



## PLANNING COMMISSION MEETING

LOCATION: TOWNSHIP ANNEX, 7527 HIGHLAND ROAD, WHITE LAKE, MICHIGAN, 48383  
(FORMER WHITE LAKE LIBRARY)  
THURSDAY, SEPTEMBER 01, 2022 – 7:00 PM

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

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## AGENDA

1. CALL TO ORDER
2. ROLL CALL
3. PLEDGE OF ALLEGIANCE
4. APPROVAL OF AGENDA
5. APPROVAL OF MINUTES
  - A. Minutes of August 18, 2022
6. CALL TO THE PUBLIC (FOR ITEMS NOT ON THE AGENDA)
7. PUBLIC HEARING
  - A. **Haley Road Rezoning**  
Property identified as Parcel Number 12-15-300-005 (2110 Haley Road), located south of Hitchcock Road and east of Porter Road, consisting of approximately 68.93 acres.  
Request: **The applicant requests to rezone the parcel from AG (Agricultural) to SF (Suburban Farms) or any other appropriate zoning district.**  
Applicant: Charles Burt  
2110 Haley Road  
White Lake, MI 48383
  - B. **Oakland Harvesters**  
Located on the north side of White Lake Road, west of Old White Lake Road and east of Orr Road, consisting of 2 acres.  
Currently zoned Light Manufacturing (LM). Identified as vacant parcel 12-01-127-001  
Request: **Special Land Use Approval**  
Applicant: Oakland Harvesters  
840 Sherbrooke St  
Commerce Township, MI 48382
  - C. **2023-2028 Capital Improvement Plan (CIP)**
8. CONTINUING BUSINESS
9. NEW BUSINESS
10. OTHER BUSINESS
11. LIAISON'S REPORT
12. DIRECTOR'S REPORT
13. COMMUNICATIONS
14. NEXT MEETING DATE: September 15, 2022 & October 6, 2022
15. 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-164 at least two days in advance of the meeting.** An attempt will be made to make reasonable accommodations.

## WHITE LAKE TOWNSHIP PLANNING COMMISSION

Township Annex, 7527 Highland Road  
White Lake, MI 48383  
August 18, 2022 @ 7:00 PM

### CALL TO ORDER

**Commissioner Anderson** called the meeting to order at 7:01 PM and led the Pledge of Allegiance. Roll was called.

### ROLL CALL

Steve Anderson  
Merrie Carlock  
Pete Meagher  
Debby Dehart  
Scott Ruggles  
T. Joseph Seward  
Matt Slicker  
Mark Fine

Absent: Robert Seeley

Also Present: Sean O'Neil, Community Development Director  
Justin Quagliata, Staff Planner  
Lisa Kane, Recording Secretary

Visitors: Approximately 15 members of the public were present

### APPROVAL OF AGENDA

**Commissioner Carlock** moved to approve the agenda of the August 18, 2022 Planning Commission Meeting.

**Commissioner Seward** supported and the MOTION CARRIED with a voice vote: 8 yes votes.

### APPROVAL OF MINUTES

- a. Regular meeting minutes of July 7, 2022
- b. Correct typographical error on page 3

**Commissioner Carlock** moved to approve the amended Minutes of July 7, 2022.

**Commissioner Dehart** supported and the MOTION CARRIED with a voice vote: 8 yes votes.

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

None

## PUBLIC HEARING

None

## CONTINUING BUSINESS

None

## NEW BUSINESS

### A. River Caddis/Elizabeth Lake Road Apartments - Conceptual Discussion

**Director O'Neil** introduced the project as a land use matter to receive feedback from the Planning Commission.

**Matt Schwanitz** of 28 W. Adams, Detroit MI, presented the conceptual design for discussion. The project received a rezoning approval in January 2022 to RM-2. A key issue is access to the property on Elizabeth Lake Rd and a secondary access has been discussed with the property owners at the corner of M-59 and Elizabeth Lake Rd. They intend to be sensitive to the wetlands near the access points. It has been determined to have adequate water supply and sanitary sewer is adequate with the addition of a pressurized pump station. They propose 3-story buildings on the principal portion of the property, the project will house approximately 500 units in total. A community center with a swimming pool would be provided as an amenity to residents of the complex. Vehicle circulation was discussed with the Fire Department and was deemed adequate, although the fire chief had concerns with need to meet the fire regulation of a secondary access. In consideration of this, phase 2 of the development would not move forward until the secondary access was secured. There are no grading or proposals to fill in the natural areas on the west property boundary. They have re-evaluated they project and have determined they need a rezoning to PD to increase the project density and make this project economically feasible.

**Commissioner Ruggles** inquired about the density of the rezoning they requested earlier this year and why 2 phases are needed for this project.

Discussion occurred between commissioners, staff and the applicant regarding the density differences between the current zoning RM-2 and PD.

**Commissioner Carlock** is concerned about the increased density and preserving the creek, she suggests working with the land and not carving through the natural features.

**Commissioner Slicker** inquired about the size of the units and turnover rate for renters. He is also concerned about the number of buildings, pavement and storm water detention areas, which doesn't leave much green space.

**Mr. Schwanitz** stated economic reasons for completing the project in 2 phases. The range of unit sizes is 640 – 1100 square feet and turnover of renters is expected to be about 2 years.

**Commissioner Seward** inquired on how this project will relate to the projects on the property to the north.

**Commissioner Dehart** is concerned with the density and the amount of pavement. An egress on the curve of Elizabeth Lake Rd is also a concern. What is the distance of the southeastern phase 2 building to water's edge and if there be walking paths to the water. Connectivity and walkability are desired for this area and she would prefer condos or single-family homes rather than apartments.



**Mr. Schwanitz** stated that the distance was approximately 450 feet to the water's edge. This conceptual design did not include pedestrian access but they would be included in a site plan. The access on the curve is favorable for clear vision because it's on the outside of the curve.

**Commissioner Meagher** inquired if the residents have any foot access to the water through the wetlands area.

**Mr. Schwanitz** stated they would consider pedestrian access to the lake but they do not want to disrupt the wetlands.

**John McGraw** of River Caddis, stated that they typically develop retail, mixed use and multi-family residential but not single-family residential. The market will dictate the leasing rates. Their purpose today is to understand how the Planning Commission feels about the proposed density and the community so they can reflect that in their plan. Their focus is on safety and timeless design. Current construction cost, interest rates and volatility of the market is driving their planning, however they are still willing to consider other types of designs.

**Commissioner Anderson** referred to the Master Plan and has concern of the density of 16.25 units with a rezoning to PD, and the lack of variety of structures on the complex. This design is not like anything currently in White Lake. Connectivity and walkability are very important so that the residents feel comfortable moving about the area.

**Director O'Neil** noted discussion has occurred regarding a pedestrian link to Stanley Park and that no plan would include a launch or access for boats on Brendel Lake, although a viewing dock for pedestrians would be encouraged. The proposed buildings have a 25-foot natural feature setback. Amenities including a pool and club house is welcomed. Two story buildings on the west property line would be preferred. Earlier conversations included 3 or 4 different product types, however this plan has only 1 which is concerning. Not only would the Fire Department have to approve the access points, but a traffic study would be required as well to determine the level of service required. The types of building materials and sample elevations would be helpful for the Commission and community to view. Community benefits would need to be commensurate with the number of waivers requested if the PD zoning is requested. Refinements to the plan based on feedback are expected.

## **B. Review and Discussion of Draft 2023-2028 Capital Improvement Plan (CIP)**

**Mr. Quagliata** presented the draft of the 2023-2028 Capital Improvement Plan (CIP), which is a 6-year plan for projects costing \$50,000 or more across all departments. This is a tool for planning future expenses for budgeting purposes. Some examples are Fire Department projects, new trucks, water and sewer infrastructure and the new town hall building. The plan incorporates 2020 census data which shows that White Lake's population grew 3% from 2010. Seeking grants and other sources of funding is necessary to complete all projects planned. Michigan state statute requires a CIP be completed if a municipality has water or sewer systems. The Parks and Recreation committee engaged a consultant to help assess goals and projects, their plan will be completed by December 2022 and incorporated into next year's CIP.

Deliberation of how the rating system is developed for projects.

**Commissioner Slicker** inquired if the grants listed have been applied for.

**Mr. Quagliata** stated that only the Triangle Trail grant had been applied for and awarded at this point, the other grants are potential funding. A recent audit by Plante-Moran gave an A+ rating and funds are being

monitored annually.

**Commissioner Meagher** inquired about the new Township Hall facility timeline and noted that the vacant land percentage is not listed in this report.

**Director O'Neil** estimated that the new Township Hall construction would begin in the next 3 – 5 years. The vacant land percentage may have not been included in the Census data but staff would find the data.

**Commissioner Anderson** stated that a meeting is scheduled for September 1, 2022 and the public will have the opportunity to comment on the report. The report available on the Township website.

## OTHER BUSINESS

### A. Master Plan RFP Discussion

**Director O'Neil** presented the draft of the Request for Proposals for the Master Plan update. A consultant will be utilized and staff encourages residents' input and participation in determining the future land use. Interviews of consultants will occur in October and recommendation to the Board for approval is expected in November.

## LIAISON'S REPORT

**Commissioner Ruggles** reported on the recent Township Board meeting. Bogie Lake residents have requested having the DNR investigate making the lake a "no-wake" and eliminating the electric motor boats. Fire Department requested an ordinance amendment. The Clerk's office requested a high-speed ballot counter and the board approved the request.

**Commissioner Dehart** reported on the recent Zoning Board of Appeals cases. No meeting is scheduled for September.

**Commissioner Carlock** reported that the Family Fun Day was a very successful event. The endangered and threatened species report was completed and passed Fish & Wildlife inspection for Stanley Park. The consultants are refining the site plan for Stanley Park. The Halloween and Christmas Tree Lighting events will be run by the Township rather than the Historical Society. The Parks and Recreation survey is available and they are encouraging public participation.

## DIRECTOR'S REPORT

**Director O'Neil** reported that a request for rezoning on Haley Road will be at a future meeting, Oakland Harvesters will return for a special land use request and the formal hearing for the CIP will occur at the next meeting. A request to Black Rock to respond to staff comments was given in May and they have not responded.

## COMMUNICATIONS

**NEXT MEETING DATES:** September 1, 2022  
September 15, 2022

## ADJOURNMENT

Commissioner Dehart moved to adjourn the meeting at 8:31 PM

Commissioner Fine supported and the MOTION CARRIED with a voice vote: 8 yes votes

DRAFT

**Director's Report**

Project Name: Haley Road Rezoning Request

Description: Rezoning Request

Date on Agenda this packet pertains to: September 1<sup>st</sup>, 2022☒ Public Hearing☐ Special Land Use☒ Initial Submittal☒ Rezoning☐ Revised Plans☐ Other: \_\_\_\_\_☐ Preliminary Approval☐ Final Approval

Contact	Consultants & Departments	Approval	Denial	Approved w/Conditions	Other	Comments
Sean O'Neil	Community Development Director	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Based on comments from the Staff Planner
Justin Quagliata	Staff Planner	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	See letter dated 8/22/22

# 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

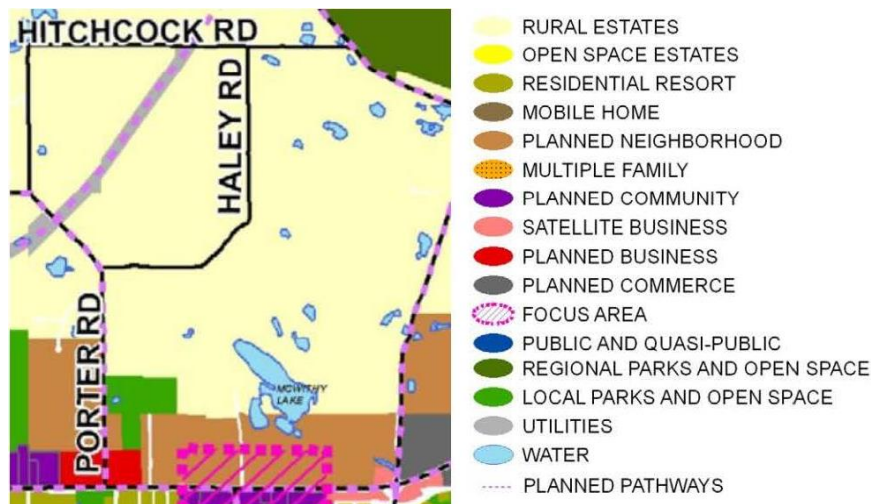
**DATE:** August 22, 2022

**RE:** 2110 Haley Road (Parcel Number 12-15-300-005)  
Rezoning – Review #1

Charles Burt has requested the rezoning of approximately 70 acres located at 2110 Haley Road from AG (Agricultural) to SF (Suburban Farms). The site is located south of Hitchcock Road, east of Porter Road and contains approximately 328 feet of frontage on Haley Road.

The Future Land Use Map from the Master Plan designates the subject site in the Rural Estates category, which is intended to establish a specific identity characterized by larger, estate size lots interspersed with open spaces. Features such as open meadows, equestrian riding trails, small agribusiness uses, and preserved wildlife corridors are intended to remain as permanent natural and visual characteristics of Rural Estates areas.

### FUTURE LAND USE MAP



## Zoning

The subject site is currently zoned AG, which requires a minimum of 300 feet of lot width and five (5) acres of lot area. The requested SF zoning district requires a minimum of 165 feet of lot width and two (2) acres of lot area. With approximately 328 feet of lot width on Haley Road and 70 acres of lot area, the site meets the minimum standards for both lot area and lot width of the existing AG and proposed SF zoning districts. The following table illustrates the lot width and lot area standards for the existing AG and proposed SF zoning districts:

ZONING DISTRICT	LOT WIDTH	LOT AREA
AG	300 feet	5 acres
SF	165 feet	2 acres

## ZONING MAP



## Physical Features

A single-family house and a few accessory buildings of varying sizes occupy the northern portion of the parcel. The Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map indicates floodplain is not present on the site.

## Access

The site fronts on Haley Road, which along the subject property is a gravel public road designated a local road by the National Functional Classification System (NFCS) utilized by the Road Commission for Oakland County (RCOC).

### *Utilities*

The property is served by a private well for potable water and a private septic system for sewerage disposal. The Rural Estates land use category is not intended to receive sanitary sewer service.

### **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 Section 7.13 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 Master Plan designates the subject site in the Rural Estates category, which aligns with the proposed SF 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 SF, 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.* No such evidence has been submitted.
- D. *The compatibility of all the potential uses allowed in the proposed zoning district with surrounding uses and zoning in terms of land suitability, impacts on the environment, density, nature of use, traffic impacts, aesthetics, infrastructure and potential influence on property values.* The majority of the permitted and special land uses in the SF 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 not 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.* Pursuant to Section 6.3.E of the zoning ordinance, the requirement for submittal of a rezoning traffic study was waived by the Community Development Department. Future requests for development, if submitted, may require submittal of a traffic analysis.

- 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 SF zoned property has not been submitted. However, the location is appropriate for property zoned as such, 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. Construction on the site is not proposed at this time. Factors that may impact future development of the site, such as, but not limited to, soils, topography, site layout, stormwater/drainage, and utilities would be considered at the time of a development proposal.*
- 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 SF 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? The request is not for a specific use.*
- K. The requested rezoning will not create an isolated and unplanned spot zone. The site is surrounded by AG and SF zoned properties.*
- 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 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.*

The applicant indicated he would file a land division application with the Assessing Department if the rezoning is approved. Demonstration the remainder parcel and resulting parcel comply with the minimum lot width requirement of the SF zoning district would need to be provided. With approximately 328 feet of frontage on Haley Road, there is insufficient lot width for a land division. A survey would need to be provided demonstrating the required frontage, or a Zoning Board of Appeals application requesting a variance to divide the parcel would be required.

### **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 Master Plan and surrounding land uses.  
**Staff recommends approval of rezoning from AG (Agricultural) to SF (Suburban Farms).**



RECEIVED

July 29  
2022BUILDING  
DEPARTMENT

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: July 29 2022Applicant: Charles BurtAddress: 2110 Hally white Lake MI 48383Phone No.: 248 892 0080 Fax No.: 248 889 0387E-mail: C Burt 4@gmail.comApplicant's Interest in Property: ownerProperty Owner: Charles BurtOwner's Address: 156 E meadow circle white LakePhone No.: 248 892 0080 Fax No.: \_\_\_\_\_Location of Property: 2110 HallySidwell No(s): Y-12-15-300-005Total area of change: 70 acres

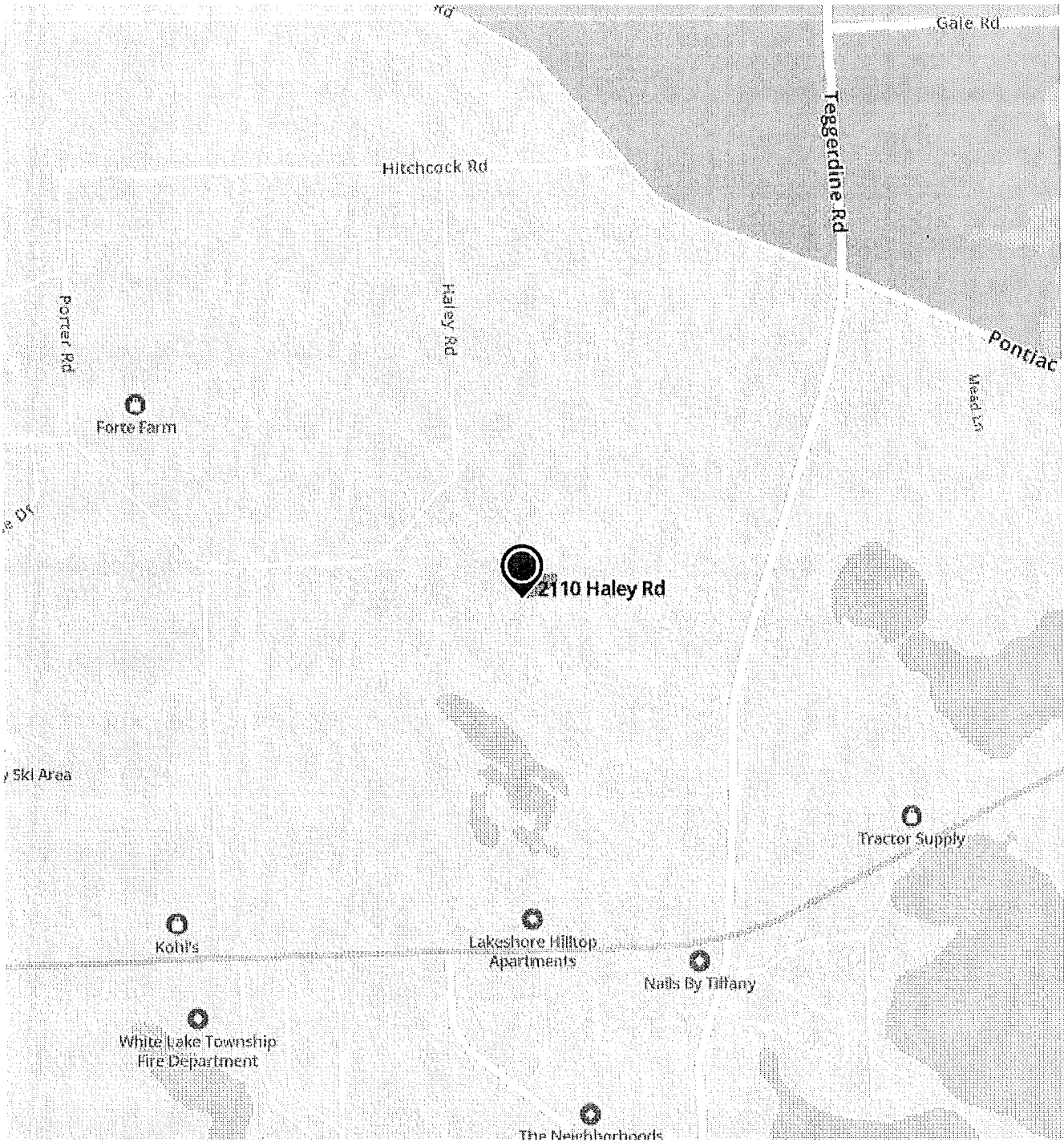
I, the undersigned (owner, attorney, or option holder) hereby request that this property now classified  
as Agriculture District, be reclassified as Suburban Farm District.

Applicant's Signature: Charles Burt  
(If owner does not sign application, attach letter signed by owner, requesting zoning change.)

Please Print Name: Charles Burt**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)





We are requesting the property to be rezoned to suburban farm and split the original farmhouse from the property to allow for a new single family residence to be constructed.

# 2022 SCHOOL & COUNTY TAX STATEMENT - RETURN THIS PORTION WITH YOUR REMITTANCE

Item A.

OFFICE HOURS Mon. - Thurs. 8AM to 5PM, Fri. 8AM - NOON  
TELEPHONE: 248-698-3300

**IMPORTANT INFORMATION - SEE REVERSE SIDE.**

Make all Remittances Payable to  
**Charter Township of White Lake**  
7525 Highland Road White Lake, MI 48383



TOTAL	INTEREST	PENALTY	TOTAL PAID	BALANCE
6,619.29				

BURT, CHARLES H  
BURT, STACY L  
156 E MEADOW CIR  
WHITE LAKE MI 48383-1735

Mike Roman, Treasurer

PAYABLE

July 1, 2022 thru Sept. 14, 2022 WITHOUT INTEREST

PLEASE INCLUDE YOUR PARCEL I.D. AND  
PHONE NO. ON YOUR CHECK

PARCEL I.D. NUMBER

Y -12-15-300-005

Bill Code: BURTC

WARNING: Check your Parcel I.D. No. before paying your TAXES. You are responsible if you pay on wrong parcel.

## 2022 SCHOOL & COUNTY TAX STATEMENT

Payable at White Lake Twp. Treasurer's Office  
JULY 1, 2022 thru SEPT. 14, 2022 WITHOUT INTEREST

1% Interest Sept. 15 - Sept. 30, 2022 plus  
1% Interest per month thereafter.

ADDITIONAL 3% PENALTY AFTER FEB. 14, 2023

WARNING: FAILURE TO RECEIVE TAX BILL DOES NOT WAIVE PENALTY.

BEGINNING MARCH 1, 2023 all delinquent 2022 taxes including personal property taxes must be paid to the Oakland County Treasurer, 1200 N. Telegraph Road, Pontiac, Michigan 48341. Please pay amount shown, plus 4% county property tax administration fee and 1% per month until paid.

BURT, CHARLES H  
BURT, STACY L  
156 E MEADOW CIR  
WHITE LAKE MI 48383-1735

Property Address:  
2110 HALEY RD

Bill Code: BURTC

CODE #	*P.R.E. TAX BASE	PARCEL I.D. NUMBER / SCHOOL DIST.	
22459	294,010	Y -12-15-300-005	63220
% DECLARED AS P.R.E.	*NON-P.R.E. TAX BASE	TAXABLE VALUE	STATE EQUALIZED VALUE
100%	0	294,010	320,130
TAX DESCRIPTION		RATE PER \$1,000	AMOUNT
COUNTY OPERATING		3.96860	1166.80
OAKLAND ISD		3.16580	930.77
OCC VOTED		1.48910	437.81
STATE EDUCATION		6.00000	1764.06
SCHOOL OPERATING		18.00000	0.00
SCHOOL DEBT		7.00000	2058.07
SINKING FUND-HV		0.89040	261.78
SCHOOL OPER FC		18.00000	0.00
ADMIN FEE		0.00000	0.00

RETAIN THIS LOWER PORTION FOR YOUR RECORDS.  
YOUR CANCELLED CHECK IS YOUR RECEIPT.

If a validated receipt is needed return BOTH portions  
with payment, and a SELF-ADDRESSED STAMPED ENVELOPE.

### PARTIAL DESCRIPTION OF PROPERTY

T3N, R8E, SEC 15 W 1/2 OF SW 1/4 EXC BEG AT W 1/4 COR, TH N 88-44-00 E 1355.35 FT, TH S 00-34-40 E 393.30 FT, TH S 88-44-00 W 1356.05 FT, TH N 00-28-30 W 393.25 FT TO BEG, ALSO PART OF SE 1/4 OF SEC 16 BEG AT PT DIST S 01-38-38 E 517.97 FT FROM E 1/4 COR, TH S 01-38-38 E 564.47 FT, TH N 23-07-46 W 488.42 FT, TH N 56-46-19 E 210 FT TO BEG 68.93 A4-16-98 FR 002&12-16-401-019

### 101 AGRICULTURAL-IMPROVED

#### FISCAL YEARS COVERED BY THIS STATEMENT

JULY 1, 2022 TO JUNE 30, 2023 - 100% OF LEVY  
Oakland Intermediate School • Oakland Community College  
Clarkston, Holly, Waterford, Huron Valley, Walled Lake

OCTOBER 1, 2022 TO SEPT. 30, 2023 - 100% OF LEVY  
State Education Tax  
Clarkston, Holly, Waterford, Huron Valley, Walled Lake

OCTOBER 1, 2021 TO SEPT. 30, 2022 - 100% OF LEVY  
County General

SPECIAL  
ASSESSMENTS

6,619.29	INTEREST	PENALTY	TOTAL PAID	BALANCE

TOTAL AMOUNT DUE

Checks accepted only as a conditional payment. If not honored by bank, tax is unpaid and subject to unpaid tax penalties.

\*P.R.E. = PRINCIPAL RESIDENCE EXEMPTION

Property tax information is available on the Oakland County 24 Hour Tax Line by dialing 248-858-0025 or toll free number 1-888-600-3773. To obtain information you will need to enter your 10-digit parcel ID number. There is no charge for this service.

Y -12-15-300-005



## WHITE LAKE TOWNSHIP NOTICE OF PUBLIC HEARING

*Item A.*

Notice is hereby given the Planning Commission of the Charter Township of White Lake will hold a public hearing on **Thursday, September 1, 2022 at 7:00 P.M.** at the Township Annex, 7527 Highland Road, White Lake, Michigan 48383, to consider the following changes to the zoning map:

Property identified as Parcel Number 12-15-300-005 (2110 Haley Road), located south of Hitchcock Road and east of Porter Road, consisting of approximately 68.93 acres.

Applicant requests to rezone the parcel from AG (Agricultural) to SF (Suburban Farms) or any other appropriate zoning district.

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 summer business hours; Monday through Thursday, 8:00 a.m. through 5:00 p.m., and Friday from 8:00 a.m. through 12:00 p.m., (excluding holidays). 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.

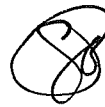
Sean O'Neil, AICP  
Community Development Director

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**WHITE LAKE TOWNSHIP**  
***COMMUNITY DEVELOPMENT DEPARTMENT***

**DATE:** August 24, 2022  
**TO:** Planning Commission  
**FROM:** Sean O'Neil, Community Development Director  
**SUBJECT:** Oakland Harvesters – Special Land Use

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The Special Land Use (SLU) approval for the Oakland Harvesters project has expired. The applicant was originally granted SLU approval on July 15, 2021, for the sections of the Zoning Ordinance pertaining to Outdoor Storage of Fleet Vehicles (Section 4.37) and Outside Storage of Pallets, Containers, Materials, or Products Incidental to the Principal Permitted Use (Section 4.39). Staff recommends approval of the SLU request, subject to the applicant obtaining a building permit and the commencement of site construction by May 5, 2023, when the Site Plan is set to expire. If a permit is not obtained and construction does not begin by that date, both the Site Plan and SLU will expire.

For your review, I have attached the new SLU application (completed by owner Ty Nuottila), the original review letter from June 24, 2021, the conditionally approved Site Plan, and the minutes from the July 15, 2021 Planning Commission meeting. Please contact me if you have any questions or require additional information.

Thank you.

## CHARTER TOWNSHIP OF WHITE LAKE

## SITE PLAN AND PLAT REVIEW APPLICATION

White Lake Township Community Development Department, 7525 Highland Road, White Lake Michigan 48383 (248)698.3300 x163

## APPLICANT AND PROPERTY INFORMATION

Applicant: Ty Nottke  
 Phone: 2487677022 Fax:   
 Address: 840 Sherbrooke St Commerce Twp MI 48382  
(Street) (City) (State) (Zip)  
 Applicant's Legal Interest in Property: Owner  
 Property Owner: Ty Nottke Phone: 2487677022  
 Address: 840 Sherbrooke St Commerce Twp MI 48382  
(Street) (City) (State) (Zip)

## PROJECT INFORMATION

Project Name: Oakland Harvesters Building Parcel I.D. No.: 12-01-127-001  
 Proposed Use: Commercial Building Current Zoning: Industrial  
 Existing Use: Vacant Parcel Size: 3 Acres Floor Area / No. of Units 7000 / 1

## TYPE OF DEVELOPMENT

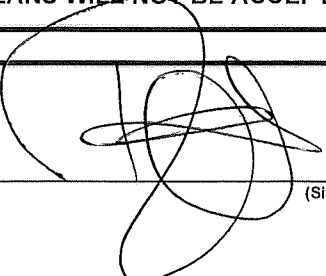
☐ Subdivision ☐ Site Condominium ☐ Commercial  
☐ Multiple Family ☒ Special Land Use ☐ Industrial  
☐ Adult Entertainment

## SITE PLAN SUBMITTAL CHECKLIST

- ☐ PDF File and One Paper Copy (sealed) as required by Zoning Ordinance 58  
☐ Application Review Fees

PLANS WILL NOT BE ACCEPTED UNLESS FOLDED AND NO GREATER THAN 24" X 36" IN SIZE

## REQUIRED SIGNATURES

  
 \_\_\_\_\_ (Signature of Property Owner) \_\_\_\_\_ (Date)  
 \_\_\_\_\_ (Signature of Applicant) \_\_\_\_\_ (Date)



**Director's Report**

Project Name: Oakland Harvesters

Description: Special Land Use Approval

Date on Agenda this packet pertains to: September 1<sup>st</sup> 2022

☒ Public Hearing

☒ Special Land Use

☐ Initial Submittal

☐ Rezoning

☐ Revised Plans

☐ Other:

☐ Preliminary Approval

☐ Final Approval

Contact	Consultants & Departments	Approval	Denial	Approved w/Conditions	Other	Comments
Sean O'Neil	Community Development Director	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Based on comments from consultants
Kathleen Jackson	McKenna and Associates	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	See letter dated 6/24/21

# MCKENNA

June 24, 2021

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

**Subject:** Oakland Weed Harvesters  
Preliminary Site Plan Review #2  
Zoned: Light Manufacturing (LM) District

**Applicant(s):** Oakland Harvesters

**Location:** North side of White Lake Road, west of Old White Lake Road and east of Orr Banks

Dear Planning Commissioners:

We have received an application for preliminary site plan review for tax parcel 12-01-127-001, dated November 19, 2020 consisting of approximately 2.00 acres, currently zoned Light Manufacturing (LM). Currently vacant, the applicant has proposed a 9,000 square foot light manufacturing building, and associated parking lot and storage area for equipment, pallets, fleet vehicles and an 8' x 30' or 40' dumpster. Mack industries is located across the street.



**Source:** Oakland County Property Gateway

**HEADQUARTERS**  
235 East Main Street  
Suite 105  
Northville, Michigan 48167

O 248.596.0920  
F 248.596.0930  
**MCKA.COM**

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## COMMENTS

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

Location	Existing Land Use	Master Plan	Existing Zoning
Site	Vacant	Light Manufacturing	Planned Commerce
North	Commercial	Springfield Township	Springfield Township
East	Vacant	Light Manufacturing	Planned Commerce
South	Mack Industries	Light Manufacturing	Planned Commerce
West	Vacant	Light Manufacturing	Planned Commerce

2. **Proposed Use.** The applicant is proposing a one-story, 9,000 SF manufacturing use with associated office space (approximately 2,250 square feet). Manufacturing is permitted in the LM district and the applicant listed light manufacturing as the use on the application materials. However, several of the proposed uses require special land use approval. These uses include outdoor storage of pallets, materials and fleet vehicles as well as automobile heavy repair facilities. A special land use review is provided under separate cover. To facilitate the approval process, **the applicant should provide a narrative specifically outlining the scope of these uses.** The narrative should be included as an addendum to any site plan and/or special land use materials and any approvals should reference the addendum for clarity in the future.
3. **Building Placement; Architecture and Design.** The site is of a conforming size and the building complies with all of the setback requirements for the LM District as modified by the approved site condominium (Prospector's Square) site condominium documents. **The petitioner needs to provide exact calculations of lot coverage and building heights on the plans for final site plan approval. Additionally, the Prospector's Square site condominium documents should be provided and attached to the supporting plans prior to final site plan approval.**

Applicable Requirement	Required by the Zoning Ordinance in the LM District	Proposed
Front Yard Setback	30 feet **	45 feet
Side Yard Setback	20 feet	121 feet (west) 75 feet (east)
Rear Yard Setback	40 feet **	79 feet
Building Height	40 feet or two stories	Undetermined
Minimum Lot Area	1 acre	2 acres
Lot Coverage	30%	Undetermined – approx. 10.3%)

Additionally, building elevations and floor plans were not provided with the second site plan submission package but are required as part of the preliminary site plan stage to confirm compliance with the building height requirement and general standards for special land uses. Finally, we note that the applicant has proposed a large amount of impervious surface in the form of a drive lane around the site. Unless it is necessary for large vehicle maneuvering, we recommend the applicant reduce the width of the drive lanes and decrease the total paving on site.

4. **Site Circulation and Parking.** Manufacturing uses are required to have five (5) parking spaces plus one (1) for every one and one half (1 1/2) employees. The petitioner states that he will have eight (8) employees. This should be noted on the site plan. A total of 11 spaces are required. The petitioner is proposing 16 spaces. However, a portion of the parking along the White Lake Road frontage is in the required front yard setback. **These spaces should be removed.**
5. **Pedestrian Circulation.** Per Section 5.21 of the Zoning Ordinance, a six (6) foot wide public sidewalk is required along White Lake Road. The applicant has not proposed such a pathway on the submitted site plan.

The addition of the required six-foot public sidewalk should be condition of approval for the site plan.

6. **Landscaping and Screening.** A landscape plan was not provided with the submitted application materials, and is required for final site plan review. At that time the landscape plan will be reviewed for compliance with therequirements in Section 5.19 of the ordinance, including a required A-1 greenbelt along the road right-of-way.
7. **Lighting.** Section 5.18(G) of the Zoning Ordinance includes the standards for outdoor lighting. Currently, the site plan does not indicate any lighting for the site. **If exterior lighting is planned for the site, a lighting plan showing compliance with the standards within section 5.18(G) should be submitted at the time of the final site plan.**
8. **Signs.** Section 5.9 of the Zoning Ordinance regulates signs. The site plan indicates one sign along the White Lake Road frontage. **A separate sign permit application would need to be submitted for administrative review for any future signage.**
9. **Trash Disposal.** The petitioner verbally indicated that they will have a refuse container, approximately 8' x 30' or 40'. No trash enclosure area is noted on the site plan. **If a dumpster or similar receptacle is planned for the site, the location and size should be noted on the site plan.** Dumpsters cannot be located closer to the front lot line than the principal building. Like building elevations, screening details should be provided and must comply with the standards in section 5.19(N) of the Zoning Ordinance for location, screening method, and enclosure standards.

#### RECOMMENDATION

As noted in our review letter, there are several outstanding issues. We recommend the project be tabled to allow the applicant to address these outstanding issues based on direction from the Planning Commission.

However, if the Planning Commission is comfortable with the proposed project, then we recommend that the Planning Commission approve the project subject to the issues identified above and the submission of revised plans for administrative review.

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

Respectfully submitted,

McKENNA

*Kathleen Jackson*

Kathleen Jackson  
Senior Principal Planner

cc: Mr. Sean O'Neal, AICP  
Mr. Justin Quagliata  
Ms. Hannah Micallef



# MCKENNA

June 24, 2021

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

**Subject:** Oakland Harvesters  
Special Use Review #1  
Zoned: Light Manufacturing (LM) District

**Applicant(s):** Oakland Harvesters

**Location:** North side of White Lake Road, west of Old White Lake Road and east of Orr Banks

Dear Planning Commissioners:

We have received an application for a special land use for tax parcel 12-01-127-001, consisting of approximately 2.00 acres, currently zoned Light Manufacturing (LM) for outdoor storage of fleet vehicles (sec.4.37), pallets, containers, materials, and products (sec. 4.39). Currently vacant, the applicant has proposed a 9,000 square foot light manufacturing building, and associated parking lot. Mack industries is located across the street.



**Source:** Oakland County Property Gateway

**HEADQUARTERS**  
235 East Main Street  
Suite 105  
Northville, Michigan 48167

O 248.596.0920  
F 248.596.0930  
**MCKA.COM**

Communities for real life.

The applicant has also submitted an application for site plan approval which has been reviewed separately.

#### **GENERAL STANDARDS FOR ALL SPECIAL LAND USES.**

Section 6.10 of the Zoning Ordinance establishes general review standards for all uses requiring special use approval. We have reviewed the proposed project according to these standards and offer the following findings for your consideration:

1. The proposed special land use shall be of such location, size and character that it will be in harmony with the appropriate and orderly development of the surrounding neighborhood and/or vicinity and applicable regulations of the zoning district in which it is to be located.

*We find that the proposed use is appropriate in location, size and character, and will be harmonious with the surrounding light manufacturing uses. This finding is subject to the applicant addressing the outstanding items in the site plan review letter dated June 24, 2021 and other relevant items identified during the review process and the Planning Commission's consideration.*

2. The proposed use shall be of a nature that will make vehicular and pedestrian traffic no more hazardous than is normal for the district involved, taking into consideration vehicular turning movements in relation to routes of traffic flow, proximity and relation to intersections, adequacy of sight distances, location and access of off-street parking and provisions for pedestrian traffic, with particular attention to minimizing child-vehicle interfacing.

*We find that the proposed use will not generate any traffic that is inconsistent with traffic generated from typical light manufacturing uses. This finding is subject to the applicant addressing the outstanding items addressed in our site plan review letter dated June 24, 2021 including the provision of appropriate sidewalks.*

3. The proposed use shall be designed as to the location, size, intensity, site layout and periods of operation of any such proposed use to eliminate any possible nuisance emanating therefrom which might be noxious to the occupants of any other nearby permitted uses, whether by reason of dust, noise, fumes, vibration, smoke or lights.

*We find that the proposed use is appropriate in location, size and intensity, and will be harmonious with the surrounding light manufacturing uses. This finding is subject to the applicant addressing the outstanding items in the site plan review letter dated June 24, 2021 and other relevant items identified during the review process and the Planning Commission's consideration.*

4. The proposed use shall be such that the proposed location and height of buildings or structures and location, nature and height of walls, fences and landscaping will not interfere with or discourage the appropriate development and use of adjacent land and buildings or unreasonably affect their value.

