maintain the residential character of the area. B)- To require all such districts to have access to a major thoroughfare for easy accessibility. C)- To ensure suitable water and sewer facilities would be provided in accordance with state, county and township health regulations and statutes. D)- To provide for the development of mobile home parks for long-term residential use.
- RM-1 / Attached Single Family - The Attached Single-Family Residential District is designed to permit various attached single-family dwellings including row or townhouse dwellings and two-family or duplex dwellings. These areas should be located near shopping, community services and facilities, and major roads for good accessibility.
- RM-2 / Multiple Family Residential - The Multiple-Family Residential District is designed to permit a more intensive residential use of land with various types and sizes of multiple-family dwellings, two-family dwellings, apartments and convalescent or nursing homes. These areas should be located near shopping, community services and facilities, and major roads for good accessibility.
- PD / Planned Development – The Planned Development District is intended to provide for the location and various types of planned land use on large parcels held in common ownership and includes such alternate terms as cluster zoning, planned development, community unit plan, planned residential development and other similar terminology. Uses planned may include single-family detached housing, single-family attached housing, multiple-family housing, local commercial business, office uses, and similar activities. The PD District is intended to result in a unique, planned development that includes such techniques as open space preservation. A public hearing shall be held prior to formal consideration of the PD.

- NB-O / Neighborhood Office - The Neighborhood Office District permits those office and service uses which are compatible in intensity and character with nearby residential areas. The intent of this article is to encourage well-designed office buildings, employing high quality architecture, in a professionally landscaped setting, as well as uses which will not cause large volumes of traffic, traffic congestion, or parking problems. These uses will be designed and constructed to fully complement and enhance the adjoining or nearby residential areas.
- LB / Local Business - The Local Business District is intended to be that district permitting retail business and service uses which are needed to provide for the day-to-day needs of the nearby residential areas. The specific intent of the Local Business District is: A)- To encourage the concentration of local business uses in certain strategic locations to the mutual advantage of both the consumers and merchants and to avoid the continuance of marginal strip business development along major streets. B)- To prohibit uses that would create hazards, offensive and loud noises, dust, dirt, smoke, odor, glare, vibrations, or excessive truck traffic.
- GB / General Business - The General Business District, as established in this article, is intended to permit a wider range of business activities than those permitted in the Local Business and Restricted Business districts. The specific intent of this article is to allow those uses which would not only serve nearby residential areas, but also the entire community's comparison business, offices, services, and automotive service needs, including open-air sales and uses requiring location on a major highway or street. These uses would generate larger volumes of vehicular traffic, would need more off-street parking and loading, and would require more detailed planning to provide an appropriate transition between such districts and adjacent residential areas.
- PB / Planned Business - The PB Planned Business District is primarily a commercial district intended to permit, with Township approval, private and/or public 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. To that end it becomes possible to permit greater flexibility in the types of land uses, land use arrangements and development requirements than would otherwise apply. It is further intended that the PB District be located along major thoroughfares, such as M-59, as opposed to locations in residential neighborhood areas where conflicts of land uses may arise more easily.

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(s) and the Township. Therefore, any PB Plan shall be substantially consistent with the Township Master Plan, desirable principals of land use planning, zoning ordinance standards and other applicable development requirements. To achieve these objectives, approval of a PB development requires approval of both a Site Plan and PB Agreement which sets forth specific physical, functional, amenity and design features and other related requirements considered essential to the development.

- PG / Pontiac Lake Gateway - The Pontiac Lake Gateway sub-district is intended to create a unique gateway into White Lake Township, enhancing the views of Pontiac Lake and White Lake Oaks Golf Course and reinforcing the appeal of the Township as a "four seasons playground." Properties located in this area, adjacent to the state trunkline, may accommodate greater height and more intense land activity than elsewhere in this otherwise low-density community. This district will allow flexibility in the redevelopment of property along Highland Road (M-59), encourage pedestrian-oriented design, provide a unique identity to this region of the Township, and be compatible with existing residential, institutional, and recreational uses.

- ROS / Recreation and Open Space - The Recreation and Open Space District is intended to provide areas for the development of public and private outdoor recreation facilities and open space preservation uses. The intent of the Recreation and Open Space District is: to encourage recreational uses of an outdoor nature that will take full advantage of the land in its natural state; and to encourage those large outdoor recreation uses that could not easily be provided in the already urbanized portions of White Lake Township and the metropolitan area.
- LM / Light Manufacturing - The LM, Light Manufacturing District is established as a district in which the principal uses allowed are light manufacturing, fabrication, processing, wholesale activities or warehousing activities. The intent of this article is to control nuisance effects of warehousing, wholesale activities, open storage, and light industry such as smoke, noise, odor, dust, dirt, glare, vibrations, and other adverse effects so that such uses could be compatible with other nearby land uses such as commercial or residential. The light manufacturing district encourages uses to locate on major highways so that traffic generated by these uses would not utilize local residential streets.

VISION STATEMENT

Public investment brought about by the Corridor Improvement Authority will attract private development and redevelopment that promotes the White Lake Township “Four Season’s Playground” concept. The M-59 / Highland Road Corridor will become a destination for world-class recreational opportunities. The uses along the corridor act as a lifeline to the community’s many lakes, natural areas, and parks. Residents and visitors know when they’ve arrived in White Lake, because of the consistent use of high-quality, unique materials and environmentally friendly landscaping that reflects a hardy resort atmosphere. An interconnected network of pathways and equestrian trails draw people to the out-of-doors. Distinct nodes of activity will feature retail, dining, entertainment, or lodging experiences, while providing employment and an increased tax base. Enhanced transit stops and transit-oriented development will support the long-term development and sustainability of the corridor.

GOALS AND PRIORITIES

The overall goal of the White Lake Township Corridor Improvement Authority is to improve and encourage the long-term economic viability of the development area. The projects and improvements outlined in this Development Plan are designed to nurture the necessary physical, economic, and social environment which will enable White Lake Township to protect existing investment, attract new development, and stimulate the revitalization of properties within the development area. Furthermore, the goal is to foster a mix of uses that both serve the surrounding neighborhood and attract regional visitors to the Township.

Physical Environment

- Support infrastructure improvements necessary to ensure that existing businesses can expand, and new businesses develop in the development area.
- Promote environmental awareness in the design and implementation of improvements.
- Encourage good design, architectural compatibility, color coordination, high-quality materials, consistent building orientation, and façade articulation that contribute to a cohesive and inviting corridor.
- Promote streetscape improvements, outdoor seating areas, pathways, bike racks and other measures that will make the development area a comfortable place to visit and will encourage the neighborhood residents to walk or bike to commercial offerings.
- Create new opportunities for transportation options linking residential communities with public and recreational facilities.
- Incorporate enhanced facilities that will serve transit and identify nodes for transit-oriented development.

Economic Environment

- Undertake projects and programs which are designed to create a corridor with a competitive advantage that is attractive to owners and investors and offers quality customer environment and healthy business mix.
- Support financing of projects by leveraging TIF dollars with Federal and State grants, State tax incentives, Township funds and private investment.
- Retain the economically viable businesses which presently exist and encourage their expansion.
- Provide economic development support to businesses and potential developers.

Social Environment

- Promote a positive and welcoming image of the corridor that fosters cooperation between the public and private sector.
- Distribute promotional materials and maintain online resources and tools for living, working, and doing business in the district.

DESCRIPTION OF IMPROVEMENTS

The Development Plan for the White Lake Township Corridor Improvement Authority includes projects and programs which will fulfill the priorities and objectives of this Plan. The following projects directly impact the physical environment to increase investment in the development area, improve the visual image of the development area, and enhance the overall economic and social environment. The programs are intended to create a stable economic and social environment for sustained investment in the development area.

Projects and Programs

- Branding
- Development area entryways and wayfinding.
- Streetscape improvements including landscaping, trees, flower planters, plazas, trash receptacles, and other amenities.
- Pathways and pedestrian improvements including sidewalks, bike racks, pedestrian lighting, and seating.
- Enhanced transit stops / TOD / Designated Transit Routes.
- Traffic safety improvement.
- Extension of sewer and water utilities to unserved areas including tap fee assistance.

- Economic development assistance including façade improvement programs, site circulation, access management, and utility tap fee assistance, particularly focused on redevelopment of substandard and underutilized properties.
- Property / Easement Acquisition needed to implement anticipated improvements.

The duration of this program will be for twenty (20) years and will conclude with a final capture of tax increment revenues on December 31, 2043, and expenditure of those revenues by December 31, 2044. Projects and programs will be undertaken based on the ability of the CIA to finance such. It is recognized by the CIA that the projects listed may be beyond the scope of the CIA to complete with its own limited resources. Public-private partnerships as well as State and Federal grant assistance may be necessary to implement all of the above-mentioned items.

LOCATION, EXTENT, CHARACTER, ESTIMATED COST, AND TIMELINE OF IMPROVEMENTS

The CIA is positioned to fund small scale improvements as well as projects related to marketing, planning, and operations. There are no plans for large scale construction projects; however, the CIA may provide economic development services and support to private redevelopment, particularly where other funding can be leveraged. The following projects on Table 2 represent the scope of potential projects that will accomplish the objectives of the CIA and the Development Plan and Tax Increment Financing Plan. A description of each project is provided below as well as the estimated cost and year of completion.