*Provided the applicant address the screening requirements identified in our site plan review letter dated June 24, 2021 and other relevant items identified during the review process and the Planning Commission's consideration we find that the proposed outdoor storage will not discourage the appropriate development of surrounding land.*

5. The proposed use shall relate harmoniously with the physical and economic aspects of adjacent land uses as regards prevailing shopping habits, convenience of access by prospective patrons, continuity of development, and need for particular services and facilities in specific areas of the Township.

*We find the proposed use to be appropriate provided they address the screening of outdoor storage to the satisfaction of the Planning Commission.*

6. The standards of density and required open spaces for the proposed special land use shall be at least equal to those required by this Ordinance in the Zoning District in which the proposed special land use is to be located.

*This standard does not apply to the proposed use.*

7. The public services and facilities affected by a proposed special land use or activity shall be capable of accommodating increased service and facility loads caused by the land use or activity.

*We find that the proposed use is consistent in demand for public services with other light industrial uses permitted in the LM district.*

8. Protection of the natural environment and conservation of natural resources and energy.

*The Township has designated the LM district in an area that is not likely to result in negative impacts on natural features.*

9. The proposed use is necessary for the public convenience at the proposed location.

*The proposed use of outdoor storage of fleet vehicles and other equipment relating to the applicant's business of aquatic weed removal is appropriate at this location based on the continuous demand for maintaining the water quality in and around the Township.*

10. The proposed use is so designed, located, planned and to be operated that the public health, safety and welfare will be protected.

*Provided the applicant address the screening requirements identified in our site plan review letter dated June 24, 2021 and other relevant items identified during the review process and the Planning Commission's consideration we find that the proposed outdoor storage can be operated in a manner that will protect the health, safety, and welfare of public.*

11. The proposed use shall not cause substantial injury to the value of other property in the neighborhood in which it is to be located and will not be detrimental to existing and/or other permitted land uses in the zoning district.

*We find that the proposed use will not cause any substantial injury to the value of other light industrial uses permitted in the LM district.*

### **Recommendation**

Based on our review of the Special Land Use application for Oakland Harvesters, we find the proposed use of outdoor storage of fleet vehicles (sec.4.37), and outdoor storage of pallets, containers, materials, and products (sec. 4.39) to be consistent with the standards contained in Section 6.10 of the White Lake Zoning Ordinance.

This finding is subject to the applicant addressing the outstanding issues identified in our site plan review letter dated June 24, 2021 and other relevant items identified during the review process to the satisfaction of the Planning Commission.

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

**McKENNA**

*Kathleen Jackson*

Kathleen Jackson  
Senior Principal Planner

cc: Mr. Sean O'Neal, AICP  
Mr. Justin Quagliata  
Ms. Hannah Micallef





## WHITE LAKE TOWNSHIP NOTICE OF PUBLIC HEARING

*Item B.*

Notice is hereby given the Planning Commission of the Charter Township of White Lake will hold a public hearing on **Thursday, September 1st, 2022 at 7:00 P.M.** at the Township Annex, 7527 Highland Road, White Lake, Michigan 48383, to consider the following request for Special Land Use Approval, under Zoning Ordinance No. 58 – Article 4, Section 37, Outdoor storage of fleet vehicles, and Article 4, Section 39, Outdoor storage of pallets, containers, materials, or products.

Property described as parcel number 12-01-127-001, located on the north side of White Lake Road, west of Old White Lake Road and east of Orr Road, consisting of 2 acres.

The applicant is requesting to **construct a manufacturing building with outdoor storage of fleet vehicles and outdoor storage of pallets, containers, materials or products on an undeveloped property.**

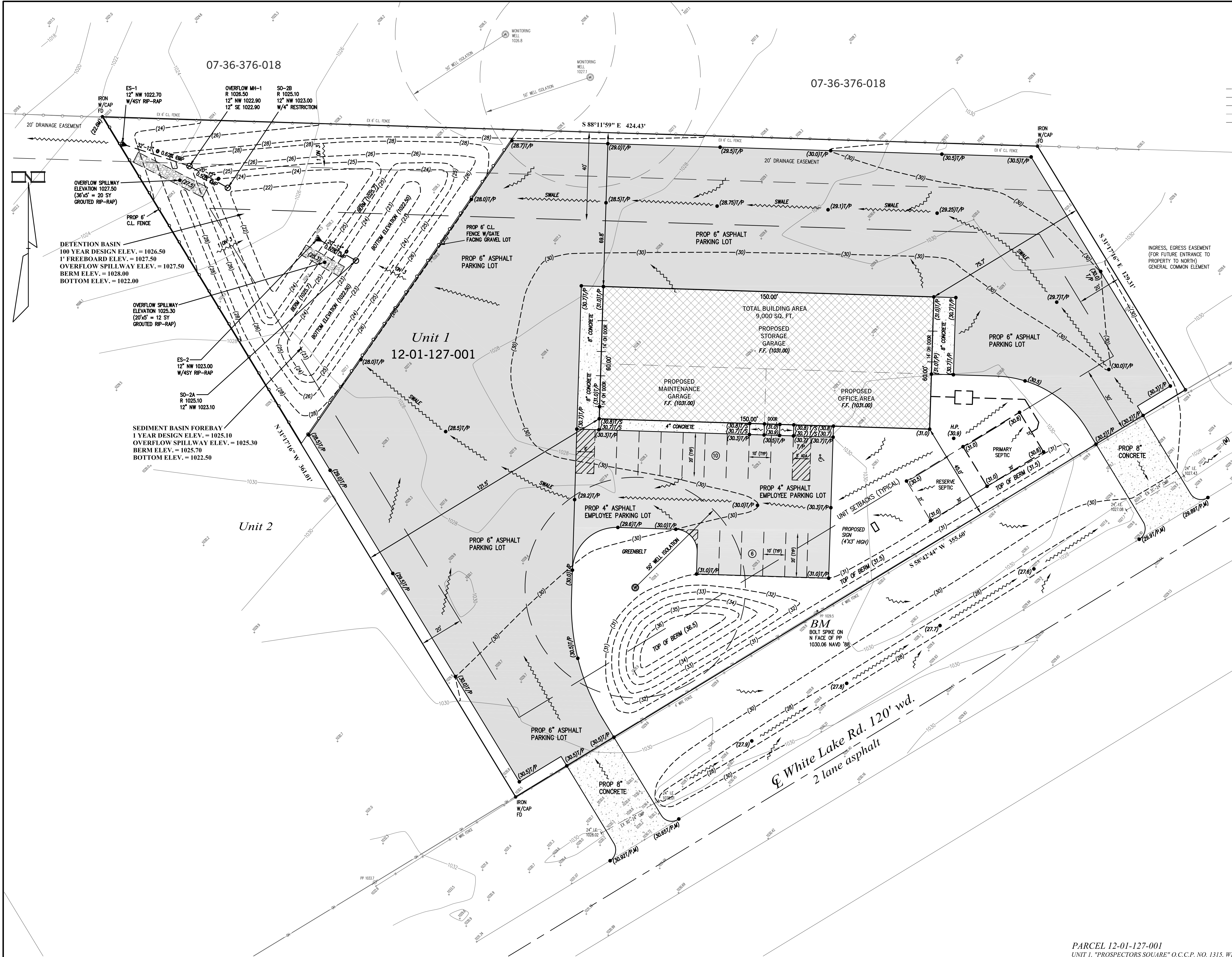
Persons interested are requested to be present. Pertinent information relative to this special land use request is on file at the Community Development Department and may be examined at any time during the Township's summer business hours; Monday through Thursday, 8:00 a.m. through 5:00 p.m., and Friday from 8:00 a.m. through 12:00 p.m., (excluding holidays). 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.

Sean O'Neil, AICP  
Community Development Director

29







EXISTING

PROPOSED

STORM SEWER

SANITARY SEWER

WATERMAIN

GAS MAIN

ELEC. TELE. CABLE

GRADES

STORM MANHOLE

CATCH BASIN

INLET

REARYARD CATCH BASIN

END SECTION

SANITARY MANHOLE

GATE VALVE AND WELL

HYDRANT

CONTOURS

POWER POLE

LIGHT POLE

SAVE TREE

TOP OF PAVEMENT

TOP OF CURB ELEVATION

TOP OF SIDEWALK ELEVATION

MATCH EXISTING ELEVATION

WETLANDS BOUNDARY

25' WETLANDS BUFFER

STANDARD CURB

REVERSE CURB

(99.0)

(40)

(S)

(P)

(C)

(S)

(M)

- Notes:
- ALL EXISTING UTILITIES SHOWN ON THIS TOPOGRAPHIC SURVEY HAVE BEEN TAKEN FROM VISUAL OBSERVATION, AND RECORD MAPPING, WHERE AVAILABLE. NO GUARANTEE IS MADE, OR SHOULD BE ASSUMED, AS TO THE COMPLETENESS OR ACCURACY OF THE UTILITIES SHOWN ON THIS DRAWING. PARTIES UTILIZING THIS INFORMATION SHALL FIELD VERIFY THE ACCURACY AND COMPLETENESS OF OVERHEAD AND UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION ACTIVITIES.
  - ARCHITECT / BUILDER IS RESPONSIBLE FOR CONFIRMING BUILDING SETBACKS.

**CONDO SETBACKS:**  
SETBACKS:  
FRONT - 30 FEET  
SIDE - 20 FEET  
REAR - 40 FEET

**BENCHMARK:**  
BOLT SPIKE ON N FACE OF PP  
ELEVATION = 1030.06 NAVD '88

PARCEL 12-01-127-001  
UNIT 1, "PROSPECTORS SQUARE" O.C.C.P. NO. 1315, WHITE LAKE TOWNSHIP, OAKLAND COUNTY, MICHIGAN.

DATE	ISSUE
10-12-2020	INCREASED BUILDING SIZE PER CLIENT (10-8-2020)
11-19-2020	REVISIONS PER TWP-DLZ (10-29-2020)

**PROPRIETOR:**  
OAKLAND HARVESTERS LLC.  
9589 MANDON ROAD  
WHITE LAKE, MI 48386  
(248) 595-3247

THIS DRAWING IS THE PROPERTY OF KIEFT ENGINEERING, INC. AND MAY NOT BE USED, REPRODUCED OR PUBLISHED, IN PART OR IN WHOLE, WITHOUT EXPRESSED WRITTEN PERMISSION FROM KIEFT ENGINEERING, INC.



**KIEFT ENGINEERING, INC.**  
PROFESSIONAL ENGINEERS AND PROFESSIONAL SURVEYORS  
9852 SOUTH MAIN STREET, SUITE 1, CLARKSTON, MICHIGAN 48346  
PHONE (248) 625-5251      www.kiefteng.com      FAX (248) 625-7110

DATE 2-20-2020	CKD. BY	DATE
DRAWN JM		
DESIGN PCM		
SECTION 1	T- 3 - N, R- 8 - E.	



**SITE PLAN**  
PARCEL NO. 12-01-127-001  
WHITE LAKE TOWNSHIP, OAKLAND COUNTY, MICHIGAN

SCALE	1" = 20'
SHEET	2 OF 5
KE 2019.352	



**1 YEAR SEDIMENT FOREBAY CALCULATIONS (i.e. WITH OUTLET)**

ONSITE CONTRIBUTING AREA = 2.00 ACRES

OFFSITE CONTRIBUTING AREA = 0 ACRES

TOTAL CONTRIBUTING AREA = 2.00 ACRES

RUNOFF COEFFICIENT (C) = 0.71

$$Q_A = (0.20)(2.00 \text{ ACRES}) = 0.40 \text{ C.F.S.}$$

$$Q_O = \frac{Q_A}{(A)(C)} = \frac{0.40}{(2.00)(0.71)} = 0.28169$$

$$T = -25 + \sqrt{\frac{2,700}{Q_O}} = 72.90 \text{ MINUTES}$$

$$V_S = \frac{4,320 T}{T + 25} - 40 \quad Q_O \quad T = 2,396 \text{ C.F./ACRE}$$

$$V_T \text{ REQ'D} = V_S (C)(A) = (2,396)(0.71)(2.00) = 3,403 \text{ C.F. REQ'D.}$$

**VOLUME PROVIDED:**

$$\left. \begin{array}{l} \bullet 1023.10: 400 \text{ SF} \\ \bullet 1024.00: 1,800 \text{ SF} \\ \bullet 1025.10: 2,700 \text{ SF} \\ \bullet 1026.50: 3,600 \text{ SF} \end{array} \right\} \begin{array}{l} 1,100 \text{ SF}_{AV} \times 0.90' \text{ DEPTH} = 990 \text{ CF} \\ 2,250 \text{ SF}_{AV} \times 1.1' \text{ DEPTH} = 2,475 \text{ CF} \\ 3,150 \text{ SF}_{AV} \times 1.4' \text{ DEPTH} = 4,410 \text{ CF (EXTRA STORAGE)} \end{array} \left. \begin{array}{l} \bullet 1023.10: 400 \text{ SF} \\ \bullet 1024.00: 1,800 \text{ SF} \\ \bullet 1025.10: 2,700 \text{ SF} \\ \bullet 1026.50: 3,600 \text{ SF} \end{array} \right\} \begin{array}{l} \text{SUB-TOTAL VOLUME} = 3,465 \text{ CF PROVIDED } (\bullet 1025.0), \text{ OK!} \\ \text{TOTAL VOLUME} = 7,875 \text{ CF PROVIDED } (\bullet 1026.5), \text{ OK!} \end{array}$$

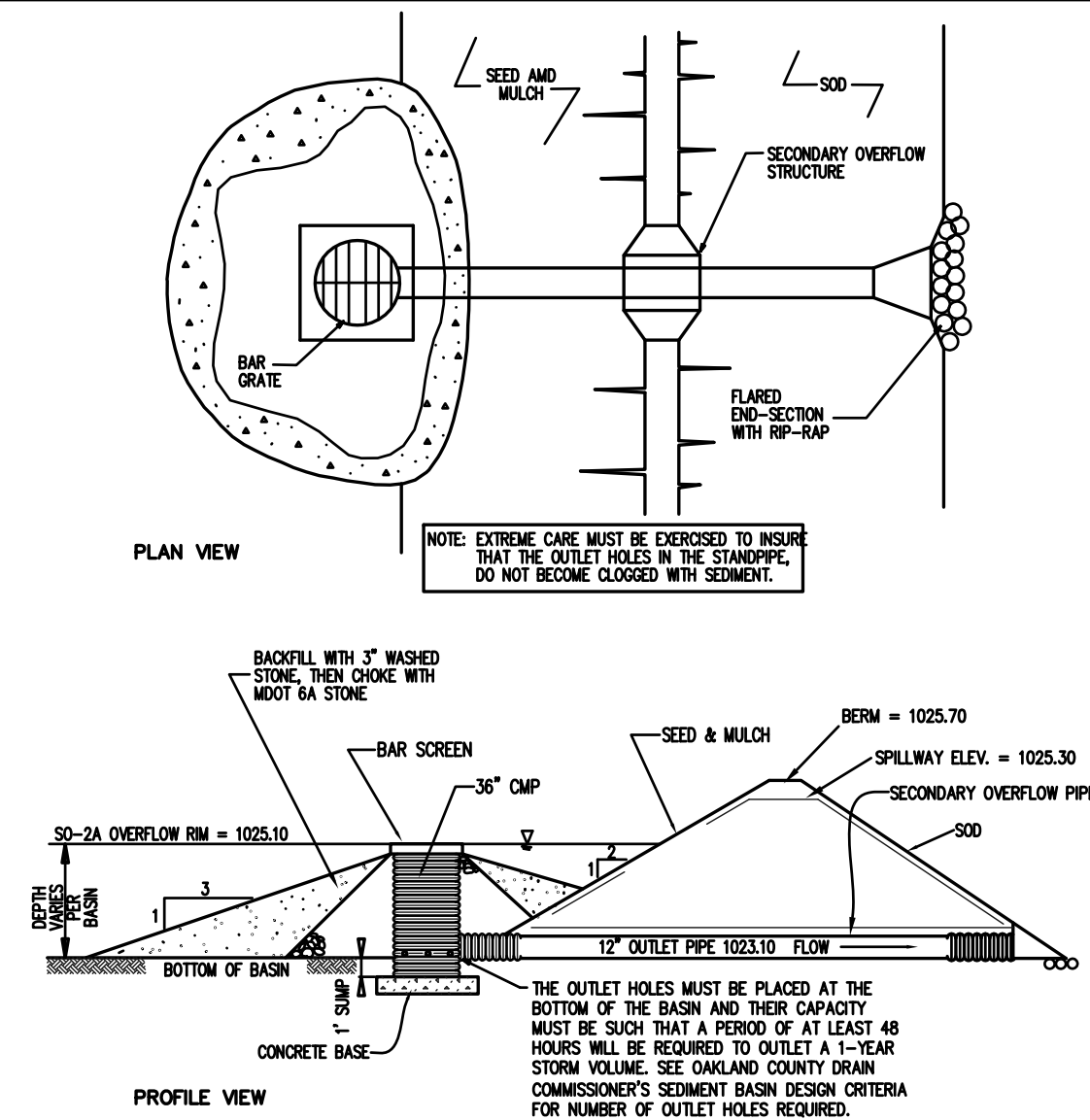
**1 YEAR SEDIMENT BASIN**

1 YEAR REQUIRED VOLUME = 3,403 CF

1 YEAR STORM LEVEL = 1025.10

$$\text{ORIFICE AREA REQUIRED } A = \frac{(0.3988)(\text{AREA})(\sqrt{\text{HEIGHT}})}{172,800} = \frac{(0.3988)(1,702 \text{ SF})(\sqrt{1.0056})}{172,800} = 0.0056 \text{ FT}^2$$

THUS, IF AREA = 1,702 SF, HEIGHT = 2.00'; THEN A = 0.0056 FT<sup>2</sup>  
 0.0056 FT<sup>2</sup>/0.00545 FT<sup>2</sup> PER 1" DIA. HOLE = 1 HOLES  
 USE (4) 1" DIAMETER HOLES TO OFFSET FOR CLOGGING

**SEDIMENT FOREBAY OUTLET FILTER (36" CMP) SO-2A STANDPIPE****"C" Calculation**

TOTAL SITE AREA = 2.00 ACRES

PAVEMENT: = 1.20 ACRES @ C = 0.80

GREENBELTS: 0.41 ACRES @ C = 0.20

ROOF AREA: 9,000 SF = 0.21 ACRES @ C = 0.90

BASIN AREA: 8,000 SF = 0.18 ACRES @ C = 1.00

$$"C" = \left( \frac{1.20 \text{ ACRES}}{2.00 \text{ AC}} \times 0.80 \right) + \left( \frac{0.21 \text{ ACRES}}{2.00 \text{ AC}} \times 0.90 \right) + \left( \frac{0.41 \text{ ACRES}}{2.00 \text{ AC}} \times 0.20 \right) + \left( \frac{0.18 \text{ ACRES}}{2.00 \text{ AC}} \times 1.00 \right) = 0.705 \approx 0.71 \text{ OK!}$$

**100 YEAR DETENTION BASIN CALCULATIONS (i.e. WITH OUTLET)**

ONSITE CONTRIBUTING AREA = 2.00 Acres

OFFSITE CONTRIBUTING AREA = 0.00

TOTAL CONTRIBUTING AREA = 2.00 Acres

RUNOFF COEFFICIENT (C) = 0.71

$$Q_A = (0.20)(2.00 \text{ ACRES}) = 0.40 \text{ C.F.S.}$$

$$Q_O = \frac{Q_A}{(A)(C)} = \frac{0.40}{(2.00)(0.71)} = 0.28169$$

$$T = -25 + \sqrt{\frac{10,562.50}{Q_O}} = 168.64 \text{ MINUTES}$$

$$V_S = \frac{16,500 T}{T + 25} - 40 \quad Q_O \quad T = 12,470 \text{ C.F./ACRE}$$

$$V_T \text{ REQ'D} = V_S (C)(A) = (12,470)(0.71)(2.00) = 17,708 \text{ C.F. REQ'D.}$$

**VOLUME PROVIDED:**

$$\left. \begin{array}{l} \bullet 1023.00: 1,900 \text{ SF} \\ \bullet 1025.00: 3,300 \text{ SF} \\ \bullet 1026.50: 4,400 \text{ SF} \end{array} \right\} \begin{array}{l} 2,600 \text{ SF}_{AV} \times 2' \text{ DEPTH} = 5,200 \text{ CF} \\ 3,850 \text{ SF}_{AV} \times 1.5' \text{ DEPTH} = 5,775 \text{ CF} \end{array} \left. \begin{array}{l} \bullet 1023.00: 1,900 \text{ SF} \\ \bullet 1025.00: 3,300 \text{ SF} \\ \bullet 1026.50: 4,400 \text{ SF} \end{array} \right\} \text{TOTAL VOLUME} = 10,975 \text{ CF PROVIDED!}$$

$$\text{OVERALL TOTAL} = 7,875 \text{ CF (FOREBAY)} + 10,975 \text{ CF (BASIN)} = 18,850 \text{ CF PROVIDED, OK!}$$

**ORIFICE FORMULA**

$$Q_A = 0.62 (A_O)(2gh)^{1/2}$$

A<sub>O</sub> = AREA OF ORIFICE PIPE

$$g = 32.2 \text{ FT./SEC}^2$$

$$H = \text{DEPTH OF BASIN ABOVE CENTERLINE OUTLET PIPE} = 1025.00 - [1023.00 + \frac{4"}{2} = 1023.17] = 1.83'$$

$$A_O = \frac{Q_A}{0.62 (2GH)^{1/2}} = \frac{0.40}{0.62 [(2)(32.2)(1.83')]^{1/2}} = 0.0594 \text{ S.F.}$$

$$\text{DIAMETER ORIFICE } (D_O): D_O = \sqrt{\frac{4(A_O)}{\pi}} = \sqrt{\frac{4(0.0594)}{\pi}} = 0.275 \text{ FT.} = 3.30 \text{ INCH}$$

USE 4" RESTRICTION

**DETENTION BASIN**

EXISTING WATER ELEVATION = NONE

100 YEAR DESIGN HIGH WATER ELEVATION = 1026.50

1" FREEBOARD ELEVATION = 1027.50

STORAGE REQUIRED = 17,708 C.F.

STORAGE PROVIDED = 18,850 C.F.

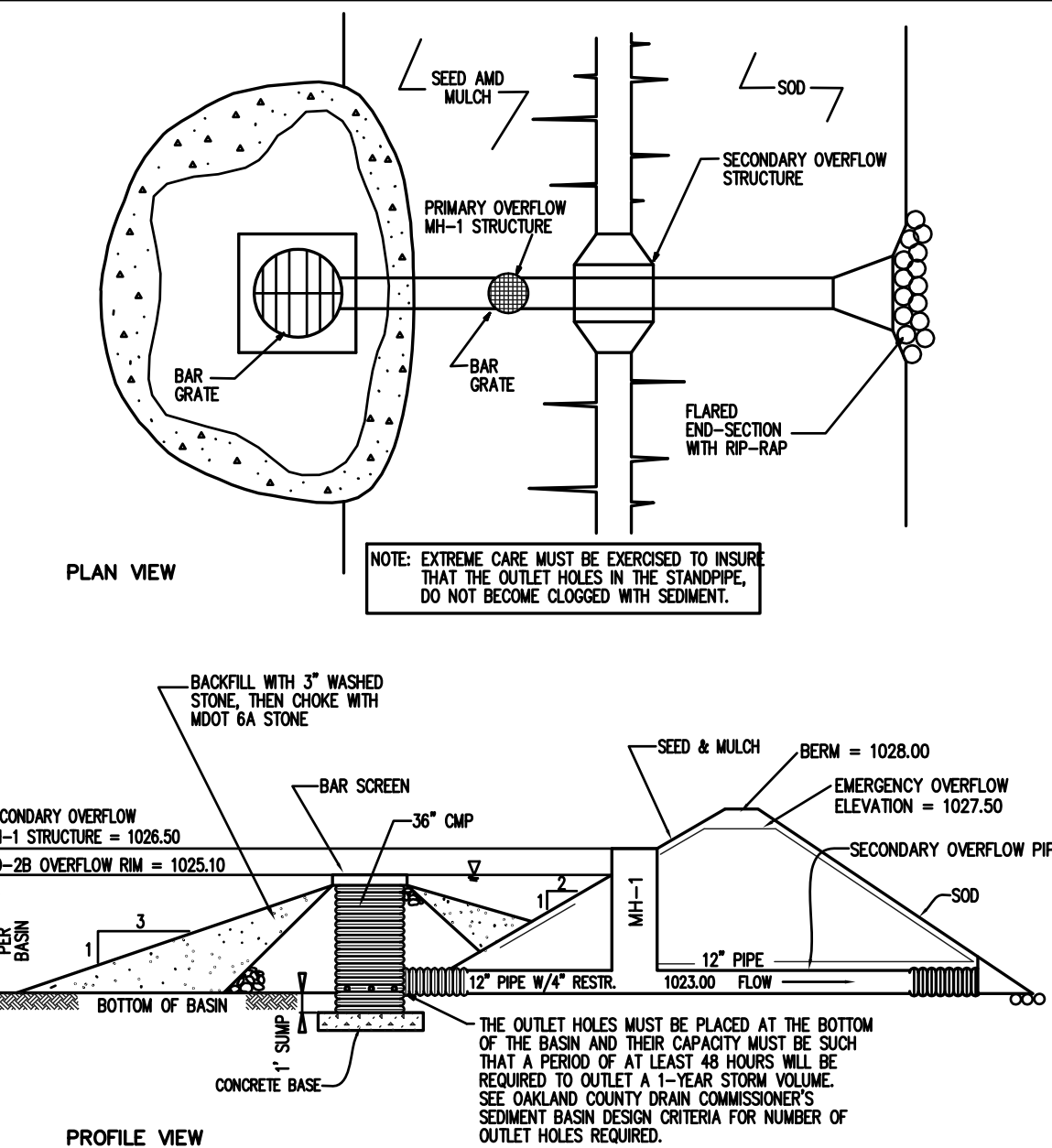
STANDPIPE RIM = 1025.10

OVERFLOW MANHOLE RIM = 1026.50

EMERGENCY OVERFLOW SPILLWAY = 1027.50

TOP OF BERM = 1028.00

BOTTOM = 1022.00

**DETENTION BASIN OUTLET FILTER (36" CMP) SO-2B STANDPIPE****General Notes:**

- DEVELOPER: OAKLAND HARVESTERS, LLC  
9589 MANDON ROAD  
WHITE LAKE, MICHIGAN 48386  
(248) 595-3247 - ADAM KIRK
- PROPERTY DESCRIPTION: PARCEL 12-01-127-001  
UNIT 1, "PROSPECTORS SQUARE" O.C.C.P. NO. 1315, WHITE LAKE TOWNSHIP, OAKLAND COUNTY, MICHIGAN.
- EXISTING ZONING: LM (LIGHT MANUFACTURING)
- PROPOSED ZONING: LM (LIGHT MANUFACTURING)
- PROPOSED USE: MAINTENANCE GARAGE & OUTDOOR STORAGE - TRUCKS/TRAILORS
- SITE AREA: 2.00 ACRES
- SETBACKS: EXISTING (PER CONDOMINIUM): PROVIDED SETBACKS:  
FRONT 30 FEET 45.0 FEET  
SIDES 20 FEET 121.5 FEET (WEST SIDE), 75.7 FEET (EAST SIDE)  
REAR 40 FEET 69.8 FEET
- WATER SUPPLY: INDIVIDUAL WELL (PER OAKLAND COUNTY HEALTH DEPARTMENT).
- SEWAGE DISPOSAL: SEPTIC FIELD (PER OCHD)
- SIGNAGE: PROPOSED PROJECT SIGNAGE ALONG WHITE LAKE ROAD PER TOWNSHIP REQUIREMENTS.
- LANDSCAPE PLAN WILL BE SUBMITTED BY OTHERS, IF REQUIRED.
- NO DUMPSTER IS PROPOSED
- THIS PROJECT DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN.
- BUILDING SIZE = 9,000 SF; LOT COVERAGE = 10.33%
- PROPOSED # EMPLOYEES = 8  
# PARKING SPACES = 16 (INCLUDES 1 ADA)

**QUANTITIES**

DISRUPTION AREA - 2.0 ACRES+/-

CLEARING: - ISOLATED TREES AND MINIMAL BRUSH

GRADING: CUTS/FILLS - 1,200 CY  
IMPORT - 1,500 CY

SOIL EROSION CONTROLS:

SEED &amp; MULCH - 0.80 ACRES

SILT FENCING - 880 LF

SILT FENCE GRAVEL FILTER - 1 EA

CONSTRUCTION STONE ACCESS - 120 SY

SEPTIC FIELD - 1 EA

WATER SERVICE - WELL - 1 EA

STORM SEWER:

12" CMP - 72 LF

12" END SECTION, CMP - 2 EA

OVERFLOW MANHOLE, 4' DIA., BAR GRATE COVER - 1 EA

SO-2 STAND PIPE, 3' DIA., BAR GRATE COVER - 2 EA

GROUTED RIP-RAP - 40 SY

PAVEMENT &amp; WALKS (ON-SITE):

4" CONCRETE SIDEWALK ON 4" C.S.B. (VARIABLE WIDTH) - 60 SY

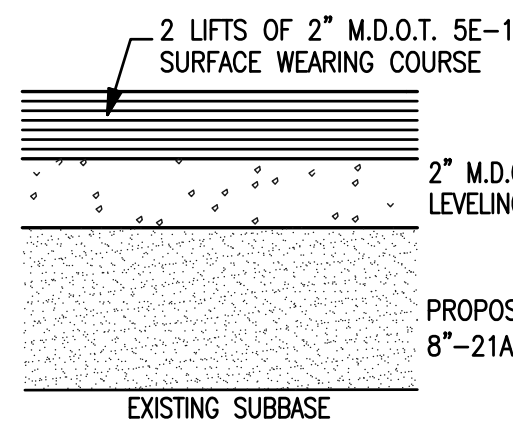
8" CONCRETE APRON ON 4" CSB - 114 SY

4" ASPHALT ON 6" 21AA (PARKING LOT) - 715 SY

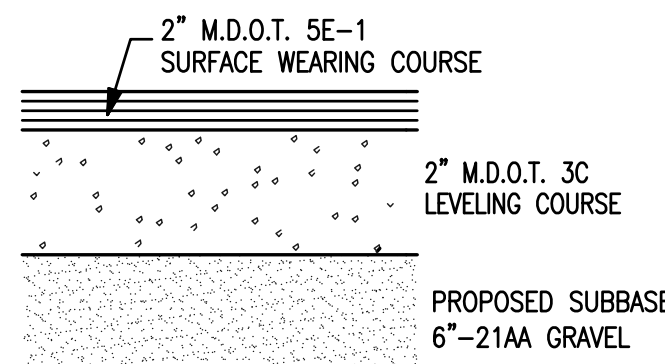
6" ASPHALT ON 8" 21AA - 4,490 SY

WHITE LAKE ROAD R.O.W.:

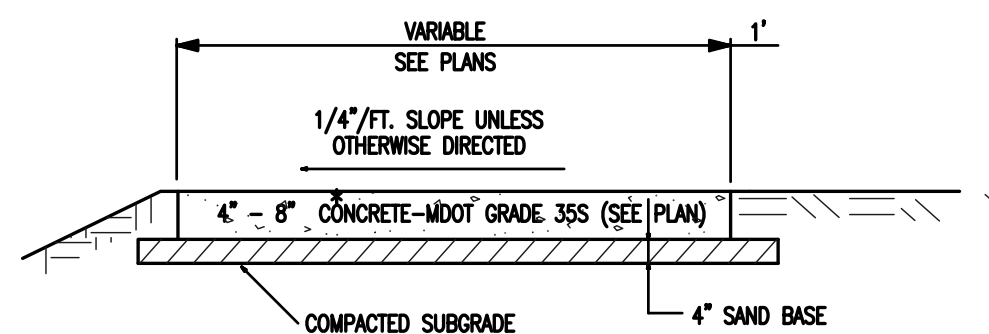
8" CONCRETE APPROACH (PER R00C) - 270 SY

**6" ASPHALT (PARKING LOT)**

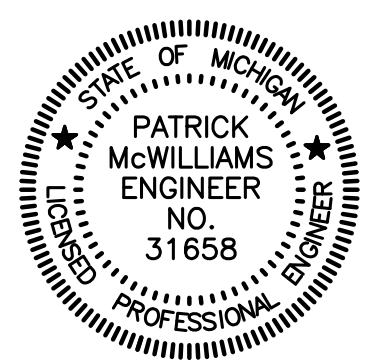
NO SCALE

**4" ASPHALT (EMPLOYEE PARKING LOT)**

NO SCALE

**CONCRETE SIDEWALK & APRON**

NO SCALE

**DETENTION BASIN CALCULATIONS, DETAILS & NOTES**

PARCEL NO. 12-01-127-001

WHITE LAKE TOWNSHIP, OAKLAND COUNTY, MICHIGAN

SCALE N/A

SHEET 3 OF 5

KE 2019.352

DATE	ISSUE
10-12-2020	INCREASED BUILDING SIZE PER CLIENT (10-8-2020)
11-19-2020	REVISIONS PER TWP-DLZ (10-29-2020)

**PROPRIETOR:**  
 OAKLAND HARVESTERS LLC.  
 9589 MANDON ROAD  
 WHITE LAKE, MI 48386  
 (248) 595-3247

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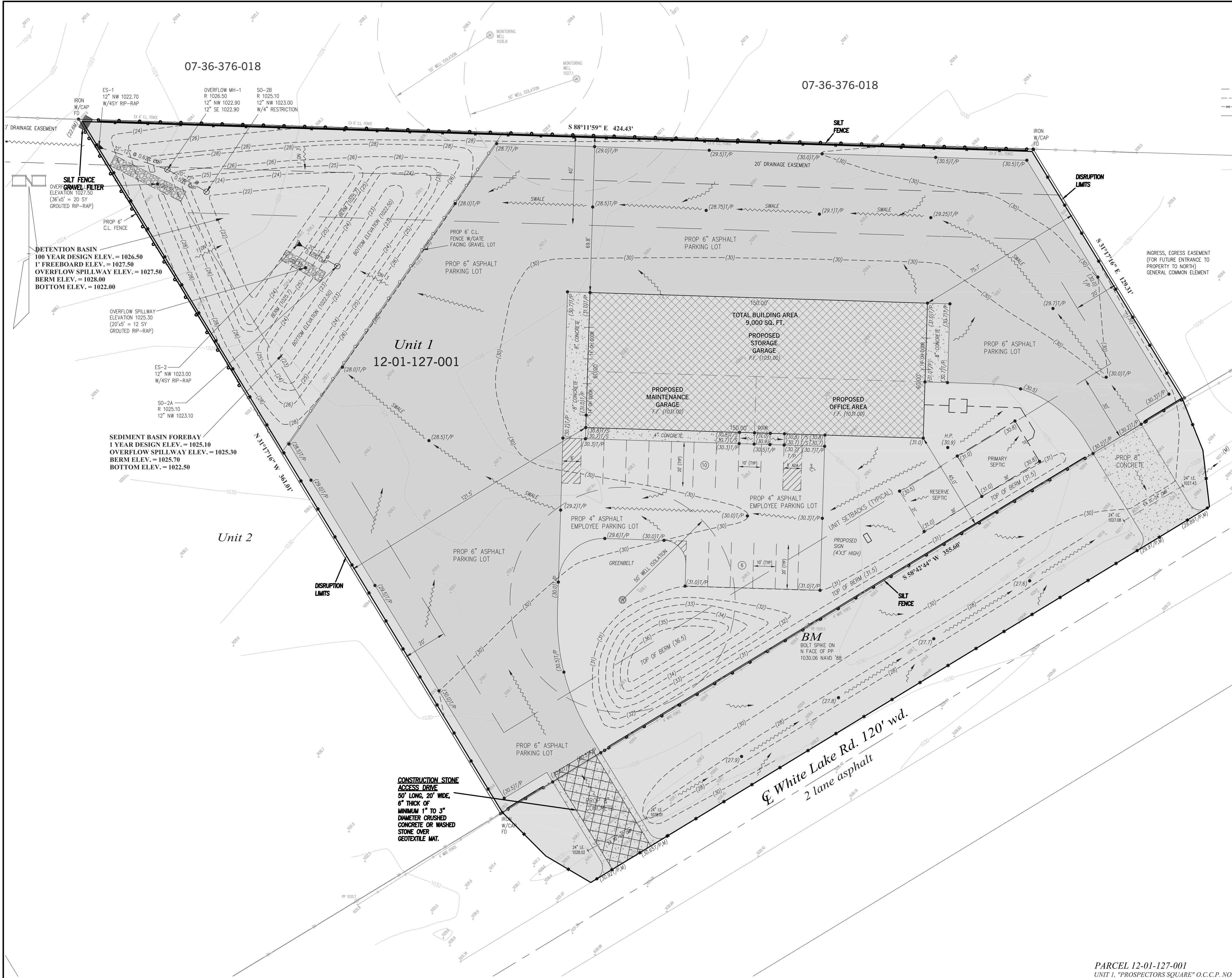
FAX (248) 625-7110

DATE 2-20-2020	CKD. BY	DATE
DRAWN JIM		
DESIGN PCM		
SECTION 1	T- 3 -N, R- 8 -E.	



72 HOURS  
 (3 WORKING DAYS)  
 BEFORE YOU DIG  
 CALL MISS DIG  
 800-482-7171  
 (TOLL FREE)





LEGEND

EXISTING

PROPOSED

STORM SEWER

WATERMAIN

GAS MAIN

ELEC. TELE. CABLE

STORM MANHOLE

CATCH BASIN

INLET

REARYARD CATCH BASIN

END SECTION

CONTOURS

PROPOSED FINISH FLOOR

MATCH EXIST. ELEV.

PROP. TOP OF CURB ELEV.

PROP. TOP OF SIDEWALK ELEV.

PROP. TOP OF PAVEMENT ELEV.

DRAINAGE ARROW

CATCHBASIN FILTER

SILT FENCING

LIMITS OF EARTH DISRUPTION AND/OR

LIMITS OF CLEARING

SILT FENCE GRAVEL FILTER

SAVE TREE

REMOVE TREE

LIMITS OF CLEARING

1019 F.F.

(M)

T/C

T/S

T/P

(40)

(S)

(R)

- CONSTRUCTION/SOIL EROSION SEQUENCE
- A.

B.

C.

D.

E.

F.

G.

H.

I.
- INSTALL SILT FENCING AS PER PLAN. INSTALL STONE ACCESS DRIVE.

CLEAR SITE FOR DRIVES, GRAVEL LOT, BUILDING AND UTILITY CONSTRUCTION.

STRIP AND STOCKPILE TOPSOIL; MASS GRADE SITE AS PER PLANS.

CONSTRUCT STORM SEWER, SEPTIC FIELD & WELL. IMMEDIATELY RESTORE DISRUPTION AREAS AROUND BASIN AND SEED & MULCH BASIN SLOPES

CONSTRUCT BUILDING AND GRAVEL LOT.

INSTALL PUBLIC UTILITIES – GAS, ELECTRICITY, TELEPHONE AND CABLE TELEVISION.

FINE GRADE GREENBELT AREAS.

CLEAN STORM SEWER SYSTEM, INCLUDING DITCHES, OF ALL ACCUMULATED SEDIMENT IN CONJUNCTION WITH THE REMOVAL OF ALL TEMPORARY EROSION CONTROLS.

REESTABLISH VEGETATION AS NECESSARY BY SEEDING AND MULCHING.
- NOTES:

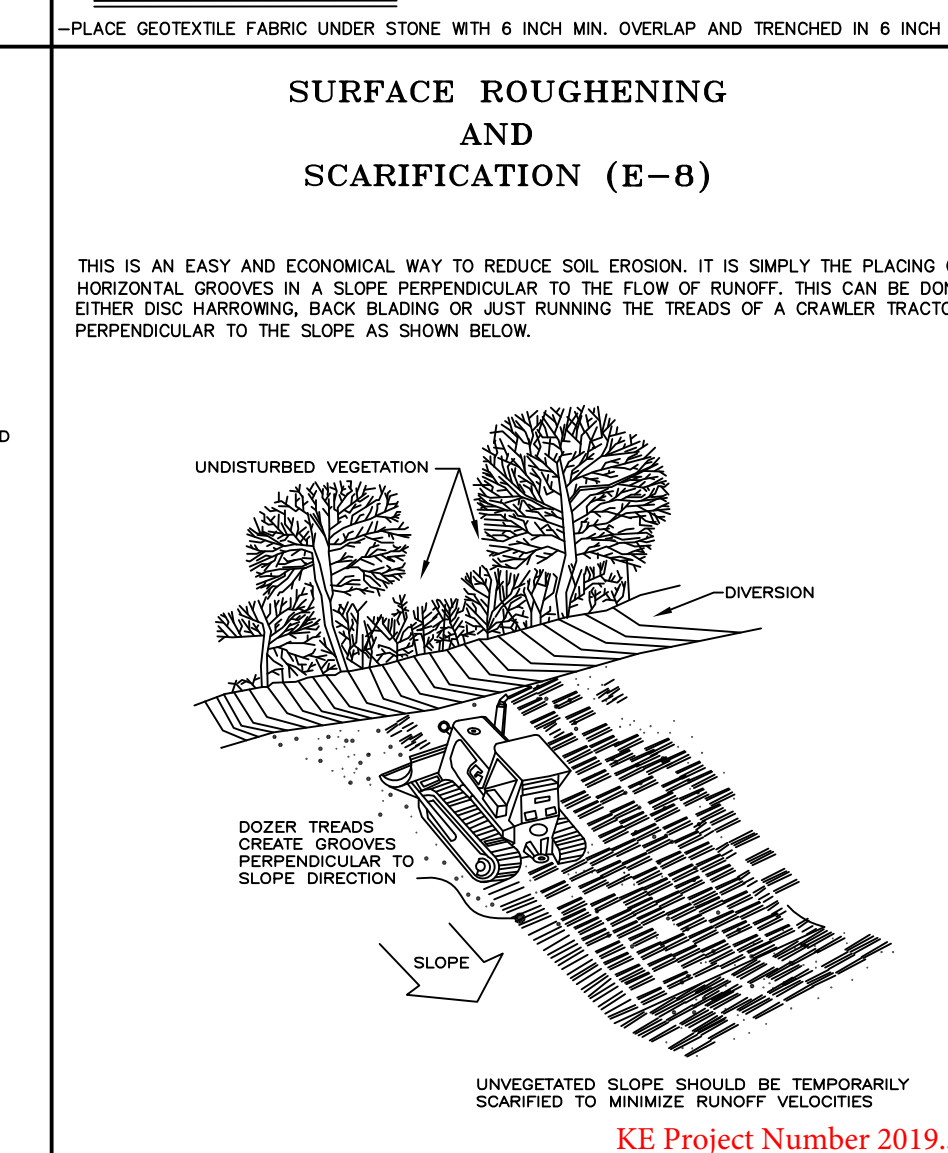
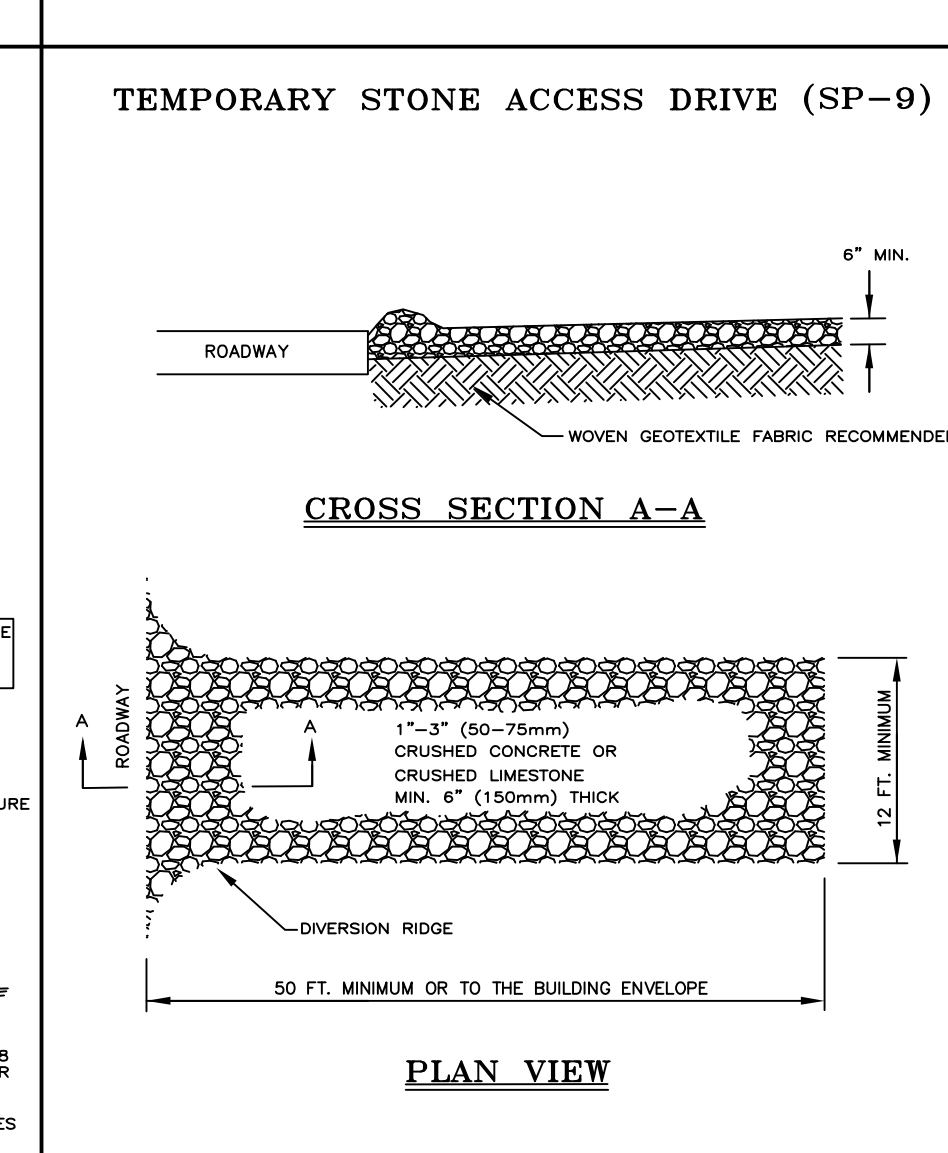
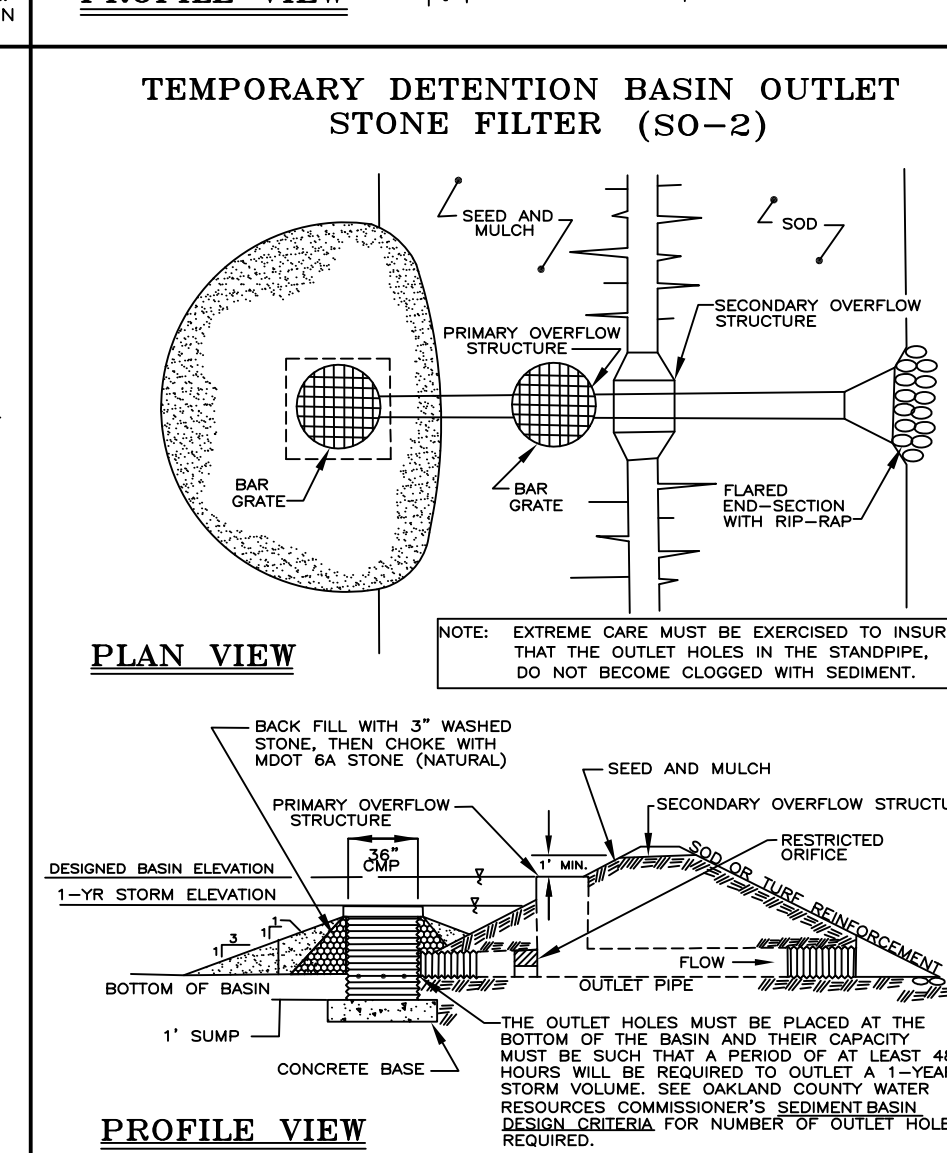
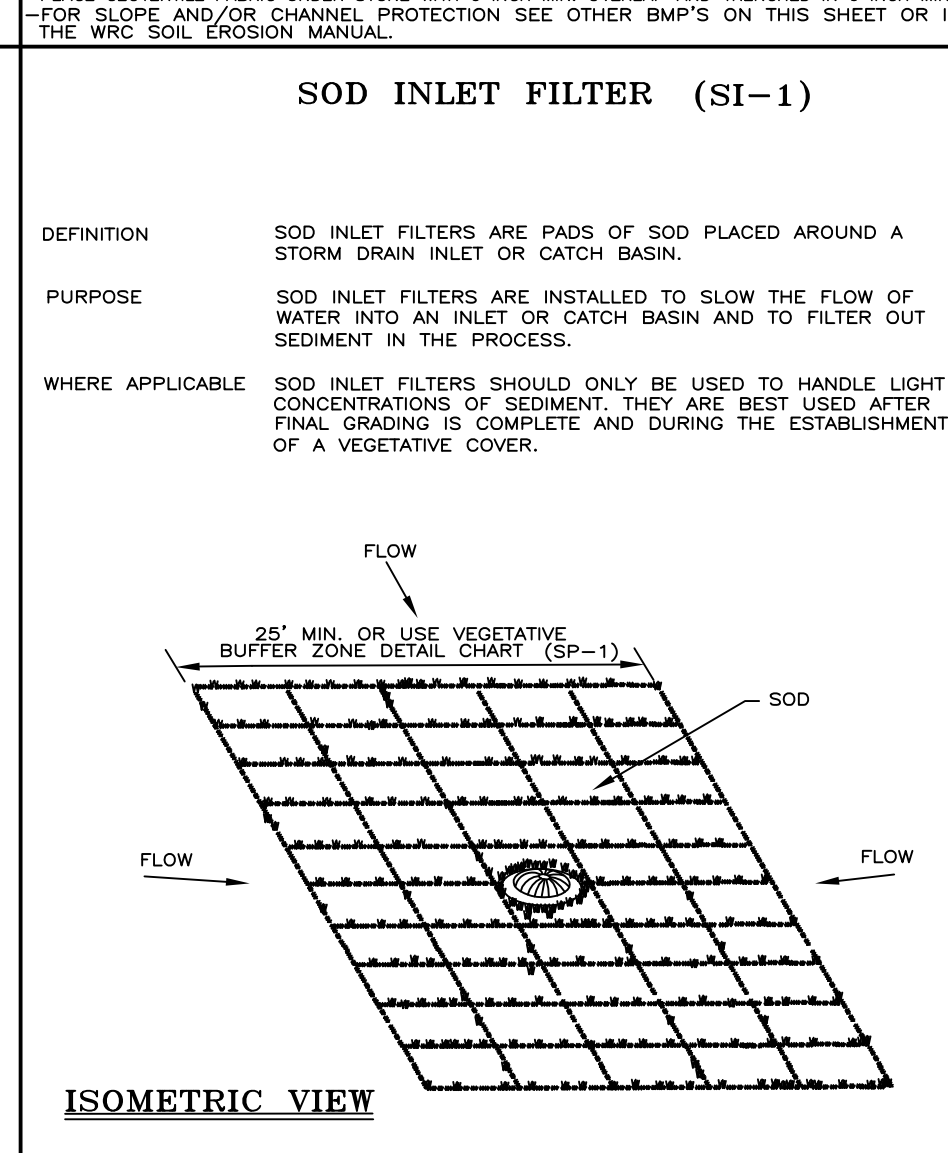
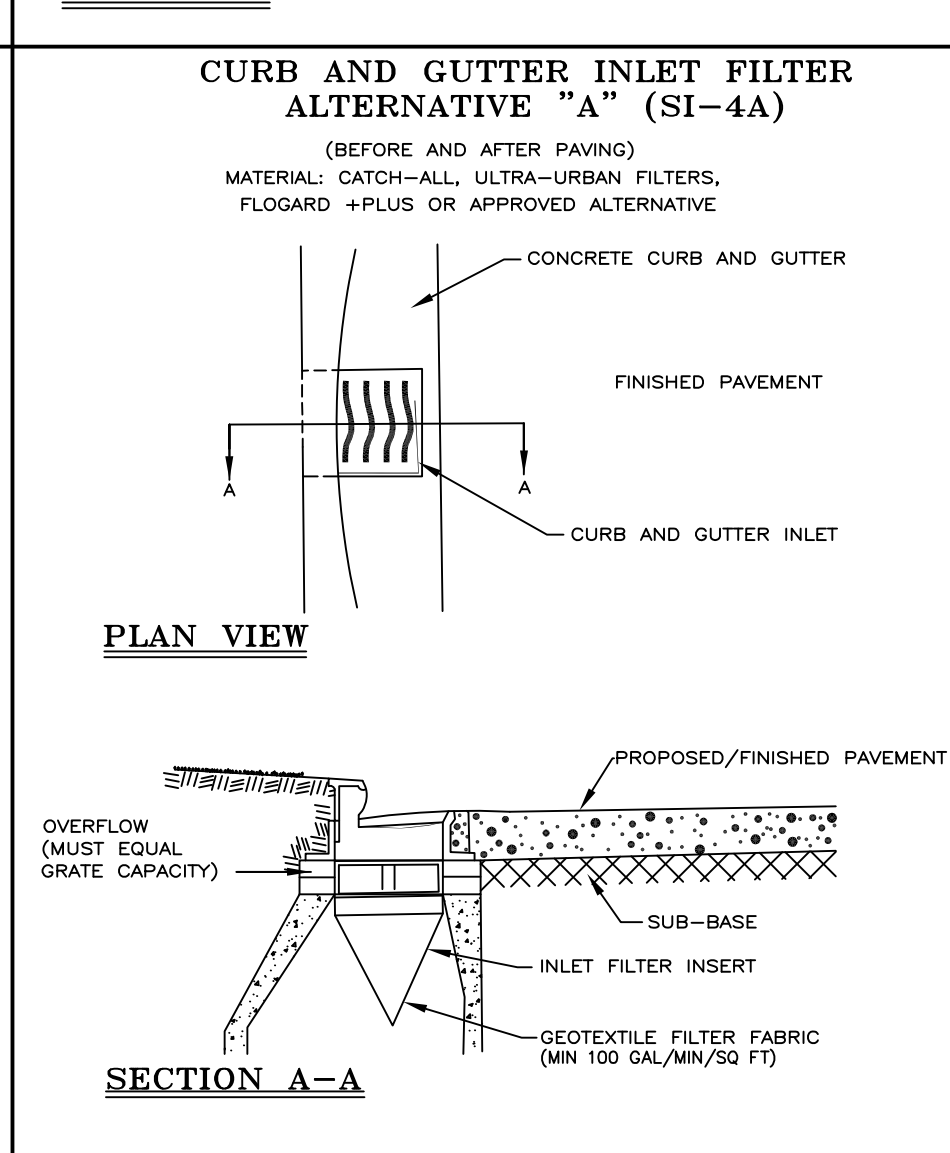
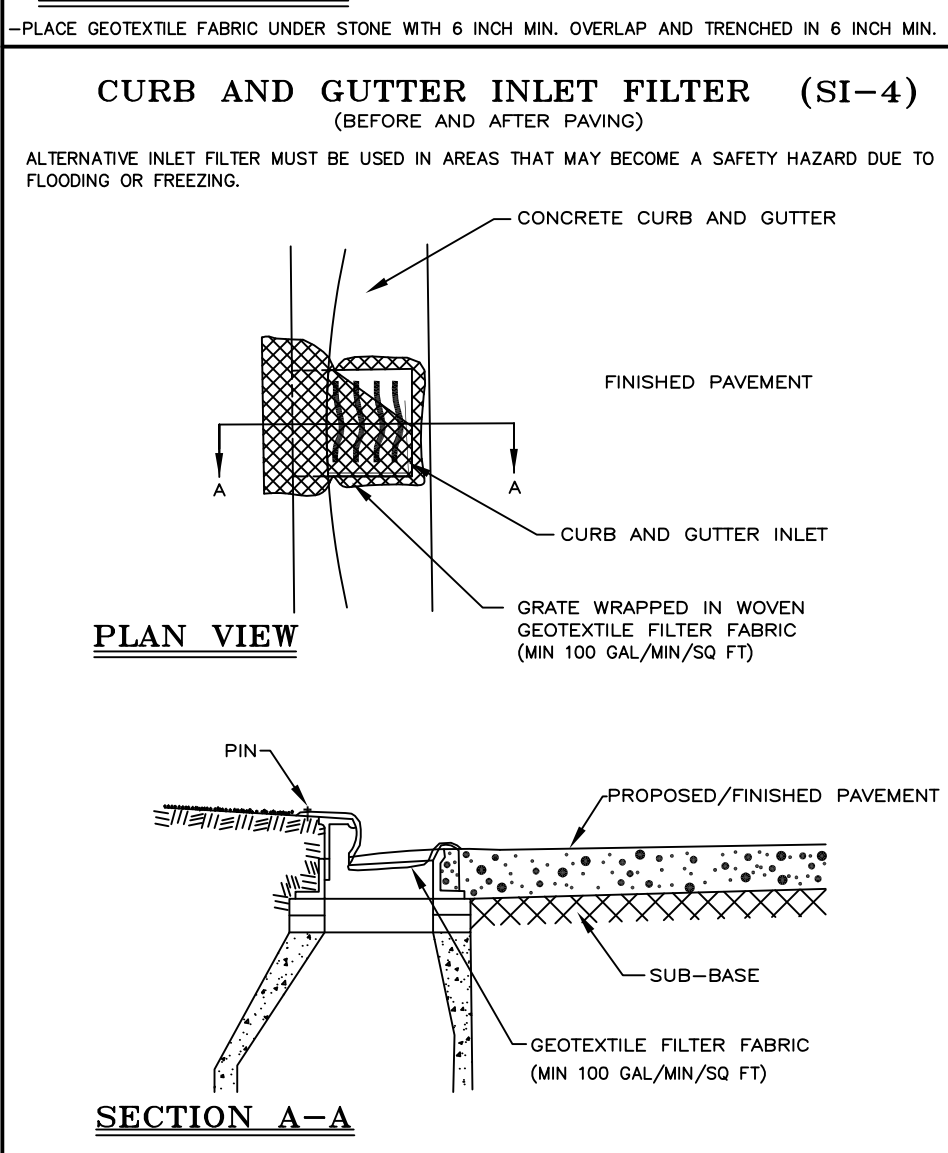