TABLE 2: Proposed CIA Projects

Branding	2024 – 2025	\$75,000 - \$100,000
<p>A branding process creates a distinct identity to be established for the District as the Township and CIA promotes the area as a community center and an area of regional appeal and business attraction. Branding of the District will also set the themes of other visual improvements, gateway signage, marketing, and wayfinding so that a consistent message is conveyed. While branding the District should be distinct, it should also tie into Township identification as a “Four Season Playground.” This effort will be undertaken in conjunction with several other Township boards.</p>		
Entryway and Wayfinding Signage	2027-2029	\$250,000 - \$400,000
<p>The project would include wayfinding that would direct visitors within the district to the Town Center, Gateway district, parks, community buildings, and other points of interest. Wayfinding signage will reflect the theme created through the branding process. To reinforce the identity of the Township and District, identification signage will be erected at key entry points in the Township.</p>		

Streetscape Improvements	2030-2032	\$2,000,000 - \$2,500,000
<p>This project involves enhancements to the streetscaping, including gateway improvements in the Development Area. Proposed improvements may include unifying elements via a streetscape plan which would include landscaping of street frontages, public spaces and art, seasonal displays, design elements and sound buffers. A key objective of streetscape improvements is to provide a visual connection between M-59 and other significant roadway corridors such as Elizabeth Lake, Teggerdine and Ormond Roads.</p>		

Pathway Extensions and Improvements	2028 - 2032	\$3,000,000 - \$4,000,000
<p>An important objective of the CIA is to improve pathway options throughout the District. Pathways will be improved and extended along the length of M-59 within the District connecting residential areas with commercial and recreational resources. The Township Triangle trail will be completed to connect the Town Center and Library to M-59 and Teggerdine Road.</p>		

Traffic Safety Improvements	2025 - 2035	\$2,000,000 - \$3,000,000
<p>Intersection capacity and safety improvements are needed at Elizabeth Lake and M-59, at White Banks Boulevard and M-59, at Teggerdine Road and M-59 and at Fisk Road and M-59. Access management is also needed along the more congested commercial areas of M-59. In conjunction with non-motorized improvements, safe pedestrian crossings of M-59 are also needed.</p>		

Enhanced Transit Stops / TOD / Dedicated Transit Routes	2028-2034	\$1,500,000 - \$2,250,000
<p>White Lake Township is part of the Western Oakland Transportation Authority (WOTA) system, which is expected to be expanding service along M-59 and the Town Center area. Enhanced transit stops with cover and seating will be strategically located to improve ridership. In conjunction with improved transit, the Township will also promote transit-oriented development in conjunction with enhanced transit stops. These stops will be meant to serve dedicated WOTA / SMART routes along the M-59 corridor.</p>		

Sewer Extensions	2028 - 2035	\$1,500,000 - \$3,000,000
<p>There are areas within the district that lack adequate sanitary sewer-service. This project would include extension and / or upgrading of sewers into underserved and unserved areas.</p>		
Water Extension / System Improvement	2028 - 2034	\$1,500,000 - \$3,000,000
<p>As with sanitary sewers, there are areas within the district which lack adequate drinking water. This project would include extension and / or upgrading of the water service into underserved and unserved areas. System improvements are also needed to upgrade fire flows and capacity with additional pumping and booster stations. Improvements to the Twin Lakes Wellhouse including filtration and maintenance facilities will be considered for this fund.</p>		
Economic Development Assistance	2024-ongoing	\$1,500,000- \$2,000,000
<p>Provide economic development assistance targeted at substandard or underutilized including façade improvements, improvements to site circulation and access management (addressing vehicle-pedestrian safety conflicts) and utility tap fee assistance. The latter may be provided to new or expansion of existing uses in sewerred areas or in areas where sewer service will be extended.</p>		
Property / Easement Acquisition	2025 - 2035	\$3,000,000 - \$4,000,000
<p>To implement the specific projects set forth in this plan, it may be necessary to acquire property in either fee simple or by easement. This will be coordinated via the necessary agencies such as the Department of Environmental, Great Lakes and Energy (EGLE), Michigan Department of Transportation (MDOT) and any other necessary organizations. Permits and/or entitlements will be acquired where needed.</p>		
Administrative, auditing, operating & consultation	2024 - 2043	\$500,000 - \$600,000
<p>The CIA will incur annual administrative, auditing, and operating costs which may also include planning, legal, engineering, and promotion consultation. These expenses are not anticipated to exceed \$25,000 - \$40,000 per year and will be reflected in the annual budget of the Authority, as approved by the Township Board.</p>		

STATEMENT OF CONSTRUCTION

Construction of the projects proposed above will be accomplished during construction seasons.

OPEN SPACE

It is anticipated open space features may be incorporated as part of the entryway and streetscape improvements and at strategic locations within the development area. Where applicable, green infrastructure to manage stormwater will be incorporated in both open space and project design.

DEVELOPMENT AREA OWNERSHIP AND TENURE

It may be necessary for property to be acquired either through fee simple purchase or easement acquisition to implement the overall purpose or specific projects within the plan. If the CIA acquires land for roads or improvements, the necessary rights-of-way will be dedicated to either the Township or the appropriate County or State entity.

ZONING CHANGES AND CHANGES IN STREETS, STREET LEVELS, INTERSECTIONS, AND UTILITIES

Most of the land within the CIA development area is zoned for commercial use. The Township Master Plan contemplates allowing mixed-use within the development area, including transit-oriented development. The Township is committed to reflecting both concepts in revisions to their Master Plan. As a result, there is the potential for additional residential development within both mixed-use and transit-oriented developments.

It is anticipated that public utilities will be extended, and improved in the Development Area, as needed. It may also be necessary to loop water lines as developments are made. As the specific areas are redeveloped, it may also be necessary to re-route or construct new utilities to service the new buildings.

PROPOSED METHOD OF FINANCING THE DEVELOPMENT

Projected improvements and their anticipated costs are shown in Table 3. These projects are set to occur over a period of approx. twenty years. This program will shift as developments are finalized and financing is secured. The estimated cost of the specific projects anticipated in this Development Plan is approximately \$16,825,000 to \$24,850,000, as summarized in Table 3. Table 5 anticipates that the CIA will capture approximately \$11,126,852 from TIF sources. Approximately \$11,325,000 to \$15,950,000 is planned to be expended using TIF funds by the CIA towards projects outlined in Table 2 and 3. It should be noted that all expenses and revenues discussed in these sections are estimates that attempt to account for inflation over time and potential changes in the scope of projects. As capture commences and project bids are reviewed, annual CIA budgets will be adjusted accordingly.

Pursuant to Part 6 of Act 57, as amended, the costs of development may be financed by private contributions or donations received by the CIA, Federal and State grants, tax increment financing revenues, revenue bonds issued pursuant to Act 94 of 1933, as amended, general obligation bonds issued by the Township payable from the anticipated tax increment revenues available for payment of debt service on such bond, tax increment bonds issued by the CIA pledging solely the tax increments, other revenues of the CIA, and other dedicated Township funds.

Tables 4 and 5 in the Tax Increment Financing Plan indicate the sources of income available to the CIA to pay the costs of the development and the estimated amounts of each source, based on captured assessed value of property within the District.

It is unlikely that all projects can be financed from revenues received by the CIA. Therefore, the TIF and millage funds should be used to leverage funding from other sources. The various available methods of financing the CIA may seek to use are described in the following text.

TABLE 3: Summary of Proposed Development Activities

Proposed Project	Cost	CIA Share	Year	Anticipated Method of Financing
Branding	\$75,000 - \$100,000	\$75,000 - \$100,000	2024 - 2025	1
Entryways / Wayfinding	\$250,000 - \$400,000	\$250,000 - \$400,000	2027 - 2029	1, 4, 5
Streetscape Improvements	\$2,000,000 - \$2,500,000	\$1,000,000 - \$1,500,000	2030 - 2032	1, 4
Pathway Extension / Improvements	\$3,000,000 - \$4,000,000	\$1,000,000 - \$1,500,000	2028 - 2032	1, 2, 4
Traffic Safety Improvements	\$2,000,000 - \$3,000,000	\$500,000 - \$1,000,000	2025 - 2035	1,2, 4
Enhanced Transit Stops / TOD / Dedicated Transit Routes	\$1,500,000 - \$2,250,000	\$500,000 - \$850,000	2028 – 2034	1, 2, 4, 5
Sewer Extension	\$1,500,000 - \$3,000,000	\$1,500,000 - \$2,000,000	2028 - 2035	1, 3, 4
Water Extension / System Improvements	\$1,500,000 - \$3,000,000	\$1,500,000 - \$2,000,000	2028 - 2034	1, 3, 4
Economic Development Assistance	\$1,500,000- \$2,000,000	\$1,500,000- \$2,000,000	2024 – Ongoing	1
Property / Easement Acquisition	\$3,000,000 - \$4,000,000	\$3,000,000 - \$4,000,000	2025 - 2035	1
Administrative, auditing, operating & consultation	\$500,000 - \$600,000 (\$25,000 - \$30,000 per year)	\$500,000 - \$600,000	2024 - Ongoing	1
Estimated Totals	\$16,825,000 - \$24,850,000	\$11,325,000 - \$15,950,000		
1 = Annual Tax Increment 2 = Tax Increment Bonds 3 = Township Funds (either General or Dedicated) 4 = State and Federal Grants 5 = Private donation				

White Lake Township Limited Tax General Obligation Bonds Issued Pursuant to Section 216 of Act 57, as amended.

Section 216(1) of Act 57 permits the Township to issue general obligation bonds, which pledge CIA revenues as additional security. Section 216(2) permits the CIA to issue bonds payable solely from tax increment revenues. Currently, neither the Township nor the CIA have outstanding bonds issued under Section 216 of Act 57. It is anticipated the CIA or Township will incur no more than \$9,000,000 in bonded indebtedness under this Plan.

Special Assessment/General Obligation Bonds

The Township may also issue special assessment bonds along or in combination with general obligation bonds to finance all or part of the projects identified in this plan. The size of such bond issues would depend on the project included and the portion of each such project to be financed from special assessments and the portion, if any, to be financed from general funds. Payment of such special assessment bonds would be from the proceeds of the special assessment rolls consisting of the lands specially benefitted by the project. Payment of the general obligation bonds would be from the general fund of the Township derived from the proceeds of taxes levied upon all property within the Township.

State and Federal Grant Programs

The Township will also assist the CIA in pursuing relevant State and Federal transportation, environmental, economic development, and community enhancement grants that either are or may become available. Supplemental sources of funding will be necessary to fully complete all the projects outlined in this plan.

Private Contributions

The CIA may also accept private contributions from individuals, corporations, and foundations.

LEASE, SALE, OR CONVEYANCE OF DEVELOPMENT

All public improvement projects undertaken as part of this Plan will remain in public ownership for the public benefit.

It is anticipated certain lands may be acquired and later sold to commercial developers who are willing to build a project acceptable to the Authority. There are no known direct beneficiaries at this time. To the extent that certain projects, such as the provision of public parking facilities, will benefit a set of businesses, efforts will be made to capture such benefit through special assessments and development agreements.

RESIDENTIAL POPULATION AND THE DISPLACEMENT OF PERSONS

There is no anticipated displacement or relocation required for this Plan. However, if there is the need for relocation of any individuals, the CIA, when required, will provide for the cost of relocation and reimbursement of expenses in accordance with the Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970.

The relocation of any families, individuals, or businesses shall also be carried out in accordance with the statutory requirements and provisions of State of Michigan Act No. 227 of the Public Acts of 1972, being sections 213.321 to 213.332 of the Michigan Compiled Laws.

DEVELOPMENT AREA CITIZENS ADVISORY COUNCIL

If a Development Area has one hundred (100) or more residents residing within it, a Development Area Citizens Advisory Council (CAC) must be appointed at least ninety (90) days before the public hearing on the Plan. The Citizen Advisory Council was appointed by the Township Board ninety (90) days prior to the adoption of the Plan. In a joint meeting with the CIA Board on August 3rd, 2023, the CAC recommended approval of the Plan.

Section 3

Tax Increment Financing Plan

INTRODUCTION

This Tax Increment Financing Plan is established to make possible the financing of the public improvements necessary or desirable for the Corridor Improvement Authority Development Area in accordance with the Development Plan for that area.

EXPLANATION OF THE TAX INCREMENT PROCEDURES

The Corridor Improvement Authority enabling legislation, Act. No. 57 of the Public Acts of 2018 enables Corridor Improvement Authorities (CIA) to undertake a broad range of development area improvement activities which will contribute to the economic growth and the halting of deterioration of property values in the designated development area. These improvement activities include, but are not limited to, the following: plan and propose the construction, renovation, repair, remodeling, rehabilitation, restoration or reconstruction of public facilities or buildings; development of long-range plans; and otherwise implement any plan for development in the development area necessary to achieve the purpose of the enabling statute.

To provide the Authority with the means of financing the planning and implementation of development proposals, the statute affords the opportunity to undertake tax increment financing or development programs. These programs must be identified in a Tax Increment Financing Plan which has been approved by the governing body of a municipality.

Simply stated, tax increment financing permits the Authority to capture tax revenues attributable to the increase in value of real and personal property located within an approved development area. The increases in property value may be attributable to new construction, rehabilitation, remodeling, alterations, additions, or to such other factors the assessor may deem appropriate.

At the time the CIA Ordinance establishing the Tax Increment Financing Plan is approved, the sum of the most recently assessed values, i.e., the values as finally equalized by the State Board of Equalization, of those taxable properties located within the development area, is established as the "Initial Assessed Value." Property exempt from taxation at the time of determination of the Initial Assessed Value shall be included as zero on the date of adoption of this Plan. The local taxing jurisdictions consist of the White Lake Township Operating & Parks, Township Police, Township Fire, Oakland County Operating, Oakland County Parks & Rec, Oakland County Transportation, Oakland Community College, and the Huron-Clinton Metropolitan Authority. The White Lake Township Library has opted out of capture. As a result of Proposal A passed in March 1994, local school districts, intermediate school districts, and the State of Michigan are no longer included as part of the capture.

In each subsequent year, the total assessed value of real and personal property within the district is termed the "Current Assessed Value."

The difference between any one (1) year period between the Current Assessed Value and the Initial Assessed Value is the “Captured Assessed Value.” During that period which the TIF Plan is in place, local taxing jurisdictions continue to receive ad valorem taxes based on the Initial Assessed Value. Taxes paid on the Captured Assessed Value in allotted years after the establishment of the TIF Plan, however, are payable to the CIA for the purposes established in the Tax Increment Financing Plan.

For the White Lake Township Corridor Improvements Authority Tax Increment Financing Plan, the initial assessed value will be the assessed value of all real and personal property in the Development Area as of December 31, 2023, and equalized by the State in May of 2024. The initial taxable value of the Development Area is estimated to be \$114,855,580, which includes both real and personal property. The Township Assessor does not anticipate significant growth in personal property due to the characteristics of land use in the Township and increased availability of exemptions from the State of Michigan.

The tax levy of all participating taxing jurisdiction in 2023 is 15.7365 mills. Under the Tax Increment Financing Plan, the tax levy on the entire capture assessed valuation is to be utilized by the CIA in the manner as hereinafter set forth.

PROJECTION OF CAPTURED ASSESSED VALUES AND REVENUES

The Tax Increment Financing Plan is based on the redevelopment or revitalization of desired properties within Development Area.

As noted in the Development Plan, there are areas available for commercial expansion and the CIA may support these large redevelopment projects by providing economic development services or applying for State and Federal grants. However, most projects will focus on supporting existing businesses via branding, gateways, signage improvements, utility extensions, safety path extensions and improvements, traffic improvements, and streetscape improvements. CIA projects will also enhance the overall physical and economic environment of the corridor to promote revitalization and investment.

The taxing jurisdictions and their respective millages subject to capture are presented in Table 4.

TABLE 4: Millage Capture

Millage Name	Ad Val Rate
White Lake Township Operating (inc. Twp. Parks and Recreation)	1.1884
Township Police	4.6871
Township Fire	2.9032
Oakland County Operating	3.9686
Oakland County Parks & Rec.	.3431
Oakland County Transport	.95
Huron Clinton Metro Auth.	.2070
Oakland Community College	1.4891
Total	15.7365

The Township has taken a somewhat unique approach by proposing only a 35% capture of taxes for the TIF. Such an approach allows all taxing jurisdictions to enjoy a substantial benefit in the economic growth of the development area. Based on the projected growth outlined in the Development Plan and the existing tax rate of 15.7365 to be captured, the anticipated revenues are summarized in Table 5. Detailed estimates of the impact on tax capture for each taxing jurisdiction are provided in Appendix 3.

This projection is based on current tax rates. Possible factors leading to the deviation from current values are below:

1. If other taxing districts that are subject to capture in the Development Area raise their millage, more revenues will be raised for the Corridor Improvement Plan.
2. An annual inflation growth rate of 3% has been projected for each year and is reflected in Table 5. To develop this estimate, taxable value increases were reviewed over a ten-year period beginning in 2014 and ending with anticipated values from 2024. This review is shown in Appendix 2. The result was an average real property taxable value increase of 4.92% over the ten-year span. Using conservative parameters, 3% was chosen to inform the projections.

Proposal A, adopted in March 1994, limits the annual assessment increase for each property parcel in the State of Michigan to 5% or the inflation rate, whichever is less. When property is sold or transferred, the tax assessment is adjusted to current values.

TABLE 5: Estimated TIF Capture 2024 - 2043

Year	Capture
2024	\$25,731
2025	\$121,081
2026	\$211,030
2027	\$303,678
2028	\$399,105
2029	\$428,548
2030	\$458,874
2031	\$490,109
2032	\$522,282
2033	\$555,420
2034	\$589,552
2035	\$624,708
2036	\$660,919
2037	\$698,216
2038	\$736,632
2039	\$776,200
2040	\$816,956
2041	\$858,934
2042	\$902,171
2043	\$946,706
Total Est.	\$11,126,852

USE OF TAX INCREMENT REVENUES

The tax increment revenues generated within the development area, pursuant to the Development Plan as it now exists or is hereafter amended, shall be used according to the budget of the Authority as approved by Township Board in accordance with the following:

- First, to pay the administrative, auditing, and operating expenses of the CIA and the Township for the development area, including planning, legal, engineering and promotion to the extent provided in the annual budget of the Authority, as approved by the Township Board.
- Second, to pay for projects and ongoing programs identified in the Development Plan.
- Third, any tax increment receipts more than those needed under the preceding paragraphs would be used for future development activities within the development area, as defined in the Development Plan. Expansion or contraction of the development area is possible pursuant to an amendment or modification of the Development Plan and Tax Increment Financing Plan via applicable provisions of Act 57 and other laws.

STATEMENT OF THE ESTIMATED IMPACT OF TAX INCREMENT FINANCING ON TAXING JURISDICTIONS

The primary overall impact of the Plan is anticipated increased economic activity within the development area. This increase in activity will, in turn, generate additional tax revenue to local taxing jurisdictions through increases in assessed valuation of real and personal property, improved residential neighborhoods, and from increased personal income from new employment within the development area.

To the extent the current assessed value equals the initial assessed value, the taxing jurisdictions would always receive the tax revenues they would have received prior to the adoption of this Plan. The local taxing jurisdictions shall, therefore, suffer no loss of current tax revenues.

The debt retirement millages for any local taxing jurisdiction within the development area will also remain with those taxing jurisdictions.

It is anticipated the development activities of the Corridor Improvement Authority, financed in whole or in part by tax increment revenues, will produce a positive, material effect on the assessed values of property within, and in, the proximity of the development area and will ultimately result in the eventual collection of greater real and personal property tax revenues than would otherwise have been available.

The CIA proposed all the eligible taxes, minus those presently collected for debt service retirement, subject to any agreements with the various taxing units, levied on the captured assessed value within the district, be used by the Authority to the extent needed from year-to-year to accomplish the purpose of this Plan.

JUSTIFICATION OF THE TAX INCREMENT FINANCING PLAN

This Tax Increment Financing Plan is based upon the premise that the anticipated increase in development would not occur without the public improvements projected in the Development Plan. Since 2020 private investment within the development area has stagnated. Portions of commercial properties remain vacant or underutilized with higher than desired rates of business turnover. Without the benefits that would result from implementation of the Development Plan, the loss of value and taxes is projected to continue.

The basic premise of this Plan is that private development would not take place without public investment. Therefore, the short-term investment made by the taxing units in foregoing initial growth in tax revenues is repaid by the long-term benefit of substantially greater taxes, improved neighborhoods, and increased employment realized from a significantly stronger commercial tax base.