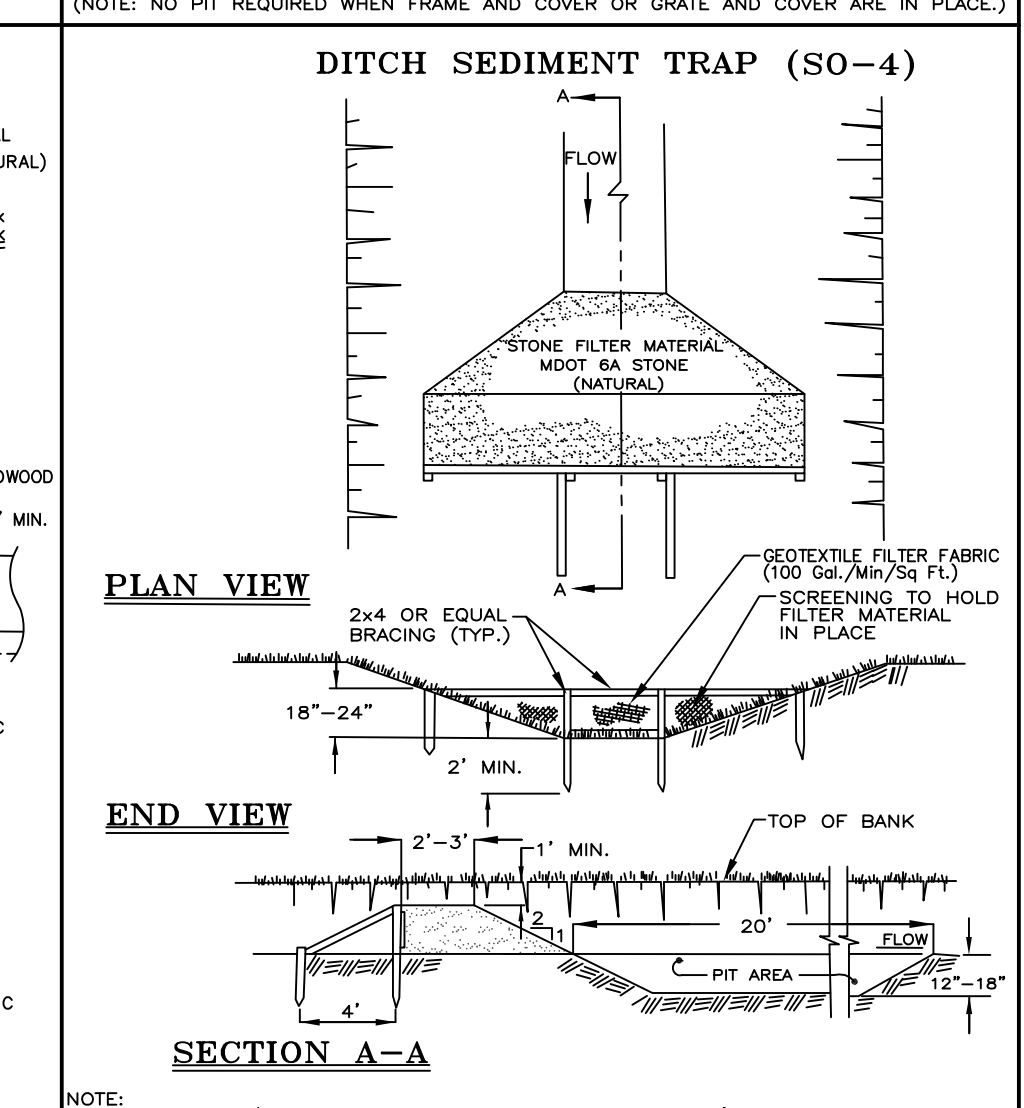
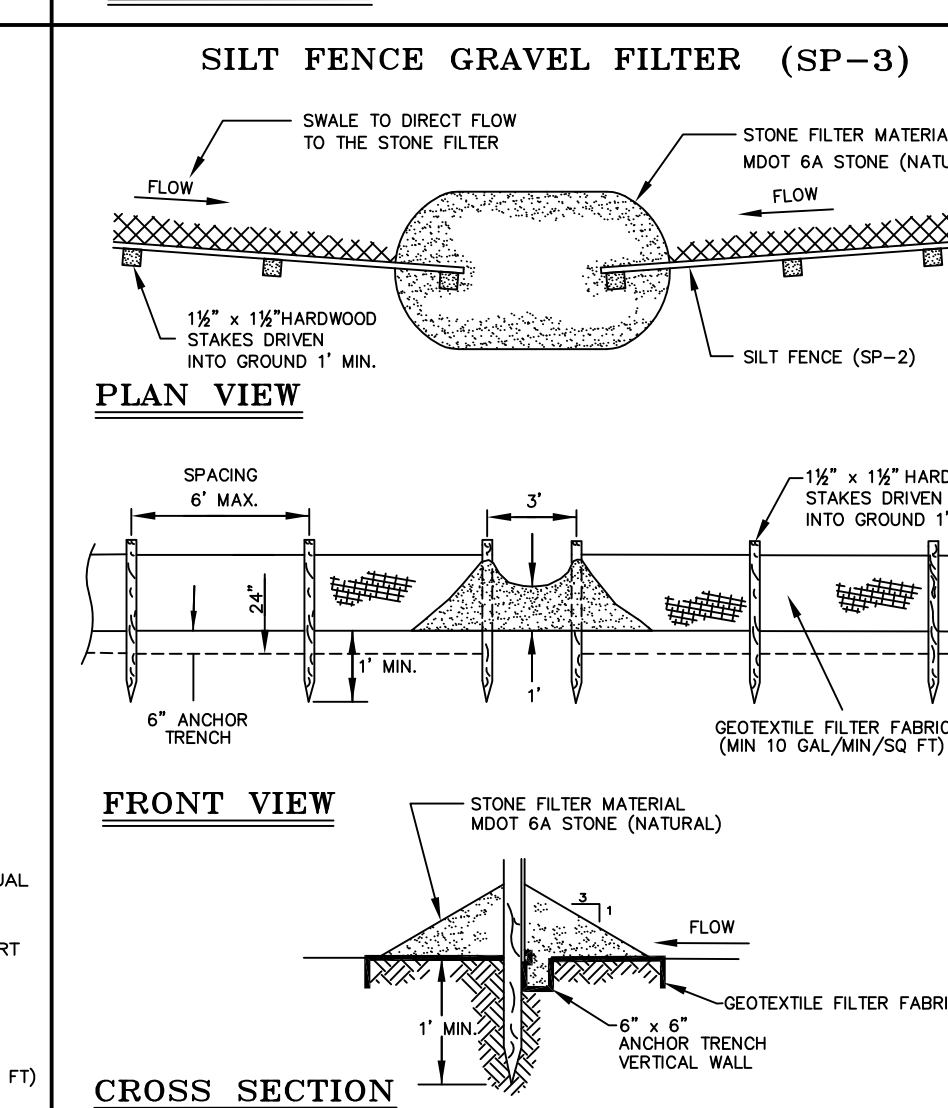
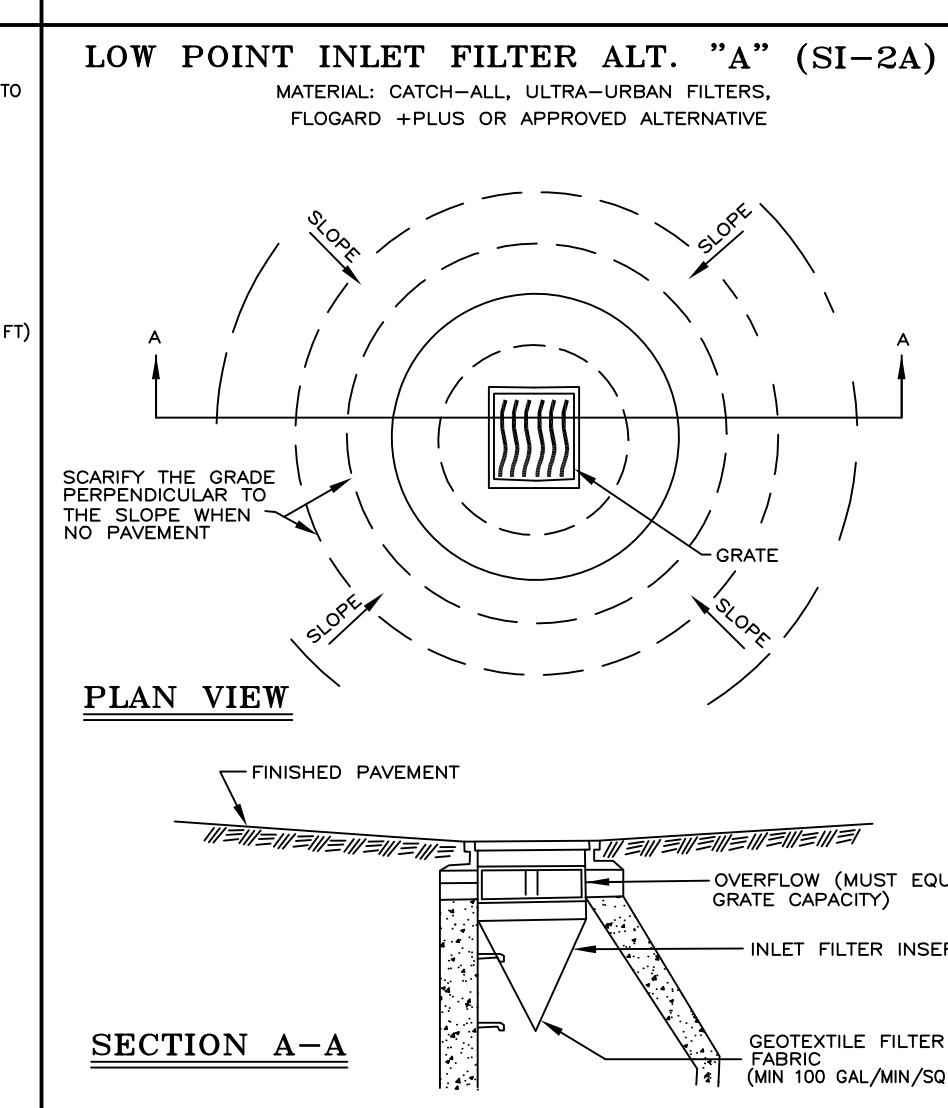
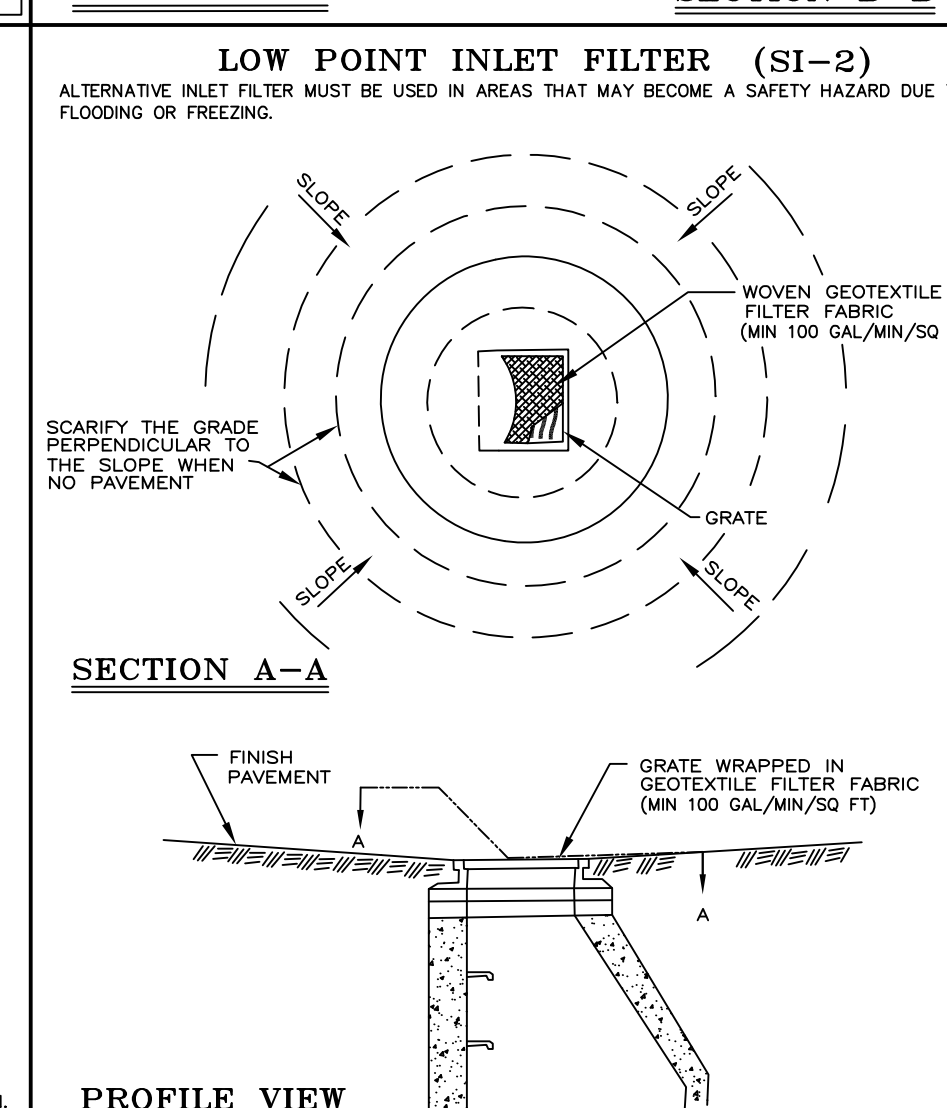
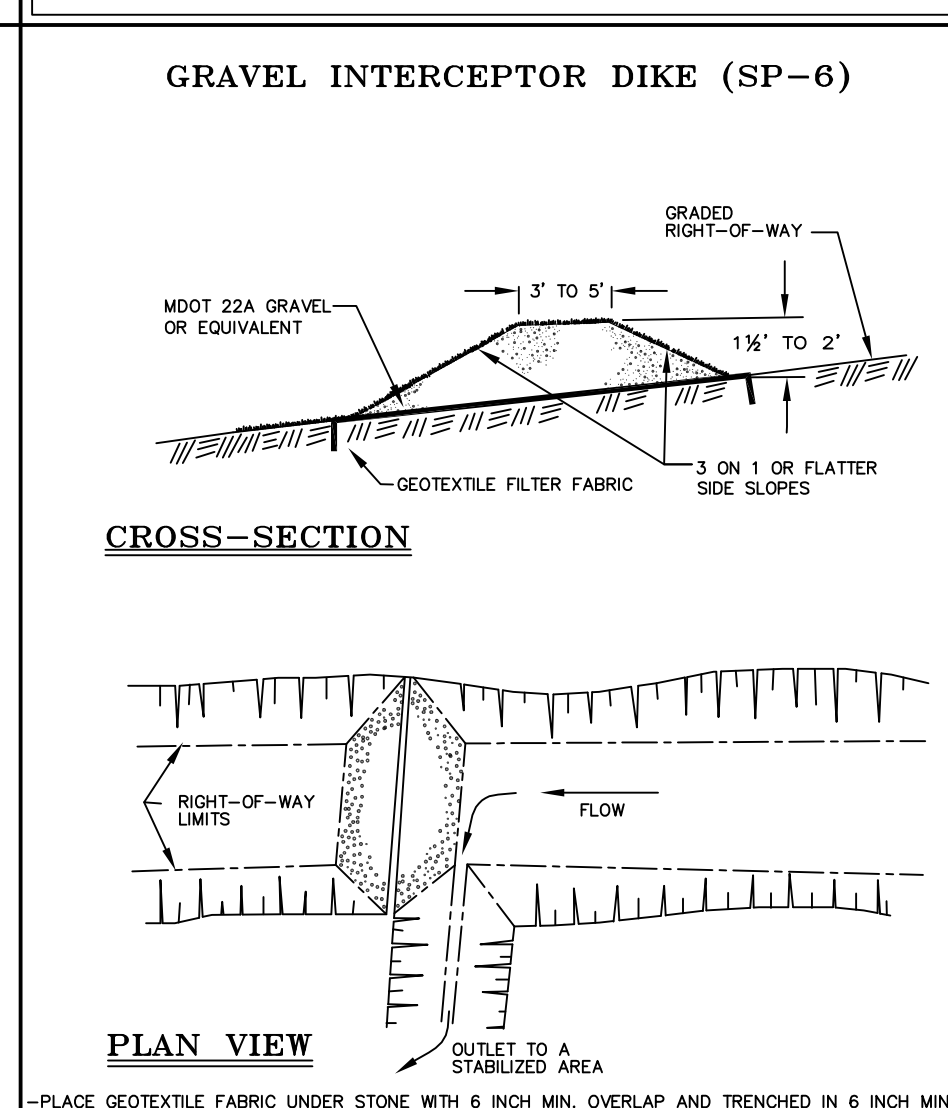
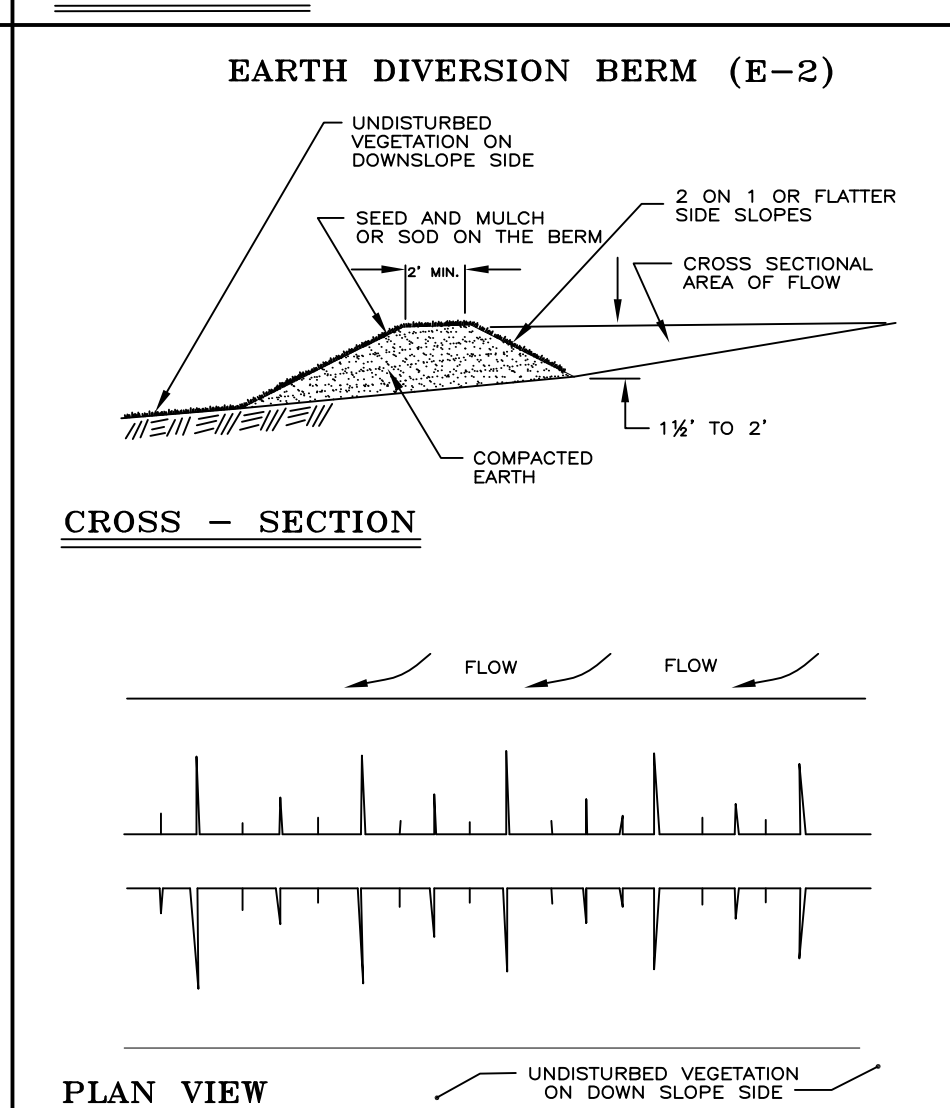
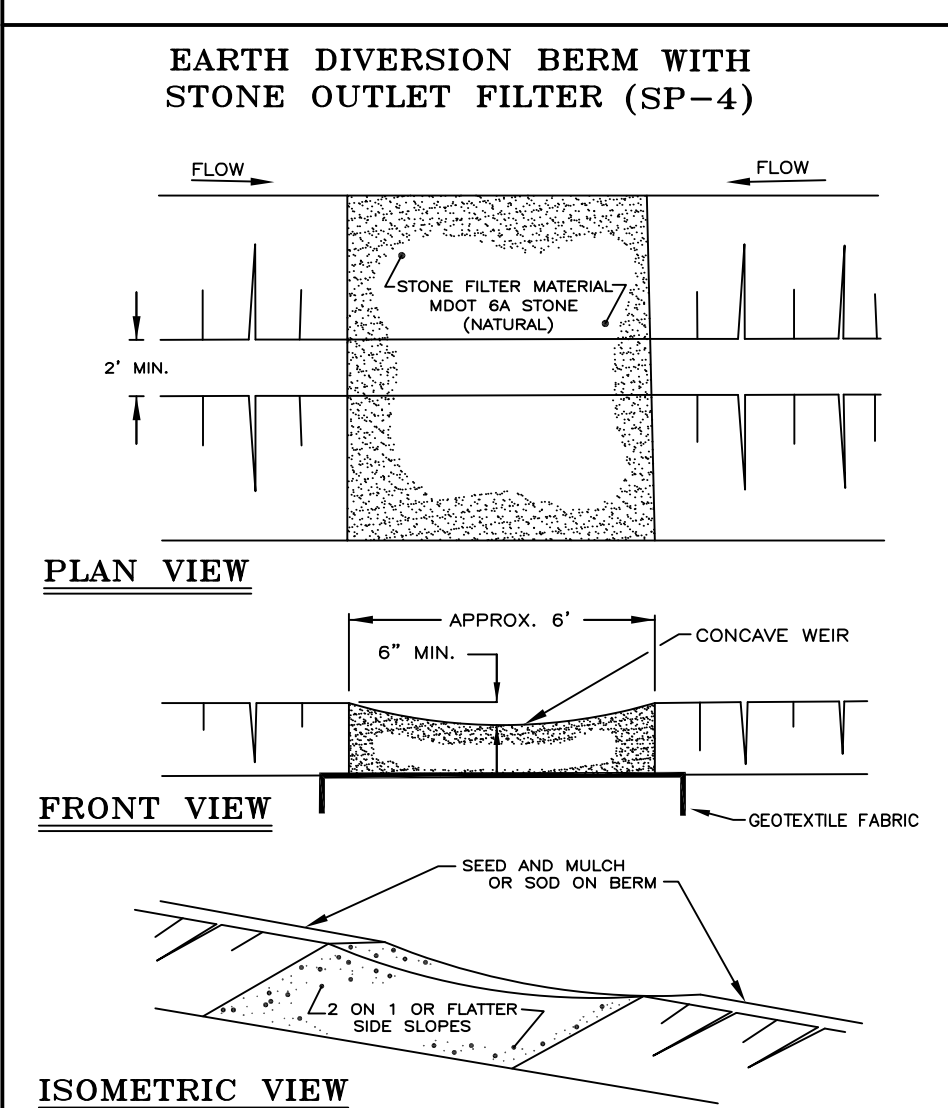
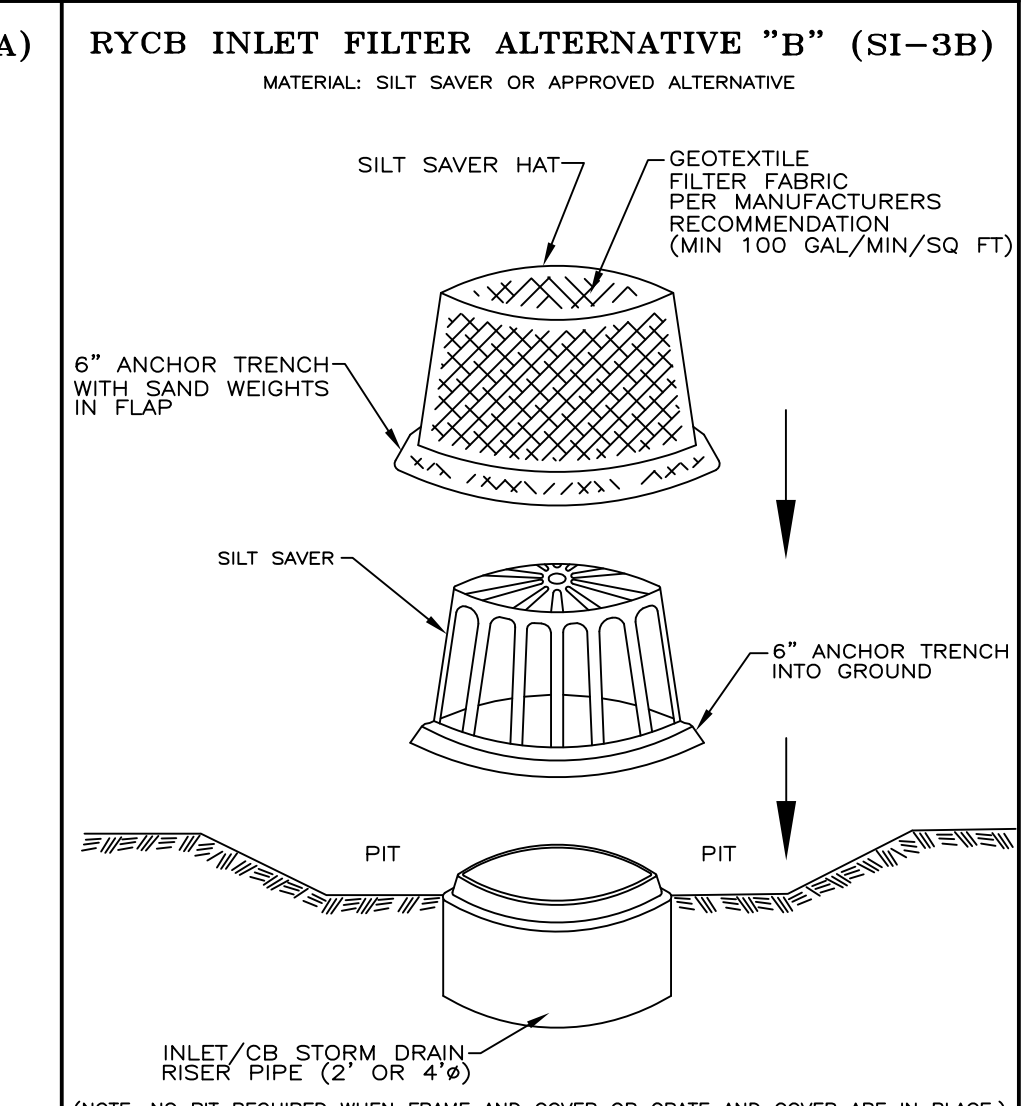
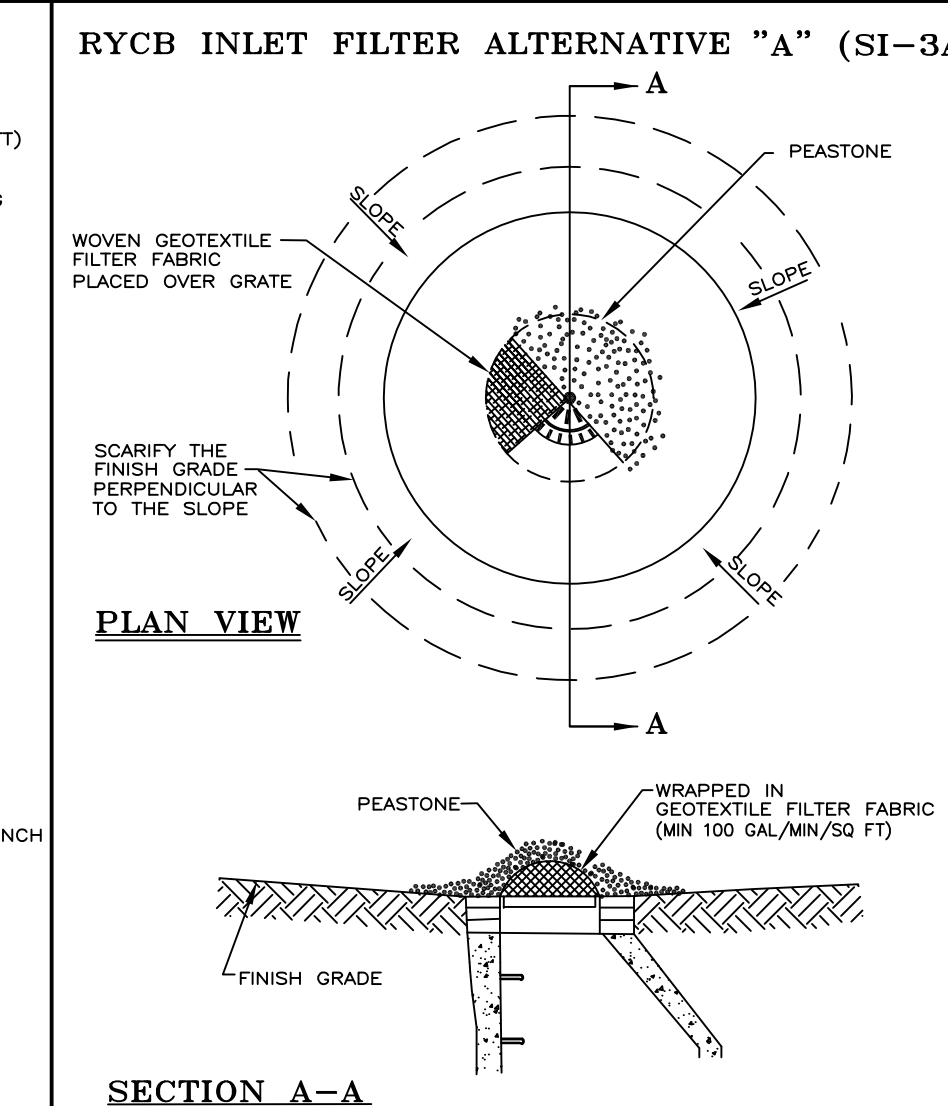
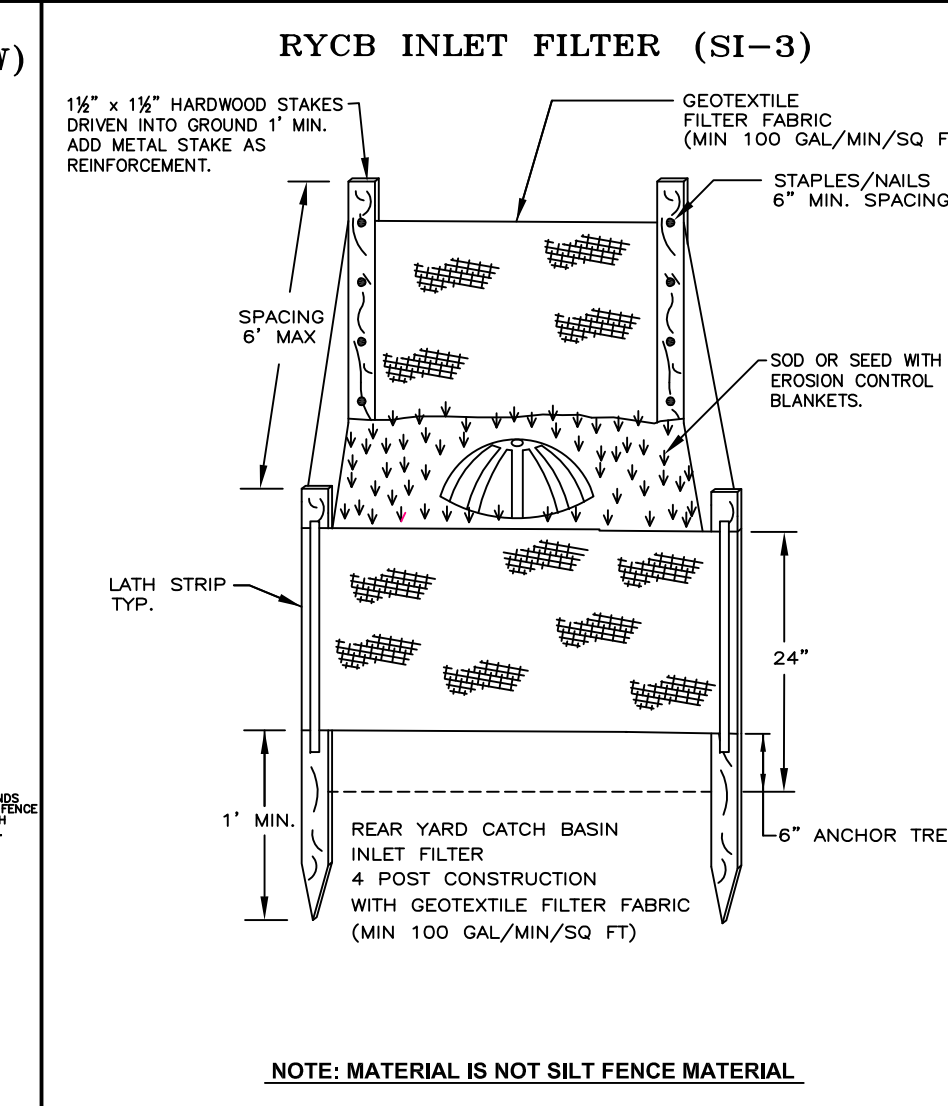
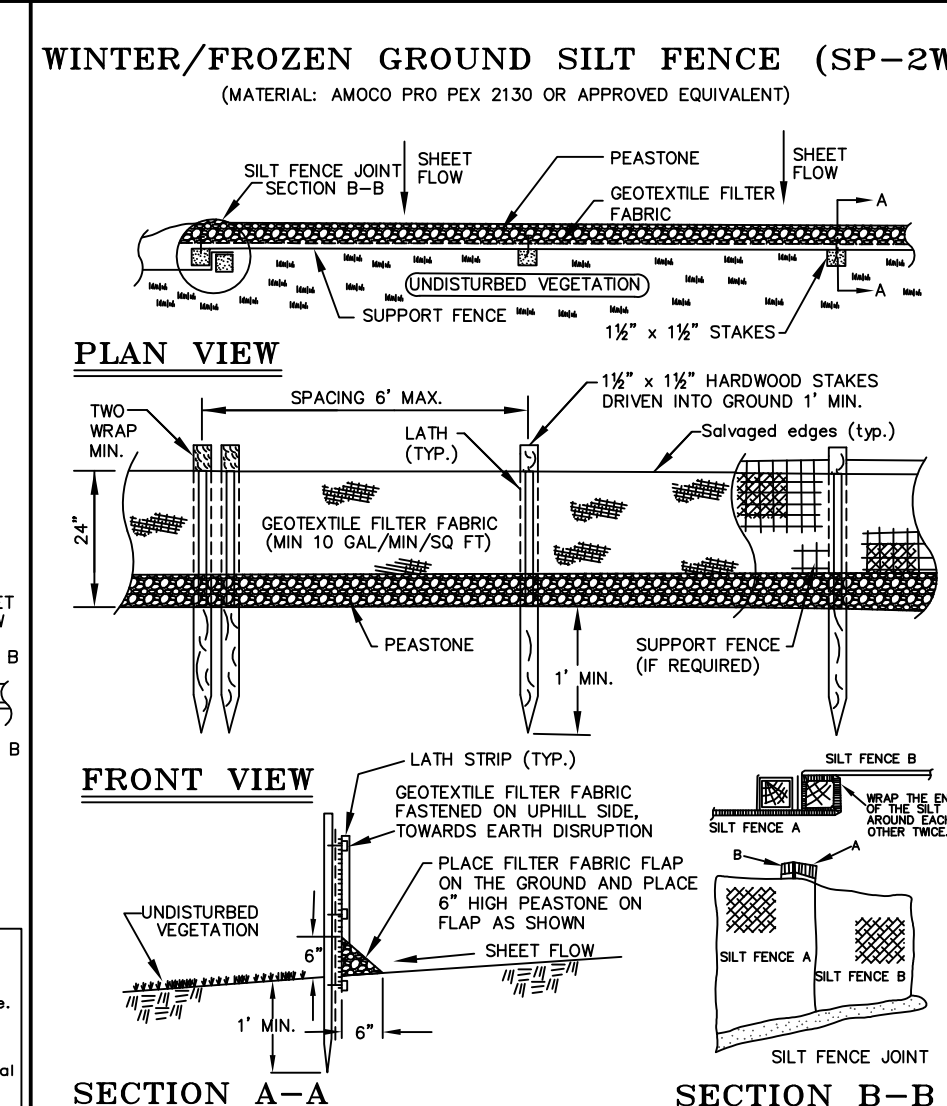
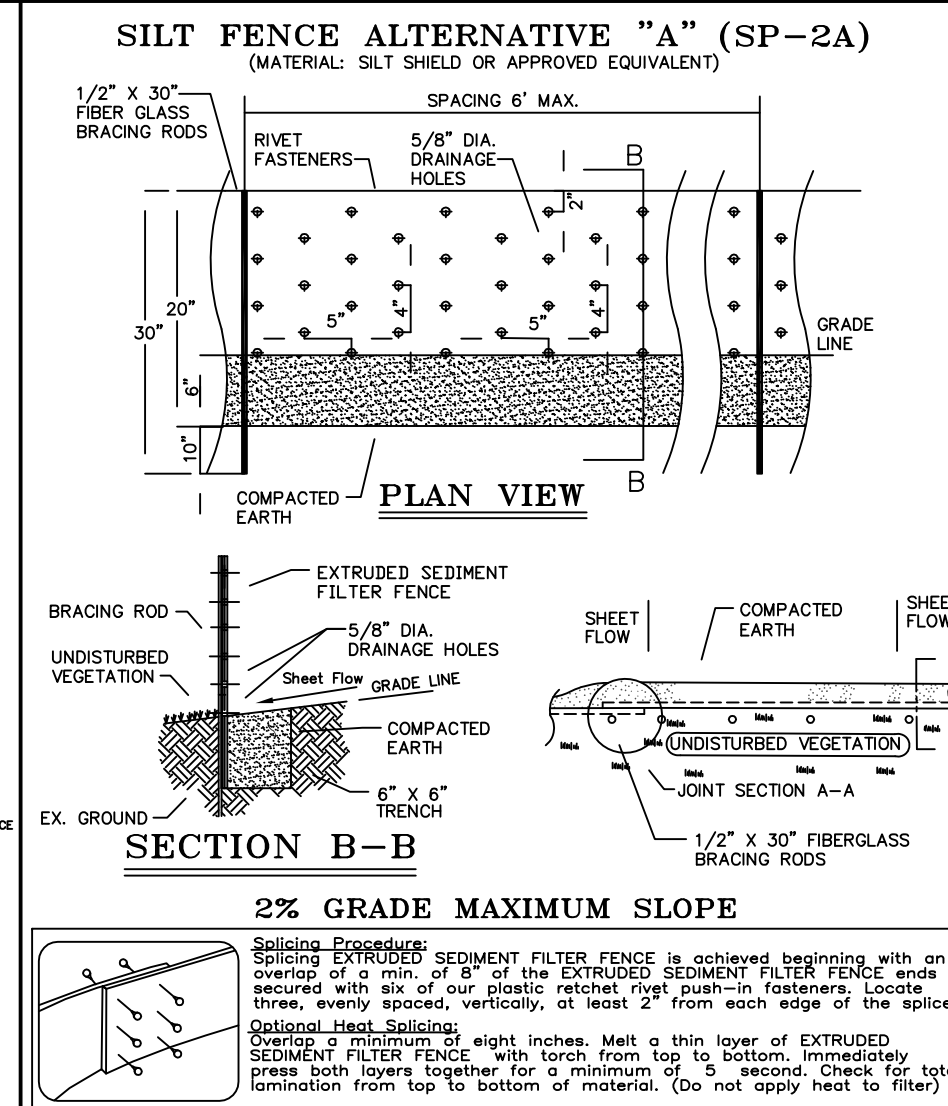
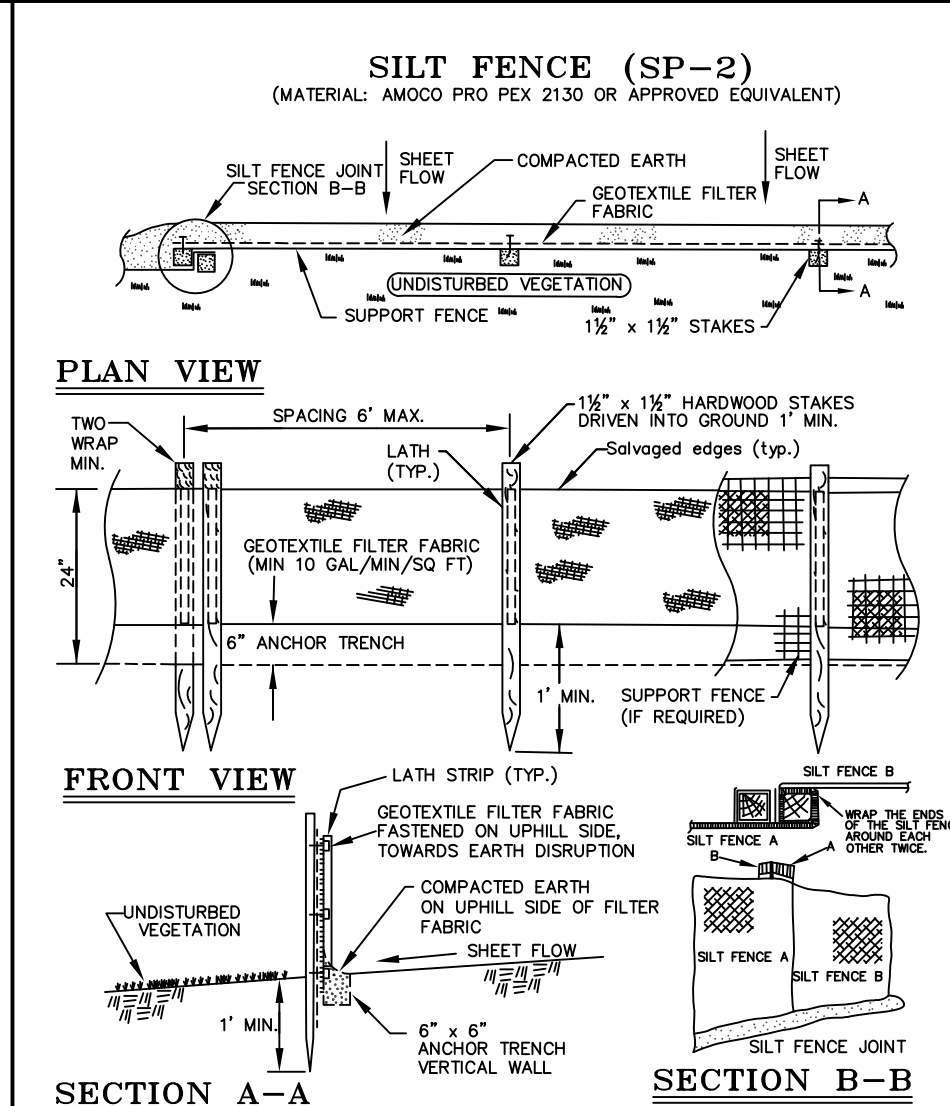
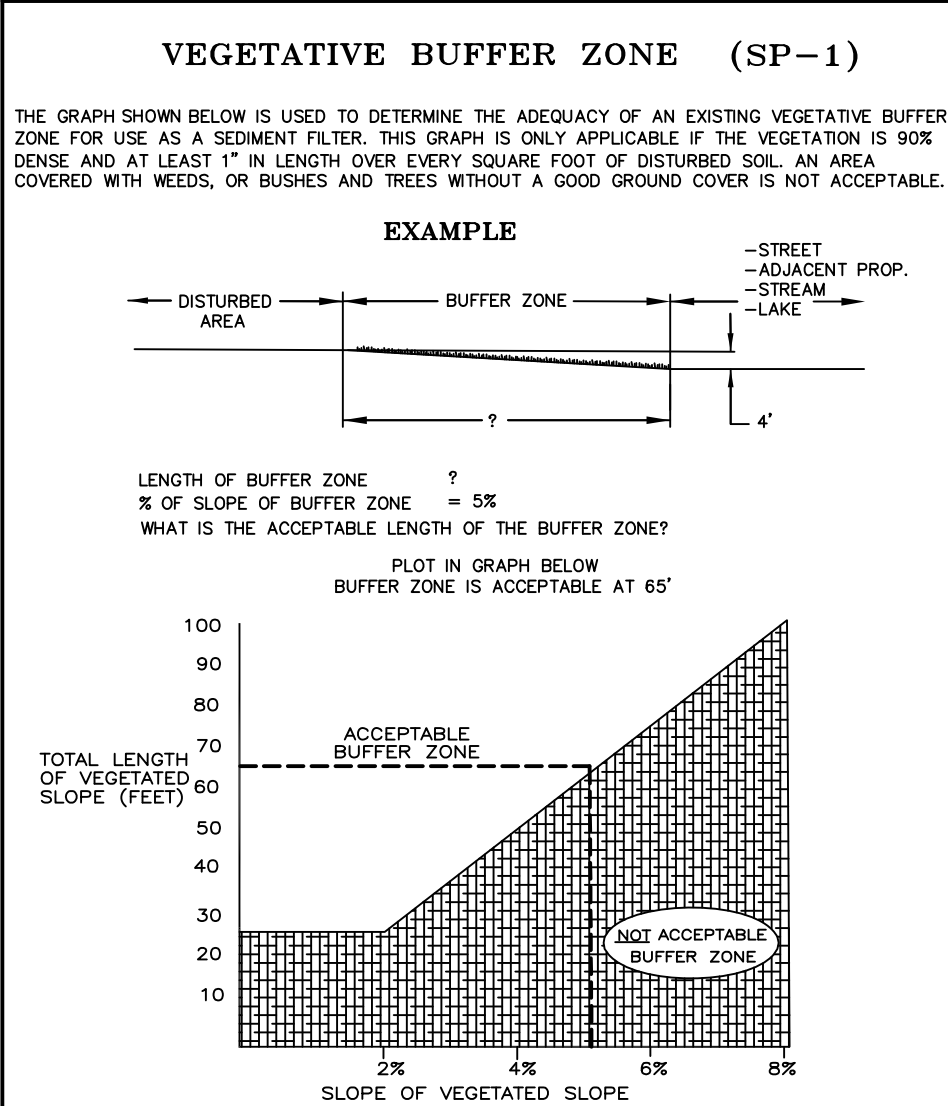
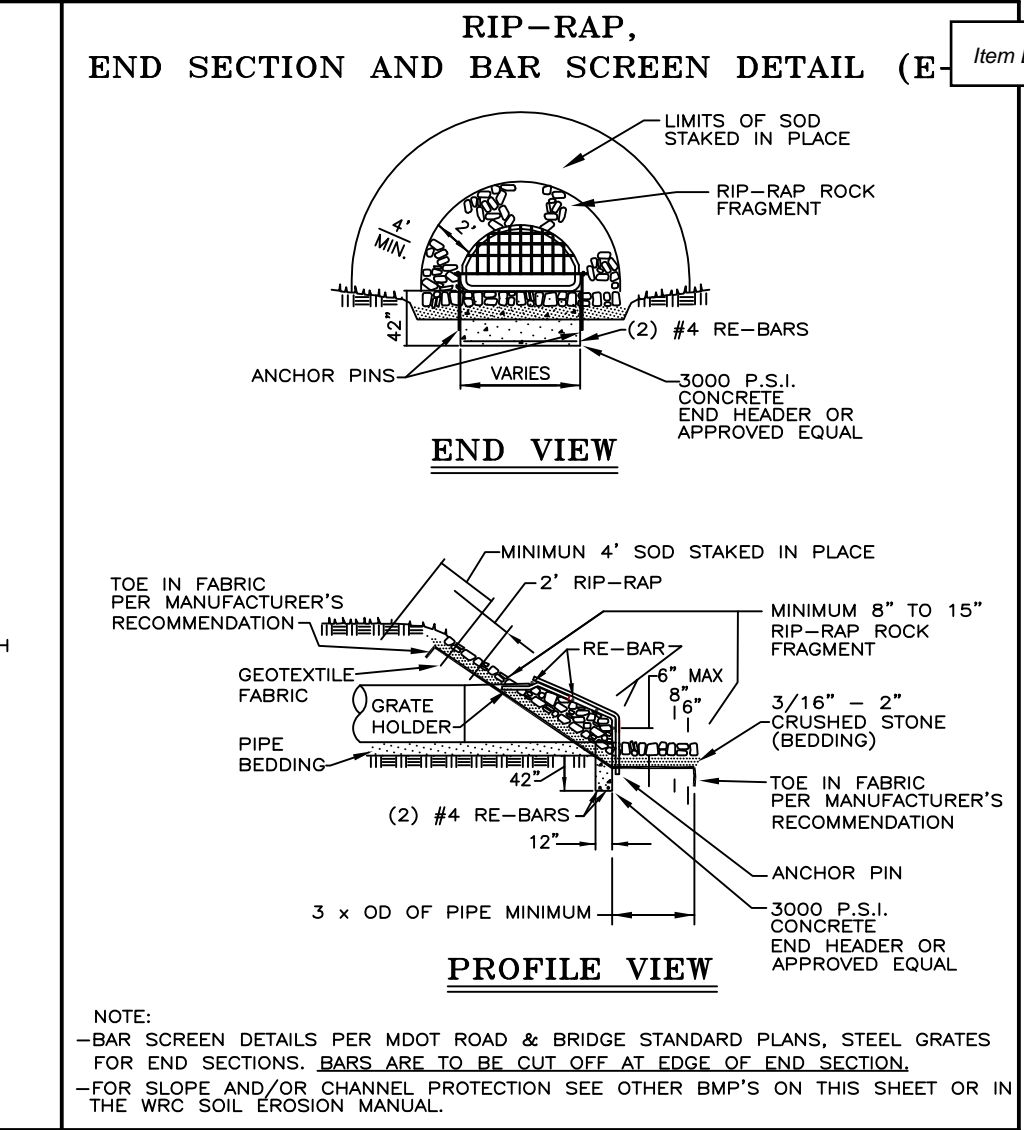
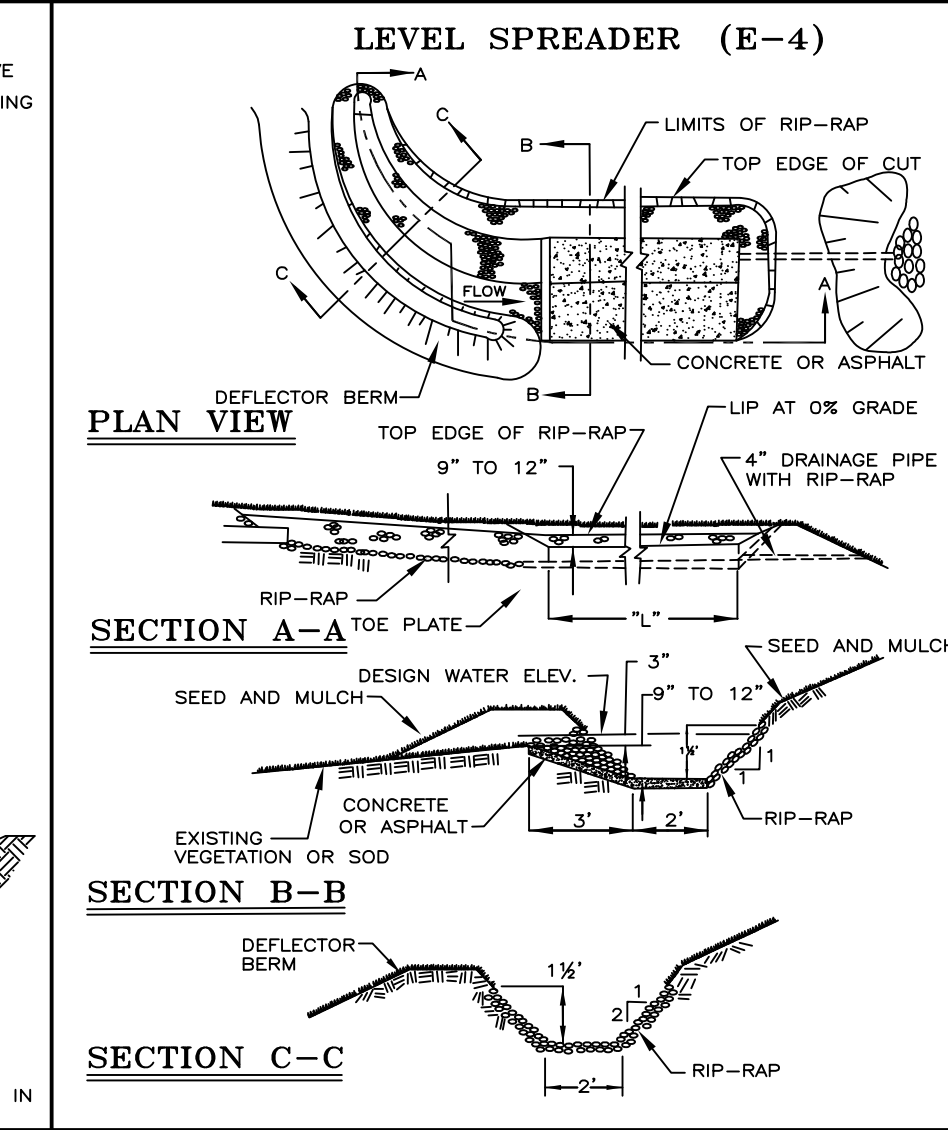
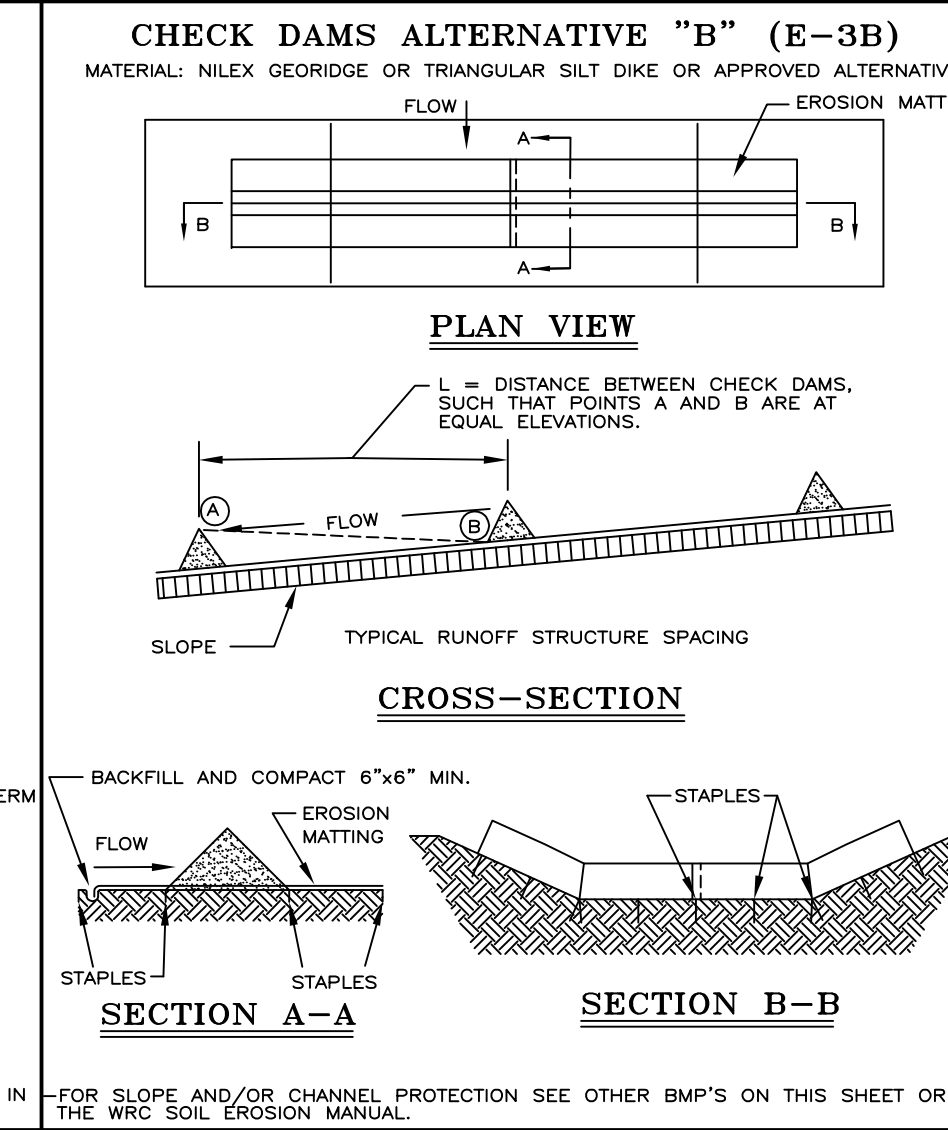
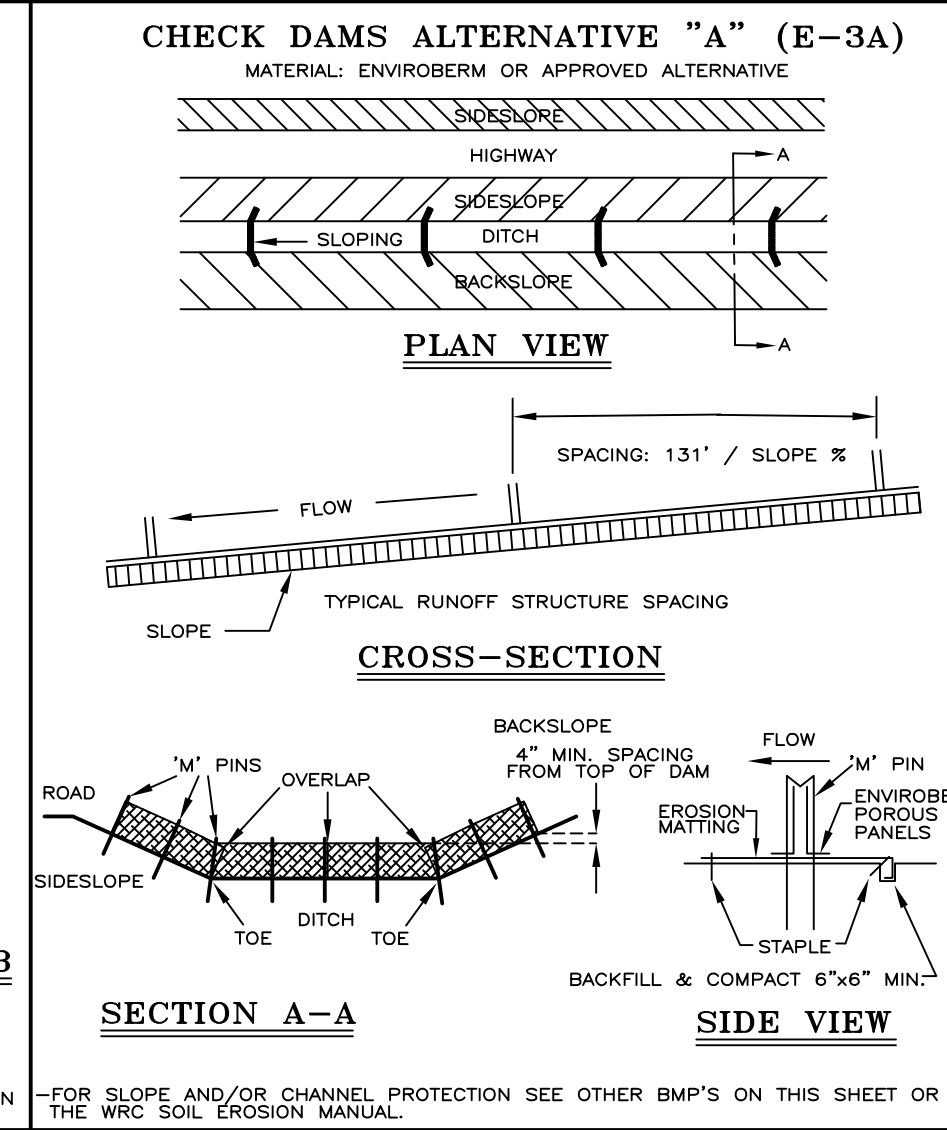
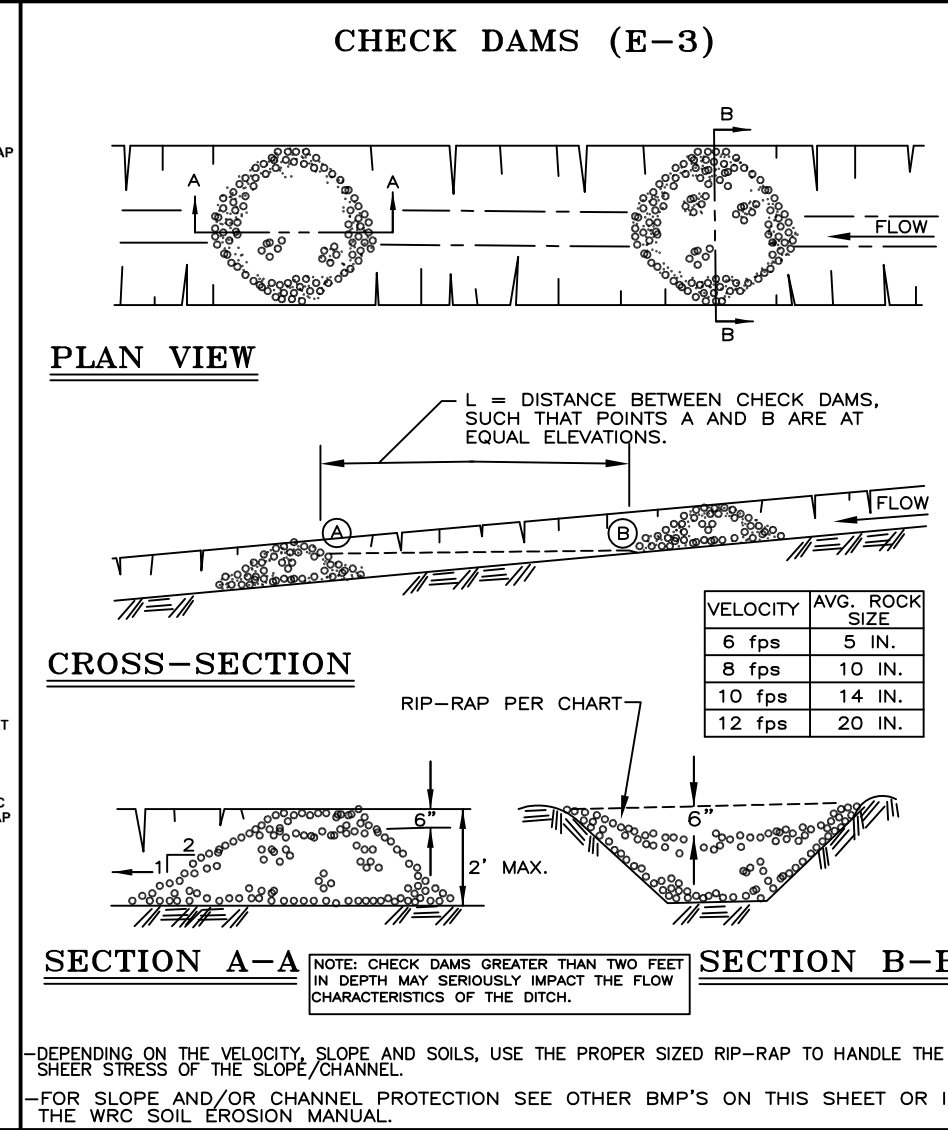
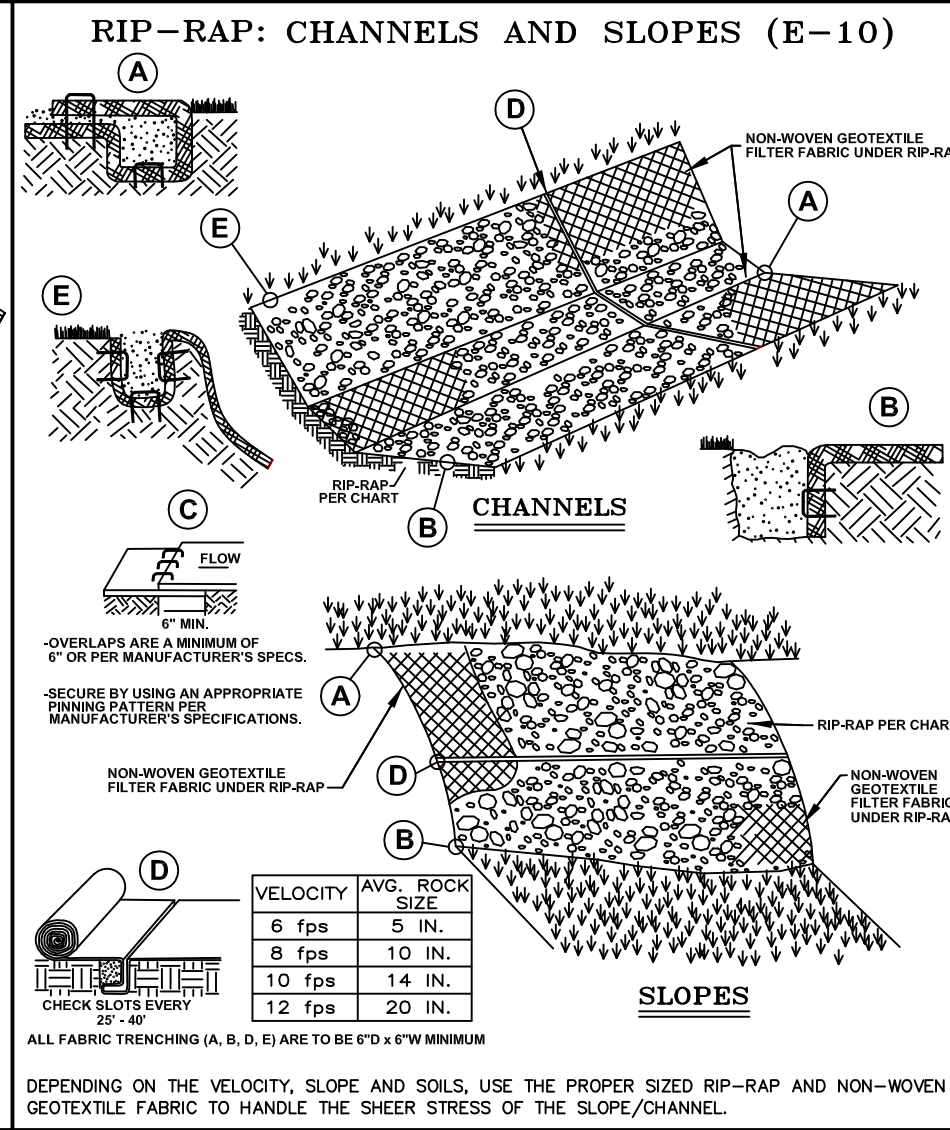
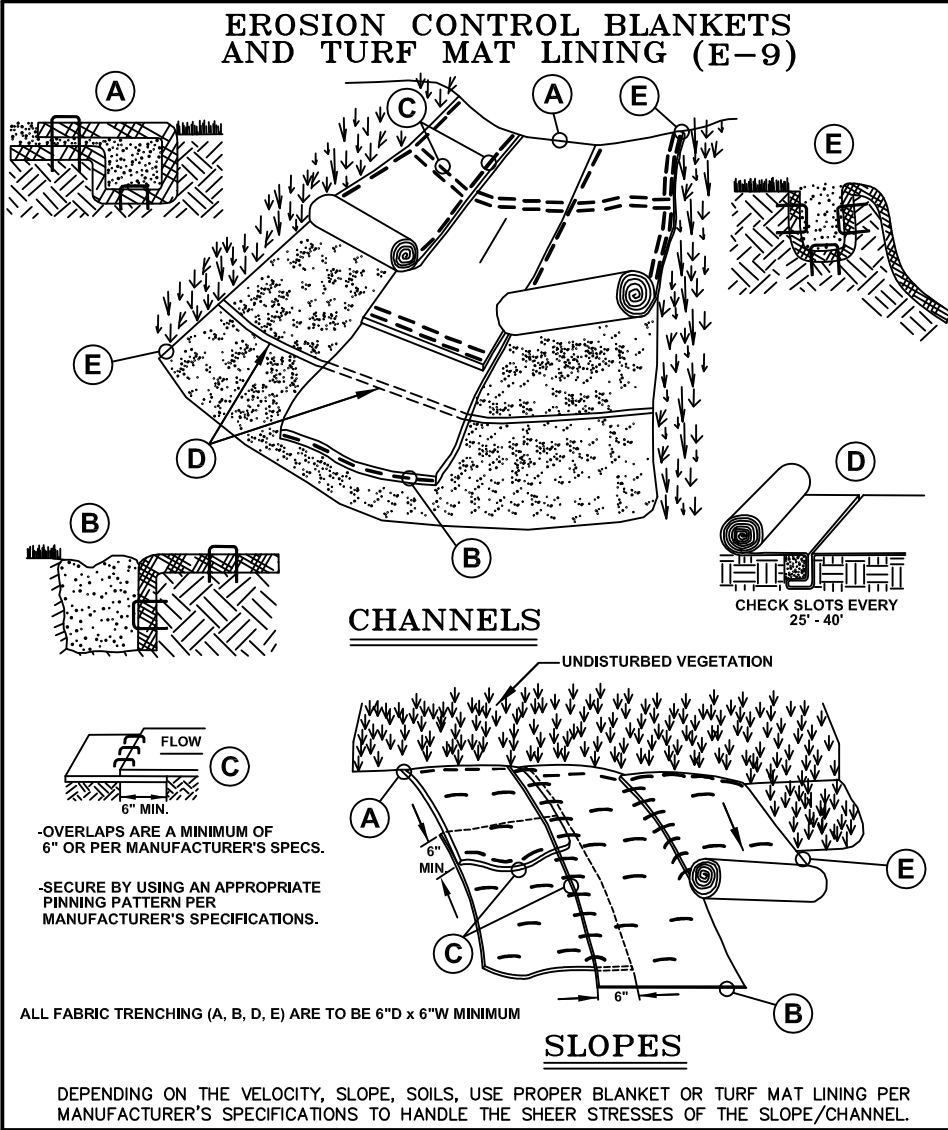
A SOIL EROSION PERMIT IS REQUIRED FROM THE WRC.