Appendices

- Appendix 1 Parcel List of CIA Development Area
- Appendix 2 Historical Percent Change Real Property
- Appendix 3 Estimates of TIF Capture

Appendix 1: Parcel List of CIA Development Area

* - Parcel included in Development Area but excluded from TIF Capture

12-09-476-005*	12-16-301-011
12-13-351-004	12-19-101-016
12-13-376-004	12-19-101-017
12-13-376-010	12-19-101-021
12-13-376-011	12-19-101-023
12-13-376-012	12-19-101-024
12-13-376-014	12-19-101-025
12-13-376-015	12-19-101-027
12-13-451-011	12-19-101-028
12-13-454-005	12-19-101-033
12-13-454-006	12-19-101-034
12-13-454-013	12-19-101-035
12-13-454-015	12-19-101-036
12-13-454-018	12-19-101-037
12-13-454-019	12-19-201-001
12-13-454-046	12-19-201-003
12-13-454-047	12-19-201-006
12-13-455-008	12-19-201-011
12-13-455-009	12-19-201-012
12-13-455-017	12-19-226-006
12-13-455-020	12-19-226-007
12-13-455-021	12-19-276-002
12-13-455-024	12-19-276-003
12-13-476-001	12-19-276-006
12-13-476-003	12-19-276-007
12-13-476-004	12-19-276-008
12-13-476-007	12-19-276-009
12-13-476-008	12-20-101-003
12-13-476-009	12-20-126-005
12-13-476-010	12-20-126-006
12-13-477-002	12-20-151-006
12-13-478-001	12-20-151-007
12-13-478-003	12-20-151-008
12-13-478-007	12-20-176-001
12-13-478-008	12-20-226-003
12-14-300-019	12-20-251-019
12-14-451-002	12-20-251-020
12-14-451-003	12-20-276-005
12-14-476-002	12-20-276-013
12-14-476-007	12-20-276-014
12-14-476-009	12-20-276-020
12-14-476-010	12-20-276-023
12-14-476-011	12-20-276-024
12-14-476-012	12-20-276-025
12-14-476-013	12-20-276-026
12-14-476-015	12-20-276-027
12-16-176-001*	12-20-276-028
12-16-176-002*	12-20-276-029
12-16-200-023*	12-20-276-030
12-16-200-024*	12-20-276-034
12-16-200-025*	12-20-276-035

12-21-176-009	12-20-276-036
12-21-176-010	12-20-300-003
12-21-176-011	12-20-300-011
12-21-176-012	12-20-300-018
12-21-176-013	12-20-300-021
12-21-176-014	12-20-300-022
12-21-176-015	12-20-300-023
12-21-176-016	12-20-300-024
12-21-176-017	12-20-401-004
12-21-176-018	12-20-401-005
12-21-176-019	12-20-402-003
12-21-176-020	12-20-426-003
12-21-176-021	12-20-427-004
12-21-176-022	12-20-427-006
12-21-176-023	12-20-427-008
12-21-176-024	12-20-427-009
12-21-176-025	12-20-427-010
12-21-176-026	12-20-427-011
12-21-176-027	12-20-451-005
12-21-176-028	12-20-451-006
12-21-176-029	12-20-451-010
12-21-176-030	12-21-100-002
12-21-176-031	12-21-100-003
12-21-176-032	12-21-100-004
12-21-176-033	12-21-100-005
12-21-176-034	12-21-100-006
12-21-176-035	12-21-100-011
12-21-176-036	12-21-100-013
12-21-176-037	12-21-100-014
12-21-176-038	12-21-100-025
12-21-176-039	12-21-100-026
12-21-176-040	12-21-100-043
12-21-176-041	12-21-100-045
12-21-176-042	12-21-100-046
12-21-176-043	12-21-100-047
12-21-176-044	12-21-100-049
12-21-176-045	12-21-100-050
12-21-176-046	12-21-100-053
12-21-176-047	12-21-100-054
12-21-176-048	12-21-100-055
12-21-176-049	12-21-100-057
12-21-176-050	12-21-100-066
12-21-176-051	12-21-100-071
12-21-176-052	12-21-100-072
12-21-176-053	12-21-100-073
12-21-176-054	12-21-100-074
12-21-176-055	12-21-100-075
12-21-176-056	12-21-176-001
12-21-176-057	12-21-176-002
12-21-176-058	12-21-176-003
12-21-176-059	12-21-176-004
12-21-176-060	12-21-176-005
12-21-176-061	12-21-176-006
12-21-326-012	12-21-176-007

12-21-326-014	12-21-176-008
12-21-326-015	12-21-176-062
12-21-326-016	12-21-176-063
12-21-401-019	12-21-176-064
12-21-402-022	12-21-176-065
12-21-402-025	12-21-176-066
12-21-403-001	12-21-176-067
12-21-403-012	12-21-176-068
12-21-406-038	12-21-176-069
12-21-426-001	12-21-176-070
12-21-426-006	12-21-176-071
12-21-426-007	12-21-176-072
12-21-426-008	12-21-176-073
12-22-126-002	12-21-176-074
12-22-151-002	12-21-176-075
12-22-151-007	12-21-176-076
12-22-151-011	12-21-176-077
12-22-151-012	12-21-176-078
12-22-151-013	12-21-176-079
12-22-151-016	12-21-176-080
12-22-151-017	12-21-176-081
12-22-152-001	12-21-251-001
12-22-176-003	12-21-251-002
12-22-176-004	12-21-251-003
12-22-176-005	12-21-251-004
12-22-176-006	12-21-251-005
12-22-176-007	12-21-251-006
12-22-176-008	12-21-251-008
12-22-177-003	12-21-251-023
12-22-177-006	12-21-251-024
12-22-177-007	12-21-251-025
12-22-177-008	12-21-251-028
12-22-177-009	12-21-252-011
12-22-177-010	12-21-252-012
12-22-177-014	12-21-252-013
12-22-177-016	12-21-252-014
12-22-177-025	12-21-276-004
12-22-177-026	12-21-276-005
12-22-178-002	12-21-276-008
12-22-226-005	12-21-276-009
12-22-226-008	12-21-276-010
12-22-226-009	12-21-276-011
12-22-226-010	12-21-276-012
12-22-226-011	12-21-276-013
12-22-227-011	12-21-276-014
12-22-251-003	12-21-276-023
12-22-251-004	12-21-278-010
12-22-251-009	12-21-278-011
12-22-251-010	12-21-301-004
12-22-251-014	12-21-301-005
12-22-251-015	12-21-301-032
12-22-251-016	12-21-326-004
12-23-101-011	12-21-326-006
12-23-101-012	12-21-326-009

12-23-101-014	12-22-251-017
12-23-101-015	12-22-251-018
12-23-126-004	12-22-251-019
12-23-126-005	12-22-251-020
12-23-126-006	12-22-251-021
12-23-127-001	12-22-251-022
12-23-128-001	12-22-251-023
12-23-128-012	12-22-251-024
12-23-128-026	12-22-251-025
12-23-128-028	12-22-251-026
12-23-128-029	12-22-251-027
12-23-128-030	12-22-252-011
12-23-129-008	12-22-252-014
12-23-129-018	12-22-252-017
12-23-151-001	12-22-252-019
12-23-151-002	12-22-252-020
12-23-151-003	12-22-252-021
12-23-152-001	12-22-252-022
12-23-152-002	12-22-252-023
12-23-201-001	12-22-276-002
12-23-201-002	12-22-276-003
12-23-201-008	12-22-276-004
12-23-201-009	12-22-279-001
12-23-201-010	12-22-279-004
12-23-201-011	12-22-279-005
12-23-202-001	12-22-279-006
12-23-202-004	12-22-279-008
12-23-202-006	12-22-301-007
12-23-202-008	12-22-301-009
12-23-226-002	12-22-301-010
12-23-226-003	12-22-301-012
12-23-226-005	12-22-301-013
12-23-227-001	12-22-301-014
12-23-227-003	12-22-301-015
12-23-227-006	12-22-326-004
12-23-227-007	12-22-326-005
12-23-227-008	12-22-326-014
12-23-227-009	12-22-326-018
12-23-227-010	12-22-326-024
12-23-227-011	12-22-326-025
12-23-227-012	12-22-326-026
12-23-227-013	12-22-351-006
12-23-228-001	12-22-401-034
12-24-126-001	12-23-101-001
12-24-126-002	12-23-101-002
12-24-126-003	12-23-101-003
12-24-126-004	12-23-101-004
12-24-126-005	12-23-101-005
12-24-126-009	12-23-101-006
12-27-100-014	12-23-101-007
12-28-226-001	12-23-101-008
12-23-101-010	12-23-101-009

Appendix 2: Historical Percent Change Real Property

Historical Percent Change Real Property - White Lake Township			
Year	Prior Year's Taxable Value	Current Year's Taxable Value	% Change
2014 Comparison	903,891,530	926,341,810	2.48%
2015 Comparison	926,341,810	955,486,460	3.15%
2016 Comparison	955,486,460	981,439,960	2.72%
2017 Comparison	981,439,960	1,025,833,710	4.52%
2018 Comparison	1,025,833,710	1,078,549,040	5.14%
2019 Comparison	1,078,549,040	1,139,844,130	5.68%
2020 Comparison	1,139,844,130	1,195,930,760	4.92%
2021 Comparison	1,195,930,760	1,244,632,260	4.07%
2022 Comparison	1,244,632,260	1,326,390,710	6.57%
2023 Comparison	1,326,390,710	1,430,154,920	7.82%
2024 Comparison	1,430,154,920	1,530,265,764	7.00%
		Average % Change	4.92%

Appendix 3: White Lake Township Estimated Tax Capture of Corridor Improvement Authority

Assumed Percent of Growth*: 3.00%				35% Capture of Township Operating & Parks (1.1884)	35% Capture of Township Police (4.6871)	35% Capture of Township Fire (2.9032)	35% Capture of County Operating (3.9686)	35% Capture of County Parks & Rec (.3431)	35% Capture of County Transport (.95)	35% Capture of Huron Clinton Metroparks (.2070)	35% Capture of Oakland CC (1.4891)
Tax Year	Taxable Value of Real Property	Taxable Value of Personal Property	Captured TV Over Base Year	0.41594	1.64049	1.01612	1.38901	0.12009	0.33250	0.07245	0.52119
2023	105,726,120	9,129,460	0	0	0	0	0	0	0	0	0
2024	110,397,904	9,129,460	4,671,784	1,943	7,664	4,747	6,489	561	1,553	338	2,435
2025	127,709,841	9,129,460	21,983,721	9,144	36,064	22,338	30,536	2,640	7,310	1,593	11,458
2026	144,041,136	9,129,460	38,315,016	15,937	62,855	38,933	53,220	4,601	12,740	2,776	19,969
2027	160,862,370	9,129,460	55,136,250	22,933	90,450	56,025	76,585	6,621	18,333	3,995	28,736
2028	178,188,241	9,129,460	72,462,121	30,140	118,873	73,630	100,651	8,702	24,094	5,250	37,766
2029	183,533,888	9,129,460	77,807,768	32,363	127,642	79,062	108,076	9,344	25,871	5,637	40,552
2030	189,039,905	9,129,460	83,313,785	34,654	136,675	84,657	115,724	10,005	27,702	6,036	43,422
2031	194,711,102	9,129,460	88,984,982	37,012	145,979	90,419	123,601	10,686	29,588	6,447	46,378
2032	200,552,435	9,129,460	94,826,315	39,442	155,561	96,355	131,715	11,387	31,530	6,870	49,422
2033	206,569,008	9,129,460	100,842,888	41,945	165,431	102,468	140,072	12,110	33,530	7,306	52,558
2034	212,766,079	9,129,460	107,039,959	44,522	175,597	108,765	148,680	12,854	35,591	7,755	55,788
2035	219,149,061	9,129,460	113,422,941	47,177	186,069	115,251	157,546	13,620	37,713	8,217	59,114
2036	225,723,533	9,129,460	119,997,413	49,912	196,854	121,932	166,678	14,410	39,899	8,694	62,541
2037	232,495,239	9,129,460	126,769,119	52,728	207,963	128,813	176,084	15,223	42,151	9,184	66,070
2038	239,470,096	9,129,460	133,743,976	55,629	219,405	135,900	185,772	16,061	44,470	9,690	69,705
2039	246,654,199	9,129,460	140,928,079	58,618	231,190	143,200	195,751	16,923	46,859	10,210	73,450
2040	254,053,825	9,129,460	148,327,705	61,695	243,329	150,719	206,029	17,812	49,319	10,746	77,306
2041	261,675,439	9,129,460	155,949,319	64,866	255,833	158,463	216,615	18,727	51,853	11,299	81,278
2042	269,525,703	9,129,460	163,799,583	68,131	268,711	166,440	227,519	19,670	54,463	11,867	85,370
2043	277,611,474	9,129,460	171,885,354	71,494	281,975	174,656	238,750	20,641	57,152	12,453	89,584
				840,285	3,314,121	2,052,774	2,806,089	242,597	671,719	146,364	1,052,902

Estimated Annual TIF Revenue	
2023	
2024	25,731
2025	121,081
2026	211,030
2027	303,678
2028	399,105
2029	428,548
2030	458,874
2031	490,109
2032	522,282
2033	555,420
2034	589,552
2035	624,708
2036	660,919
2037	698,216
2038	736,632
2039	776,200
2040	816,956
2041	858,934
2042	902,171
2043	946,706
	TOTAL
	11,126,852

POTENTIAL PROJECT VALUE:		
2024	Commercial / Retail Development	1,500,000
2025	Commercial / Retail Development Mixed-Residential Development	14,000,000
2026	Mixed-Residential Development	12,500,000
2027	Mixed-Residential Development	12,500,000
2028	Mixed-Residential Development	12,500,000

*The above table reflects 2024-2028 anticipated developments' taxable value in addition to annual 3% normal taxable value increase.

WHITE LAKE TOWNSHIP

COMMUNITY DEVELOPMENT DEPARTMENT

DATE: May 10, 2024
TO: Rik Kowall, Supervisor
Board of Trustees
FROM: Sean O’Neil, Community Development Director
SUBJECT: Zoning Ordinance Amendments



At the April Board meeting, much discussion was had regarding the proposed Zoning Ordinance amendments, and it was decided that the staff would take all the Board comments and incorporate them into a revised draft for consideration. Additionally, staff met with Trustee Powell to better understand his suggested changes. Please find attached all the aforementioned revisions to the proposed amendments to the Zoning Ordinance. For the purpose of organization, each proposed amendment is listed out in numbered “Parts” as you move through the document. As was mentioned last month, the Planning Commission held a public hearing, prior to considering these amendments, on April 4th.

I have included a version of the proposed amendments that has “red lined” text (which were the original changes), and “blue lined” text (that represents changes made since the April meeting) for your review and consideration. The minutes from the April 4th Planning Commission meeting are also attached for your reference. I look forward to discussing these amendments with you at your May 21st meeting. If you have any questions, or require additional information, please do not hesitate to contact the office.

Thank you.

CHARTER TOWNSHIP OF WHITE LAKE
COUNTY OF OAKLAND
AMENDMENT _____ TO ZONING ORDINANCE

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CHARTER TOWNSHIP OF WHITE LAKE BY AMENDING ARTICLE 2.0 DEFINITIONS, ARTICLE 3.0 ZONING DISTRICTS, ARTICLE 4.0 USE STANDARDS, ARTICLE 5.0 SITE STANDARDS, ARTICLE 6.0 DEVELOPMENT PROCEDURES, AND ARTICLE 7 ADMINISTRATION, APPEALS, AND ENFORCEMENT, ONLY AS PROVIDED FOR HEREIN.

NOW HEREBY the Charter Township of White Lake ordains the following amendments to the White Lake Charter Township Zoning Ordinance:

PART 1: Amend Article 2.0, Definitions, Section 2.2, Definitions by modifying the following definition as shown below:

ACREAGE PARCEL. Any **single-family residential** parcel of land in White Lake Township which ~~parcel~~ is not located in or part of a recorded plat: **or condominium subdivision.**

PART 2: Amend Article 2.0, Definitions, Section 2.2, Definitions by adding the following definition as shown below:

ALLEY. A public or private way which affords only a secondary means of access to abutting property and not intended for general traffic circulation.

PART 3: Amend Article 2.0, Definitions, Section 2.2, Definitions by adding the following definition as shown below:

CEILING. The surface suspended from or attached to the underside of floors or roofs which does not form a structural part of a floor or roof or shall mean the underside of exposed floor or roof construction.

PART 4: Amend Article 2.0, Definitions, Section 2.2, Definitions by adding the following definition as shown below:

CEILING HEIGHT. The clear distance between the floor and ceiling directly above.

PART 5: Amend Article 2.0, Definitions, Section 2.2, Definitions by modifying the following definition as shown below:

LOT AREA. The total horizontal area within the lot lines, as defined, of a lot. **With the exception of lots zoned AG (Agricultural), SF (Suburban Farms), and R1-A (Single-Family Residential),** the lot area of any lot, zoning lot or parcel of land shall also be interpreted to be exclusive of any land in a public or private road right-of-way or easement.

PART 6: Amend Article 2.0, Definitions, Section 2.2, Definitions by adding the following definition as shown below:

ORDINARY HIGH-WATER MARK. The line between upland and bottomland which persists through successive changes in water levels, below which the presence and action of the water is so common or recurrent that the character of the land is marked distinctly from the upland and is apparent in the soil itself, the configuration of the surface of the soil and the vegetation. On an inland lake which has a level established by law, it means the high established level. ~~Where water returns to its natural level as the result of the permanent removal or abandonment of a dam, it means the natural ordinary high water mark.~~

PART 7: Amend Article 2.0, Definitions, Section 2.2, Definitions by modifying the following definition as shown below:

PARKING SPACE. An area ~~ten feet by twenty feet (9' x 18')~~ for parking of each automobile or motor vehicle, being exclusive of necessary drives, aisles, entrances or exits, and being fully accessible for the storage or parking of permitted vehicles.

PART 8: Amend Article 2.0, Definitions, Section 2.2, Definitions by adding the following definition as shown below:

RIGHT-OF-WAY. A strip of land acquired by reservation, dedication, prescription, or condemnation and intended to be occupied by a street, pathway/sidewalk/trail, water line, sanitary sewer, and/or other public utilities or facilities.

PART 9: Amend Article 2.0, Definitions, Section 2.2, Definitions by modifying the following definition as shown below:

SETBACK. ~~The minimum horizontal distance between the front of the building, excluding steps and unenclosed porches, and the front street or right-of-way line.~~ **The minimum distance by which any building or structure must be separated from a street right-of-way or lot line.**

PART 10: Amend Article 2.0, Definitions, Section 2.2, Definitions by modifying the following definition as shown below:

- Above-the-Roof Sign.** A sign ~~projecting beyond or above the roof or parapet or that is erected, constructed or maintained upon the roof or parapet of a building~~ **that is mounted on, applied to, or otherwise structurally supported by the roof of a building (other than the fascia portion of a mansard roof).**

PART 11: Amend Article 2.0, Definitions, Section 2.2, Definitions by modifying the following definition as shown below:

- 23. **Wall Sign.** A sign attached to, or placed flat against, the exterior wall or surface of any building, no portion of which projects more than twelve (12) inches from the wall.
~~No wall sign shall be erected to extend above the top of the wall to which it is attached.~~

PART 12: Amend Article 2.0, Definitions, Section 2.2, Definitions by adding the following definition to “SIGN” as shown below:

- 25. **Parapet Sign.** A sign attached to that portion of a building’s exterior wall that projects above the roofline of a building.

PART 13: Amend Article 3.0, Zoning Districts, Section 3.1.1, Agricultural District, Subsection 3.1.1.C.iv to read as follows:

- iv. Temporary uses within a building §7.20

PART 14: Amend Article 3.0, Zoning Districts, Section 3.1.2, Suburban Farms, Subsection 3.1.2.F, Development Standards, by modifying the maximum lot coverage as shown below:

~~20%.~~ 30%.

PART 15: Amend Article 3.0, Zoning Districts, Section 3.1.3, R1-A Single Family Residential, Subsection 3.1.3.E, Development Standards, by modifying the maximum lot coverage as shown below:

~~20%.~~ 30%.

PART 16: Amend Article 3.0, Zoning Districts, Section 3.1.4, R1-B Single Family Residential, Subsection 3.1.4.E, Development Standards, by modifying the maximum lot coverage as shown below:

~~20%.~~ 25% for lots served by a private septic system.
30% for lots served by public sanitary sewer.

PART 17: Amend Article 3.0, Zoning Districts, Section 3.1.5, R1-C Single Family Residential, Subsection 3.1.5.E, Development Standards by modifying the maximum lot coverage as shown below:

~~20%.~~ 25% for lots served by a private septic system.
30% for lots served by public sanitary sewer.