"THE SOIL EROSION CONTROLS WILL BE MAINTAINED WEEKLY AND AFTER EVERY STORM EVENT"

GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SOIL EROSION CONTROLS.

**BENCHMARK:**  
BOLT SPIKE ON N FACE OF PP  
ELEVATION = 1030.06 NAVD '88





**NOTE:**

WHILE PERFORMING WORK INVOLVING GROUNDS MAINTENANCE AND/OR THE CONSTRUCTION/MAINTENANCE OF ANY INFRASTRUCTURE, INCLUDING ROADS, WATER MAINS, SANITARY SEWERS, STORM DRAINS AND STORM WATER BEST MANAGEMENT PRACTICES (BMPs), CONTRACTORS SHALL MINIMIZE POLLUTION FROM STORM WATER RUNOFF THAT CAN AFFECT WATER QUALITY RELATED TO WORK ACTIVITIES. POLLUTANTS THAT COULD IMPAIR WATER QUALITY MAY INCLUDE FUEL, GREASE AND OIL, NUTRIENTS, BACTERIA AND PATHOGENS, LITTER AND DEBRIS, AND SOIL EROSION AND SEDIMENTATION. APPLICABLE BMPs SHALL BE IMPLEMENTED BY THE CONTRACTOR TO THE MAXIMUM EXTENT PRACTICABLE TO PROTECT WATER QUALITY AND WILDLIFE HABITAT.

**SOIL EROSION AND SEDIMENTATION CONTROL DETAILS**

REVISION BLOCK

Rev.	By	Desc.
1	WRC	PROPOSED DETAIL
2	WRC	FOR CONSTRUCTION APPROVAL / NAME CHANGES
3	WRC	FOR CONSTRUCTION APPROVAL / NAME CHANGES
4	WRC	FOR CONSTRUCTION APPROVAL / NAME CHANGES

ORIG. DATE: 01/01/01

SCALE: NONE

DESIGNED BY: WRC

DRAWN BY: Mapping

WATER RESOURCES COMMERCIAL

ONE PUBLIC WORKS DRIVE, BLDG 95 WEST WATERFORD, MICHIGAN 48382-1907

SHEET NO.: 5 OF 5



**WHITE LAKE TOWNSHIP  
PLANNING COMMISSION**  
7525 Highland Road  
White Lake, MI 48383  
**JULY 15, 2021 @ 7:00 p.m.**  
**Electronic Meeting**

Chairperson Anderson called the meeting to order at 7:00 p.m. and led the Pledge of Allegiance. Roll was called.

ROLL CALL: Steve Anderson, White Lake, MI  
Peter Meagher, White Lake, MI  
Rhonda Grubb, White Lake, MI  
Debbie Dehart, White Lake, MI  
Joe Seward, White Lake, MI  
Matt Slicker, White Lake, MI  
Scott Ruggles, White Lake, MI  
Merrie Carlock, White Lake, MI  
Mark Fine, White Lake, MI

Absent: None

Also Present: Sean O'Neil, WLT Planning Director  
Sherri Barber, Recording Secretary

Visitors: John Jackson, McKenna  
Kathleen Jackson, McKenna  
Leigh Merrill, DLZ

**Approval of Agenda**

Commissioner Meagher moved to approve the agenda as presented. Commissioner Carlock supported and the MOTION CARRIED with a roll call vote: (Dehart – yes; Meagher – yes; Anderson – yes; Grubb – yes; Seward – yes; Slicker – yes; Ruggles – yes; Carlock – yes, Fine -- yes). 9 yes votes.

**Approval of Minutes**

a. June 17, 2021

Commissioner Meagher moved to approve the minutes of June 17, 2021 as presented. Commissioner Grubb supported and the MOTION CARRIED with a roll call vote: (Dehart – yes;

Meagher – yes; Anderson – yes; Grubb – yes; Seward – yes; Slicker – yes; Ruggles – yes; Carlock – yes, Fine -- yes). 9 yes votes.

**Call to the Public (for items not on the agenda)**

No callers were waiting to speak at the Call to the Public.

**Public Hearing:**

None.

**Continuing Business**

**a) Oakland Harvesters**

Location: Located on the north side of White Lake Road, west of Old White Lake Road and east of Orr Road, consisting of 2 acres. Currently zoned Light Manufacturing (LM). Identified as vacant parcel 12-01-127-001

Request: **Preliminary Site Plan Approval**  
**Special Land Use Approval**

Applicant: Oakland Harvesters  
840 Sherbrooke St  
Commerce Township, MI 48382

Planning Director O'Neil reported that we had a special hearing last month on this agenda item. There are some outstanding comments from the review letters. Kathleen Jackson from McKenna summarized the major issues for the site. It's a 2 acre site, they are proposing a 9,000 square foot building for storage of their equipment along with parking. McKenna is looking for building height, site condo documents and lot coverage. The applicant is trying to defer the sidewalk until the abutting properties have their sidewalks. She noted that there is a lot of old equipment on the site that won't go into the new building and Ms. Jackson recommends a bond for the removal of that equipment. The reason for the special land use is the outdoor storage and lack of screening, the screening could be deferred to a landscape plan. Planning Director O'Neil noted that there isn't currently any sidewalks near the site, and along the parking lot the sidewalk would need to be widened. They also need curbing on the site. The Fire Department is asking for additional information for their review, and they may need a hydrant well. The applicant needs to address that tonight and follow up with Fire Chief Holland.

Ty Nuottlia was in attendance on behalf of Oakland Harvesters. They are a weed harvesting company for local lakes. They have not established the building height yet. They will have a berm with trees and a gate. In the last couple weeks they have done a large cleanup. There are some remaining harvesters that will be scrapped or sold in the next few years. The building will be an office and indoor storage. They've had some vandalism and theft out there and they want to protect their investment. The Michigan winters are hard on the equipment and the new equipment will be stored inside.

Trustee Ruggles noted that he can understand his position but down the line these requirements will benefit you. There isn't much benefit for the sidewalk at this time, as long as he's willing to join in at a later date. Mr. Meagher asked Planning Director O'Neil about the frontage with the sidewalk requirement. He agrees with Trustee Ruggles logic with the



lack of pedestrian traffic. It is required by ordinance. An applicant recently went before ZBA about curbing and the ZBA did not allow the plans to be without the curbing. If we waived the sidewalk requirement at this time, we don't know if the sidewalk would get done by him down the line because he may not own it any longer. We could get the Township board to look at a deferral on the sidewalk and possibly get a bond. Could he go down to 17' long parking spaces? Commissioner Anderson wanted to understand what equipment is being stored. He's allowed to have outside storage with the special land use. It has to be screened. The Fire Department will have to look at the fuel storage. It can't be broken down equipment. Commissioner Dehart asked if there will be a well and septic on site? Yes there will. She wanted to point out that most new trucks are over 20' long. Do they use chemicals at all and will these chemicals be stored on site? Is there a possibility of leakage for oil or fuel? They are antichemical and there will be no chemical storage on site. They get their tanks from the fuel company and the tanks are up to code. Commissioner Slicker said the sidewalk should be 7', he doesn't see any way around that. On the site plan the sidewalk could be installed at the request of the Township board. If there is a large building there will be a lot of erosion without paving, or at least get the downspouts to the basin. Commissioner Seward asked if the tanks get tested? Chief Holland reported to Planning Director O'Neil that it has to be a double wall tank with locked nozzle. If it's long term it would have to be State approved per Fire Chief Holland.

Commissioner Carlock wanted to echo Commissioner Slicker's comments. She is concerned about the screening and the amount of things on the site now. She lives near industrial land that's not screened on the backside. An A-1 buffer is required on White Lake Road. Commissioner Slicker asked about the drainage easement, and Mr. Leuffgen would have a better answer on that. The design of the sidewalk has to be shown on the plan and you can defer to the Township board to allow the sidewalk to be installed at a later date by some type of agreement.

Once this gets through final site plan approval this will all be cleaned up.

**Commissioner Meagher moved to recommend to the Township Board the approval of the Special Land Use for Oakland Harvesters located on the north side of White Lake Road, west of Old White Lake Road and east of Orr Road, consisting of 2 acres. Currently zoned Light Manufacturing (LM). Identified as vacant parcel 12-01-127-001. The approval is based on consultant and Planning Department review comments and subject to obtaining final site plan approval. Commissioner Dehart supported and the MOTION CARRIED with a roll call vote: (Dehart – yes; Meagher – yes; Anderson – yes; Grubb – yes; Seward – yes; Slicker – yes; Ruggles – yes; Carlock – yes, Fine -- yes). 9 yes votes.**

**Commissioner Meagher moved to recommend to the Township Board the approval of the Preliminary Site Plan for Oakland Harvesters located on the north side of White Lake Road, west of Old White Lake Road and east of Orr Road, consisting of 2 acres. Currently zoned Light Manufacturing (LM). Identified as vacant parcel 12-01-127-001. The approval is subject to the standards, all planning and consultant comments, the plan being amended for 7' sidewalk adjacent to parking lot and the applicant entering into an agreement to put in the sidewalk when ordered by the White Lake Township Board and curbing added to the parking lot. Commissioner Slicker supported and the MOTION CARRIED with a roll call vote: (Dehart – yes; Meagher – yes; Anderson – yes; Grubb – yes; Seward – yes; Slicker – yes; Ruggles – yes; Carlock – yes, Fine -- yes). 9 yes votes.**

**b) Elizabeth Lake Retail**

Location: Property described as vacant parcel number 12-21-426-004, located on the southwest corner of Elizabeth Lake Road and Highland Road (M-59), consisting of approximately 69 acres.

Applicant would like to rezone approximately 8.61 acres of the northeast portion of the parcel, from **(AG) Agricultural to (PB) Planned Business District** or any other appropriate zoning district.

Requests: **Rezoning Approval**  
**Preliminary Site Plan Approval**

Applicant: MA Archmaster  
40500 Ann Arbor #105 LL  
Plymouth, MI 48170

Trustee Ruggles would like to be recused from this agenda item.

**Commission Fine motioned to recuse Trustee Ruggles from the Elizabeth Lake Retail discussion. Commissioner Grubb supported and the MOTION CARRIED with a roll call vote: (Dehart – yes; Meagher – yes; Anderson – yes; Grubb – yes; Seward – yes; Slicker – yes; Carlock – yes, Fine -- yes). 8 yes votes.**

Trustee Ruggles went into the waiting room.

The Planning Commission received a plan on Tuesday and Planning Director O'Neil emailed the plan to all the Planning Commission members. This is a one page concept or layout. Tonight you cannot do a preliminary site plan approval. You can give them some direction, but you can't take any action. It's completely different plan, it's better. He wanted to thank the participants who met and gave the direction. Leigh Merrill is from DLZ in case any traffic impact questions came up. The traffic study he reviewed previously was for a much different layout.

Richard Shapak stated that they worked hard to shape a plan based on the comments made during the meeting. They took the comments to heart especially with the stores right on M59 and Elizabeth Lake Road. They are here tonight to look for other thoughts on how we could work on this. They would like to move forward with what we have at this point and the comments we receive tonight. He feels it has been made very walkable. He thinks your major restaurants are not interested in a space without a drive-through. Our intent is that this should be a major draw for White Lake and surrounding areas. We have done away with one entry off of M-59.

Commissioner Fine asked about 3 drive-throughs. He sees cars jamming up at lunch or their heavier times and it seems like it could be a problem, particularly in the right corner. Planning Director O'Neil asked Mr. Merrill about it, and he can't directly comment without seeing the turning radius. He sees the potential concern in the Northeast corner. It's the biggest concern he can see on the quick review he's done today. Commissioner Carlock is happier with this concept, she's assuming it's making it more aesthetic for the residents with the retention pond. She likes the small businesses and being up to the road, not looking at cars all the time. Planning Director O'Neil noted that the number of units for the residential aspect looks very congested, 9 per floor. It seems like a high concentration of units. Commissioner Dehart is okay with the number of units. Didn't we have an issue with the road in the natural features setback? Planning Director O'Neil stated that Planned Business doesn't have the residential component like this. John Jackson from McKenna noted that looking at the plan there are entrances from the parking lot side. When you look at the side of the buildings facing M59 and Elizabeth Lake Road they don't have the same type

of sidewalks going to the buildings. They don't have pedestrian access or windows facing out to the roads. Can you elaborate? The buildings will all face to the parking lot. Mr. Shapak stated that putting anything on the road side you'd have people going in to two sides of the building which you don't usually see. Planning Director O'Neil stated that the architectural character of those buildings are critical and would have to mirror the front. Ms. Carlock frequents Milford and almost every store has a back and front. Commissioner Anderson wants to see the architectural look and structure of the other buildings in the area. Mr. Shapak stated that we had a lot done in a week and we will get your input and come back in a week with architectural layout. We are looking at a rooftop terrace on a restaurant as well. Commissioner Grubb thanked them for listening to us. She's disappointed with the 3<sup>rd</sup> drive through. She would be concerned that the parking would be enough to support this. The residential area is listed as three stories, the assisted living in the area is only two stories. Nazir Jawich is happy we're meeting again, Mr. Shapak did a great job drawing this. We addressed many things suggested at the last meeting. There is a similar concept at Haggerty and 7 Mile, identical to this type of layout and they did a wonderful job. We talk about viability and it has to be economically feasible and there has to be middle ground. Mr. Shapak stated that we have three major tenants who require drive-throughs. It's mixed use and there will be demand and they will follow the names.

Commissioner Seward stated that you listened to everyone and the initial reaction was exciting. The third drive-through and the dumpster locations isn't warm and fuzzy. Do you think you can fill all the retail with open spots just across the street. Mr. Shapak stated that you have some plazas that are full and some that aren't. The three drive through tenants will draw businesses into the plaza. There are two other strong candidates. Commissioner Seward noted that we aren't being asked to approve rezoning tonight. He would like to do both at the same time. The Master Plan talks about Town Center. Thanks so much for the new plan, its encouraging.

Commissioner Dehart likes the elevations being staggered. She doesn't like dumpsters in the center of the parking lot, but she understands this is a concept. Is there enough parking for the apartments? She doesn't see the walkability from apartments to stores. They listened to our comments and have done some great things. The negative is the third drive-through. You may have some unhappy retailers. The retailers can't get their customers across the drive-through lines. Who wants to live next to a commercial center? How will the apartments park all of their cars?

Commissioner Slicker asked if the drive-throughs need an escape lane? Yes they do, they may be able to achieve this with some redesign. He pointed out that this is 8.6 acres and Applebees are about 1 to 2 acres. This is a dense site. He also noted that on the survey – your curb line needs to match up with Elizabeth Lake Road. Mr. Shapak noted that the drive matches up with Kroger on purpose. He doesn't like the dumpsters in the middle of the parking lot. Mr. Jawich stated that the dumpsters are far away due to concern about being close to the building, we want them as far away from the building as possible.

Commissioner Anderson doesn't like a 3 story building looking down on dumpsters. Mr. Jackson might be premature, but Planned Business doesn't support mixed use. The most appropriate zoning is Planned Development or Town Center. In PD, we can incorporate some Town Center elements. As the developer continues to work on this, they need guidance for the number of drive throughs, orientation, and concerns about pedestrians walking next to drive-through. The Haggerty Road example discussed earlier shows equipment, etc. along side of the road, where is this in this plan?

Planning Director O'Neil would agree with Mr. Jackson. There isn't a solid break between two types of uses, maybe putting a greenbelt area to divide two areas would work. It depends on how it stacks up, cut through traffic wouldn't meander through residential. We've done a lot of work on layout but not on architectural, he would ask them to work on that now.

If there are any other comments you want to run through Planning, we will pass them along.

Commissioner Seward asked Mr. Jackson and Planning Director O'Neil if alcohol is allowed in Planned Development? Planning Director O'Neil noted that it would be restaurants without alcohol. Town Center allows drive-throughs as a permitted use. We need to find out which one provides the best use. PD seems to be the closest fit.

Mr. Shapak thanked the entire group for their comments, thoughts and guidance and they will be back very shortly.

**Old Business:**

No old business.

**New Business**

No new business.

**Liaison's Report**

Commissioner Grubb reported that Parks and Recreation met last night in person. They met at Hawley park and did a walk through. CJ Bratta is no longer on the Parks Board. Picnic table delivery is backed up. The Hawley Park sign has been received and will be put up whenever the frame is completed.

Commission Dehart reported that ZBA has not met since the last PC meeting.

**Planning Consultant's Report**

No report.

**Director's Report:**

Planning Director O'Neil reported that in August we will probably meet in person again. The annual CIP update is underway. You should get it in the second August meeting. Trailside Meadow is coming back to change their second phase and amend their site plan and development agreement. They aren't having success with the active adult idea. We preserved some trees and he appreciates MI homes working with them on that. Oakland Harvesters and Pontiac Lake Apartments will go before the board next week. The Sonic is undergoing redevelopment. They will be tearing it down, there was a flood and waterline break. It will be double user with a drive-through. It's a great thing to replace a vacant building. There was a request for funding for the Civic Center and the Township is close to receiving \$ 1.6 mil for reconstruction of Elizabeth Lake Road through the Civic Center. They have asked RCOC to support on street parking along Elizabeth Lake Road.

**Other Business:**

None.

**Communications:**

There will be a meeting on August 5, 2021.

**Next Meeting Dates:** August 5, 2021  
August 19, 2021

**Adjournment:**

Commissioner Meagher moved to adjourn the meeting at 9:40 p.m. Commissioner Fine supported and the MOTION CARRIED with a roll call vote: (Dehart – yes; Meagher – yes; Anderson – yes; Grubb – yes; Seward – yes; Slicker – yes; Carlock – yes, Fine -- yes). 8 yes votes.

# 2023-2028 Capital Improvement Plan (CIP)



## CHARTER TOWNSHIP OF WHITE LAKE Oakland County, Michigan

# 2023-2028 Capital Improvement Plan (CIP)



## ACKNOWLEDGEMENTS

### White Lake Township Board of Trustees

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

### White Lake Township Planning Commission

Steve Anderson, Chair | Merrie Carlock, Vice-Chair | Debby Dehart, Secretary & ZBA Liaison | Robert Seeley |  
Scott Ruggles, Township Board Liaison | Mark Fine | Peter Meagher | Matthew Slicker | T. Joseph Seward |

### White Lake Township Department Heads

Rik Kowall, Supervisor | Anthony L. Noble, Clerk | Mike Roman, Treasurer |  
David Hieber, Assessor | Aaron Potter, DPS Director | John Holland, Fire Chief |  
Daniel T. Keller, Chief of Police | Sean O'Neil (AICP), Community Development Director |  
Kathy Gordinear, Dublin Community Senior Center Director | Justin Quagliata, Parks and Recreation | Nick Spencer, Building Official |

### White Lake Township Community Development Department — Planning Division

Sean O'Neil (AICP), Community Development Director | Justin Quagliata, Staff Planner | Hannah Micallef, Executive Secretary |

### The CIP Team

Community Development Department — Planning Division | Staff and Administration of White Lake Township

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# Resolution of Adoption

**White Lake  
Oakland County, Michigan**

**Capital Improvement Plan 2023-2028  
Resolution #22-027**

Motion by \_\_\_\_\_, Supported by \_\_\_\_\_, that the White Lake Township Board of Trustees accept the Capital Improvement Plan for the years 2023-2028. The White Lake Township Board has determined the following:

**WHEREAS**, the Michigan Planning Enabling Act, Act 33 of 2008, requires the White Lake Township Planning Commission to annually prepare a Capital Improvement Plan for the benefit of the health, safety, and welfare of the community as those criteria relate to the physical development of the Charter Township of White Lake; and

**WHEREAS**, the Township's professional engineering consultant and Community Development Director have consulted with the Township's professional staff who carry on the business of planning and providing for the present and future needs of the citizens of the Charter Township of White Lake; and

**WHEREAS**, the Capital Improvement Plan is intended to consider the present and future needs and goals of the Charter Township of White Lake, as identified by the public, department heads, the Township Board of Trustees, and the Township Planning Commission, in consideration of existing projects and plans as well as anticipated resources; and

**WHEREAS**, the Capital Improvement Plan is a flexible document, intended to be reevaluated and updated on an annual basis to project into the six (6) succeeding years, and further amended as necessary to address the policies and philosophies of relevant Township Boards, Planning Commissions, and other stakeholders; and

**WHEREAS**, the Capital Improvement Plan is a guide and forum to aid the Township Supervisor and Township Board of Trustees in making decisions regarding the physical development and infrastructure maintenance of the Township and determining what, if any, resources can and should be available to carry out the Township Board's policies and budgetary decisions; and

**WHEREAS**, the draft of the Capital Improvement Plan has been available for public review via the Township website and copies made available at the office of the Township Community Development Department, and has been an agenda item for discussion and review by the Planning Commission and Township Board at several public meetings, and has been the subject of a duly-noticed Public Hearing held before the

## Resolution of Adoption, continued

White Lake Township Planning Commission on September 1, 2022 and will be reviewed, revised, and updated by the Planning Commission on an annual basis; and

**WHEREAS**, the Capital Improvement Projects included within the Capital Improvement Plan have been evaluated utilizing a point-system of variables that included, among other things, whether a Capital Improvement Project has already begun, whether funds have been committed to the Project, the sources of funds committed to a Project, whether the Project is required per a legal obligation, or whether the projects is part of a Township-adopted policy, plan, or program; and

**WHEREAS**, the White Lake Township Planning Commission on September 1, 2022 moved to adopt the 2023-2028 Capital Improvement Plan.

**NOW THEREFORE BE IT RESOLVED**, that the Capital Improvement Plan presented during the Public Hearing on September 1, 2022 and revised per the public comments received during that Public Hearing, and adopted by the White Lake Township Planning Commission on September 1, 2022, IS ACCEPTED BY THE WHITE LAKE TOWNSHIP BOARD OF TRUSTEES; and

**BE IT FURTHER RESOLVED**, that this Capital Improvement Plan should be published and attested to according to State law.

Ayes:

Nays:

Absent:

**RESOLUTION DECLARED ADOPTED.**

**I HEREBY CERTIFY**, that I am duly elected and qualified Clerk of the Charter Township of White Lake, County of Oakland, State of Michigan, and the keeper of the records of the proceedings of said Township as authorized by the Township Board, and the foregoing is a true and correct copy of a resolution duly adopted by a majority vote at a regular meeting of the Township Board legally held on the September 20, 2022 at which a quorum was present.

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

# 1. Overview

The 2023-2028 White Lake Township Capital Improvement Plan (CIP) will serve as a tool to assist White Lake Township in turning long-range policy planning into real improvements on the ground. A six-year capital improvement plan and an annual update of that plan is a requirement for White Lake Township under the Michigan Planning Enabling Act of 2008. The following report identifies the major capital improvements needed and/or planned for the community, the timeframe for implementation of those improvements, and the budget and revenue sources that will make those improvements a reality. Capital improvements cover multiple departments within White Lake Township, and include new Township facilities, water and sewer extensions, fire protection vehicles and equipment, police equipment, parks and recreation facilities, non-motorized pathways, and professional services.

The following subsections within this first chapter include an introduction to capital improvement planning, the community of White Lake Township, and the capital improvement planning process. In subsequent chapters, this report summarizes existing facilities (Chapter 2), provides detailed components for all major Township departments, facilities, and systems (Chapter 3), and presents the projected cost and revenue sources for all covered improvements (Chapter 4).