PART 18: Amend Article 3.0, Zoning Districts, Section 3.1.6, R1-D Single Family Residential, Subsection 3.1.6.E by modifying the maximum lot coverage as shown below:

- ~~20%.~~ 25% for lots served by a private septic system.
- 30% for lots served by public sanitary sewer.

PART 19: Amend Article 3.0, Zoning Districts, Section 3.1.12, Local Business District, Subsection 3.1.12.C, Special Land Uses, to add the following section as Paragraph 3.1.12.C.vii:

- vii. Entertainment and/or outdoor dining associated with a restaurant §4.18

PART 20: Amend Article 3.0, Zoning Districts, Section 3.1.14, Restricted Business District, Subsection 3.1.14.C, Special Land Uses, to add the following section as Paragraph 3.1.14.C.xviii:

- xviii. Entertainment and/or outdoor dining associated with a restaurant §4.18

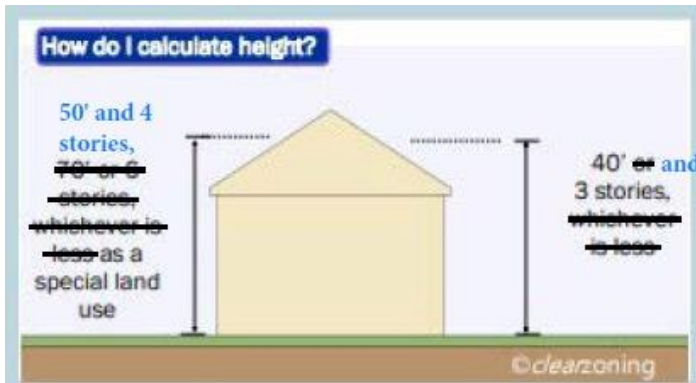
PART 21: Amend Article 3.0, Zoning Districts, Section 3.1.18, Pontiac Lake Gateway District, Subsection 3.1.18.C.v, Special Land Uses, to read as follows:

- v. ~~Hotels over three stories §4.33~~

PART 22: Amend Article 3.0, Zoning Districts, Section 3.1.18, Pontiac Lake Gateway District, Subsection 3.1.18.D, Development Standards, by modifying the maximum building height as shown below:

- ~~70 feet or 6 stories~~ 50 feet and 4 stories, ~~whichever is less~~ as a special land use
- 40 feet ~~or~~ and 3 stories, ~~whichever is less~~

PART 23: Amend Article 3.0, Zoning Districts, Section 3.1.18, Pontiac Lake Gateway District, Subsection 3.1.18.D, Development Standards, by modifying the maximum building height illustration as shown below:



PART 24: Amend Article 3.0, Zoning Districts, Section 3.1.18, Pontiac Lake Gateway District, Subsection 3.1.18.D, Development Standards, by modifying the minimum floor height as shown below:

First/ground floor:~~14~~ 10 feet

Upper floors:~~10~~ 9 feet

PART 25: Amend Article 3.0, Zoning Districts, Section 3.11, Notes to District Standards, Subsection 3.11.A to read as follows:

- A. Minimum lot area, with the exception of lots zoned AG (Agricultural), SF (Suburban Farms), and R1-A (Single-Family Residential), shall not include any right of way or easement for a public road, private road, or access easement. Calculations for determining maximum density and the number of lots permitted shall be based upon net buildable land area (areas such as regulated wetlands, flood plains and open water bodies, areas devoted to storm water retention/ detention, or other, similar areas of the site that are not available for the use and enjoyment of the residents of a site, shall not be included in calculations for determining maximum density and number of lots permitted).

PART 26: Amend Article 3.0, Zoning Districts, Section 3.11, Notes to District Standards, Subsection 3.11.F to strike and replace the regulation as shown below:

~~If at least 60% of the dwelling units on one side of a block have a narrower front setback than the ordinance standard, the minimum front yard setback for new dwelling units shall be the average front yard setback of the existing dwellings on the same side of the block.~~
 Garage sales, rummage sales, yard sales, estate sales, and similar activities may be conducted for no longer than three days and no more than twice per calendar year on the same property.

PART 27: Amend Article 3.0, Zoning Districts, Section 3.11, Notes to District Standards, Subsection 3.11.W to strike and replace the regulation as shown below:

~~A maximum 30% lot coverage may be approved administratively by the Director of the Community Development Department or his/ her designee on existing lots of record where all of the following criteria are present:~~

- ~~i. The lot has sanitary sewer service, and~~
- ~~ii. Storm water collected from the roof of the home and garage is directed to a storm drain, retention or detention basin, lake or other body of water, and~~

~~iii. The proposed building development complies with all setback requirements of the appropriate zoning district, unless a variance has been approved by the Zoning Board of Appeals.~~

A modular home may be approved if all of the following criteria are present:

- A. The dwelling shall be attached to a permanent foundation. The foundation shall be constructed in accordance with the state construction code, and attachment of the dwelling to the foundation shall meet all applicable building codes and other state and federal regulations.
- B. The dwelling shall not have exposed wheels, towing mechanism, undercarriage, or chassis.
- C. The dwelling shall be certified by the manufacturer or builder to be:
 - a. Designed only for erection or installation on a site-built permanent foundation;
 - b. Not designed to be moved once erected or installed;
 - c. Designed and manufactured to comply with the state construction code, as adopted by the Township;
 - d. Not intended to be used other than on a site-built permanent foundation.

PART 28: Amend Article 3.0, Zoning Districts, Section 3.11, Notes to District Standards, to add the following as Subsection 3.11.Y:

No mechanical units, including heating, ventilation, and air conditioning (HVAC) systems and generators, shall be placed in the front yard or closer than five (5) feet to any side yard lot line or rear yard lot line.

PART 29: Amend Article 4.0, Use Standards, Section 4.18, Eating Establishments with Entertainment and/or Outdoor Dining, to amend the first paragraph to read as follows:

Eating establishments with entertainment and/ or outdoor dining may be permitted in the LB (Local Business) district, RB (Restricted Business) district, GB (General Business) district, and PB (Planned Business) district, subject to the following:

PART 30: Amend Article 4.0, Use Standards, Section 4.21, Government Offices and Township Buildings and Uses Without Service or Storage Yards, to add the following section as 4.21.D:

D. Governmental drive-thrus shall be allowed as an accessory use under this section.

PART 31: Amend Article 4.0, Use Standards, Section 4.33, Motels and Hotels, to amend the first paragraph to read as follows:

Motels and hotels may be permitted in the ~~RB (Restricted Business) district~~ subject to the following conditions:

PART 32: Amend Article 5.0, Site Standards, Section 5.11, Off-Street Parking, Subsection 5.11.M by modifying the table of the amount of required off-street parking as follows:

5.11.M ~~Minimum~~ **Maximum** ~~Requirements for Allowable~~ Off-Street Parking
(note to Planning Commission only, not ordinance text: this is the table title)

~~Minimum~~ **Maximum** ~~Required~~ **Allowable** Number of Parking Spaces
(note to Planning Commission only, not ordinance text: this is the second column title)

PART 33: Amend Article 5.0, Site Standards, Section 5.11, Off-Street Parking, Subsection 5.11.M by adding a footnote to the table of the amount of required off-street parking as follows:

¹Unless otherwise specified in this Ordinance, at least 75% of the ~~maximum-required~~ allowable number of parking spaces shall be provided.

²Upon a finding made by the Planning Commission, parking may be provided in an amount not to exceed 125% of the maximum allowable parking.

PART 34: Amend Article 5.0, Site Standards, Section 5.11, Off-Street Parking, Subsection 5.11.M.i.e to read as follows:

Each stacking space in the drive-through lane shall be nine (9) feet wide by ~~twenty-eight~~ **nineteen (201819)** feet long.

PART 35: Amend Article 5.0, Site Standards, Section 5.11, Off-Street Parking, Subsection 5.11.Q.xvii to revise the table as follows:

~~Parking space length may be reduced by two one (21) feet where the space abuts a raised sidewalk.~~

5.11.Q Minimum Requirements for Off-Street Parking Layout			
Parking Pattern	Maneuvering Lane Width (Feet)	Parking Space Width (Feet)	Parking Space Length (Feet)
0 degrees (parallel parking)	12	8	20 (plus maneuvering)
45 degrees	15	9	189 (short side) ¹
60 degrees	18	9	189 (short side) ¹
90 degrees	24	9	189 ¹

¹Parking space length may be reduced to 17' where a vehicle will overhang a sidewalk or landscaped area. Sidewalk must be at least 7'-wide where there is an overhang.

PART 36: Amend Article 5.0, Site Standards, Section 5.11, Off-Street Parking, Subsection 5.11.Q.xviii to read as follows:

Concrete curbing **and gutter** shall be provided ~~at the end~~ around the perimeter of all parking areas. ~~and stalls. Curb and gutter shall not be counted towards required drive aisle width and parking stall length and width.~~ Parking space length shall be measured to the face of curb.

PART 37: Amend Article 6.0, Development Procedures, Section 6.8, Site Plan Review and Approval, Subsection 6.8.I to read as follows:

I. Approval Valid for ~~One (1)~~ **Two (2)** Years

Upon approval of a final site plan by the Planning Commission ~~and approval of a final engineering plan~~, a building permit shall be requested by the applicant within ~~twelve (12)~~ **twenty-four (24)** months or the site plan shall be declared invalid. The Planning Commission may grant a twelve (12) month extension based upon confirmation by the Director of the Community Development Department or his/her designee that there have been no Ordinance changes affecting the site plan since the time of original approval. Upon receipt of a building permit, reasonable construction shall be commenced within six (6) months, and shall be completed within twenty-four (24) months, or the site plan and building permit shall be declared to be invalid, unless the applicant requests an extension.