# 1a. Overview - CIP Overview

## What is a Capital Improvement Plan (CIP)?

A Capital Improvement Plan is a six-year schedule of public physical improvements which identifies the needs for major public infrastructure improvements, and the sources of funding to make those improvements. It provides a schedule of expenditures for constructing, maintaining, upgrading, and/or replacing a community's physical inventory. The CIP, therefore, is a tool to assess the long-term capital project requirements (the "big jobs") of White Lake Township. Since capital improvement projects are spread across multiple community needs (fire protection, police, water and sewer, parks and recreation, municipal administration, etc.), the CIP prioritizes these projects across the entire community and over time, providing an "apples-to-apples" comparison of the community's various needs and wants.

## What are Capital Improvement Projects?

Capital improvement projects are major and infrequent expenditures, such as the construction of a new facility, a major rehabilitation or repair of an existing facility, or the purchase of major equipment. Capital improvement projects are non-recurring expenditures that tend to be large both in physical size and in cost, and have a long-term usefulness (10 years or more). Examples of capital improvement projects can include:

- Construction of a new township hall
- Construction of a new fire station
- Extension of a water/sewer line
- Purchase of a new fire truck
- Major rehabilitation of a township's community/senior center
- Creation of a new township park

Examples of expenditures which would not usually constitute a capital improvement project include:

- Purchase of new office furniture
- Purchase of small equipment (lawn mowers, copiers, individual computers, etc.)
- Recurring maintenance of existing facilities
- Minor repairs of existing buildings and equipment
- Minor improvements to existing buildings (carpet, painting, etc.)

The term “major expenditure” is relative; what is “major” to one community might be “minor” to another. The City of Ann Arbor, for example, sets a minimum threshold of \$100,000 for projects to be included in the City’s CIP, while the City of Rochester Hills sets a minimum of \$25,000. White Lake Township’s policy for determining a Capital Improvement is defined in the following section.

### **What is White Lake Township’s Capital Improvement Policy?**

A capital improvement project is a major, nonrecurring expenditure that meets one of more of the following criteria:

- Any acquisition of land for a public purpose which costs \$50,000 or more.
- Any construction of a new public facility (Township building, water/sewer lines, pathways), or any addition to an existing public facility, the cost of which equals \$50,000 or more and has a useful life of three or more years.
- A nonrecurring rehabilitation (not to include annual/recurring maintenance) of a building, its grounds, a facility, or equipment, the cost of said rehabilitation being \$50,000 or more with a useful life of three or more years.
- Purchase of major equipment which, individually or in total, cost \$50,000 or more with a useful life of three or more years.
- Planning, feasibility, engineering, or design studies related to an individual capital improvement project, or program implemented through individual capital improvement projects, with a cost of \$50,000 or more and a useful life of three or more years.

### **Why a CIP for White Lake Township now?**

The Michigan Planning Enabling Act of 2008 requires a Capital Improvement Program for any Michigan township which owns and/or operates a water supply or sewage disposal system. Since White Lake Township owns and manages both a public water and sanitary sewer system, adopting and annually updating a Capital Improvement Plan is now a requirement per State law.

### **What are the benefits of preparing a CIP?**

The CIP is more than just a State requirement; it is an essential planning tool in addition to a statement of budgetary policy. It informs the taxpayers of White Lake Township how the Township plans to prioritize, schedule, and coordinate capital improvement projects over the next six years. The benefits of creating and annually updating the CIP include:

- Prudent use of taxpayer dollars;
- Focusing the Township expenditures on the needs of the community;
- Prioritizing projects across the needs of the community;
- Generating community support by inviting public input;
- Promoting economic development;
- Improving the Township’s eligibility for State and Federal grants;



- Providing an implementation tool for the goals and objectives of the Township Master Plan;
- Transparency in identification of high-priority projects;
- Coordination/cost-sharing between projects.

**What is the role of the Township Planning Commission in the CIP process?**

The Capital Improvement Program is a dynamic planning document, intended to serve as a tool to implement the White Lake Township Master Plan. The Master Plan should correspondingly include capital improvement projects as well as guide long-term capital planning. The White Lake Township Planning Commission is uniquely qualified to manage the development and annual update of the Township's CIP, based on its role in creating and updating the Township Master Plan. The Planning Commission's role will ensure that public works projects are consistent with the land uses identified within the Master Plan. By making a recommendation of approval for the CIP to the Township Board, the Planning Commission agrees that the projects outlined within it reasonably address the Township's capital improvement needs.

The CIP is an essential link between planning for capital improvement projects and budgeting for them. Once approved by the Township Board, the CIP can be used to develop the capital project portion of the Township's budget. Those projects included in the CIP's first year (2023) potentially form the basis for the upcoming year's capital project budget. As the CIP is annually updated, a continuous relationship will be maintained between the CIP and the Township's annual budget. The annual update to the CIP will occur in advance of the preparation of the Township's budget.





# 1b. Overview - White Lake Township Overview

White Lake Township, Oakland County's "Four Seasons Playground," prides itself as a community which continues to promote economic growth, sustainable development, and a strong sense of place. White Lake's character as a premier residential community, with ample recreational opportunities and superior public and private schools, sets it apart and establishes the Township's unique identity.

The Township continues to promote sound fiscal policy while maintaining appropriate levels of service to meet the needs of its growing population. Public utilities infrastructure, police, fire and emergency services, parks, recreation and senior services, as well as planning, building inspection and administrative services are all designed to provide residents with the full-service amenities of a modern municipality in a cost-effective, fiscally responsible, and sustainable manner.

## Principal Land Uses

While the commercial base of White Lake Township continues to grow, the principal land use within the Township remains single-family residential. Based on existing land use data from Oakland County Economic Development and Community Affairs, 46.7% of the Township's nearly 24,000 acres is developed as single-family residential. The second largest land use in the Township (in terms of land area) is recreation/open space, comprised of two State Recreation Areas (Pontiac Lake and Highland), a regional Metropark (HCMA's Indian Springs), and an Oakland County-owned golf course (White Lake Oaks). Combined, the recreation/open space land uses within the Township comprise over 25% of the land area (6,000 acres). The Township's commercial, industrial, and office uses comprised 2.2% of the land area in 2019. The majority of the commercial, industrial, and office uses in White Lake Township are located along the Highland Road (M-59) corridor, although some are scattered elsewhere throughout the Township, mostly in the southeast quadrant. There is also a small industrial concentration in the Township's northeast corner. The 21 lakes within White Lake Township comprise almost 11% of its total land area. Figure 1-1 displays the 2021 Existing Land Use Map.

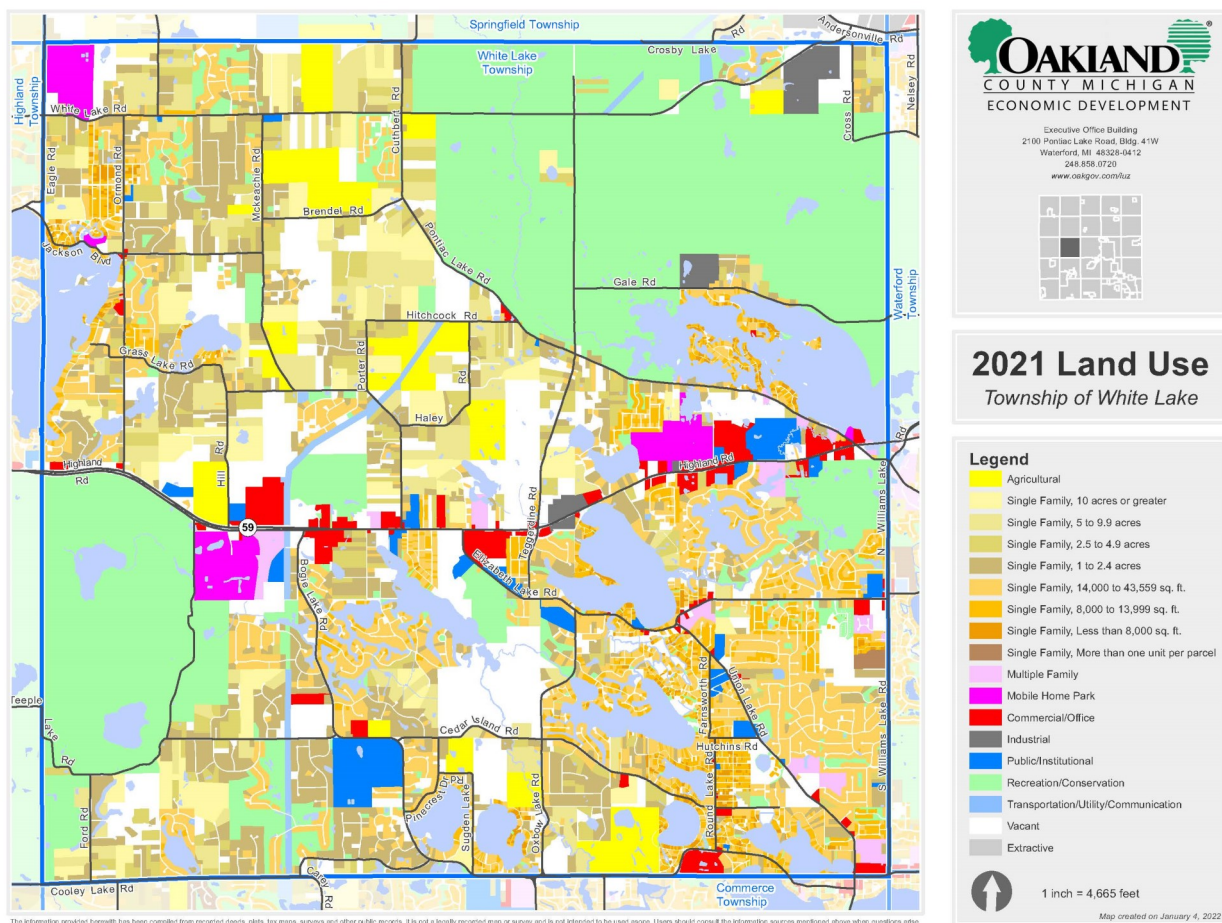
## Population

As of the 2020 Census, the population of White Lake Township was 30,950, a 3.1% increase from the 2010 Census (30,019). Population projections by the Southeast Michigan Council of Governments (SEMCOG) estimate the population of White Lake Township will only increase slightly over the next twenty years, with a forecasted population of 32,236 in 2040. This projection is subject to change based on economic and social factors.

## Employment

SEMCOG Community Data for White Lake Township shows the two highest employment sectors within the Township to be Retail Trade (approximately 21% of total employment) and Information and Financial Activities (approximately 15%).

**FIGURE 1-1. EXISTING LAND USE, 2021**



# 1c. Overview - CIP Process Overview

## Background

The development and the adoption of a CIP is driven by a statutory requirement at the State level. The State of Michigan has set forth the requirement for a CIP under the Michigan Planning Enabling Act, Act 33 of 2008. This reporting requirement for townships was effective September 1, 2008. The following excerpt from Act 33 sets forth the requirement of a township to adopt a CIP:

*"...(2) Any township may prepare and adopt a capital improvement program. However, subsection (1) is only mandatory for a township if the township, alone or jointly with 1 or more other local units of government, owns or operates a water supply or sewage disposal system."*

The contents of the CIP are set forth under the Government Accounting Standards Board Statement 34 that basically requires the CIP to report on the value of their infrastructure. GASB 34 requires state and local governments to begin reporting all financial transactions, including the value of their infrastructure assets, roads, bridges, water and sewer facilities, and dams, in their annual financial reports on an accrual accounting basis.

The Charter Township of White Lake is not a road agency under Public Act 51 of the laws of the State of Michigan. Accordingly, public road and bridge projects are not reported in this CIP. **All other infrastructure components with construction costs in excess of \$50,000 per year are reported in this CIP.**

The following sections outline the Program Areas of the White Lake Township CIP:

1. Data Collection Process
2. Data Compilation Process
3. CIP Adoption Process

## PROGRAM AREAS

The components of the CIP are compiled and reported by Program Areas. The following table (Figure 1-2) displays the Program Areas used in this CIP (each assigned with a color). These program areas represent the stakeholders in the CIP.

FIGURE 1-2. CIP PROGRAM AREAS	
Label	Definition / Description
BP / PK	Bike paths, trail ways, and park facilities/services
FA	Township-owned buildings and facilities (offices, storage buildings, museums, etc.)
FD	Fire protection / EMS facilities and equipment
IS	Internal support services (IT, GIS, fleet vehicles, communications, etc.)
PD	Police Department facilities and equipment
SS	Sanitary sewerage disposal system
WS	Water supply system

### 1. Data Collection

Each of the stakeholders outlined above has either a master plan or schedule that defines the needs and resource level within their respective area of responsibility. This information is in varied formats and cannot be readily compiled without a significant amount of interpretation. To resolve this interface situation, standard forms were created that allow the stakeholders to define their projects and resource allocation levels. The standard forms used for data collection are found in the Appendix. At a meeting with the stakeholders, the CIP process and the forms were explained in detail along with a request for the forms to be filled out based on what information is currently available. The information generated from these forms has been systematically compiled as the core of the CIP. A definition of the forms is provided as follows:

- Project Application Form** - Consists of project descriptions, schedules, necessity, and possible sources of funding. The information provides an understanding of the overall scope of each project and how it is valued within its program area and within the Township. While stakeholders may be aware of major projects further out on the horizon, only those planned for within the six-year window of the 2023-2028 CIP were included.
- Project Cost Detail Form** - Consists of a matrix of six (6) budget years across the top of the form and a listing of costing components along the side of the form. The form is split into two (2) parts; the upper half is the capital cost for the project and the lower half is the cost of operations or maintenance for that project if applicable. Recognition of the operations and maintenance costs of a project is a valuable tool in forecasting future needs for resource allocation. Investment in a new facility is only worthwhile if there are funds available to operate and maintain it.

- **Project Rating Form** - Used to rate both the importance and impact of a project within its program area and within the Township (an “apples-to-apples” comparison). The rating number is not an absolute in itself but is important in distinguishing between projects that are similar in scope. The ratings are weighted with emphasis given to those projects that are mandated by law, by agreement, or because they are a matter affecting health, safety, and welfare.

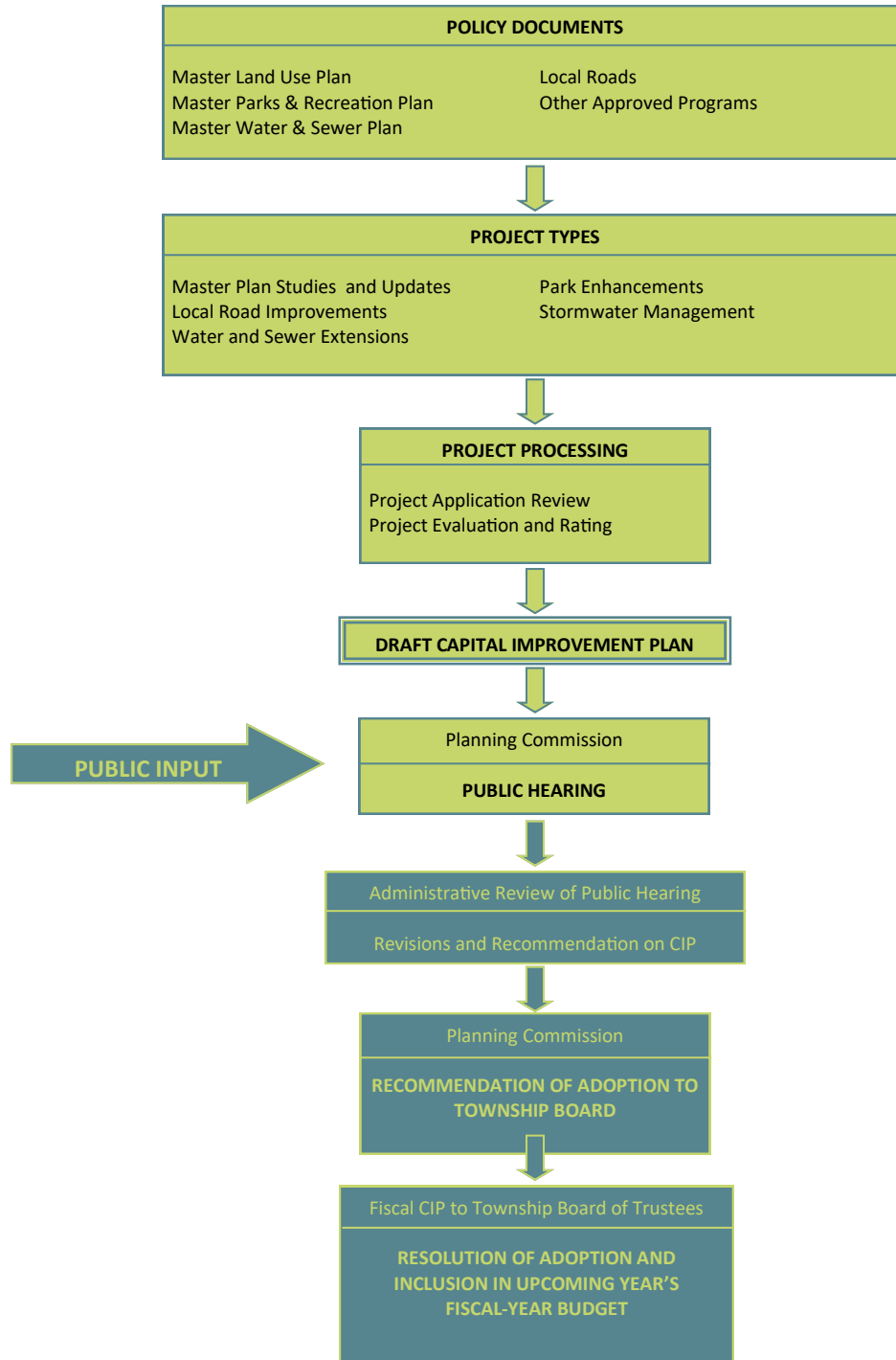
## 2. Data Compilation

The information received from the stakeholders has been compiled into a Project Summary Worksheet. This worksheet contains all of the projects in the CIP over six (6) budget years with a cost summary of each budget year by program area and for the entire CIP. Included with the worksheet is the listing of possible funding sources and an estimate of the Township’s share for each project. The Project Summary Worksheet can be found in the Appendix of this CIP.

## 3. CIP Adoption Process

The adoption process involves a public hearing to solicit citizen input. The CIP will then be modified (if necessary), approved by the Township Planning Commission (via a formal recommendation for approval to the Township Board), and forwarded to the Township Board for adoption. Adoption of the CIP by the Township’s Board of Trustees does not constitute an authorization to commit resources to any project. This approval is recognition of a plan for projects within the community that may move toward implementation in the future. The projects included within Year 1 of the Capital Improvement Plan potentially form the basis for the upcoming year’s capital projects budget. An outline of the process is displayed in Figure 1-3 on the following page.



**FIGURE 1-3. CIP ADOPTION PROCESS**

## 2. Existing Capital Facilities

In developing a Capital Improvements Plan, communities often find it essential to develop an inventory of their existing capital facilities. Before a community develops a list of “What we need,” it is important to first look at “What we have.” As stated in White Lake Township’s Master Plan, “A municipality’s public facilities are an important part of community life and are directly related to important issues such as quality of life and protection of the public health, safety, and welfare.” The following is a summary of White Lake Township’s major capital facilities and their current condition (where applicable), as determined by the directors of the respective departments. The location of existing Township facilities is noted on the Existing Facilities Map (Figure 2-1).

### **White Lake Township Hall**

7525 Highland Road

Year Built: 1949

Last Major Improvement: 1996

Houses: Supervisor, Clerk, Treasurer, Assessing, Building, Planning, Water, Sewer, Maintenance

Condition: Fair

Extent of Use: Heavy



### **White Lake Township Fleet Vehicles**

Includes: Administrative vehicles, inspection vehicles; does not include Fire Dept. vehicles

Year Acquired: Varies

Condition: Varies

Extent of Use: Varies

Average Duty Cycle: Approximately 7 years



### **Fire Hall Number 1 (Headquarters)**

7420 Highland Road

Year Built: Unknown

Last Major Improvement: Parking Lot Replacement

Serves: M-59 corridor; northeast and southwest quadrant

Condition: Fair

Extent of Use: Heavy





**Fire Hall Number 2**

Address: 860 Round Lake Road  
 Year Built: Unknown  
 Last Major Improvement: None  
 Serves: Southeast quadrant  
 Condition: Fair  
 Extent of Use: Heavy



**Fire Hall Number 3**

4870 Ormond Road  
 Year Built: Unknown  
 Last Major Improvement: None  
 Serves: Northwest quadrant  
 Condition: Fair  
 Extent of Use: Moderate



**White Lake Township Police Station**

7525 Highland Road  
 Year Built: approx. 1950  
 Last Major Improvement: 2001 (expansion)  
 Condition: Good  
 Extent of Use: Heavy



**White Lake Township Police Garage**

Location: Behind Police Station  
 Year Built: 2004  
 Last Major Improvement: None  
 Condition: Good  
 Extent of Use: Heavy



**White Lake Township Police Communications System**

Year Acquired: New in 2010  
 Last Major Improvement: None  
 Condition: Excellent  
 Extent of Use: Heavy



**White Lake Township Police Vehicles**

Includes: 18 Vehicles  
 Year Acquired: Varies  
 Condition: Excellent  
 Extent of Use: Heavy

**Fire and EMS Equipment**

Includes: three engines, one tanker, two ambulances, one light duty rescue (no pumping or water carrying capability), one pickup truck style grass truck with a skid mount pump and tank, four fleet vehicles, and breathing apparatus  
 Year acquired: Varies; between 1997 and 2022  
 Condition: Varies; from Good to Excellent  
 Extent of Use: Varies; primarily Moderate to Heavy

**Township Office Annex**

7527 Highland Road  
 Year Built: 1985  
 Last Major Improvement: 2020 remodel  
 Condition: Excellent  
 Extent of Use: Heavy

**Dublin Community Senior Center**

685 Union Lake Road  
 Year Built: approx. 1950  
 Last Major Improvement: 2001  
 Condition: Excellent  
 Extent of Use: Heavy

**White Lake Township Clerk's Equipment**

Includes: Voting tabulation machines (18)  
 Voter assist terminals (13)  
 Year acquired: Varies; between 2018 and 2022  
 Condition: Excellent  
 Extent of Use: Varies



**White Lake Township Water System**

Includes: Approx. 55 miles of water main ranging in size from 4 to 16 inches in diameter, service supply laterals, 15 pressure control valves, approx. 1,000 gate valves, approx. 700 fire hydrants and hydrant valves, 2 one million gallon elevated water storage tanks, 5 water treatment plants, 9 water supply wells

Year Built: Ongoing

Last Major Improvement/Extension: 2020 Hillview Well House & 2019 Twin Lakes II Well House

Condition: Varies; primarily Good to Excellent

Extent of Use: Varies; primarily Moderate to Heavy

**White Lake Township Sanitary Sewer System**

Includes: The Township's wastewater collection system serves approximately 4,500 people in the Township. Sewer mains were constructed largely in 1999 or later. There are approximately 20 miles of gravity sewer mains and approximately 22 miles of pressured mains. The Township's sanitary system contains ten (10) pumping stations. The wastewater flow is ultimately discharged into Commerce Township's collection system and is conveyed to the Commerce Township Wastewater Treatment Plant for treatment.

Year Built: Ongoing since 1998

Last Major Improvement/Extension: 2012

Condition: Good to Excellent

Extent of Use: Light to Moderate

**Water Tower 1**

360 Woodsedge Drive

Year Built: 1994

Last Major Improvement: 2007

Condition: Good

Extent of Use: Heavy

**Water Tower 2**

6055 Highland Road

Year Built: 2004

Last Major Improvement: None

Condition: Excellent

Extent of Use: Moderate





Hidden Pines Park

Location: Intersection of White Lake Road and Hidden Pines Drive.

Size: 9 Acres

Includes: Baseball Field and parking area



Township-Owned Land

Total acreage: approx. 177 acres (including Township parks)



Judy Hawley Park

Location: Behind Township Hall, just east of the Township Annex

Size: 12 acres

Includes: Soccer fields, pavilion, play structure, basketball courts, sand volleyball court, and pathway



Ferdinand C. Vetter Park

Location: Behind Dublin Community Center on Union Lake Road

Size: 6 acres

Includes: Baseball field, picnic shelter, pathway, and play structure



Bloomer Park

Location: West side of McKeachie Road, between Grass Lake and Jackson Roads

Size: Approximately 28 acres

Description: Picnic shelter, scenic overlook, and nature trails



**Stanley Park**

Location: West side of Elizabeth Lake Road, south of White Lake Library

Size: 59 acres

Description: Undeveloped; development anticipated 2023-2026



**White Lake Community Hall**

Address: 7500 Highland Road

Year Built: 1875 (State-designated historic site)

Last Major Renovation: 2013 (Interior)

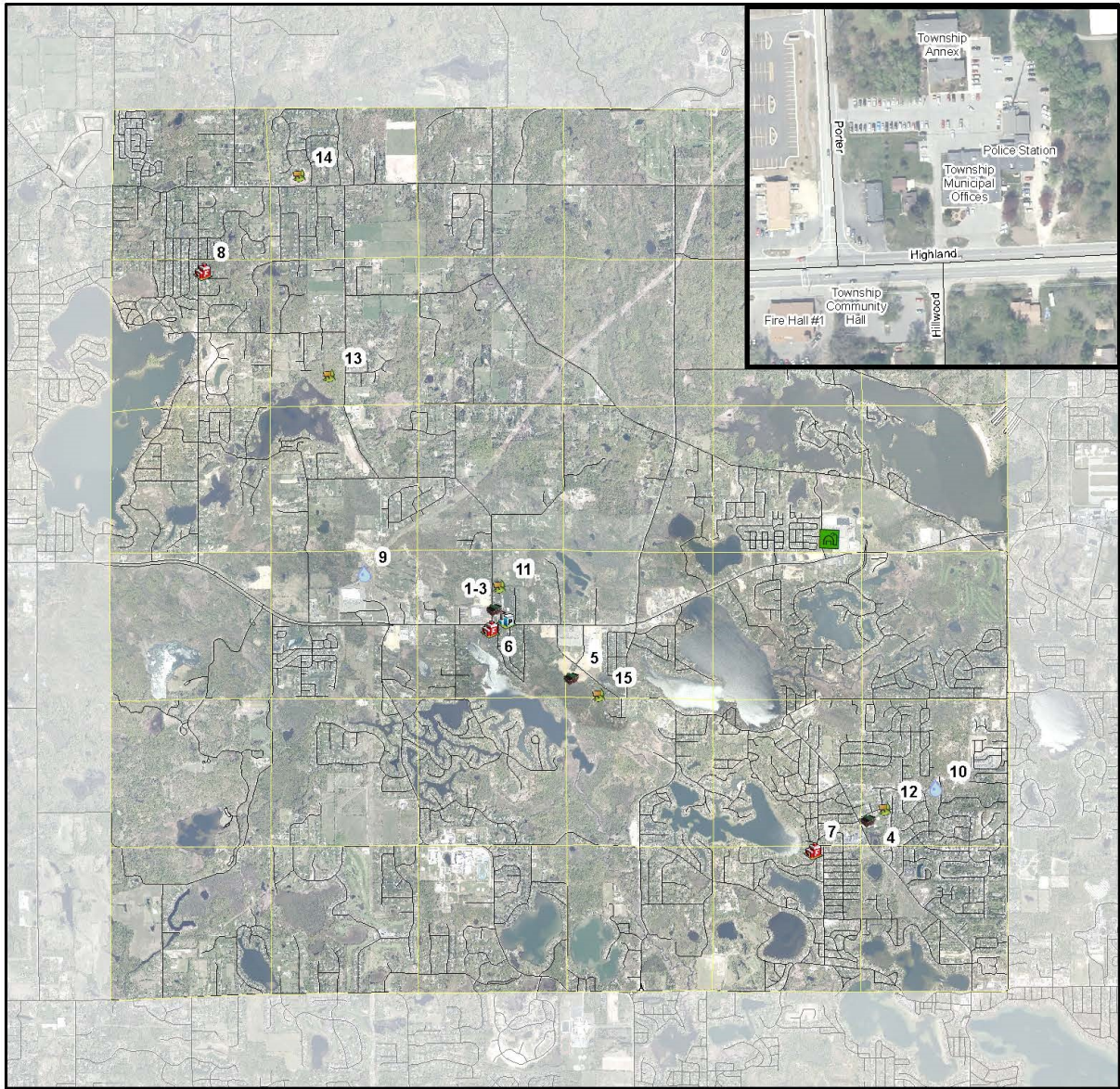
Condition: Good

Extent of Use: Light





FIGURE 2-1



## White Lake Charter Township



### Existing Facilities

- |  |   |
|--|---|
|  <b>Public Facilities</b> |  <b>Water Towers</b>   |
| 1 - Township Municipal Offices   | 9 - Water Tower #1  |
| 2 - Community Hall   | 10 - Water Tower #2   |
| 3 - Township Annex   |   |
| 4 - Dublin Community Center  |  <b>Township Parks</b> |
| 5 - Civic Center Property  | 11 - Judy Hawley Park   |
|  <b>Fire Stations</b>     | 12 - Ferdinand C. Vetter Park   |
| 6 - Fire Hall #1   | 13 - Bloomer Park   |
| 7 - Fire Hall #2   | 14 - Hidden Pines Park  |
| 8 - Fire Hall #3   | 15 - Stanley Park   |
|  <b>Police Station</b>    |  <b>Fisk Farm</b>      |



## 3. Executive Summary

### Stakeholders

The level of input from the stakeholders has greatly contributed toward the formulation of the CIP. Project profiles consisting of the Project Application Form, the Project Cost Detail Form, and the Project Rating Form were received from Parks and Recreation, Senior Center, Police Department, Fire Protection, Facilities, and Department of Public Services. Though some of the information received will require further detail, it is the most current information available until future refinements are made to the project profile.

### Project Histories

Just as important as tracking current and future projects is cataloging the past accomplishments of the Capital Improvement Plan. Located in the back of the plan is a Project Histories Summary Table. This table illustrates those past projects that have been completed or canceled. Some projects are changed over time, the original project number may be dropped and new project numbers created in its place. The Project Histories Summary can be used to track the priorities of the Township over time and can help track overall investment in the community based on geographic regions.

### 2022 Project Histories

Capital improvements, outlined in the 2022-2027 CIP, completed during 2022:

- FD-0008 3,500-Gallon Tanker Truck — Purchased
- FD-0016 2 Cardiac Monitors — Purchased

## 3. Executive Summary

### Projects

Review of the Project Summary Worksheet (found in the Appendix of this report) indicates that there are several individual projects located in the same geographic area. There are potential cost savings that can be realized by combining projects. At a minimum, mobilization, traffic control, and restoration are just some of the potential cost savings achieved by combining projects for construction. The potential grouping of projects are identified in Figure 3-1 below:

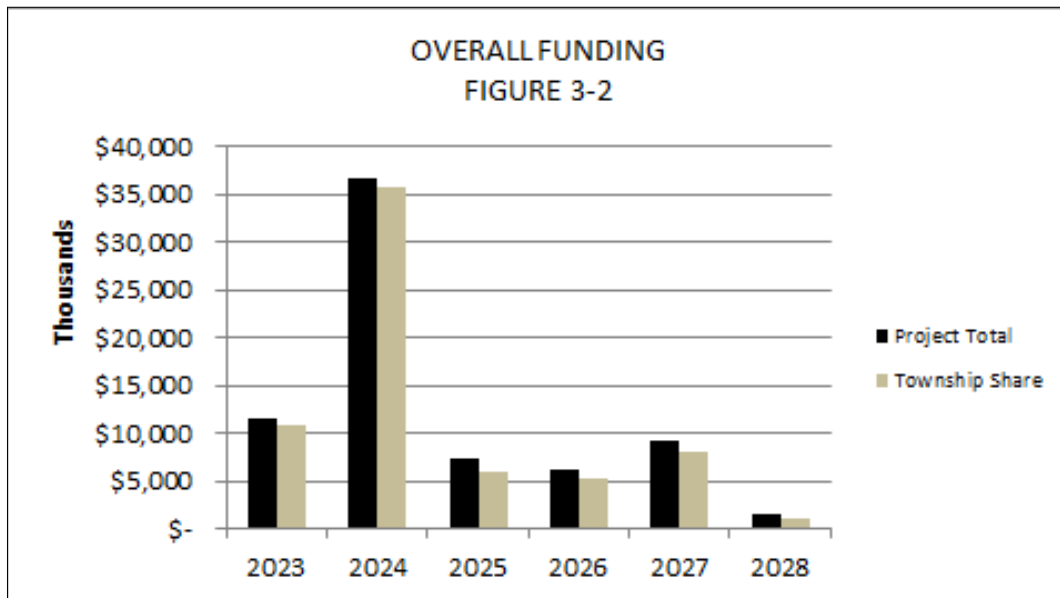
FIGURE 3-1	
Location	Project Labels
M-59, Teggerdine east 0.3 miles	BP-0003 and PK-0006
Bogie Lake Road, Huron Valley Schools to M-59	BP-0006 and SS-0003

If the funding and timing of these projects can be orchestrated, the savings are significant. The exact savings cannot be determined until a detailed project costing and analysis of the common scope between the projects is performed. Also, in the future other projects such as new facilities can be studied to determine if combining operations can realize a cost savings. Other benefits include providing a list of projects in advance in order to help establish the need for grants and funding opportunities.



### Funding

This CIP has many projects that are unfunded. The limitations of funding will likely cause projects to be delayed, deferred or cancelled. Each project has a potential funding source and many are dependent on a contribution from the Township's General Fund (GF). Many projects list funding sources from State and Federal grant programs, but those grants have not yet been secured. The following chart depicts the relationship between total project costs, and the Township's share of those costs. Additional revenue for projects that are not completely funded by the Township will come from grants and other funding sources.



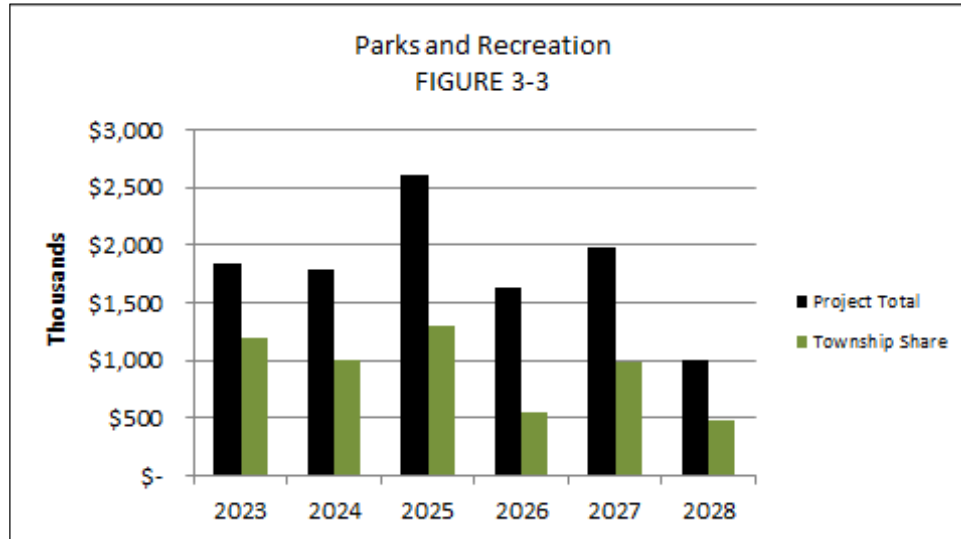
The Township's General Fund balance at the end of fiscal year 2021 was \$6,656,202. As indicated in Figure 3-2 above, the General Fund balance is inadequate to support the Township's share of the CIP.

### Funding Components

In the following section, each of the funds shown on the Project Summary Worksheet are graphed and reported as part of the CIP with the exception of the projects listed under Internal Services.

### Parks and Recreation

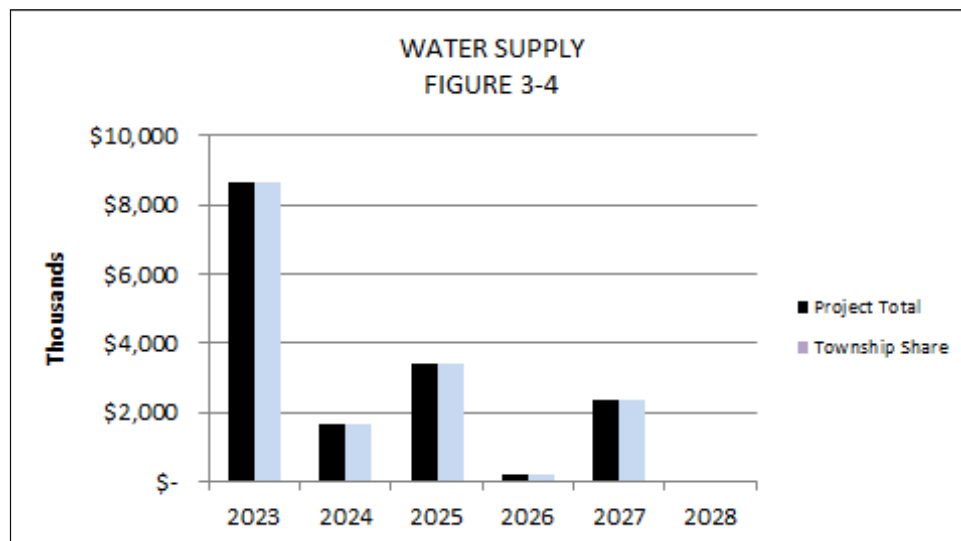
The Parks and Recreation Fund has a balance of \$976,108 as shown in the 2021 Comprehensive Annual Financial Report (CAFR). This fund balance along with a \$500,000 Land and Water Conservation Fund grant will be used to leverage park improvement projects.



Careful budgeting of the Parks and Recreation Fund will allow the level of service and maintenance of the Township's current and future park facilities to occur until additional parks funding can be established.

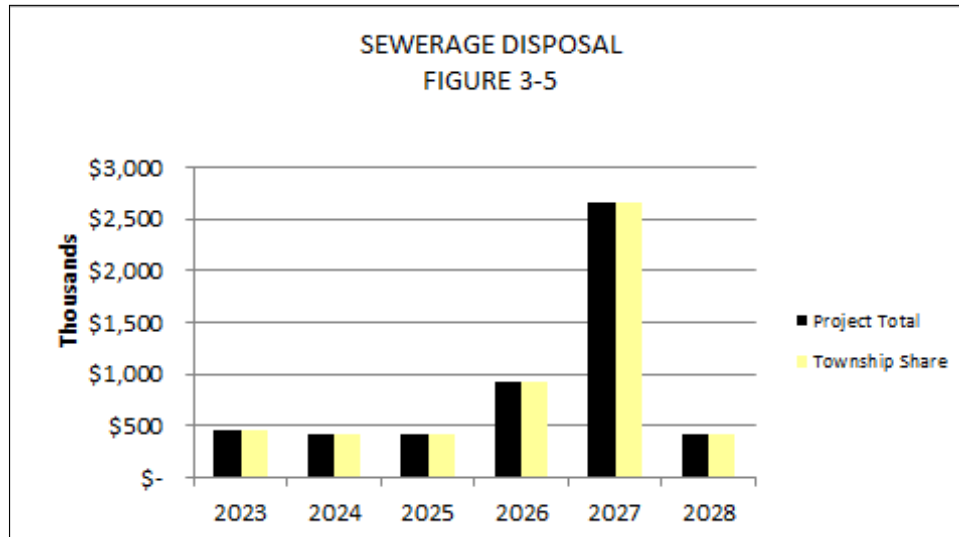
### Water Supply Fund

The Water Supply Fund (WF) is an enterprise fund that is not dependent on support from the General Fund. The Water Supply Fund (WF) has a balance of \$12,533,369 as of the close of 2021. Several projects in this program area are funded using the Drinking Water Revolving Fund supplemented by the Water Supply Fund balance.



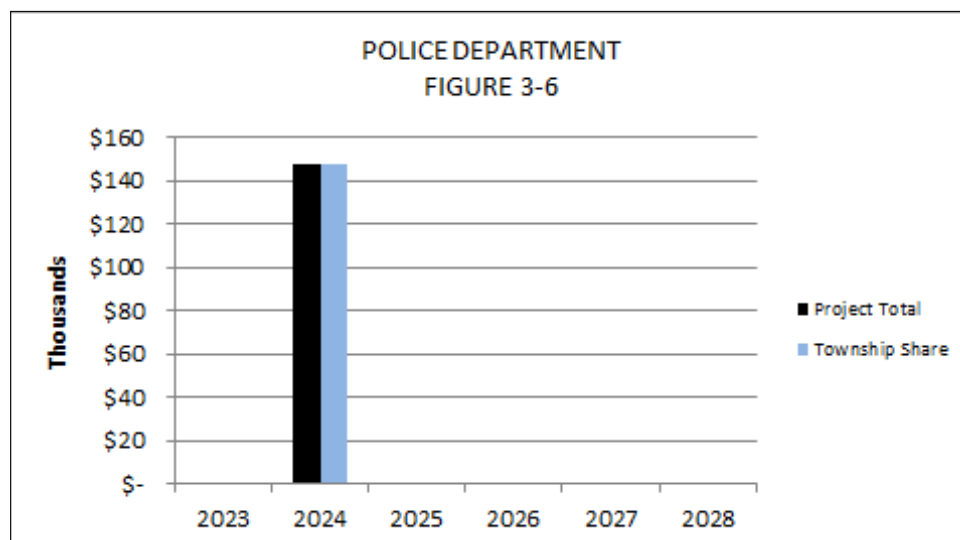
### Sewerage Disposal System

Development of Sewer has been done either by private development or special assessment districts (SADs). As of 2021, the Sewer Fund (Enterprise Fund) has a balance of \$13,119,357.



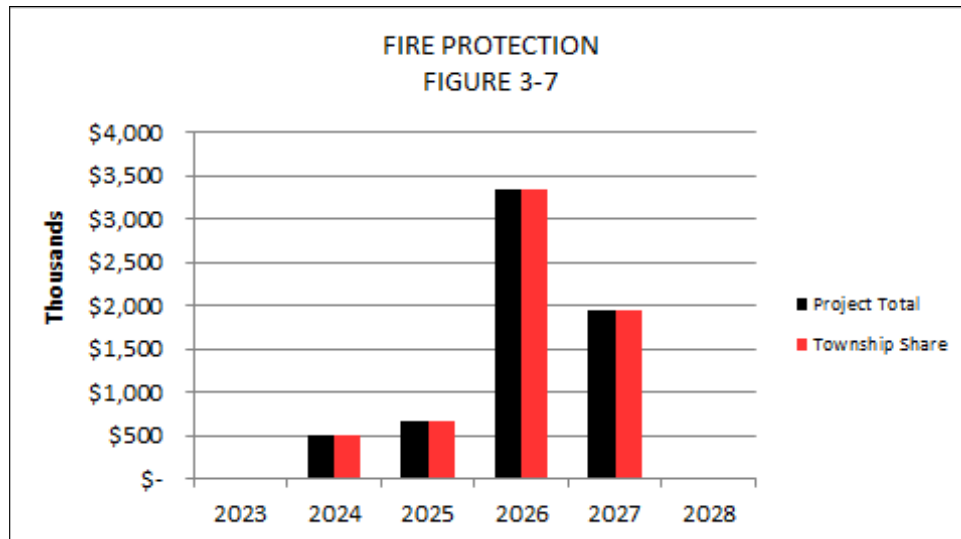
### Police Department

The 2021 CAFR reports a balance of \$4,864,698 in the Police Fund. The Police Department is currently funded by a Township Millage.



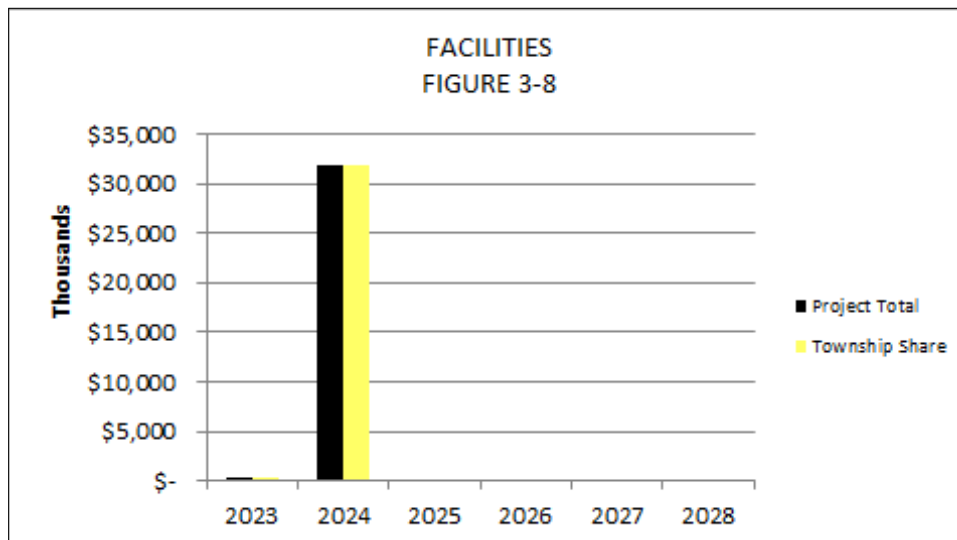
### Fire Protection

The Fire Protection Fund has a balance of \$6,959,254 as reported in the 2021 CAFR. The Fire Protection Fund is supported solely through millage money.



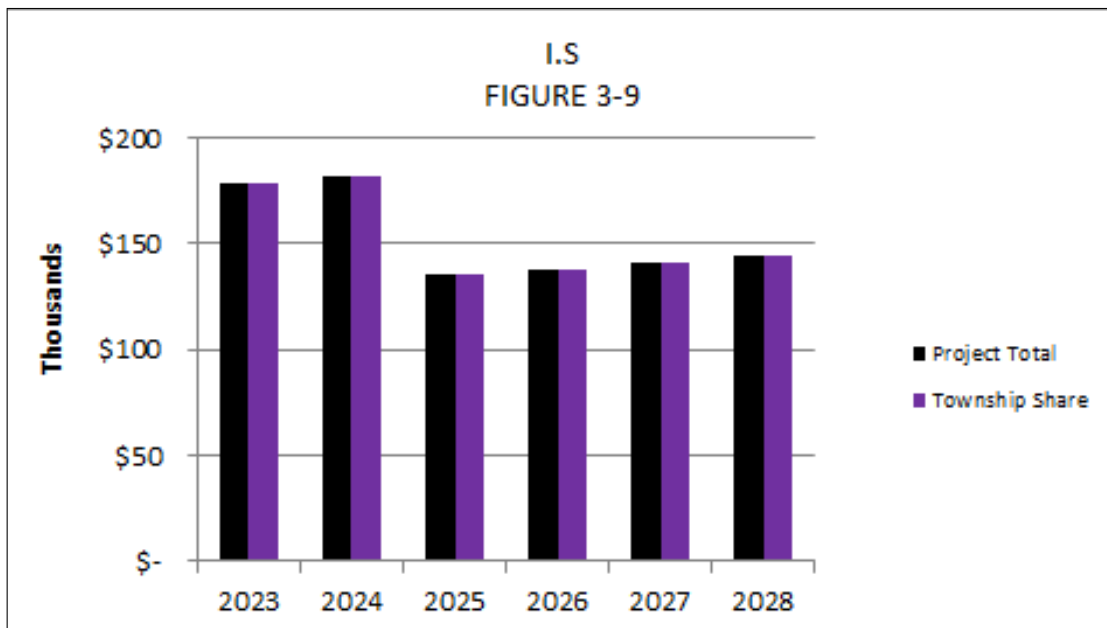
### Facilities

The Township Civic Center district will have a new Public Safety Headquarters that will cost approximately \$20 million dollars and also a new Civic Center Building to replace the current Township Offices at an approximate cost of \$12 million dollars. This money will come from the Capital Project Fund and the issuance of bonds. The Township currently has \$7,842,151 available for a new Township Municipal Complex in an Improvement Revolving Fund listed in the 2021 CAFR.



**Internal Services**

The Internal Services used to support the operating departments are included in the CIP due to their costs that are in excess of \$50,000. As these services are collected as a charge back to the operating departments, there is no special fund involved.



## 4. CIP Components

The components of the Capital Improvement Plan have been compiled and reported by the following seven program areas, each representing a stakeholder in the CIP.

### Section 4a. Facilities

FA-0006 Public Safety Headquarters  
FA-0007 Township Civic Building  
FA-0009 DPS Storage/Maintenance Building

### Section 4b. Fire Protection

FD-0002 - Fire Station 2 Replacement  
FD-0006 - Fire Ladder Truck  
FD-0009 - Fire Station 3 Improvement  
FD-0017 - Structural Firefighting Gear (23)  
FD-0018 - Ambulance Replacement (2)

### Section 4c. Internal Services

IS-0002 - Fleet Vehicles (excluding Fire)  
IS-0003 - Document Management Program

### Section 4d. Parks and Recreation

BP-0002 - M-59 Pathway (Phase I)  
BP-0003 - M-59 Pathway (Phase II)  
BP-0004 - M-59 Pathway (Phase III)  
BP-0005 - Union Lake Rd. Pathway  
BP-0006 - Bogie Lake Rd. Pathway  
PK-0002 - Four Seasons Trail (Phase I)  
PK-0003 - Four Seasons Trail (Phase II)  
PK-0004 - Four Seasons Trail (Phase III)  
PK-0006 - Oxbow / M-59 Park  
PK-0008 - Hidden Pines Park  
PK-0009 - Teggerdine Trail Design  
PK-0010 - Bloomer Park (Phase II)  
PK-0011 - Community / Central Park  
PK-0012 - Stanley Park  
BP-0009 - Triangle Trail Development

### Section 4e. Police Department

PD-0002 - Mobile Command Center

### Section 4f. Sanitary Sewer Disposal System

SS-0005 - Western Outlet Sanitary Extension Phase 2  
SS-0006 - Pump Station at Lakeland High school  
SS-0007 - Upgrades & Equipment Replacement of Meijer Pump Station  
SS-0008 - Upgrades & Equipment Replacement of 7 Sanitary Sewage Pump Stations  
SS-0009 - SCADA Equipment to Monitor Sanitary Sewage Pump Stations (8)  
SS-0011 - Sewer Main Rehabilitation Projects

### Section 4g. Water Supply System

WS-0004 - Twin Lakes Well Replacement and Upgrades  
WS-0008 - Aspen Meadows Iron Filtration  
WS-0010 - SCADA Tower Replacement and GENSET  
WS-0011 - Water Main Extension Bogie Lake Road (M-59 to Cedar Island)  
WS-0012 - 6 - Inch Diameter Water Main Replacement  
WS-0015 - Twin Lakes I Well House Updates  
WS-0017 - Interconnection of High Pressure Districts (Elizabeth Lake Road)  
WS-0018 - Residual Chlorine Analyzers at Water Towers  
WS-0019 - Residential and Commercial Meter Replacement with AMR System  
WS-0021 - Repaint Water Tower 1  
WS-0022 - Repaint Water Tower 2  
WS-0023 - Backhoe Machine

**Funding Sources Abbreviations**

Building Authority	BA
Fire Protection Fund	FPF
General Fund	GF
Federal Housing and Urban Development	HUD
Michigan Dept. of Transportation Enhancement Grant	MDOT-EG
Michigan Natural Resources Trust Fund Grant	MNRTFG
Michigan Safe Routes to School Program	MSRSP
Parks & Recreation - Special Township Revenue Fund	P&RF
Police Department Fund	PDF
Road Commission Tri-Party Program	RCOCTP
Special Assessment District	SAD
Sewer Fund (Township Enterprise Fund)	SF
State Revolving Fund	SRF
United States Dept. of Transportation	USDOT
Drinking Water Revolving Fund	DWRF
Water Supply Fund (Township Enterprise Fund)	WF

## 4a. CIP Components - Facilities

### Overview

Facilities play an important role in providing an environment that is conducive to supporting the various operating departments that provide services directly to the residents in the Township. Facilities can be new building projects, building renovations, building expansions or the cost of services to support the existing buildings if this cost is significant. Identification of significant costs to support existing building operations is an important tool in determining the cost effectiveness of operating existing public buildings.

Funding for supporting existing Facilities is normally derived by either a charge back to the budgets from the operating departments or done as a direct operating cost to General Fund. Funding for new Facilities can be accomplished by a building authority. The Township has a legally established Building Authority that would be the governing body to finance and construct any new public buildings in the Township.

On the following page, each of the Facilities projects are listed along with their cost and funding sources.



CHARTER TOWNSHIP OF WHITE LAKE CAPITAL IMPROVEMENTS PLAN PROJECT SUMMARY FACILITIES (FA)							
PROJECT NUMBER	PROJECT TITLE	CATEGORY	RATING	FUNDING	PROJECT COST	TOWNSHIP SHARE	OTHER FUNDS
FA-0006	Public Safety Headquarters	New Construction	110	Grant, GF, Bond Issue, PDF, FPF	\$20,000,000 +/-	\$20,000,000 +/-	\$--

Project Description

This building project is for the construction of a combined Police and Fire Headquarters Building to be located on Elizabeth Lake Road. The project cost includes the 40,000 square foot building and the associated site work.

PROJECT NUMBER	PROJECT TITLE	CATEGORY	RATING	FUNDING	PROJECT COST	TOWNSHIP SHARE	OTHER FUNDS
FA-0007	Township Civic Building	New Construction	96	Grant, GF, Bond Issue	\$12,000,000 +/-	\$12,000,000 +/-	\$--

Project Description

The Township Civic Building will replace the 70 year Township Office Building (circa 1949) with a modern facility that will accommodate the Township's current needs. The building will be approximately 30,000 square feet.

PROJECT NUMBER	PROJECT TITLE	CATEGORY	RATING	FUNDING	PROJECT COST	TOWNSHIP SHARE	OTHER FUNDS
FA-0009	DPS Storage/Maintenance Building	New Construction	58	GF, SF, WF	\$200,000 +/-	\$200,000 +/-	\$--

Project Description

Currently gathering estimates and preliminary site plan.

## 4b. CIP Components - Fire Protection

### Overview

Fire Protection provides a variety of vital services to Township residents. Fire Protection facilities are provided at several locations within the Township. In the CIP, new Fire Protection facilities, new Fire Protection equipment, and new Fire Protection vehicles are included under this section.

Fire Protection is principally funded by a Township Millage. Potential sources of funding for projects are the Fire Protection Fund balance, bond issue, or grants. Another possibility would be to use the Township's Building Authority to finance new fire stations.

On the following pages, each of the Fire Protection projects are listed along with their cost and potential funding sources.

CHARTER TOWNSHIP OF WHITE LAKE CAPITAL IMPROVEMENTS PLAN PROJECT SUMMARY FIRE PROTECTION (FD)							
PROJECT NUMBER	PROJECT TITLE	CATEGORY	RATING	FUNDING	PROJECT COST	TOWNSHIP SHARE	OTHER FUNDS
FD-0002	Fire Station 2 Replacement	New Construction	140	Grant, Bond Issue, BA	\$4,000,000	\$4,000,000	\$--
<u>Project Description</u> Construct a satellite fire station with living quarters and three bays.							

PROJECT NUMBER	PROJECT TITLE	CATEGORY	RATING	FUNDING	PROJECT COST	TOWNSHIP SHARE	OTHER FUNDS
FD-0006	Fire Ladder Truck	New Equipment	108	FPF	\$900,000	\$900,000	\$--
<u>Project Description</u> 100-foot fire-fighting ladder truck.							

PROJECT NUMBER	PROJECT TITLE	CATEGORY	RATING	FUNDING	PROJECT COST	TOWNSHIP SHARE	OTHER FUNDS
FD-0009	Fire Station 3 Improvement	New Construction	112	Grant, Bond Issue, BA, GF	\$1,000,000	\$1,000,000	\$--
<u>Project Description</u> Restoration and Addition to the existing Fire Station 3.							

PROJECT NUMBER	PROJECT TITLE	CATEGORY	RATING	FUNDING	PROJECT COST	TOWNSHIP SHARE	OTHER FUNDS
FD-0017	Structural Firefighting Gear (23 sets)	New Equipment	102	FPF	\$70,000	\$70,000	\$--
<u>Project Description</u> Structural Firefighting Gear.							

PROJECT NUMBER	PROJECT TITLE	CATEGORY	RATING	FUNDING	PROJECT COST	TOWNSHIP SHARE	OTHER FUNDS
FD-0018	Ambulance Replacement (2 existing units)	New Equipment	112	FPF	\$500,000	\$500,000	\$--
<u>Project Description</u> Replacement of two (2) transport units / ambulances.							



## 4c. CIP Components - Internal Services

### Overview

Internal Services play an important role in supporting the various operating departments that provide services directly to the residents in the Township. While Internal Services in itself is not a “project,” the cost of this internal support is significant and bears inclusion as part of the CIP. Internal Services in this CIP are defined as computer networks, geographic information service (GIS), document storage, communications, and fleet vehicles.

There is no dedicated fund for Internal Services. Funding for Internal Services is normally derived by a charge back to the budgets from the operating departments that use or are supported by these services.

On the following page, each of the Internal Services projects are listed along with their cost and funding sources.

CHARTER TOWNSHIP OF WHITE LAKE CAPITAL IMPROVEMENTS PLAN PROJECT SUMMARY INTERNAL SERVICES (IS)							
PROJECT NUMBER	PROJECT TITLE	CATEGORY	RATING	FUNDING	PROJECT COST	TOWNSHIP SHARE	OTHER FUNDS
IS-0002	Fleet	New Equipment	80	PD / GF	\$ 819,000	\$ 819,000	\$--
<u>Project Description</u> Replacement of cars and trucks (except Fire Department) on an annual basis to systematize the vehicle replacement process. Estimates are for a combination of three (3) cars and two (2) trucks each year, for a total of six (6) years.							

PROJECT NUMBER	PROJECT TITLE	CATEGORY	RATING	FUNDING	PROJECT COST	TOWNSHIP SHARE	OTHER FUNDS
IS-0003	Document Management Program	Equipment / Professional Services	90	GF	\$100,000	\$100,000	\$--
<u>Project Description</u> Project includes providing Township Departments with the necessary software and hardware needed to continue digitizing the Township's document files. Project also includes funding for contracting with private firms to help expediate the process.							

## 4d. CIP Components - Parks & Recreation

### Overview

The Parks and Recreation Master Plan outlines a variety of services to Township residents. Parks and Recreation is principally funded by a non-major special revenue fund. Potential funding for projects can be from Parks and Recreation Fund balance, grants such as Michigan Department of Natural Resources Trust Fund, County based tri-party funding, Michigan Safe Routes to School Program, Michigan Department of Transportation Enhancement Grant, Federal Housing and Urban Development.

In May 2022 the Township engaged a consultant to assist the Parks and Recreation Committee with the Parks and Recreation Master Plan update. Goals and objectives will be prepared to illustrate the vision for parks and recreation over the next 5+ years. The Plan will document desired capital improvements to meet the goals and categorize them as short-, mid-, long-term, or ongoing priorities including magnitude of cost of the proposed capital improvements. The Plan will also identify potential funding sources that might best align with the various capital projects. The Plan update will not be completed until after the current CIP update is adopted. Next years CIP update will incorporate the capital projects identified in the 2023-2027 Parks and Recreation Master Plan. Note some projects may change or may be removed and/or replaced with new projects.

On the following pages, each of the Parks and Recreation projects are listed along with their cost and potential funding sources.



CHARTER TOWNSHIP OF WHITE LAKE CAPITAL IMPROVEMENTS PLAN PROJECT SUMMARY PARKS AND RECREATION (BP and PK)							
PROJECT NUMBER	PROJECT TITLE	CATEGORY	RATING	FUNDING	PROJECT COST	TOWNSHIP SHARE	OTHER FUNDS
BP-0002	M-59 Pathway (Phase I)	Rehabilitation	98	MDOT-EG; P&RF	\$455,000	\$155,000	\$300,000
<u>Project Description</u> An important, long term, high-priority objective is the development of a Township-wide system of pathways connected to the regional network. Renovation of the M-59 pathway is an essential element that will connect future north-south routes, for example, Bogie Lake Pathway to the Four Seasons Trail.							

PROJECT NUMBER	PROJECT TITLE	CATEGORY	RATING	FUNDING	PROJECT COST	TOWNSHIP SHARE	OTHER FUNDS
BP-0003	M-59 Pathway (Phase II)	Rehabilitation	98	MDOT-EG; P&RF	\$455,000	\$155,000	\$300,000
<u>Project Description</u> An important, long term, high-priority objective is the development of a Township-wide system of pathways connected to the regional network. Renovation of the M-59 pathway is an essential element that will connect future north-south routes, for example, Bogie Lake Pathway to the Four Seasons Trail.							

PROJECT NUMBER	PROJECT TITLE	CATEGORY	RATING	FUNDING	PROJECT COST	TOWNSHIP SHARE	OTHER FUNDS
BP-0004	M-59 Pathway (Phase III)	Rehabilitation	98	MDOT-EG; P&RF	\$455,000	\$155,000	\$300,000
<u>Project Description</u> An important, long term, high-priority objective is the development of a Township-wide system of pathways connected to the regional network. Renovation of the M-59 pathway is an essential element that will connect future north-south routes, for example, Bogie Lake Pathway to the Four Seasons Trail.							

PROJECT NUMBER	PROJECT TITLE	CATEGORY	RATING	FUNDING	PROJECT COST	TOWNSHIP SHARE	OTHER FUNDS
BP-0005	Union Lake Road Pathway	Rehabilitation	98	MNRTFG; RCOCTP; P&RF	\$600,000	\$350,000	\$250,000
<u>Project Description</u> The Union Lake Road corridor is the area of White Lake that contains the highest density of residential development in the Township. A pathway along the corridor is critical to provide residents with safe, non-motorized access to the homes, churches, schools, parks, retail, and other places in the area.							

PROJECT NUMBER	PROJECT TITLE	CATEGORY	RATING	FUNDING	PROJECT COST	TOWNSHIP SHARE	OTHER FUNDS
BP-0006	Bogie Lake Road Pathway	New Construction	83	MDOT-EG; P&RF; MSRSP	\$1,475,000	\$875,000	\$600,000

Project Description

An important, long term, high-priority objective is the development of a Township wide system of pathways connected to the regional network. This pathway provides the north-south connection from M-59 (north) to the Township's southern boundary and connects a complex of 3 schools to neighborhoods throughout the length of the corridor.

PROJECT NUMBER	PROJECT TITLE	CATEGORY	RATING	FUNDING	PROJECT COST	TOWNSHIP SHARE	OTHER FUNDS
PK-0002	Four Seasons Trail (Phase I)	New Construction	67	MNRTFG; P&RF; USDOT	\$455,000	\$155,000	\$300,000

Project Description

An important, long-term, high-priority objective is the development of a Township-wide pathways system. The ITC Corridor Four Seasons Trail provides a critical link between Pontiac Lake State Recreation Area and Highland Lake State Recreation Area, via the M-59 trailway. This route is included in the Oakland County Greenways Plan and should include state and regional financial participation. Construction of the trailway is expected to occur over several years.

PROJECT NUMBER	PROJECT TITLE	CATEGORY	RATING	FUNDING	PROJECT COST	TOWNSHIP SHARE	OTHER FUNDS
PK-0003	Four Seasons Trail (Phase II)	New Construction	67	MNRTFG; P&RF; USDOT	\$455,000	\$180,000	\$275,000

Project Description

An important, long-term, high-priority objective is the development of a Township-wide pathways system. The ITC Corridor Four Seasons Trail provides a critical link between Pontiac Lake State Recreation Area and Highland Lake State Recreation Area, via the M-59 trailway. This route is included in the Oakland County Greenways Plan and should include state and regional financial participation. Construction of the trailway is expected to occur over several years.

PROJECT NUMBER	PROJECT TITLE	CATEGORY	RATING	FUNDING	PROJECT COST	TOWNSHIP SHARE	OTHER FUNDS
PK-0004	Four Seasons Trail (Phase III)	New Construction	67	MNRTFG; P&RF; USDOT	\$255,000	\$105,000	\$150,000

Project Description

An important, long-term, high-priority objective is the development of a Township-wide pathways system. The ITC Corridor Four Seasons Trail provides a critical link between Pontiac Lake State Recreation Area and Highland Lake State Recreation Area, via the M-59 trailway. This route is included in the Oakland County Greenways Plan and should include state and regional financial participation. Construction of the trailway is expected to occur over several years.

PROJECT NUMBER	PROJECT TITLE	CATEGORY	RATING	FUNDING	PROJECT COST	TOWNSHIP SHARE	OTHER FUNDS
PK-0006	Oxbow/M-59 Park	New Construction	51	MDOT-EG; P&RF; MSRSP	\$965,000	\$465,000	\$500,000

Project Description

Expansion of recreational land is critical to meet the needs of both existing and future residents, especially as vacant land becomes scarcer and the Township's population continues to grow. This mini-park site is anticipated to serve as a rest stop and possibly a trailhead along the M-59 Pathway.

PROJECT NUMBER	PROJECT TITLE	CATEGORY	RATING	FUNDING	PROJECT COST	TOWNSHIP SHARE	OTHER FUNDS
PK-0008	Hidden Pines Park Phase II	New Construction	80	MNRTFG; P&RF, Passport Grant	\$390,000	\$225,000	\$165,000

Project Description

This property would be further developed using the Hidden Pines Park Master Plan that was completed in 2012. Improvements would include a playground as well as other park amenities.

PROJECT NUMBER	PROJECT TITLE	CATEGORY	RATING	FUNDING	PROJECT COST	TOWNSHIP SHARE	OTHER FUNDS
PK-0009	Teggerdine Trail Development Design	New Construction	78	MNRTFG, P&RF	\$150,000	\$150,000	-

Project Description

The Teggerdine Road Pathway would connect M-59 in the south to Indian Springs Metro Park in the north. This pathway would provide access at certain points to the Pontiac Lake Recreation Area. This pathway would connect to regional pathways through Indian Springs Metro Park, and through the potential development of a trail inside of the ITC transmission corridor in White Lake.

PROJECT NUMBER	PROJECT TITLE	CATEGORY	RATING	FUNDING	PROJECT COST	TOWNSHIP SHARE	OTHER FUNDS
PK-0010	Bloomer Park Phase II	New Construction	60	MNRTFG, P&RF	\$305,000	\$105,000	\$200,000

Project Description

With the completion of Bloomer Park's Phase I redevelopment in 2013 the Township seeks to complete the restoration of the northern half of the park. The second phase of development would include completing the improved pathway network and providing other park amenities including park benches.

PROJECT NUMBER	PROJECT TITLE	CATEGORY	RATING	FUNDING	PROJECT COST	TOWNSHIP SHARE	OTHER FUNDS
PK-0011	Community / Central Park	Land Acquisition & New Construction	80	MDOT-EG; P&RF; MSRSP	\$600,000	\$250,000	\$350,000

Project Description

Expansion of recreational land is critical to meet the needs of both existing and future residents, especially as vacant land becomes scarcer and the Township's population continues to grow. This mini-park site is anticipated to serve as a rest stop and possibly a trailhead along the M-59 Pathway.

PROJECT NUMBER	PROJECT TITLE	CATEGORY	RATING	FUNDING	PROJECT COST	TOWNSHIP SHARE	OTHER FUNDS
PK-0012	Stanley Park	New Construction	91	MNRTFG; P&RF; GF; Donations	\$3,250,000	\$1,750,000	\$1,500,000

Project Description

Expansion of recreational land is critical to meet the needs of both existing and future residents, especially as vacant land becomes scarcer and the Township's population continues to grow. This property is unique with frontage on Brendel Lake and location adjacent to the future Township Civic Center.

PROJECT NUMBER	PROJECT TITLE	CATEGORY	RATING	FUNDING	PROJECT COST	TOWNSHIP SHARE	OTHER FUNDS
BP-0009	Triangle Trail Development	New Construction	96	Grant(s); P&RF	\$600,000	\$450,000	\$150,000

Project Description

The incomplete portion of the Triangle Trail totals almost one (1) mile. The proposed pathway would be located on the east side of Elizabeth Lake Road extending southeast from the existing pathway along the St. Joseph Mercy property to the intersection with Teggerdine Road, then extended north along the west side of Teggerdine Road to Highland Road, and along the south side of Highland Road west from the Teggerdine Road intersection to meet the existing pathway located at the Village Lakes development.

## 4e. CIP Components - Police Department

### Overview

The Township Police Department provides a variety of vital services to Township residents. The costs of operations and the demand for services create financial circumstances that are difficult to predict. In this CIP, special police equipment is listed as projects. Standard police cars are included as Internal Services under Fleet.

Police Department operations are funded by a major special revenue fund. Potential funding for projects can be from Police Fund balance, grants such as Homeland Security, drug forfeitures. The Police also have a four year operating millage that will collect through 2021.

On the following page, each of the Police Department projects are listed along with their cost and potential funding sources.

CHARTER TOWNSHIP OF WHITE LAKE CAPITAL IMPROVEMENTS PLAN PROJECT SUMMARY POLICE DEPARTMENT (PD)							
PROJECT NUMBER	PROJECT TITLE	CATEGORY	RATING	FUNDING	PROJECT COST	TOWNSHIP SHARE	OTHER FUNDS
PD-0002	Mobile Command Center	New Equipment	65	Grants; Drug Forfeitures	\$152,000	\$152,000	\$--
<u>Project Description</u> A Mobile Command Center is a vehicle-based police facility, usually built around a motor home chassis. It allows command officers to provide on-scene command and control of large scale events or catastrophes.							



## 4f. CIP Components - Sanitary Sewerage Disposal System

### Overview

Sanitary Sewerage Disposal Systems do not currently provide service to all Township residents. Sewerage Disposal Systems that do exist are operated by the Water Resources Commissioner for Oakland County.

A Sanitary Sewerage Disposal Enterprise Fund was created in 2022.

The Department of Public Services completed an asset management plan in 2019 following a roughly 3 year study of the condition of the Township waste water system. Potential sources of funding for projects are the Sewer Fund, Special Assessment District (SAD), State Revolving Fund (SRF) loan program or contributions from General Fund.

On the following page, each of the Sanitary Sewerage Disposal projects are listed along with their cost and potential funding sources.

CHARTER TOWNSHIP OF WHITE LAKE CAPITAL IMPROVEMENTS PLAN PROJECT SUMMARY Sanitary Sewer (SS)							
PROJECT NUMBER	PROJECT TITLE	CATEGORY	RATING	FUNDING	PROJECT COST	TOWNSHIP SHARE	OTHER FUNDS
SS-0005	Western Outlet Sanitary Extension Phase Two	New Construction	80	GF, SRF	\$2,240,000	\$2,240,000	\$--
<u>Project Description</u> The proposed project will provide public force main sewer from the HVS Lakeland Campus north to M-59. The scope of the project will include the placement of 12" HDD directionally drilled pressure sewer (force main) with related appurtenances, pipe rework within the temporary diversion district, traffic control, pavement replacement, and restoration.							

PROJECT NUMBER	PROJECT TITLE	CATEGORY	RATING	FUNDING	PROJECT COST	TOWNSHIP SHARE	OTHER FUNDS
SS-0006	Pump Station at Lakeland	New Construction	110	GF, SRF	\$500,000	\$500,000	\$--
<u>Project Description</u> Installation of intermediate booster pumping station on sanitary sewer force main consisting of two submersible pumps and building housing controls and generator.							

PROJECT NUMBER	PROJECT TITLE	CATEGORY	RATING	FUNDING	PROJECT COST	TOWNSHIP SHARE	OTHER FUNDS
SS-0008	Sanitary Sewer Pump Stations (7)	Rehabilitation	139	GF, SRF	\$350,000	\$350,000	\$--
<u>Project Description</u> Replacement of pumping equipment, controls, and addition of VFD's (Variable Frequency Drive). VFD's will provide better system control and operational cost savings.							

PROJECT NUMBER	PROJECT TITLE	CATEGORY	RATING	FUNDING	PROJECT COST	TOWNSHIP SHARE	OTHER FUNDS
SS-0009	SCADA Equipment for Pump Stations	New Construction	143	GF, SRF	\$240,000	\$240,000	\$--
<u>Project Description</u> Upgrade SCADA at eight sanitary sewage pump stations to provide the Township real time data for operation, alarms, and control.							

CHARTER TOWNSHIP OF WHITE LAKE CAPITAL IMPROVEMENTS PLAN PROJECT SUMMARY Sanitary Sewer (SS)							
PROJECT NUMBER	PROJECT TITLE	CATEGORY	RATING	FUNDING	PROJECT COST	TOWNSHIP SHARE	OTHER FUNDS
SS-0011	Sewer Main Rehabilitation Projects	Rehabilitation	137	GF, SRF	\$2,206,979	\$2,206,979	\$--
<u>Project Description</u> Approximately 8,500 linear feet.							

## 4g. CIP Components - Water Supply System

### Overview

The Municipal Water Supply System that is owned and operated by the Township and administered by the Department of Public Services does not provide service to all Township residents. The Municipal Water Supply System derives its water from underground aquifers and is used for fire protection and domestic consumption. Many areas of the Township currently operate with private wells as their source of potable water supply.

The Township has a Water Enterprise Fund listed in the 2021 Comprehensive Annual Financial Report (CAFR). This Water Fund is managed by the Department of Public Services.

The Department of Public Services completed an asset management plan in 2017 following a roughly 3 year study of the condition of the Township water system. Potential sources of funding for Water Supply projects are the Water Fund balance, Drinking Water Revolving Fund (DWRF), revenue bonds, special assessment districts (SAD's), or contributions from General Fund.

On the following page, each of the Water Supply projects are listed along with their cost and potential funding sources.

CHARTER TOWNSHIP OF WHITE LAKE CAPITAL IMPROVEMENTS PLAN PROJECT SUMMARY WATER SUPPLY (WS)							
PROJECT NUMBER	PROJECT TITLE	CATEGORY	RATING	FUNDING	PROJECT COST	TOWNSHIP SHARE	OTHER FUNDS
WS-0004	Twin Lakes I Well Replacement and Upgrades	Rehabilitation	126	DWRF, WF	\$423,675	\$407,675	\$16,000
<u>Project Description</u> The Township proposes to install a new well and pump at Twin Lakes I well site to replace the smaller capacity well at the site. This will require discussion with the MDEQ water bureau, site investigation using test/production well(s) to evaluate aquifer capacities, engineering design, permitting, identifying funding sources, contract administration and construction.							

PROJECT NUMBER	PROJECT TITLE	CATEGORY	RATING	FUNDING	PROJECT COST	TOWNSHIP SHARE	OTHER FUNDS
WS-0008	Aspen Meadows Iron Filtration and Sewer Connection	New Construction	125	DWRF	\$5,500,000	\$5,500,000	\$--
<u>Project Description</u> The Township proposes to install a new iron filtration and sewer connection at Aspen Meadows well site. The iron filtration will help reduce iron and manganese at the lower used well house (about 6% of total water pumped) and second highest iron amount.							

PROJECT NUMBER	PROJECT TITLE	CATEGORY	RATING	FUNDING	PROJECT COST	TOWNSHIP SHARE	OTHER FUNDS
WS-0010	SCADA Tower Replacement and GENSET	Rehabilitation	80	WF, DWRF	\$52,000	\$52,000	\$--
<u>Project Description</u> Replace Supervisory Control and Data Acquisition (SCADA) Tower at Water Office with a new tower, romex cable, new cement pad with anchors and locate at least 170 feet to the east on Highland Road. The current tower is twenty five years old and is oxidizing at the bolts and bottom tower brackets. The current tower is near the end of its life cycle. Also, the Water Department will need to upgrade the onsite gen set to backup the SCADA system.							

CHARTER TOWNSHIP OF WHITE LAKE CAPITAL IMPROVEMENTS PLAN PROJECT SUMMARY WATER SUPPLY (WS)							
PROJECT NUMBER	PROJECT TITLE	CATEGORY	RATING	FUNDING	PROJECT COST	TOWNSHIP SHARE	OTHER FUNDS
WS-0011	Water Main Extension Bogie Lake Road (M-59 to Cedar Island)	New Construction	90	WF,DWRF	\$3,750,000	\$3,750,000	\$--
<u>Project Description</u> 12-Inch Diameter Water Main Extension along Bogie Lake Road from M-59 to the south to Cedar Island Road or Lakeland High School Campus bolts and bottom tower brackets. The current tower is near the end of its life cycle. Also, the Water Department will need to upgrade the onsite gen set to backup the SCADA system.							

PROJECT NUMBER	PROJECT TITLE	CATEGORY	RATING	FUNDING	PROJECT COST	TOWNSHIP SHARE	OTHER FUNDS
WS-0012	6-Inch Water Main Replacement (9,000ft)	Rehabilitation	114	WF, DWRF	\$2,275,000	\$2,275,000	\$--
<u>Project Description</u> Replace 6-inch diameter water main in Colony Heights, Twin Lakes Village, and Suburban Knolls for better system pressures and fire flows.							