PART 38: Amend Article 6.0, Development Procedures, Section 6.11, Procedures for Review and Approval of All Special Land Uses, Subsection 6.11.A to read as follows:

A. Approval. If the Planning Commission determines that the particular special land use(s) should be allowed, it shall endorse its approval thereof on the written application and clearly set forth in a special land use permit the particular use(s) which have been allowed and applicable conditions. Thereafter, the enforcing officer may issue a building permit in conformity with the particular special land use so approved. In all cases where a particular special land use has been granted as provided herein, application for a building permit in pursuance thereof must be made and received by the Township not later than ~~one (1)~~ **two (2)** years thereafter, or such approval shall automatically be revoked, provided, however, the Planning Commission or Township Board may grant an extension thereof for good cause shown under such terms and conditions and for such period of time not exceeding one (1) year as it shall determine to be necessary and appropriate. If granted concurrently, the duration of final site plan approval and special land use approval shall be the same.

White Lake Township

Memo

To: White Lake Twp. Board of Trustees
From: Mike Roman
Date: May 21, 2024
Re: 2024 OPEB Employer Contributions

In 2023 the Board budgeted for the following OPEB (Other Post Employment Benefits) employer contributions for retiree health care benefits:

<u>Fund/Department</u>	<u>Amount</u>
General Fund	135,000
Fire Fund	150,000
Police Fund	250,000
Building Dept.	50,000
Water Dept.	70,000
Total Contribution	<u>655,000</u>

I recommend the Board to authorize the Treasurer to transfer the funds to the OPEB investment fund.

**RESOLUTION TO APPROVE
123.NET, INC METRO ACT PERMIT CHANGE OF CONTROL,
AND CORRECTION OF TYPOGRAPHICAL ERROR FOR THE ORIGINAL
RESOLUTION NUMBER TO CHANGE IT FROM 17-022 TO 18-022**

Resolution #24-024

At a regular meeting of the Township Board of the Charter Township of White Lake, County of Oakland, Michigan, held on the 21st day of May 2024, in the Township Annex at 7527 Highland Road at 6:30 p.m.

PRESENT: _____

ABSENT: _____

The following preamble and resolution was offered by _____ and supported by _____.

WHEREAS, on July 17, 2018, the Township Board authorized a Metropolitan Extension Telecommunications Rights-of-Way Oversight Act ("METRO Act") Bilateral permit with 123.Net to allow it to place its telecommunications facilities within the Charter Township of White Lake's (hereinafter "Township") right-of-ways; and

WHEREAS, the Resolution approving the METRO Act permit for 123.net contained a typographical error, which this Resolution is correcting to renumber the approval Resolution from 17-022 to 18-022; and

WHEREAS, 123.Net has requested approval by the Township of a Transfer of Control because 123.Net has signed a Membership Interest Purchase Agreement with 123Net Holdings, LLC, which will control 123.Net after the transaction has been completed; and

WHEREAS, the METRO Act permit with 123.Net in Section 11, allows 123.Net to assign or transfer its rights under the permit, if it has approval of the change of control from the Township.

NOW, THEREFORE, the Township Board of the Charter Township of White Lake, Oakland County resolves as follows:

1. The Township hereby corrects the Resolution number approving the METRO Act permit with 123.Net from 17-022 to 18-022.
2. The Township approves the change of control of 123.Net, pursuant to its Membership Interest Purchase Agreement with 123Net Holdings, LLC, which will control 123.Net after the transaction has been completed.

3. The Township Board hereby authorizes the Township Supervisor to execute the Change of Control provided in Exhibit A.

4. All other terms and conditions of the METRO Act permit with 123.Net remain unchanged. If 123.Net/ 123.NetHoldings, LLC wishes to expand its facilities, it is required to obtain the necessary construction or engineering permits from the Township. 123.Net/NetHoldings LLC shall continue to comply with all other requirements of the METRO Act as required by Public Act 48 of 2002, as amended, and in accordance with the Township Metro Act Ordinance, Ordinance No. 120.

5. All actions by the Township inconsistent with this Resolution are hereby rescinded.

YEAS: _____

NAYS: _____

RESOLUTION DECLARED ADOPTED.

STATE OF MICHIGAN)
) ss
COUNTY OF OAKLAND)

I, the undersigned, the duly qualified and acting Township Clerk of the Charter Township of White Lake, Oakland County, Michigan, do hereby certify that the foregoing is a true and complete copy of certain proceedings taken by the Township Board at a regular meeting held on the 21st day of May 2024.

Anthony L. Noble, Township Clerk
Charter Township of White Lake

EXHIBIT A

At a regular meeting of the Township Board of the Charter Township of White Lake, County of Oakland, State of Michigan (the “Township”), held on May 21, 2024 at the Township Annex located at 7527 Highland Road, White Lake, Michigan at 6:30 p.m.

PRESENT: _____

ABSENT: _____

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

BOND RESOLUTION
Limited Tax General Obligation Bonds, Series 2024

WHEREAS, the Township Board of the Township (the “Board”) does hereby determine that it is necessary to finance the cost of designing, purchasing, acquiring, and constructing park and recreational improvements, including without limitation, improving, purchasing, constructing or acquiring property, property interests, trails, pathways, parking and road improvements, fishing piers, park facilities and structures, and such other capital improvements for park and recreational purposes that the Township shall determine to make (the “Project”) and to pay the costs of issuance of municipal securities.

WHEREAS, the aggregate cost of the Project is estimated to be not less than Two Million Seven Hundred Thousand Dollars (\$2,700,000); and

WHEREAS, the Board has determined to issue limited tax general obligation bonds and to use the proceeds of the sale of such bonds to finance a portion of the cost of the Project.

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

1. AUTHORIZATION OF BONDS – PURPOSE. Limited tax general obligation bonds of the Township aggregating the principal sum of not to exceed Two Million Seven Hundred Thousand Dollars (\$2,700,000) shall be issued and sold for the purpose of defraying all or part of the cost of the Project. Each of the Supervisor and the Treasurer, acting individually, is hereby designated as an “Authorized Officer” for purposes of this Bond Resolution.

2. BOND DETAILS. The bonds shall be designated “Limited Tax General Obligation Bonds, Series 2024”, or such other designation as determined by the Authorized Officer; shall be dated the date of their delivery; shall be numbered from 1 upwards; shall be fully registered; shall be in the denomination of \$5,000 each or any integral multiple thereof not exceeding the aggregate principal amount for each maturity at the option of the purchaser thereof; shall bear interest at a rate or rates not exceeding 6% per annum to be determined upon the sale thereof and payable semiannually on such dates as shall be determined by order of the Authorized Officer; and shall be serial and/or term bonds and mature on such dates and in such amounts as shall be determined by order of the Authorized Officer; provided, however, that the final principal maturity of the bonds shall be not later than 20 years after the date of issuance. If the original purchaser of the bonds shall designate certain of the bonds as term bonds, the principal maturities of the bonds shall become mandatory redemption requirements in accordance with the provisions of Section 6 and the form of bond set forth in Section 10. If requested by the original purchaser of the bonds and determined by the Authorized Officer, the bonds may be issued in the form of a single bond with an exhibit containing the principal maturity amounts and applicable interest rates and due dates.

3. PAYMENT OF PRINCIPAL AND INTEREST. The principal of and interest on the bonds shall be payable in lawful money of the United States. Principal shall be payable upon presentation and surrender of the bonds to the bond registrar and paying agent as they severally mature; provided, however, the Authorized Officer may determine by order that presentation and surrender of the bonds to the bond registrar and paying agent are not required for payment of some or all of the principal installments, and in such case such principal installments shall be paid to the registered owner of the bonds as shown on the registration books. Interest shall be paid to the registered owner of each bond as shown on the registration books at the close of business on the 15th day of the calendar month preceding the month in which the interest payment is due. Interest shall be paid when due by check or draft drawn upon and mailed by the bond registrar and paying agent to the registered owner at the registered address.

4. BOOK-ENTRY SYSTEM. Initially, one fully-registered bond for each maturity, in the aggregate amount of such maturity, shall be issued in the name of Cede & Co., as nominee of The Depository Trust Company (“DTC”) for the benefit of other parties (the “Participants”) in the book-entry-only transfer system of DTC. In the event the Township determines that it is in the best interest of the Township not to continue the book-entry system of transfer or that the interests of the holders of the bonds might be adversely affected if the book-entry system of transfer is continued, the Township may notify DTC and the bond registrar and paying agent, whereupon DTC will notify the Participants of the availability through DTC of bond certificates. In such event, the bond registrar and paying agent shall deliver, transfer and exchange bond certificates as requested by DTC and any Participant or “beneficial owner” in appropriate amounts in accordance with this Bond Resolution. DTC may determine to discontinue providing its services with respect to the bonds at any time by giving notice to the Township and the bond registrar and paying agent and discharging its responsibilities with respect thereto under applicable law or the Township may determine that DTC is incapable of discharging its duties and may so advise DTC. In either such event, the Township shall use reasonable efforts to locate

another securities depository. Under such circumstances (if there is no successor securities depository), the Township and the bond registrar and paying agent shall be obligated to deliver bond certificates in accordance with the procedures established by this Bond Resolution. In the event bond certificates are issued, the provisions of this Bond Resolution shall apply to, among other things, the transfer and exchange of such certificates and the method of payment of principal of and interest on such certificates. Whenever DTC requests the Township and the bond registrar and paying agent to do so, the Township and the bond registrar and paying agent shall cooperate with DTC in taking appropriate action after reasonable notice to make available one or more separate certificates evidencing the bonds to any Participant having bonds credited to its DTC account or to arrange for another securities depository to maintain custody of certificates evidencing the bonds.

Notwithstanding any other provision of this Bond Resolution to the contrary, so long as any bond is registered in the name of Cede & Co., as nominee of DTC, all payments with respect to the principal of, interest on and redemption premium, if any, on the bonds and all notices with respect to the bonds shall be made and given, respectively, to DTC. The Authorized Officer is authorized to sign the Blanket Issuer Letter of Representations on behalf of the Township in such form as such official deems necessary or appropriate in order to accomplish the issuance of the bonds in accordance with law and this Bond Resolution.

Notwithstanding any other provision of this Bond Resolution to the contrary, if the Authorized Officer deems it to be in the best interest of the Township, the bonds shall not initially be issued through the book-entry-only transfer system of DTC.

5. OPTIONAL REDEMPTION. The bonds shall be subject to optional redemption prior to maturity upon such terms and conditions as shall be determined by order of the Authorized Officer.