PROJECT NUMBER	PROJECT TITLE	CATEGORY	RATING	FUNDING	PROJECT COST	TOWNSHIP SHARE	OTHER FUNDS
WS-0015	Twin Lakes Well House Upgrades	Rehabilitation	108	WF, DWRF	\$1,000,000	\$1,000,000	\$--
<u>Project Description</u> Update controls, piping, and instrumentation to allow efficient operation of the Twin Lakes well house.							

CHARTER TOWNSHIP OF WHITE LAKE CAPITAL IMPROVEMENTS PLAN PROJECT SUMMARY WATER SUPPLY (WS)							
PROJECT NUMBER	PROJECT TITLE	CATEGORY	RATING	FUNDING	PROJECT COST	TOWNSHIP SHARE	OTHER FUNDS
WS-0017	High Pressure Districts Elizabeth Lake Road	New Construction	90	WF, DWRF	\$3,125,000	\$3,125,000	\$--
<u>Project Description</u> The interconnect will allow the high pressure district to utilize both elevated towers for storage at Aspen Meadows and Village Acres well houses for water supply. This will increase system reliability.							

PROJECT NUMBER	PROJECT TITLE	CATEGORY	RATING	FUNDING	PROJECT COST	TOWNSHIP SHARE	OTHER FUNDS
WS-0018	Residual Chlorine Analyzer for Water Towers	New Construction	146	WF, DWRF	\$50,000	\$50,000	\$--
<u>Project Description</u> Residual Chlorine Analyzers will allow monitoring of water quality both in an out of the Townships water towers. It will allow adjustments of chlorine feed rates to maintain minimum chlorine residuals throughout the water system as required by regulations.							

PROJECT NUMBER	PROJECT TITLE	CATEGORY	RATING	FUNDING	PROJECT COST	TOWNSHIP SHARE	OTHER FUNDS
WS-0019	Meter Replacement	Rehabilitation	82	WF, DWRF	\$1,000,000	\$1,000,000	\$--
<u>Project Description</u> The water system meters in older subdivisions are reaching or exceeding their useful life. As meters age they deteriorate and develop inaccuracies in readings. Replacing meters will provide homeowners with the proper readings and provide accurate billing of water usage.							

PROJECT NUMBER	PROJECT TITLE	CATEGORY	RATING	FUNDING	PROJECT COST	TOWNSHIP SHARE	OTHER FUNDS
WS-0021	Repaint Water Tower 1	Rehabilitation	127	WF, DWRF	\$424,000	\$424,000	\$--
<u>Project Description</u> Exterior overcoat polyurethane paint. Complete wet interior repaint.							



CHARTER TOWNSHIP OF WHITE LAKE CAPITAL IMPROVEMENTS PLAN PROJECT SUMMARY WATER SUPPLY (WS)							
PROJECT NUMBER	PROJECT TITLE	CATEGORY	RATING	FUNDING	PROJECT COST	TOWNSHIP SHARE	OTHER FUNDS
WS-0022	Repaint Water Tower 2	Rehabilitation	127	WF, DWRF	\$196,000	\$196,000	\$--
<u>Project Description</u> Exterior overcoat polyurethane paint. Dry interior partial repaint.							

PROJECT NUMBER	PROJECT TITLE	CATEGORY	RATING	FUNDING	PROJECT COST	TOWNSHIP SHARE	OTHER FUNDS
WS-0023	Backhoe Machine	New Equipment	74	WF, DWRF	\$100,000	\$100,000	\$--
<u>Project Description</u> Purchase a Backhoe Machine to assist in day to day department operations.							



# Appendix

Excerpt from the Michigan Planning Enabling Act of 2008:

## **MICHIGAN PLANNING ENABLING ACT (EXCERPT) Act 33 of 2008**

### **125.3865 Capital improvements program of public structures and improvements; preparation; basis.**

Sec. 65.

(1) To further the desirable future development of the local unit of government under the master plan, a planning commission, after adoption of a master plan, shall annually prepare a capital improvements program of public structures and improvements, unless the planning commission is exempted from this requirement by charter or otherwise. If the planning commission is exempted, the legislative body either shall prepare and adopt a capital improvements program, separate from or as a part of the annual budget, or shall delegate the preparation of the capital improvements program to the chief elected official or a nonelected administrative official, subject to final approval by the legislative body. The capital improvements program shall show those public structures and improvements, in the general order of their priority, that in the commission's judgment will be needed or desirable and can be undertaken within the ensuing 6-year period. The capital improvements program shall be based upon the requirements of the local unit of government for all types of public structures and improvements. Consequently, each agency or department of the local unit of government with authority for public structures or improvements shall upon request furnish the planning commission with lists, plans, and estimates of time and cost of those public structures and improvements.

(2) Any township may prepare and adopt a capital improvement program. However, subsection (1) is only mandatory for a township if the township, alone or jointly with 1 or more other local units of government, owns or operates a water supply or sewage disposal system.

**History:** 2008, Act 33, Eff. Sept. 1, 2008

### Charter Township of White Lake Capital Improvement Plan – Project Application

Project Title: [Click here to enter text.](#)  
Program Area: [Choose an item.](#)  
Prepared By: [Click here to enter text.](#)  
Date Prepared: [Click here to enter a date.](#)  
CIP ID #: [Click here to enter text.](#)

---

**Project Description:** Provide a brief (1-2 paragraph) description of project:

[Click here to enter text.](#)

---

**Planning Context:** Is the project part of an Adopted Program, Policy or Plan?

Yes or No

[Choose an item.](#) If yes, identify Program, Policy or Plan

[Click here to enter text.](#)

**List** the adopted program or policy, and how this project directly or indirectly meets these objectives:

[Click here to enter text.](#)

---

**Planning Context:** Is the Township Legally Obligated to perform this service? (E.G. Federal or State Law, Consent Judgment, etc.)

Yes or No

[Choose an item.](#)

If yes, please describe Township's Obligation:

[Click here to enter text.](#)

---

**Schedule:** Estimated project beginning and ending dates. If project will take several years to complete, fill out Form 2. If applicable, be sure to include any work done in prior years, including studies or other planning:

[Click here to enter text.](#)

---

**Coordination:** Please identify if this project is dependant upon one or more other CIP projects, and describe what the relationship is:

[Click here to enter text.](#)

---

**Project Priority:** Low, Medium, High

[Choose an item.](#) Priority within Program Area

[Choose an item.](#) Priority for the Township

---

Form 1 - Page 1 of 2

**Capital Improvement Plan – Project Application**

---

**Prior Approval:** Is this project included the prior year's budget?  
Has this project been approved by the Township Board, Commission or Authority?

Yes or No

Choose an item.

If Yes, Choose an item.

---

**Total Estimated Cost:** In today's dollars (Amount shown here should agree with total on Form 2)

[Click here to enter text.](#)

List all funding options available for this project.

[Click here to enter text.](#)

Recommended funding option(s) to be used? (i.e: Operating Revenues, Grants, Fund Balance, Bond Issue etc...)

[Click here to enter text.](#)

---

**Basis of Cost Estimate:** Please check the following

[Choose an item.](#)

---

**Impacts.** Describe potential loss of service, benefit or opportunity if the project is not included in the C.I.P.

[Click here to enter text.](#)

CHARTER TOWNSHIP OF WHITE LAKE  
Capital Improvement Plan  
Project Cost Detail

Project ID \_\_\_\_\_  
Category \_\_\_\_\_

	Prior Year	Budget Year	Budget Year 2	Budget Year 3	Budget Year 4	Budget Year 5	Budget Year 6	Totals	TWP Share
Project Construction Components								\$ -	-
Preliminary Engineering								\$ -	-
Right of Way or Easement Services								\$ -	-
Land Acquisition								\$ -	-
Geotechnical Engineering								\$ -	-
Environmental Services								\$ -	-
Contractor payments								\$ -	-
Construction Engineering								\$ -	-
Depreciable equipment or facilities								\$ -	-
Post Construction Monitoring								\$ -	-
Finance Costs								\$ -	-
Other Construction Costs								\$ -	-
Total Construction Cost	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Operating Costs									
Contracted Services								0	-
Staff								0	-
Routine Maintenance								0	-
Utilities, Insurance, Communication								0	-
Other								0	-
Total Operating Cost	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Project Cost	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

W.L.T. Project Costing Form template

10/5/2009

CHARTER TOWNSHIP OF WHITE LAKE Capital Improvement Plan Project Evaluation Form		Project ID		
Rater Name:	Score Range	Rater Score	Weight	Total Points
<b>1. Contribution to Health, Safety &amp; Welfare</b>			5	0
Eliminates a known hazard (accident history)	5			
Eliminates a potential hazard	4			
Materially contributes	3			
Minimally contributes	1			
No impact	0			
<b>2. Project Needed to Comply with Local, State or Federal Law</b>			5	0
Yes	5			
No	0			
<b>3. Project Conforms to Adopted Program, Policy or Plan</b>			4	0
Project is consistent with adopted City Council policy or plan	5			
Project is consistent with Administrative policy	3			
No policy / plan in place	0			
<b>4. Project Remediates as Existing or Projected Deficiency</b>			3	0
Completely Remedy Problem	5			
Partially Remedy Problem	3			
No	0			
<b>5. Will Project Upgrade Facilities</b>			3	0
Rehabilitates / upgrades existing facility	5			
Replaces existing facility	3			
New facility	1			
<b>6. Contributes to Long-term Needs of Community</b>			2	0
More than 30 years	5			
21 - 30 years	4			
11 - 20 years	3			
4 - 10 years	2			
3 years or less	1			
<b>7. Annual Impact on Operating Costs Compared to Operating Costs assuming the project proceeds</b>			2	0
Net Cost Savings	5			
No Change	4			
Minimal increase (>\$25,000)	3			
Moderate Increase (\$25,000 - \$100,000)	2			
Major Increase (>\$100,000)	1			
<b>8. Annual Impact on Operating Costs Compared to Operating Costs assuming the project does not proceed</b>			2	0
Major Impact (> \$100,000)	5			
Moderate Impact (\$50,000 - \$100,000)	3			
Minor Impact (\$25,000-\$50,000)	2			
Minimal Impact (< \$25,000)	1			
None	0			
<b>9. Service Area of Project</b>			2	0
Regional	5			
Township-Wide	4			
Several neighborhoods	3			
One neighborhood or less	1			
<b>10. Department Priority</b>			2	0
High	5			
Medium	3			
Low	1			
<b>11. Project Delivers Level of Service Desired by Community</b>			2	0
High	5			
Medium	3			
Low	1			





					Summary			To Date		Budget Year 2023		Budget Year 2024		Budget Year 2025		Budget Year 2026		Budget Year 2027		Budget Year 2028		Remarks		
Project Number	Project Title	Category	Rating	Potential Funding Sources	Project Total	Township Share	Other Funding	Project Total	Township Share	Project Total	Township Share	Project Total	Township Share	Project Total	Township Share	Project Total	Township Share	Project Total	Township Share	Project Total	Township Share			
PARKS & RECREATION	BP-0002	M-59 Pathway (Phase I)	Rehabilitation	98	MDOT-EG; P&RF	\$ 455,000	\$ 155,000	\$ 300,000	\$ -	\$ -		\$ 450,000	\$ 150,000	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	MDOT-EG Funding (\$300,000)		
	BP-0003	M-59 Pathway (Phase II)	Rehabilitation	98	MDOT-EG; P&RF	\$ 455,000	\$ 155,000	\$ 300,000	\$ -	\$ -		\$ 32,000	\$ 32,000	\$ 419,000	\$ 119,000	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,000	\$ 1,000	MDOT-EG Funding (\$300,000)		
	BP-0004	M-59 Pathway (Phase III)	Rehabilitation	98	MDOT-EG; P&RF	\$ 455,000	\$ 155,000	\$ 300,000	\$ -	\$ -				\$ 32,000	\$ 32,000	\$ 419,000	\$ 119,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	MDOT-EG Funding (\$300,000)		
	BP-0005	Union Lake Road Pathway	New Construction	98	MNRTFG; RCOCPT; P&RF	\$ 600,000	\$ 350,000	\$ 250,000	\$ -	\$ -		\$ 45,000	\$ 45,000	\$ 550,000	\$ 300,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 1,000	\$ 1,000	MNRTFG & RCOCPT Funding (\$250,000)
	BP-0006	Bogie Lake Road Pathway	New Construction	83	MDOT-EG; P&RF; MSRSP	\$ 1,475,000	\$ 875,000	\$ 600,000	\$ -	\$ -		\$ 1,020,000	\$ 670,000	\$ 450,000	\$ 200,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 1,000	\$ 1,000	MDOT-EG & MSRSP Funding (\$600,000)
	PK-0002	Four Seasons Trail (Phase I)	New Construction	67	MNRTFG; P&RF; USDOT	\$ 455,000	\$ 155,000	\$ 300,000	\$ -	\$ -						\$ 450,000	\$ 150,000	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	MNRTFG Funding (\$300,000)
	PK-0003	Four Seasons Trail (Phase II)	New Construction	67	MNRTFG; P&RF; USDOT	\$ 455,000	\$ 180,000	\$ 275,000	\$ -	\$ -						\$ 450,000	\$ 175,000	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	MNRTFG Funding (\$275,000)
	PK-0004	Four Seasons Trail (Phase III)	New Construction	67	MNRTFG; P&RF; USDOT	\$ 255,000	\$ 105,000	\$ 150,000	\$ -	\$ -						\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	MNRTFG Funding (\$150,000)
	PK-0006	Oxbow/M-59 Park	New Construction	51	MDOT-EG; P&RF; MSRSP	\$ 965,000	\$ 465,000	\$ 500,000	\$ -	\$ -		\$ 250,000	\$ 100,000	\$ 2,000	\$ 2,000					\$ 965,000	\$ 465,000			MNRTFG & MSRSP Funding (\$175,000)
	PK-0008	Hidden Pines Park Development	New Construction	80	MNRTFG; P&RF	\$ 390,000	\$ 225,000	\$ 165,000	\$ -	\$ -												\$ 390,000	\$ 225,000	
	PK-0009	Teggerdine Trail Development Design	New Construction	78	MNRTFG; P&RF	\$ 150,000	\$ 150,000	\$ -	\$ -	\$ -				\$ 150,000	\$ 150,000									
	PK-0010	Bloomer Park Phase II Development	New Construction	86	MNRTFG; P&RF	\$ 305,000	\$ 105,000	\$ 200,000	\$ -	\$ -						\$ 300,000	\$ 100,000	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	MNRTFG Funding (\$200,000)
PK-0011	Community / Central Park	New Construction	80	MNRTF; P&RF	\$ 600,000	\$ 250,000	\$ 350,000	\$ -	\$ -												\$ 600,000	\$ 250,000		
PK-0012	Stanley Park	New Construction	91	MNRTF; P&RF; GF; Donations	\$ 3,250,000	\$ 1,750,000	\$ 1,500,000			\$ 1,250,000	\$ 750,000			\$ 1,000,000	\$ 500,000			\$ 1,000,000	\$ 500,000					
BP-0009	Triangle Trail Development	New Construction	96	Grant(s), P&RF	\$ 600,000	\$ 450,000	\$ 150,000			\$ 600,000	\$ 450,000													Ralph C. Wilson, Jr. Foundation (\$150,000)
Subtotals					\$ 10,865,000	\$ 5,525,000	\$ 5,340,000	\$ -	\$ -	\$ 1,850,000	\$ 1,200,000	\$ 1,797,000	\$ 997,000	\$ 2,604,500	\$ 1,304,500	\$ 1,627,000	\$ 552,000	\$ 1,982,000	\$ 982,000	\$ 1,004,500	\$ 489,500			
WATER SUPPLY	WS-0004	Twin Lakes I Well House Upgrades	Rehabilitation	126	DWRF; WF	\$ 423,675	\$ 407,675	\$ 16,000	\$ -	\$ -		\$ 408,675	\$ 392,675	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000			
	WS-0008	Aspen Meadows Iron Filtration and Sewer connection	Rehabilitation	87	DWRF; WF	\$ 5,500,000	\$ 5,500,000	\$ -	\$ -	\$ -	\$ 4,400,000	\$ 4,400,000												
	WS-0010	SCADA Tower Replacement and GENSET	Rehabilitation	82	WF; DWRF	\$ 52,000	\$ 52,000	\$ -	\$ -	\$ -	\$ -	\$ 52,000	\$ 52,000	\$ -	\$ -	\$ -	\$ -							
	WS-0011	Water Main Extension Bogie Lake (M-59 to Cedar Island)	New Construction	90	DWRF; WF	\$ 3,750,000	\$ 3,750,000	\$ -	\$ -	\$ -	\$ 3,375,000	\$ 3,375,000												
	WS-0012	6-inch diameter Water Main Replacement (9,100 ft.)	Rehabilitation	114	DWRF; WF	\$ 2,275,000	\$ 2,275,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,275,000	\$ 2,275,000					
	WS-0015	Twin Lakes I Well House Upgrades	Rehabilitation	108	DWRF; WF	\$ 1,000,000	\$ 1,000,000	\$ -	\$ -	\$ -	\$ -	\$ 1,000,000	\$ 1,000,000			\$ -	\$ -							
	WS-0017	Interconnection of High Pressure Districts (Elizabeth Lake Road)	New Construction	90	DWRF; WF	\$ 3,125,000	\$ 3,125,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,125,000	\$ 3,125,000	\$ -	\$ -							
	WS-0018	Residual Chlorine Analyzers @ both Towers	New Construction	146	DWRF; WF	\$ 50,000	\$ 50,000	\$ -	\$ -	\$ 50,000	\$ 50,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -							
	WS-0019	Residential and Commercial Meter Replacement w/ AMR System	Rehabilitation	82	DWRF; WF	\$ 1,000,000	\$ 1,000,000	\$ -	\$ -	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 100,000	\$ 100,000			
	WS-0021	Repaint Water Tower 1	Rehabilitation	127	DWRF; WF	\$ 424,000	\$ 424,000	\$ -	\$ -	\$ 424,000	\$ 424,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -							
	WS-0022	Repaint Water Tower 2	Rehabilitation	127	DWRF; WF	\$ 196,000	\$ 196,000	\$ -	\$ -	\$ 196,000	\$ 196,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -							
	WS-0023	Backhoe Machine	New Equipment	74	DWRF; WF	\$ 100,000	\$ 100,000							\$ 97,000	\$ 97,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	
Subtotals					\$ 17,900,675	\$ 17,884,675	\$ 16,000	\$ -	\$ -	\$ 8,645,000	\$ 8,645,000	\$ 1,660,675	\$ 1,644,675	\$ 3,427,000	\$ 3,427,000	\$ 206,000	\$ 206,000	\$ 2,381,000	\$ 2,381,000	\$ 6,000	\$ 6,000			
SANITARY	SS-0005	Western Outlet Sanitary Extension, Phase II	New Construction	87	GF; SRF	\$ 2,240,000	\$ 2,240,000											\$ 2,240,000	\$ 2,240,000					
	SS-0006	Pump Station at Lakeland High School (when necessary)	New Construction	110	GF; SRF	\$ 500,000	\$ 500,000									\$ 500,000	\$ 500,000							
	SS-0008	Upgrades & Equipment Replacement of 7 Sanitary Sewage Pump Stations	Rehabilitation	143	GF; SRF	\$ 350,000	\$ 350,000			\$ 58,333	\$ 58,333	\$ 58,333	\$ 58,333	\$ 58,333	\$ 58,333	\$ 58,333	\$ 58,333	\$ 58,333	\$ 58,333	\$ 58,333	\$ 58,333	\$ 58,333		
	SS-0009	SCADA Equipment to Monitor Sanitary Sewage Pump Stations (x6)	New Construction	143	GF; SRF	\$ 240,000	\$ 240,000			\$ 40,000	\$ 40,000													
	SS-0011	Sewer Main Rehabilitation Projects	Rehabilitation	137	GF; SRF	\$ 2,206,979	\$ 2,206,979			\$ 367,830	\$ 367,830	\$ 367,830	\$ 367,830	\$ 367,830	\$ 367,830	\$ 367,830	\$ 367,830	\$ 367,830	\$ 367,830	\$ 367,830	\$ 367,830	\$ 367,830	\$ 367,830	
Subtotals					\$ 5,536,979	\$ 5,536,979	\$ -	\$ -	\$ -	\$ 466,163	\$ 466,163	\$ 426,163	\$ 426,163	\$ 426,163	\$ 426,163	\$ 926,163	\$ 926,163	\$ 2,666,163	\$ 2,666,163	\$ 426,163	\$ 426,163			
P.D.	PD-0002	Mobile Command Center	New Equipment	65	Grants, Drug Forfeitures	\$ 152,000	\$ 152,000	\$ -	\$ -	\$ -	\$ -	\$ 148,000	\$ 148,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000		
	Subtotals					\$ 152,000	\$ 152,000	\$ -	\$ -	\$ -	\$ -	\$ 148,000	\$ 148,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000		
FIRE	FD-0002	Fire Station No 2 Replacement	New Construction	140	Grant, Bond Issue, BA	\$ 4,000,000	\$ 4,000,000							\$ 100,000	\$ 100,000	\$ 1,950,000	\$ 1,950,000	\$ 1,950,000	\$ 1,950,000					
	FD-0006	Fire Ladder Truck	New Equipment	108	FPF	\$ 900,000	\$ 900,000									\$ 900,000	\$ 900,000							
	FD-0009	Fire Station No 3 Improvement	New Construction	112	Grant, Bond Issue, BA, GF	\$ 1,000,000	\$ 1,000,000					\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000									
	FD-0017	Structural Firefighting Gear (23 sets)	New Equipment	102	FPF	\$ 70,000	\$ 70,000							\$ 70,000	\$ 70,000									
	FD-0018	Ambulance Replacement (2 existing units)	New Equipment	112	FPF	\$ 500,000	\$ 500,000									\$ 500,000	\$ 500,000							
	Subtotals					\$ 6,470,000	\$ 6,470,000	\$ -	\$ -	\$ -	\$ -	\$ 500,000	\$ 500,000	\$ 670,000	\$ 670,000	\$ 3,350,000	\$ 3,350,000	\$ 1,950,000	\$ 1,950,000	\$ -	\$ -			
FACILITIES	FA-0006	Public Safety Headquarters	New Construction	110	Grant, Bond Issue, PDF, FPF, GF	\$ 20,000,000	\$ 20,000,000	\$ -	\$ -	\$ 50,000	\$ 50,000	\$ 19,950,000	\$ 19,950,000											
	FA-0007	Township Civic Building	New Construction	96	Grant, GF, Bond Issue,	\$ 12,000,000	\$ 12,000,000					\$ 50,000	\$ 50,000	\$ 11,950,000	\$ 11,950,000									
	FA-0009	DPS Storage/Maintenance Building	New Construction	58	GF, SF, WF	\$ 200,000	\$ 200,000					\$ 200,000	\$ 200,000											
	Subtotals					\$ 32,200,000	\$ 32,200,000	\$ -	\$ -	\$ -	\$ 300,000	\$ 300,000	\$ 31,900,000	\$ 31,900,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
I.S.	IS-0002	Fleet (excluding Fire Dept)	New Equipment	80	PD / GF	\$ 660,000	\$ 660,000	\$ -	\$ -	\$ -	\$ 129,000	\$ 129,000	\$ 132,000	\$ 132,00										

PROJECT HISTORY

PROJECT HISTORY																								
Project Number	Project Title	Category	Rating	Potential Funding Sources	Summary			To Date		Budget Year 2011		Budget Year 2012		Budget Year 2013		Budget Year 2014		Budget Year 2015		Budget Year 2016		Budget Year 2017		Remarks
					Project Total	Township Share	Other Funding	Project Total	Township Share	Project Total	Township Share	Project Total	Township Share	Project Total	Township Share	Project Total	Township Share	Project Total	Township Share	Project Total	Township Share	Project Total	Township Share	
PARKS & RECREATION	BP-0001	M-59 Pathway, Across the Huron River (North)	New Construction	99	HUD Grant (\$147,000); P&RF	\$ 201,300	\$ 54,300	\$ 147,000	\$ 19,800	\$ 19,800	\$ 62,500	\$ 15,500	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000				Project Canceled for new location
	PK-0001	Bloomer Park Redevelopment	Rehabilitation	72	MNRTFG; P&RF	\$ 444,000	\$ 94,000	\$ 350,000						\$ 30,000	\$ 30,000	\$ 407,500	\$ 57,500	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000			Completed project
	BP-0007	M-59 Pathway, Across the Huron River (North)	New Construction	99	HUD Grant (\$147,000); P&RF	\$ 226,660	\$ 39,830	\$ 147,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 186,830	\$ 39,830					Completed project
WATER SUPPLY	WS-0001	Mid-East M-59 and Cranberry Meadows Water	New Construction	124	DWRF, WF	\$ 1,481,000	\$ 890,000	\$ 591,000	\$ 192,000	\$ 115,000	\$ 258,000	\$ 155,000	\$ -	\$ -	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000				Completed project
	WS-0002	Hurondale Booster Pump Station	New Construction	96	DWRF, WF	\$ 257,000	\$ 155,000	\$ 102,000	\$ 40,000	\$ 24,000	\$ -	\$ -	\$ -	\$ -	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000				Completed project
	WS-0003	East M-59 and Pontiac Lake Road Water Main	New Construction	105	DWRF, WF	\$ 872,000	\$ 524,000	\$ 348,000	\$ 112,000	\$ 67,000	\$ -	\$ -	\$ -	\$ -	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000				Completed project
	WS-0005	Update the Auto Meter Read System	Rehabilitation	124	WF	\$ 50,000	\$ 50,000	\$ -	\$ -															Completed project
	WS-0009	Hydrant Standardization	Rehabilitation	125	WF, FPF	\$ 50,000	\$ 50,000																	Project reduced in scope and value; deleted from CIP
	WS-0013	VFD Installation on seven Well Pumps	Rehabilitation	123	DWRF, WF	\$ 140,000	\$ 140,000	\$ -			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Completed project
	WS-0014	SCADA System Updates at seven sites	Rehabilitation	146	DWRF, WF	\$ 52,500	\$ 52,500	\$ -			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Completed project
SANITARY	SS-0001	M-59 East Sanitary Sewer	New Construction	101	SRF, SRF	\$ 223,000	\$ 223,000	\$ -	\$ 16,000	\$ 16,000	\$ -	\$ -	\$ -	\$ -	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000				Completed project
	SS-0002	M-59 Mid-East	New Construction	99	SRF, SRF	\$ 148,000	\$ 148,000	\$ -	\$ 10,000	\$ 10,000	\$ -	\$ -	\$ -	\$ -	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000				Completed project
	SS-0003	Western Outlet Sanitary Extention, Phase I	New Construction	87	SAD, SRF	\$ 978,015	\$ 978,015		\$ -	\$ -	\$ 25,000	\$ 25,000	\$ 928,015	\$ 928,015	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000				Completed project
	SS-0004	Infrastructure Geospatial Mapping	Prof. Services	112	WF, SRF, GF	\$ 80,000	\$ 80,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -				Project Removed
P.D.																								
FACILITIES	FD-0003	Fire Station No3 Replacement	New Construction	140	Grant, Bond Issue, BA	\$ 1,351,000	\$ 1,351,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,300,000	\$ 1,300,000	\$ 17,000	\$ 17,000	\$ 17,000	\$ 17,000	\$ 17,000	\$ 17,000			Replaced with FD-0009; Addition to existing Fire Station
	FD-0004	Fire Station No1 Replacement	New Construction	110	Grant, Bond Issue, BA	\$ 3,131,000	\$ 3,131,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,000,000	\$ 3,000,000	\$ 17,000	\$ 17,000	\$ 38,000	\$ 38,000	\$ 38,000	\$ 38,000	\$ 38,000	\$ 38,000	Project Replaced with FA-0005
	FD-0005	Fire Pumper Truck (x3)	New Equipment	108	FPF	\$ 1,694,000	\$ 1,694,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,680,000	\$ 1,680,000	\$ 7,000	\$ 7,000	\$ 7,000	\$ 7,000	\$ 7,000	\$ 7,000	Completed project
	FD-0007	Fire Pumper Truck	New Equipment	108	FPF	\$ 439,000	\$ 439,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 425,000	\$ 425,000	\$ 7,000	\$ 7,000	\$ 7,000	\$ 7,000	\$ 7,000	\$ 7,000	Project Removed, Combined with FD-0005
	FD-0010	Ambulances (2 each), medium duty	New Equipment	117	FPF	\$ 346,000	\$ 346,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 320,000	\$ 320,000	\$ 8,000	\$ 8,000	\$ 9,000	\$ 9,000	\$ 9,000	\$ 9,000	\$ 9,000	\$ 9,000	Completed project
	FD-0012	Administrative Vehicles (x2)	New Equipment	80	FPF, GF	\$ 60,000	\$ 60,000		\$ 60,000	\$ (60,000)														Completed project
	FD-0013	Rescue 1 Refurbishment	Rehabilitation	143	FPF	\$ 175,000	\$ 175,000	\$ -	\$ -	\$ -										\$ 175,000	\$ 175,000			Completed project
	FA-0001	Multi-Purpose Operation Building	New Construction	99	GF, Bond Issue, BA	\$ 12,000,000	\$ 12,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500,000	\$ 500,000	\$ 5,000,000	\$ 5,000,000	\$ 6,500,000	\$ 6,500,000	\$ -	\$ -			Project on-hold being replaced with FA-0004
I.S.	FA-0002	New Township Library	New Construction		GF, Bond Issue, BA																			
	FA-0003	Senior Center Building Addition	New Construction	80	GF, Bond Issue, BA																			
	FA-0004	Township Hall Renovations	Rehabilitation	107	GF, Bond Issue, BA	\$ 7,000,000	\$ 7,000,000														\$ 7,000,000	\$ 7,000,000		Project Replaced with FA-0007
	PD-0001	New Police Building	New Construction	103	Grant, Bond Issue, BA																			Project Replaced with FA-0006
I.S.	IS-0001	Digitized Documents (Storage & Retrieval)	Internal Services	80	GF	\$ 80,000	\$ 80,000	\$ -	\$ -	\$ -	\$ 10,000	\$ 10,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	Project reduced in scope and value; deleted from CIP
	IS-0003	Senior Shuttle Bus	New Equipment	93	GF, Grant Donations	\$ 130,000	\$ 130,000	\$ -	\$ -	\$ -	\$ 10,000	\$ 10,000	\$ 11,000	\$ 11,000	\$ 12,000	\$ 12,000	\$ 13,000	\$ 13,000	\$ 14,000	\$ 14,000	\$ 13,000	\$ 13,000	\$ 14,000	\$ 14,000
Abbreviations																								
Building Authority																								
Drinking Water Revolving Fund																								
Fire Protection Fund																								
General Fund																								
Federal Housing and Urban Development																								
Michigan Dept of Transportation Enhancement Grant																								
Michigan Natural Resources Trust Fund grant																								
Michigan Safe Routes to Schools Program																								
Parks & Recreation - Special Township Revenue Fund																								
Road Commission Tri-party Program																								
Special Assessment District																								
Sewer Fund (Township Enterprise Fund)																								
State Revolving Fund																								
United States Department of Transportation																								
Water Fund Township (Enterprise Fund)																								

## PROJECT HISTORY

Project Number	Project Title	Category	Rating	Potential Funding Sources	Project Total	Township Share	Other Funding	Project Total	Township Share	Project Total	Township Share	Project Total	Township Share	Project Total	Township Share	Project Total	Township Share	Project Total	Township Share	Project Total	Township Share	Project Total	Township Share	Project Total	Township Share	
PARKS & RECREATION	PK-0007	Brendel Lake Campground Acquisition	Land Acquisition	51	MNRTFG; P&RF	\$ 1,372,400	\$ 483,000	\$ 889,400	\$ -	\$ -	\$ -	\$ 1,372,400	\$ 483,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Project Completed (MNRTFG)
	PK-0005	Brendel Lake Property Acquisition	Land Acquisition	58	MNRTFG; P&RF	\$ 700,000	\$ 231,000	\$ 469,000																	Replaced by PK-0007	
	BP-0008	Triangle Trail Development Design	Prof. Services	96	Grant (\$50,000); P&RF	\$ 55,000	\$ 5,000	\$ 50,000							\$ 55,000	\$ 5,000	\$ 300,000	\$ 117,000	\$ 250,000	\$ 57,000	\$ 150,000	\$ 57,000			Project Completed	
WATER SUPPLY	WS-0016	Hillview Well House Upgrades	Rehabilitation	108	DWRF, WF	\$ 400,000	\$ 400,000	\$ -		\$ -	\$ -	\$ 400,000	\$ 400,000												Project Completed	
	WS-0020	Twain Lakes II Well House Upgrades	Rehabilitation	127	DWRF, WF	\$ 178,000	\$ 178,000	\$ -		\$ -	\$ -	\$ 170,000	\$ 170,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000		Project Completed	
	WS-0007	Additional Tank No. 1 Feed	New Construction	71	WF	\$ 90,000	\$ 90,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,000	\$ 8,000	\$ 82,000	\$ 82,000						Project Removed	
								\$-	\$-	\$-	\$-	\$-	\$-	\$-												
SANITARY	SS-0007	Meijer Pump Station Upgrade / Replacement	Rehabilitation	130	GF, SRF	\$ 50,000	\$ 50,000	\$ -	\$ -	\$ -	\$ -	\$ 50,000	\$ 50,000					\$ -	\$ -							
	SS-0010	Shotwell Gravity Rehabilitation	Rehabilitation	137	GF, SRF	\$ 350,000	\$ 350,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 350,000	\$ 350,000			\$ -	\$ -							
						\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
P.D.																										
FIRE PROTECTION	FD-0001	Fire Station Land Acquisition	Land Acquisition	113	Grant, Bond Issue, BA	\$ 500,000	\$ 500,000					\$ 500,000	\$ 500,000												Project Removed	
	FD-0008	Fire Tanker Truck	New Equipment	120	FPF	\$ 500,000	\$ 500,000											\$ 473,182	\$ 473,182						Project Completed	
	FD-0011	SCBA Replacement	New Equipment	137	FPF, Grant	\$ 856,000	\$ 856,000	\$ -	\$ -	\$ -	\$ -	\$ 350,000	\$ 350,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ -	\$ 500,000	\$ 500,000		Project Completed		
	FD-0012	Administrative Vehicles (x2)	New Equipment	80	FPF, GF	\$ 60,000	\$ 60,000	\$ 60,000	\$ (60,000)	\$ 60,000	\$ 60,000															
	FD-0013	Rescue One Refurbishment	Rehabilitation	143	FPF, GF	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000															
	FD-0014	Rescue Air Boat	New Equipment	75	FPF, GF	\$ 100,000	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100,000	\$ 100,000			\$ -	\$ -	\$ -	\$ -				Project Removed	
	FD-0015	Fire Station No 3 Transporting Unit / Ambulance	New Equipment	112	FPF	\$ 220,000	\$ 220,000					\$ -	\$ -	\$ -	\$ -	\$ -		\$ 220,000	\$ 220,000						Project Removed	
FD-0016	Cardiac Monitors (x2)	New Equipment	82	FPF	\$ 70,000	\$ 70,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ 73,892	\$ 73,892						Project Completed		
FACILITIES	FA-0005	Municipal Facilities (All Departments)	New Construction	107	GF, Bond Issue, Grant	\$ 20,325,000	\$ 20,325,000	\$ -	\$ -	\$ -	\$ 175,000	\$ 175,000	\$ 20,000,000	\$ 20,000,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000			Replaced by FA-006 & FA-007	
	FA-0008	Township Hall Genset	New Equipment	97	GF, PDF, FPF	\$ 100,000	\$ 100,000											\$ 100,000	\$ 100,000						Project Removed (< \$50,000)	
I.S.					\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
<div>Abbreviations</div> <div>Building AuthorityBA</div> <div>Drinking Water Revolving FundDWRF</div> <div>Fire Protection FundFPF</div> <div>General FundGF</div> <div>Federal Housing and Urban DevelopmentHUD</div> <div>Michigan Dept of Transportation Enhancement GrantMDOT-EG</div> <div>Michigan Natural Resources Trust Fund grantMNRTFG</div> <div>Michigan Safe Routes to Schools ProgramMSRSP</div> <div>Parks &amp; Recreation - Special Township Revenue FundP&amp;RF</div> <div>Road Commission Tri-party ProgramRCOCTP</div> <div>Special Assessment DistrictSAD</div> <div>Sewer Fund (Township Enterprise Fund)SF</div> <div>State Revolving FundSRF</div> <div>United States Department of TransportationUSDOT</div> <div>Water Fund Township (Enterprise Fund)WF</div>																										

## NOTICE OF PUBLIC HEARING

### WHITE LAKE TOWNSHIP PLANNING COMMISSION

Notice is hereby given that the White Lake Township Planning Commission will hold a public hearing on Thursday, September 1, 2022, at 7:00 p.m. or shortly thereafter, at the White Lake Township Annex, 7527 Highland Road, White Lake, MI, 48383 (north side of Highland Road, just east of Porter Road). The purpose of the hearing is to receive public comments on the draft of White Lake Township's 2023-2028 Capital Improvement Plan (CIP).

The Michigan Planning Enabling Act of 2008 requires a CIP for any Township which owns and/or operates a public water supply or sewerage disposal system. The CIP is reviewed and updated annually.

A capital improvement plan (CIP) is a six-year schedule which identifies major public infrastructure projects and physical improvements, and the sources of funding necessary to complete those projects. Capital improvement projects include major expenditures such as new public buildings or expansion of existing buildings, water/sewer line extensions, fire & police facilities, and parks & recreation facilities. It is a tool to assess the Township's long-term capital improvement projects, and to prioritize those projects based on standardized criteria. The CIP identifies cost-saving opportunities for coordinating projects across various Township departments, and creates a bridge between the planning for future public projects and the annual budget. The White Lake Township Planning Commission is responsible for preparing the CIP, and presenting it to the Township Board for adoption.

A complete copy of the draft 2023-2028 Capital Improvement Plan (CIP) may be examined at the White Lake Township Community Development Department, 7525 Highland Road, White Lake, MI, 48383, prior to the public hearing during the Township's summer business hours; Monday through Thursday, 8:00 a.m. through 5:00 p.m., and Friday from 8:00 a.m. through 12:00 p.m., (excluding holidays). The CIP will also be available for review online at the Township's website: [www.whitelaketwp.com](http://www.whitelaketwp.com). Written comments may be sent to the Planning Commission at the above address prior to the hearing. Oral comments will be taken during the public hearing.

This notice is published consistent with the requirements of Michigan Public Act 33 of 2008.

Sean O'Neil, AICP  
Community Development Director  
White Lake Township