6. MANDATORY PRIOR REDEMPTION. If any of the bonds are designated by the original purchaser as term bonds such bonds shall be subject to mandatory prior redemption at par and accrued interest in accordance with the maturity schedule determined by the Authorized Officer and upon the terms and conditions set forth in the form of bond contained in Section 10 hereof. The bonds to be redeemed shall be selected by lot.

7. BOND REGISTRAR AND PAYING AGENT. The Authorized Officer shall designate, and may enter into an agreement with, a bond registrar and paying agent for the bonds that shall be a bank or trust company located in the State of Michigan that is qualified to act in such capacity under the laws of the United States of America or the State of Michigan. The Authorized Officer may, from time to time, as required, designate a similarly qualified successor bond registrar and paying agent. Alternatively, the Treasurer may serve as bond registrar and paying agent for the bonds if the Authorized Officer determines it is in the best interest of the Township.

8. 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 an authorized representative of the bond registrar and paying agent. After the bonds have been executed and authenticated for delivery to the original purchaser thereof, they shall be delivered by the Treasurer to the purchaser upon receipt of the purchase price. 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.

9. 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 [insert applicable date].”

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 Bond Resolution shall be valid and effectual to satisfy and discharge the liability upon such

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 set forth above on the Maturity Date specified above, unless redeemed prior thereto as hereinafter provided, upon presentation and surrender of this bond at the corporate trust office of _____, _____, 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 on such Principal Amount until the Township's obligation with respect to the payment of such Principal Amount is discharged, at the rate per annum specified above. 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. Interest shall be computed on the basis of a 360-day year of twelve 30-day months.

This bond is one of a series of bonds aggregating 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 the cost of capital improvements for park and recreational purposes.

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 and constitutional 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.

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 the denomination of \$5,000 or any integral multiple thereof not exceeding the aggregate principal amount for each maturity.

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.

MANDATORY PRIOR REDEMPTION

Bonds maturing in the year ____ are subject to mandatory prior redemption at par and accrued interest as follows:

Redemption Date	Principal Amount of Bonds to be Redeemed
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Bonds or portions of bonds to be redeemed by mandatory redemption shall be selected by lot.

(REPEAT IF MORE THAN ONE TERM BOND)

OPTIONAL PRIOR REDEMPTION

Bonds maturing prior to _____ 1, 20__, are not subject to redemption prior to maturity. Bonds maturing on and after _____ 1, 20__, are subject to redemption prior to maturity at the option of the Township, in such order as shall be determined by the Township, on any date on or after _____ 1, 20__. Bonds may be partially redeemed in any amount. If less than all of the bonds maturing in any year are to be redeemed, the bonds or portions of bonds to be redeemed shall be selected by lot. The redemption price shall be the par value of the bond or portion of the bond called to be redeemed plus interest to the date fixed for redemption.

Not less than thirty nor more than sixty days' notice of redemption shall be given by first-class mail to the registered owners of bonds called to be redeemed at their registered addresses. Failure to receive notice of redemption shall not affect the proceedings for redemption. Bonds or portions of bonds 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.

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, Oakland County, Michigan, by its Township Board, has caused this bond to be executed in its name by manual or facsimile signatures of the Township Supervisor and Township Clerk. 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: _____

Its: Supervisor

And: _____

Its: Clerk

CERTIFICATE OF AUTHENTICATION

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

Bond Registrar and Paying Agent

By: _____
Authorized Representative

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.

[END OF BOND FORM]

11. SECURITY. 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 Bond Resolution. Each year the Township shall include in its budget as a first budget obligation an amount sufficient to pay such principal and interest as the same shall become due. The ability of the Township to raise funds for the payment of the principal of and interest on the bonds is subject to applicable constitutional and statutory 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 proceeds of such taxes (both current and delinquent) shall be deposited as collected into a Principal and Interest Fund that shall be established for the bonds, and until the principal of and the interest on the bonds are paid in full, such proceeds shall be used only for payment of such principal and interest.

12. ESTIMATES OF PERIOD OF USEFULNESS AND COST. The estimated period of usefulness of the Project for which the bonds are to be issued is hereby determined to be sixteen (16) years and upwards, and the estimated cost of the portion of the Project to be financed with the proceeds of the Bonds in the amount of not less than \$2,700,000 as submitted to the Board is hereby approved and adopted.

13. USE OF BOND PROCEEDS – PRINCIPAL AND INTEREST FUND; CONSTRUCTION FUND. From the proceeds of the sale of the bonds there shall be set aside in the Principal and Interest Fund, which is hereby established, any accrued interest received from the purchaser at the time of delivery of the bonds and such portion of any premium received from the purchaser at such time as determined by the Authorized Officer. The remainder of the

proceeds of the sale of the bonds shall be set aside in a construction fund and used to pay the costs of issuing the bonds and to acquire and construct the Project.

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. QUALIFIED TAX-EXEMPT OBLIGATION. The Township reasonably anticipates that the amount of qualified tax-exempt obligations which will be issued by the Township and all subordinate entities during the calendar year 2024 shall not exceed \$10,000,000. The Township hereby designates the Bonds as qualified tax-exempt obligations for purposes of Section 265(b)(3)(B) of the Code.

16. 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, redemption premium, if any, and interest on the bonds, or any portion thereof, shall have been deposited in trust, this Bond Resolution shall be defeased with respect to such bonds, and the owners of the bonds shall have no further rights under this Bond Resolution except to receive payment of the principal of, redemption premium, if any, 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.

17. 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 that 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 to the provisions of this Section 16 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.

18. SALE, ISSUANCE, DELIVERY, TRANSFER AND EXCHANGE OF BONDS.

The bonds shall be sold at a competitive sale as hereinafter provided. The Authorized Officer is hereby authorized to approve an Official Notice of Sale for the bonds and publish the same in accordance with law in *The Bond Buyer* at least seven (7) days before the date set for the sale of the bonds. Sealed bids for the purchase of the bonds shall be received up to such time as shall hereafter be determined by the Authorized Officer. Following the receipt of bids for the bonds, the bonds shall be awarded to the successful bidder therefor pursuant to an order to be executed by the Authorized Officer at the time of sale of the bonds, which order shall set forth, with respect to the bonds, the principal amount, principal maturities and dates, interest rates and interest payment dates, redemption provisions, if any, and purchase price to be paid by the successful bidder, as well as such other terms and provisions as the Authorized Officer determines to be necessary or appropriate in connection with the sale of the bonds. Alternatively, if determined to be in the best interest of the Township, the Authorized Officer is

authorized to reject all bids and negotiate the terms of sale with a purchaser as determined by the Authorized Officer. In making determinations in the order awarding the bonds to the low bidder with respect to principal maturities and dates, interest rates and purchase price of the bonds, the Authorized Officer shall be limited as follows:

- (a) The interest rate on any bond shall not exceed 6% per annum.
- (b) The final maturity date of the bonds shall not be later than 20 years after the date of issuance of the bonds.
- (c) The purchase price of the bonds shall not be less than 99% of the principal amount thereof.

The Supervisor, the Treasurer, the Clerk and other officers and employees of the Township are authorized to do all things necessary to effectuate the sale, issuance, delivery, transfer and exchange of bonds in accordance with this Bond Resolution, including, without limitation, (a) applying to the Michigan Department of Treasury (i) for approval to issue and sell the bonds as provided by the terms of this Bond Resolution and Act 34 and (ii) for exemptions or exceptions from any requirement of Act 34, and paying any filing fees in connection therewith, (b) apply to rating agencies for a rating on bonds, and (c) make any elections or designations relating to the bonds pursuant to the Code.

19. OFFICIAL STATEMENT; CONTINUING DISCLOSURE. The Authorized Officer is hereby authorized to cause the preparation of a preliminary official statement and a final official statement for the bonds for the purpose of enabling compliance with SEC Rule 15c2-12 (the “Rule”) by the successful bidder or bidders and to do all other things necessary to enable compliance with the Rule by the successful bidder or bidders. After the award of the bonds, the Township shall provide, on a timely basis and in reasonable quantity as requested by the successful bidder or bidders to enable the successful bidder or bidders to comply with

paragraphs (b)(3) and (b)(4) of the Rule and the rules of the Municipal Securities Rulemaking Board.

The Authorized Officer is hereby authorized to execute and deliver in the name of and on behalf of the Township (i) a certificate of the Township to comply with the requirement for a continuing disclosure undertaking of the Township pursuant to subsection (b)(5) of the Rule, as applicable, and (ii) amendments to such certificate from time to time in accordance with the terms of such certificate (the certificate and any amendments thereto are collectively referred to herein as the “Continuing Disclosure Certificate”). The Township hereby covenants and agrees that it will comply with and carry out all of the provisions of the Continuing Disclosure Certificate. The remedies for any failure of the Township to comply with or carry out the provisions of the Continuing Disclosure Certificate shall be as set forth therein.

20. BOND INSURANCE. The Authorized Officer is authorized and directed to take any actions that may be necessary or appropriate to purchase a policy or policies of municipal bond insurance with respect to the bonds to the extent that such officer determines that the purchase of such municipal bond insurance is in the best interests of the Township. If the Authorized Officer makes such a determination, the purchase of a policy or policies and the payment of premiums therefor and the execution by such officer of any necessary commitments with respect thereto are hereby authorized.

21. PROFESSIONAL SERVICES. Dickinson Wright PLLC is hereby appointed to act as bond counsel, and Bendzinski & Co. Municipal Finance Advisors (the “Municipal Advisor”) is hereby appointed to act as registered municipal advisor with respect to the bonds.

22. REGISTERED MUNICIPAL ADVISOR. The Municipal Advisor is a Registered Municipal Advisor in accordance with the rules of the Municipal Securities Rulemaking Board

(“MSRB”). The Municipal Advisor has been retained by the Township to provide certain financial advisory services relating to the planning, structuring and issuance of the Bonds. The Municipal Advisor is not engaged in the business of underwriting, trading, marketing or the distribution of securities or any other negotiable instruments. The Municipal Advisor’s duties, responsibilities and fees arise solely as a Registered Municipal Advisor to the Township and it has no secondary obligation or other responsibility.

23. 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, State of 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 May 21, 2024, 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, as amended.

IN WITNESS WHEREOF, I have hereunto affixed my official signature this ____ day of May 2024.

Anthony L. Noble, Clerk
Charter Township of White Lake